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## Header 1

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## General Information

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Procurement Folder: 563628

Procurement Type: Central Purchase Order

Vendor ID: 000000192964

Legal Name: JOHNSON MIRMIRAN &amp; THOMPSON INC

Alias/DBA:

Total Bid: \$34,949.76

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Solicitation Description: Addendum #1Historic Preservation:  
Architectural Context Stat

Total of Header Attachments: 1

Total of All Attachments: 1



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

**State of West Virginia  
Solicitation Response**

**Proc Folder :** 563628

**Solicitation Description :** Addendum #1Historic Preservation: Architectural Context Stat

**Proc Type :** Central Purchase Order

Date issued	Solicitation Closes	Solicitation Response	Version
	2019-05-08 13:30:00	SR      0432 ESR05081900000005121	1

**VENDOR**

000000192964

JOHNSON MIRMIRAN & THOMPSON INC

**Solicitation Number:** CRFQ 0432 DCH1900000006

**Total Bid :** \$34,949.76

**Response Date:** 2019-05-08

**Response Time:** 10:07:44

**Comments:**

**FOR INFORMATION CONTACT THE BUYER**

Stephanie L Gale  
(304) 558-8801  
stephanie.l.gale@wv.gov

**Signature on File**

**FEIN #**

**DATE**

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Historic Preservation Development Grant Monitor Services				\$34,949.76

Comm Code	Manufacturer	Specification	Model #
80101606			

**Extended Description :** Provide Master Architect's Context Statements associated with the following prominent Wheeling, West Virginia-based 20th century architects: Charles W. Bates (1879-1931); Frederick F. Faris (1870-1924); and Edward B. Franzheim (1866-1942).Per Specification.

May 8, 2019

TECHNICAL PROPOSAL

# HISTORIC PRESERVATION: ARCHITECTURAL CONTEXT STATEMENTS

CRFQ 0432 DCH1900000006

**Submitted to:**

The West Virginia Department of Arts, Culture and History





May 8, 2019

Stephanie L. Gale  
Senior Buyer, Department of Administration, Purchasing Division  
West Virginia Department of Arts, Culture and History  
2019 Washington Street, East  
Charleston, WV 25305-0130

RE: Historic Preservation: Architectural Context Statements  
JMT Job No. 19-01657  
Client Ref No. CRFQ 0432 DCH1900000006

Dear Ms. Gale:

Johnson, Mirmiran & Thompson, Inc. (JMT) is pleased to submit our proposal in response to the Request for Proposals (RFP) for the above referenced contract.

Established in 1971, JMT is a locally owned, multi-disciplined consulting firm providing cultural resources (including environmental), engineering, planning, architectural, GIS, surveying, construction management/inspection, and related services. For more than 48 years, we have provided engineering and environmental services to clients throughout the region resulting in the establishment of a reputation as a first-class engineering firm providing user-friendly and innovative services.

Currently, JMT is ranked #54 in Engineering News-Record's (ENR) List of Top 500 Design Firms. JMT offers the staff, capabilities, and resource of a "big" firm, while maintaining the personal touch and services of a "small" firm. Our firm also possesses the appropriate insurance required under this contract. Certifications will be provided upon request.

We thank you for the opportunity to provide our qualifications, and we look forward to working with the West Virginia Department of Arts, Culture and History on this contract.

If you have any questions or need further information, please do not hesitate to contact me at 215-496-4728 or [MAlfson@jmt.com](mailto:MAlfson@jmt.com).

Very truly yours,

JOHNSON, MIRMIRAN & THOMPSON, INC.

A handwritten signature in black ink, appearing to read 'Mary Alfson Tinsman', written in a cursive style.

Mary Alfson Tinsman  
Vice President, Cultural Resource Manager

MAT/jp



# 1. Understanding of Scope

The purpose of this project is to successfully complete a Master Architect's Context Statement associated with three prominent 20<sup>th</sup> century Wheeling, West Virginia Architects: Charles W. Bates (1879-1931), Frederick F. Faris (1870-1924), and Edward B. Franzheim (1866-1942). The work will focus on both individual work completed by these architects as well as work completed when they were part of an Architectural Firm.

JMT's Cultural Resources staff have previously completed multiple contexts for a variety of resource types, geographic regions, and specific topics such as architects, architectural style, etc. We also have extensive experience completing West Virginia Historic Property Inventory Forms (HPI Forms). This experience has given us a clear understanding of the nature of the work, as well as an understanding of the most effective methods of completing the work on time and within budget to meet the West Virginia State Historic Preservation Office's (WV SHPO) overall performance expectations. The context statement will be suitable to support a National Register Multiple Property Documentation Form (MPDF). Our Cultural Resources Manager – Ms. Mary Alfson Tinsman – and Senior Architectural Historian – Ms. Sara McLaughlin – understand the demands of this project and have successfully crafted this proposal to address the requirements of the WV SHPO.

## 2. Technical Approach

JMT will complete the Context (Narrative Report) based upon research conducted on the three identified Master Architects. The research will begin at the Wheeling Room of the Ohio County Library in Wheeling, West Virginia. Research will focus on the contents of their catalog as both individual architects as well as part of an architectural firm (i.e. Franzheim, Giskey, Millard Fillmore, and Faris). While research will begin at the Ohio County Library, it will extend to other repositories, as appropriate, including the West Virginia State Historic Preservation Offices, West Virginia University, Marshall University, West Virginia State University, West Virginia State Library, the Library of Congress, etc. Other local repositories, including libraries, historical societies, and museums will be consulted as appropriate. JMT anticipates working closely with WV SHPO staff during the research phase to ensure that all appropriate repositories are utilized. The research will reflect the guidelines outlined in the National Register Bulletin 16B *Preparation of a Multiple Property Context* (MPDF).

Based on the conducted research and the catalogs of works, JMT will identify 90 extant resources to be documented on HPO Forms. This will be done in close coordination with the WV SHPO staff. JMT's Architectural Historians will complete the survey in compliance with the WV SHPO's standards. JMT will complete 90 HPI Forms (30 per Architect). The survey work will draw from the research conducted as well as help to inform the conclusions of the context. Fieldwork and documentation will comply with the standards of the WV SHPO as outlined and specified in the Request for Proposals. This will include documenting the main resources on separate HPI Forms (outbuildings will be documented as ancillary resources on the same inventory form). All of the HPI forms will be submitted as PDFs, along with hard copies. Each HPI form will be saved as a separate PDF file accompanied by at least two current photographs (depending on each property and its respective visibility from the public right-of-way). Photographs will be taken digitally and embedded in the HPI forms and continuation sheets. Digital photographs will meet the National Park Service's Standards for electronic images.

In addition to the HPI Forms, JMT will provide the WV SHPO with complete USGS topographic maps detailing resource locations. Maps will be labeled with the name of the county, quadrangle name, and resource site numbers. Also provided to the WV SHPO will be an ESRI Shapefile with all resource locations and data collected in the field. Resource location data will be collected in the field and revised/refined in the office. GIS datapoints will be located on or immediately adjacent to the main structure on each property.

All of the project work will be done in compliance with West Virginia Guidelines as well as with the following:

- National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation;
  - Section V: How to Evaluate a Property within its Historic Context
  - Section VI: How to Identify the Type of Significance of a Property, Works of a Master

Final products, in the form of the written Context, will be provided as a Narrative Report, suitable for use in an MPDF. In addition, the HPI Forms will be provided along with the appropriate GIS Data.

## 3. Project Team

For JMT, the quality assurance process has already started for this contract with the selection of our proposed well-qualified, professional staff. We have carefully designated our project manager and key staff members who can be dedicated to the WV SHPO. Our Project Manager, Ms. Sara McLaughlin, will serve as the liaison and point-of-contact. She will work under the direction of our Project Administrator, Ms. Mary Alfson Tinsman. Ms. McLaughlin will maintain contact with the WV SHPO to sustain an understanding of the overall goals and expectations and communicate them to the JMT Team. Ms. McLaughlin will be responsible for all contractual matters with the WV SHPO and will ensure that the project team is adequately staffed for this contract to guarantee that each assignment is completed on time. Ms. McLaughlin will be the single point of contact for the WV SHPO's Project Manager, simplifying the management process.

Resumes of our key staff are provided on the following pages.





PROJECT ADMINISTRATOR

## Mary Alfson Tinsman

### Education

MBA | 2011 | Business Management

MS | 2000 | Historic Preservation

BA | 1996 | Anthropology

### Registration

Qualified under 36 CFR 61

### Years of Experience

21

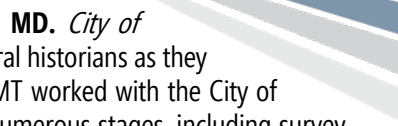
Ms. Alfson Tinsman is JMT's Cultural Resources Manager. She has 21 years of experience in completing a variety of environmental review documents such as Historic Resource Surveys/Determination of Eligibility Reports, Determination of Effect Reports, and 4(f) Evaluations. She has prepared and participated in state-level and HABS/HAER documentation of residences, industrial buildings, bridges, and districts. She has conducted numerous architectural studies, ranging from reconnaissance-level surveys through large-scale eligibility and assessment studies throughout the United States. She has studied and documented a wide variety of resources including farmsteads, urban and rural historic districts, commercial properties, industrial properties, historic landscapes, residential properties, and transportation resources. These surveys range from simple bridge replacement projects of one or two historic properties to large multi-property surveys. She also has experience with public involvement and preservation planning. She has conducted numerous architectural studies, ranging from reconnaissance-level surveys through large-scale eligibility and assessment studies.

**West Virginia Historic Resources Surveys for Hancock, Brooke, Marshall, Wetzel and Tyler Counties, WV.** *State of West Virginia Purchasing Division.* Project Manager. After completing a similar survey of Preston and Taylor Counties in West Virginia in 2016, JMT was again contracted by the West Virginia Division of Culture and History to complete a reconnaissance level survey of up to 750 resources located within the unincorporated areas of Hancock, Brooke, Marshall, Tyler and Wetzel Counties. The purpose of this survey was to identify and document properties that were at least 50-years old and that retain historic architectural integrity. A West Virginia Historic Property Inventory Form was completed for each property surveyed. A final report was compiled describing our methodology, and findings as well as providing a detailed history of each county.

**Reconnaissance-Level Historic Resources Survey, Preston and Taylor Counties, WV.** *State of West Virginia.* Project Manager. JMT was contracted by the West Virginia Division of Culture and History to complete a reconnaissance-level survey of up to 750 resources located within the unincorporated areas of Preston and Taylor Counties. JMT identified and documented properties that are at least 50 years old and retain historic architectural integrity. 713 properties were surveyed, and 81 were determined to be potentially eligible for listing in the National Register of Historic Places. A final report was compiled.

**SHPO Digitization Project - Phase II, Dauphin County, PA.** *Pennsylvania Historical and Museum Commission.* Contract Manager. Ms. Alfson Tinsman serves as the contract administrator and is responsible for the overall agreement and work. JMT is working with the PHMC to digitize all of their existing records (over 4 million paper files) and to integrate the scanned files into the CRGIS system. JMT has six staff who are currently working on-site at the PHMC for 18-months to complete this project. This is the PHMCs next step in their overall goal of updating and revamping the existing CRGIS system.

**Historic Preservation Services, Reading, PA.** *City of Reading.* Project Manager. JMT has held two contracts to provide general historic preservation services to the Reading Historic Architectural Review Board. This work included supporting the Historic Architectural Review Board (HARB) as well as completing a survey of 1800 resources located within three of their local historic districts. These surveys were completed using a portable survey application designed by JMT. The survey application collected data and photographs and then merged the information into the Pennsylvania Historical & Museum Commission's Abbreviated Historic Resource Survey Form.



**Consulting Services to Draft a New Historic Resources Management Plan, Rockville, MD.** *City of Rockville.* Project Manager. Ms. Alfson Tinsman is currently overseeing a team of architectural historians as they develop the historic inventory plan and work directly with the City and its stakeholders. JMT worked with the City of Rockville to update their existing Historic Resource Management Plan. The work entailed numerous stages, including survey and documentation, public involvement, analysis of the City's existing zoning and preservation ordinance, and the completion of an Action Plan.

**Historic Preservation Services (HARB Support), York, PA.** *City of York.* Cultural Resources Project Manager. Ms. Alfson Tinsman is providing historic preservation support to the City of York's Historic Architectural Review Board as well as providing general Section 106 support to the City for all HUD/DCED projects.

**SEPTA Ardmore Transit Center Project, Ardmore PA.** *Southeastern Pennsylvania Transportation Authority.* Cultural Resources Manager. As part of the cultural resources work, the Ardmore Commercial Historic District was documented. The historic district was determined eligible under Criterion A and Criterion C. The work also included an archaeological assessment that identified a small area within the APE that possessed archaeological potential.

**Reconnaissance Level Architectural Survey of Roberts County, SD.** *South Dakota State Historical Society.* Project Manager. Ms. Alfson Tinsman managed this comprehensive architectural survey of Roberts County. The survey required several weeks of fieldwork, traversing public roads in order to record those properties older than forty years of age that retain a sufficient amount of physical integrity for consideration to the National Register of Historic Places. Consistent survey methods, developed prior to the fieldwork, were critical to the successful completion of the survey work. The fieldwork culminated in a final report.

**Reconnaissance Level Architectural Survey of Clarke County, SD.** *South Dakota State Historical Society.* Project. Manager. Ms. Alfson Tinsman managed this comprehensive architectural survey of Roberts County. The survey required several weeks of fieldwork, traversing public roads in order to record those properties older than forty years of age that retain a sufficient amount of physical integrity for consideration to the National Register of Historic Places. Consistent survey methods, developed prior to the fieldwork, were critical to the successful completion of the survey work. The fieldwork culminated in a final report.

**Bureau of Public Transportation – Cultural Resources, Multiple Locations, PA.** *Pennsylvania Department of Transportation, Bureau of Public Transportation.* Project Manager. Ms. Alfson Tinsman provided cultural resources services to the Pennsylvania Department of Transportation's Bureau of Public Transportation for multiple train station redevelopment projects along the Pennsylvania Keystone Line. The projects involved a comprehensive cultural resources survey and the preparation Determination of Eligibility Reports for 22 properties, Determination of Effect Reports and Memorandum of Agreements.

**Montgomery Hospital Re-Use Project, Norristown, PA.** *Einstein Healthcare Network.* Project Manager. Ms. Alfson Tinsman was responsible for the general management of the Section 106 process, working with Einstein, the PHMC and DCED to achieve appropriate and meaningful mitigation as a result of the project. Ms. Alfson Tinsman coordinated the solicitation of consulting parties and in holding consulting party meetings. This project involves the management and coordination of the Section 106 process for Einstein Healthcare Network as they work to replace the former Montgomery Hospital in Norristown, Pennsylvania. The Hospital is eligible for the National Register and the proposed demolition and redevelopment will utilize HOME funds through DCED.

### **Previous Experience**

**Sanborn and Jerauld County Surveys, SD.** *South Dakota State Historic Preservation Office.* Cultural Resources Manager. This project was carried out for the South Dakota State Historic Preservation Office. The work consisted of the comprehensive architectural survey of both Sanborn and Jerauld Counties. The end result was a final report, including a regional and local context that evaluated resources for eligibility for listing in the National Register of Historic Places. The report further analyzed architecture by trends and provided recommendations for additional work in the area. A public presentation was made to the county residents.

**Edmunds County Surveys, SD.** *South Dakota State Historic Preservation Office.* Cultural Resources Manager. This project was carried out for the South Dakota State Historic Preservation Office. The work consisted of the comprehensive architectural survey of Edmunds County. The end result was a final report, including a regional and local context that evaluated resources for eligibility for listing in the National Register of Historic Places. The report further analyzed architecture by trends and provided recommendations for additional work in the area. A public presentation was made to the county residents.



## PROJECT MANAGER

### Sara McLaughlin

#### Education

MS | 2008 | Historic Preservation

BA | 1995 | Mass Communications

AAS | 2006 | Interior Design

#### Registration

Qualified under 36 CFR 61

#### Years of Experience

10

Ms. McLaughlin is a Senior Architectural Historian with experience in cultural resources management and preservation architecture. She exceeds the qualifications for Architectural Historian under the standards set forth by the Secretary of the Interior. Ms. McLaughlin has extensive experience working on historic preservation and cultural resources projects for a variety of Federal, state and local clients. Her work focuses primarily on the research, survey, and documentation of historic above ground resources with an extensive understanding of Section 106, and state and federal documenting regulations. Ms. McLaughlin's architectural experience spans the gamut from conservation to adaptive reuse. Her cultural resources projects include survey and documentation of neighborhoods surrounding proposed transmission lines, natural gas pipelines, and cell towers.

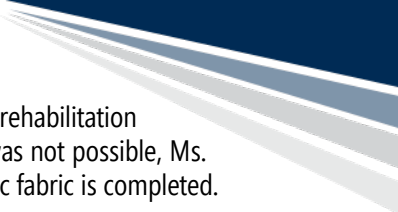
**West Virginia Historic Resources Surveys for Hancock, Brooke, Marshall, Wetzel and Tyler Counties, WV.** *State of West Virginia Purchasing Division.* Project Manager. After completing a similar survey of Preston and Taylor Counties in West Virginia in 2016, JMT was again contracted by the West Virginia Division of Culture and History to complete a reconnaissance level survey of up to 750 resources located within the unincorporated areas of Hancock, Brooke, Marshall, Tyler and Wetzel Counties. The purpose of this survey was to identify and document properties that were at least 50-years old and that retain historic architectural integrity. A West Virginia Historic Property Inventory Form was completed for each property surveyed. A final report was compiled describing our methodology, and findings as well as providing a detailed history of each county.

**Reconnaissance-Level Historic Resources Survey, Preston County, WV.** *State of West Virginia.* Project Manager. Ms. McLaughlin coordinated survey teams, survey methodology and worked closely with the client to ensure accurate and efficient project completion. Additionally, Ms. McLaughlin compiled a history of Preston County to be submitted to the state. JMT was contracted by the state of West Virginia to survey approximately 700 historic resources that retain historic architectural integrity within Preston and Taylor County. A West Virginia Historic Property Inventory Form will be completed for each property surveyed.

**Blue Ridge Parkway EA and Resource Survey, Ashe and Alleghany Counties, NC.** *Federal Highway Administration.* Senior Architectural Historian. Ms. McLaughlin initiated and will manage correspondence with the National Parks Service, Federal Highways Administrations, North Carolina State Historic Preservation Office and appropriate Tribal Historic Preservation Officers regarding the replacement of four bridges within the National Register eligible Blue Ridge Parkway. Demolition of these bridges will result in an adverse effect to the Parkway. To address this, Ms. McLaughlin will manage the mitigation ultimately agreed upon for the Memorandum of Agreement.

**Historic Architectural and Landscape Analyses LSC, Statewide, NC.** *North Carolina Department of Transportation.* Project Manager. Ms. McLaughlin lead the team for JMT's open-end cultural resources contract with North Carolina's Department of Transportation. Projects included North Carolina Eligibility Evaluation reports for multiple sites across the state effected by transportation projects. These projects include, site visits, deed research, historical research- both online and at local repositories.

**Harrisburg Transportation Center Preliminary Design Determination of Effects Report, PA.** *Pennsylvania Department of Transportation, Bureau of Public Transportation.* Senior Architectural Historian. Ms. McLaughlin managed the cultural resources component of the project for JMT. She worked closely with engineers and agency staff (including the State Historic Preservation Office) to help determine



appropriate rehabilitation options including both exterior and interior renovations and rehabilitation options. All efforts are being made to retain the historic fabric of the station. Where that was not possible, Ms. McLaughlin worked to ensure that appropriate documentation and mitigation of the historic fabric is completed.

**Reconnaissance-Level Historic Resources Survey, Preston County WV.** *State of West Virginia.* Project Manager. Ms. McLaughlin coordinated survey teams, survey methodology and worked closely with the client to ensure accurate and efficient project completion. Additionally, Ms. McLaughlin compiled a history of Preston County to be submitted to the state. JMT was hired by the state of West Virginia to survey of approximately 700 historic resources that retain historic architectural integrity within Preston and Taylor County. A West Virginia Historic Property Inventory Form will be completed for each property surveyed.

**Intensive Historic Resource Survey for Arcade Mills, Rock Hill, SC.** *City of Rock Hill.* Project Manager. JMT worked with the City of Rock Hill, South Carolina to conduct an intensive level survey of the Arcade Mill Village Historic District comprised of vernacular homes constructed c. 1900 for the workers of the Arcade Mill. Ms. McLaughlin was responsible for overseeing the fieldwork and creation of a history of the area and documenting the change of the dwellings over time.

**Historic Preservation Services, Penn's Common and Prince Historic District Resurveys, Reading, PA.** *City of Reading.* Senior Architectural Historian. Ms. McLaughlin worked as part of a team to document each resource within both the Penn's Common and Prince Historic Districts within the City of Reading. JMT's portable survey application was used to collect data and photographs which were then merged into the Pennsylvania Historical & Museum Commission's Abbreviated Historic Resource Survey Form.

**HABS Recordation for Architectural Ruins at Valley Forge National Historic Park, PA.** *National Park Service.* Project Manager. As the Project Manager for this project, Ms. McLaughlin managed the on-site survey crew, as well as the team of architectural drafters while overseeing the contract as a sub consultant. Ms. McLaughlin edited and approved the measured drawings in order to meet HABS guidelines. Additionally, Ms. McLaughlin photographed the site and compiled the photos in accordance with directives provided by the National Park Service.

**Vanderbilt Historic Site, Window Repairs, Hyde Park, NY.** *National Park Service.* Senior Architectural Historian. Ms. McLaughlin is working with the onsite Construction Manager to oversee the proper removal, treatment, handling and installation of the windows as per the Secretary of Interiors Standards for Rehabilitation. Additionally, removal of windows, some as tall as 11 feet, has a substantial impact on the appearance of the mansion interiors, requiring the relocation and protection of most of the household furnishings. To address this, Ms. McLaughlin is consulting with the onsite curatorial staff in properly protecting and handling the interior finishes and historic furnishings.

**Professional Consultant Services for Lycoming County Historic Resources Inventory, Lycoming County, PA.** *County of Lycoming.* Project Manager. Ms. McLaughlin served as the Project Manager/Senior Architectural Historian on this project. She provided contract management, oversight of all staff working on this project, and coordination with the client. JMT worked with Lycoming County and the City of Williamsport, Pennsylvania to update their existing historic resources inventory and to provide guidance for future historic preservation activities as part of the County's ongoing Master Plan efforts. This contract consisted of surveying every property in the City of Williamsport, Pennsylvania to create a database of architecturally significant historic properties. A report and database were created and delivered to the client. Additionally, three other municipalities in Lycoming County were also documented-Jersey Shore, Muncy, and Montgomeryville. Public meetings were held multiple times throughout the contract in different municipalities.

**SR 0222 Widening Project, Berks County, PA.** *Pennsylvania Department of Transportation, District 5-0.* Senior Architectural Historian. Senior Architectural Historian. This project involves managing the survey and documentation of multiple agricultural properties along a five-mile stretch of SR 222 in Berks County, Pennsylvania including the documentation of a potential Rural Historic District. The project consists of field surveys, research, writing, and National Register evaluations of these properties.



## ARCHITECTURAL HISTORIAN

### Christine Leggio

#### Education

MS | 2012 | Historic Preservation

BFA | 2006 | Painting and Drawing

#### Registration

Qualified under 36 CFR 61

American Institute for Conservation of  
Historic and Artistic Works –  
Associate Member, Architecture  
Specialty Group

#### Years of Experience

8

Ms. Leggio meets the qualifications for Architectural Historian under the standards set forth by the Secretary of the Interior. She has a wide range of professional and academic experience relating to architectural history, architectural conservation, and documentation of historic structures. She also has experience in completing a variety of Environmental Review documents including Historic Resources Surveys/Determination of Eligibility Reports, Determination of Effect Reports, and National Register Nominations. Ms. Leggio has conducted numerous architectural studies, ranging from reconnaissance-level surveys through large-scale assessment studies throughout the United States. She has studied and documented a wide variety of resources including farmsteads, ranches, urban historic districts, historic landscapes, and residential properties. These surveys range from projects of one or two historic properties to large multi-property surveys. Her responsibilities include project management, historical research, analysis, and report writing. She has also been responsible for managing projects involving Cultural Resources work, including historic structures and archaeology survey and research, and writing Historic Resource Survey/Determination of Eligibility as part of the Section 106 process.


**Reconnaissance-Level Architectural Survey of Clark County South Dakota, #255, Pierre, SD.** *South Dakota State Historical Society.* Architectural Historian. Ms. Leggio is assisting in conducting the survey, background research, and National Register eligibility evaluations of the surveyed properties. This project is being carried out for the South Dakota SHPO. The work consists of the comprehensive architectural survey of Clark County. The end result will be a final report, including a regional and local context that evaluated resources for eligibility for listing in the NRHP. The report will analyze architecture by trends and provide recommendations for additional work in the area.

**Reconnaissance-Level Historic Resources Survey, Preston and Taylor Counties, WV.** *State of West Virginia.* Architectural Historian. Ms. Leggio assisted in conducting the survey, background research, and preliminary National Register eligibility evaluations of the surveyed properties. This project is being carried out for the West Virginia SHPO. The work consists of the comprehensive architectural survey of Preston and parts of Taylor County, WV. The end result will be an inventory of more than 700 properties which retain sufficient architectural integrity to be evaluated for their individual National Register Eligibility.

**Steamtown National Historic Site, Scranton, PA.** *National Park Service.* Architectural Historian. Ms. Leggio is currently completing National Register of Historic Places (NRHP) documentation for Steamtown National Historic Site (NHS) in Scranton, Lackawanna County, Pennsylvania. As part of this project, she is completing all the documentation necessary for completion of the nomination.

**Reconnaissance-Level Architectural Survey of Roberts County, SD.** *South Dakota State Historical Society.* Architectural Historian. Ms. Leggio managed this comprehensive architectural survey of Roberts County. The survey required several weeks of fieldwork, traversing public roads in order to record those properties older than forty years of age that retain a sufficient amount of physical integrity for consideration to the National Register of Historic Places. Consistent survey methods, developed prior to the fieldwork, were critical to the successful completion of the survey work. The fieldwork culminated in a final report.

**Lycoming County Historic Preservation Consultant, PA.** *Lycoming County.* Senior Architectural Historian. Ms. Leggio provided the field survey and input of entries into the database. JMT is currently working with Lycoming County and the City of Williamsport, Pennsylvania to update their existing historic resource inventory and to



provide guidance for future historic preservation activities as part of the County's ongoing Master Plan efforts.

**Bivouac Swine Farm Project, Ayr Township, Fulton County, PA.** *Pennsylvania Historical and Museum Commission.* Architectural Historian. Ms. Leggio directed the field survey, performed deed research, and completed the documentation and evaluation of eligibility for the structures on the property. JMT completed a full PHRS Form for the Benjamin Fisher Farm in Fulton County. The form utilized Pennsylvania's Agricultural Context in the evaluation of this property.

**Bureau of Public Transportation – Cultural Resources, Multiple Locations, PA.** *Pennsylvania Department of Transportation, Bureau of Public Transportation.* Architectural Historian. Ms. Leggio provided cultural resources services to the Pennsylvania Department of Transportation's Bureau of Public Transportation for multiple train station redevelopment projects along the Pennsylvania Keystone Line. The projects involved a comprehensive cultural resources survey and the preparation Determination of Eligibility Reports for 22 properties, Determination of Effect Reports and Memorandum of Agreements.

**Montgomery Hospital Re-Use Project, Norristown, PA.** *Einstein Healthcare Network.* Architectural Historian. Ms. Leggio was responsible for the general management of the Section 106 process, working with Einstein, the PHMC and DCED to achieve appropriate and meaningful mitigation as a result of the project. Ms. Leggio also assisted in soliciting consulting parties and in holding consulting party meetings. This project involves the management and coordination of the Section 106 process for Einstein Healthcare Network as they work to replace the former Montgomery Hospital in Norristown, Pennsylvania. The Hospital is eligible for the National Register and the proposed demolition and redevelopment will utilize HOME funds through DCED.

**Cultural Resources Services for Cell Towers throughout the US, Various Locations, US.** *Multiple Clients Nationwide.* Architectural Historian. Ms. Leggio oversees the completion of Section 106 compliance documentation for telecommunications projects throughout the United States, including work in multiple states in New England, the Pacific Northwest, and the Mid-Atlantic, Southeastern, and Mid-Western regions. Ms. Leggio coordinates field staff and works closely with clients and SHPOs in multiple states to ensure the accurate and timely completion of the compliance work, including the Form 620/621. This project involved managing and conducting Section 106 compliance for telecommunications projects throughout the United States including recent work in Pennsylvania, Maryland, Virginia, Wisconsin, and Massachusetts. This fast-paced work involves coordination with multiple SHPOs and completion of 621 Forms in compliance with the Federal Communications Commission's Programmatic Agreement for collocations and raw land sites.

**New Windsor Quarry Expansion - Cultural Resources, New Windsor, MD.** *New Windsor.* Architectural Historian. Ms. Leggio completed Determination of Eligibility Reports for three farmhouses located in Old New Windsor, Maryland. Ms. Leggio did the field survey and documentation of the properties, performed deed research, and evaluated the structures for eligibility for listing in the National Register of Historic Places. The project was done utilizing an expedited schedule in order to help the Lehigh Cement Company (the property owner) obtain their permit for construction from the U.S. Army Corps of Engineers.

**Huntington, West Virginia Educational Brochure, Huntington, WV.** *City of Huntington.* Architectural Historian. Ms. Leggio worked with the Cabell-Huntington Convention and Visitors Bureau and local historical organizations to develop and design an informational brochure on the role of the railroad in the development of the City of Huntington, West Virginia. This project was completed as the outcome of a Memorandum of Agreement for a telecommunications project.

**Historic Preservation Services, Penn's Common and Prince Historic District Resurveys, Reading, PA.** *City of Reading.* Senior Architectural Historian. Ms. Leggio worked as part of a team to document each resource within both the Penn's Common and Prince Historic Districts within the City of Reading. JMT's portable survey application was used to collect data and photographs which were then merged into the Pennsylvania Historical & Museum Commission's Abbreviated Historic Resource Survey Form.



## SR 0222 Widening, Cultural Resources Compliance

Berks County, PA | Project Fee: \$616,207

### Pennsylvania Department of Transportation, District 5-0

1002 Hamilton St., Allentown, PA 18101

Kristina Thompson

Cultural Resources Specialist

610-871-4459, krthompson@pa.gov

### Project Value

Cultural Resources work: \$120,000

As a subconsultant, JMT is completing the Section 106 cultural resources compliance work for a 5-mile roadway widening project. The cultural resources work includes eligibility determinations for numerous agricultural properties, a Determination of Effects Report for the project and a Phase I/II Archaeology Survey and Report. JMT is also coordinating the consulting parties (in conjunction with PennDOT District 5-0) and is also assisting the public involvement for the project.

Historic resources located within the project area include primarily agricultural resources including several Pennsylvania German farms, numerous 19th century residential dwellings, and a potential Rural Historic District. As part of the historic structures work JMT documented all of these resources on Pennsylvania Historic Resources Survey Forms. The work consisted of field surveys, research, oral interviews, writing, and the evaluation of each resource's integrity and significance for listing in the National Register of Historic Places.

The evaluation of the potential Rural Historic District was the most complicated aspect of this project as it required the thorough understanding of the area's history and evaluation from both an architectural and agricultural perspective. Extensive research using primary and secondary sources was completed as was a survey of the entire area. Regional historians have been consulted to identify additional resources. The final HRS Form was submitted to PennDOT and the Pennsylvania Historical and Museum Commission (PHMC) and both concurred with the Rural Historic District.

The archaeological component includes extensive Phase I testing, including multiple alternatives and shifts in design. The initial Phase I work (conducted in 2015-2016) including testing for the mainline widening and included three transects on either side of the roadway. Two historic archaeological sites were identified during this work and will be undergoing testing in 2019. Additional Phase I work is also scheduled for spring 2019, including shifts in the alignments, total property takes, and storm water retention basins.



## Historic Context and Preservation Design Guidelines Update

Cumberland, MD | Project Fee: \$12,000

### City of Cumberland

900 Governors Dr., Pierre, SD 57501

Kathy McKenney

Historic Planner/Preservation Coordinator

301-759-6431, [Kathy.McKenney@cumberland.gov](mailto:Kathy.McKenney@cumberland.gov)

### Project Value

Cultural Resources work: \$12,000

JMT was contracted by the City of Cumberland, Maryland, to update the historic context and the preservation design guidelines for the Canal Place Preservation District, the area protected by the City's preservation ordinance. JMT worked closely with the City's Preservation Coordinator and the Historic Preservation Commission to complete the project.

The history of Cumberland leading into the early 20th century was well understood through previous survey and research, but an understanding of the changes that shaped the City circa 1920 was lacking. The task to update the historic context summarized the early history of Cumberland with an emphasis on new archival research on 20th century Cumberland, including mid-century urban renewal policies. The context ties the history of Cumberland to the built environment, with photographs illustrating trends at different points in history.

The second task of the contract included updating the existing preservation design guidelines for the Canal Place Preservation District. The District encompasses two National Register-listed historic districts and numerous additional buildings, all of which fall under the purview of the Historic Preservation Commission (HPC). This update required JMT Architectural Historians to attend three HPC meetings to gain a better understanding of the goings-on at each meeting and to meet with the Commissioners to discuss the pros and cons of the existing design guidelines. The updated document provides improved instructions for obtaining a Certificate of Appropriateness and for planning a preservation project, and the reorganized guidelines strengthen the control of the HPC by decreasing contradictory guidelines and streamlining their review. The report is accompanied by Cumberland-specific photographic examples and illustrations, and is posted on the City's website for easy public access:

<http://www.ci.cumberland.md.us/502/Revised-Guidelines>





## Consulting Services to Draft a New Historic Resources Management Plan

Rockville, MD | Project Fee: \$96,282

### City of Rockville, MD

2019 Washington Street, E., Charleston, WV 25305

Jonathan Pierson, CPSM

Principal Buyer

240-314-8433, [jpierson@rockvillemd.gov](mailto:jpierson@rockvillemd.gov)

### Project Value

Cultural Resources work: \$95,000

JMT is currently working on preparing a new Historic Resources Management Plan (HRMP) for the City of Rockville, Maryland. This process includes multiple steps including an extensive public engagement process. The goal of the HRMP is to be a concise and thorough document that meets the goals of the City and its residents. It will be a well-researched and written document that will guide the City in its historic preservation efforts over, at least the next ten years. This project includes the following items:

*Inventory:* The first phase of the HRMP is to identify the historic resources within predetermined Historic District Designation Study Areas that are located in the City of Rockville and to determine what their general condition is. This information will inform the remaining phases of the HRMP. The completion of the inventory will also allow for the creation of a list of Rockville's historic building styles and forms.

*Historic Context Descriptions:* JMT is preparing Historic Contexts for the City of Rockville. Contexts prepared for an earlier HRMP will be utilized and expanded and JMT is preparing a new context that addresses resources for the post-1945 period.

*Role and Importance of Historic Preservation in Rockville:* A portion of the HRMP will discuss Public Education and Partnerships and their role in Historic Preservation as well as the benefits of being a Certified Local Government.

*Local Regulations and Process:* The HRMP will include an assessment of the City's processes, document any perceived issues or deficiencies, and will propose changes as necessary. A similar assessment of the existing conservation districts and their guidelines and management will help identify needed changes.

*10-Year Action Plan:* The final section of the HRMP will be a 10-Year Action Plan for the City of Rockville that will contain goals and action items. Each goal and action item will be prioritized based on the information obtained throughout the HRMP preparation process. Anticipated resource needs, schedules, and funding will be identified when possible for each item.



## Appendix A: Pricing



**REQUEST FOR QUOTATION  
WEST VIRGINIA DEPARTMENT OF ARTS, CULTURE AND HISTORY  
MASTER ARCHITECTS OF WHEELING: CONTEXT STATEMENT  
DCH190000**

**PRICING PAGE**

LUMP SUM BID- \_\_\_\_\_ Context Statement and HPI Forms \$ 34,949.76

**This Proposal is submitted in the name of:**

**Firm or Individual:** Johnson, Mirmiran & Thompson (JMT)

**By:**   
(Signature)

Vice President  
(Title)

**Date:** May 8, 2019

Architectural Context Statement

<u>Task 1</u>	Sr. AH	AH		TOTAL
<b>Architectural Context Statement</b>				
A. Background Research	40	64		104
B. Report Draft	20	88		108
C. Fieldwork and HPI Forms	20	120		140
D. Revisions	8	20		28
E. Final Report and HPO Forms	3	16		19
<b>Subtotal 1</b>	91	308		399
<u>Task 1</u>	<u>Hours</u>		<u>Hourly Rate</u>	
Senior Architectural Historian	91	x	\$38.00	\$9,405.76
Architectural Historian	308	x	\$25.00	\$20,944.00
<b>Total Direct Labor</b>	399			<b>\$30,349.76</b>
<i>Hotel Plus per diem</i>	20	x	\$130.00	\$2,600.00
<i>Tolls/Car Rentals/Printing/Misc</i>				\$2,000.00
<b>Total Indirect Cost</b>				<b>\$4,600.00</b>
<b>Total Cost</b>				<b>\$34,949.76</b>




## 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.

Sara McLaughlin, Project Manager, Senior Architectural Historian  
(Name, Title)  
Sara McLaughlin, Project Manager, Senior Architectural Historian  
(Printed Name and Title)  
1600 Market St., Suite 520, Philadelphia, PA 19103  
(Address)  
215-496-4747  
(Phone Number) / (Fax Number)  
SMCLAUGHLIN@JMT.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.

Johnson, Mirmiran & Thompson, INC (JMT)  
(Company)  
 Vice President  
(Authorized Signature) (Representative Name, Title)  
Mary Alfson Tinsman - Vice President  
(Printed Name and Title of Authorized Representative)  
May 8, 2019  
(Date)  
215-496-4728                      Fax: 267-256-0395  
(Phone Number) (Fax Number)

**REQUEST FOR QUOTATION  
WEST VIRGINIA DEPARTMENT OF ARTS, CULTURE AND HISTORY  
MASTER ARCHITECTS OF WHEELING: CONTEXT STATEMENT  
DCH190000**

**10. VENDOR DEFAULT:**

**10.1.** The following shall be considered a vendor default under this Contract.

**10.1.1.** Failure to perform Contract Services in accordance with the requirements contained herein.

**10.1.2.** Failure to comply with other specifications and requirements contained herein.

**10.1.3.** Failure to comply with any laws, rules, and ordinances applicable to the Contract Services provided under this Contract.

**10.1.4.** Failure to remedy deficient performance upon request.

**10.2.** The following remedies shall be available to Agency upon default.

**10.2.1.** Immediate cancellation of the Contract.

**10.2.2.** Immediate cancellation of one or more release orders issued under this Contract.

**10.2.3.** Any other remedies available in law or equity.

**1. MISCELLANEOUS:**

**1.1. Contract Manager:** During its performance of this Contract, Vendor must designate and maintain a primary contract manager responsible for overseeing Vendor's responsibilities under this Contract. The Contract manager must be available during normal business hours to address any customer service or other issues related to this Contract. Vendor should list its Contract manager and his or her contact information below.

**Contract Manager:** Mary Alfson Tinsman  
**Telephone Number:** 215-496-4728  
**Fax Number:** 267-256-0395  
**Email Address:** MALFSON@jmt.com

STATE OF WEST VIRGINIA  
Purchasing Division

# PURCHASING AFFIDAVIT

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** 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: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, 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: Johnson, Mirmiran & Thompson (JMT)

Authorized Signature: *Wayne Thompson* Date: May 8, 2019

State of Pennsylvania

County of Washington, to-wit:

Taken, subscribed, and sworn to before me this 8 day of May, 2019.

My Commission expires May 22, 2022.

**AFFIX SEAL HERE**

Commonwealth of Pennsylvania - Notary Seal  
DAVINE LINDSEY BEHANNA - Notary Public  
Washington County  
My Commission Expires May 22, 2022  
Commission Number 1328691

**NOTARY PUBLIC**

*Davine Lindsey Behanna*

*Purchasing Affidavit (Revised 01/19/2018)*





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

State of West Virginia  
 Request for Quotation  
 34 — Service - Prof

Proc Folder: 563628

Doc Description: Historic Preservation: Architectural Context Statements.

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2019-04-24	2019-05-08 13:30:00	CRFQ 0432 DCH1900000006	1

**BID PREPARATION LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

**FOR INFORMATION CONTACT THE BUYER**

Stephanie L Gale  
 (304) 558-8801  
 stephanie.l.gale@wv.gov

Signature X

FEIN # 52-0963531

DATE May 8, 2019

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  
 Request for Quotation  
 34 — Service - Prof

Proc Folder: 563628

Doc Description: Addendum #1Historic Preservation: Architectural Context Stat

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2019-04-24	2019-05-08 13:30:00	CRFQ 0432 DCH1900000006	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:

**FOR INFORMATION CONTACT THE BUYER**

Stephanie L Gale  
 (304) 558-8801  
 stephanie.l.gale@wv.gov

Signature X

FEIN # 52-0963531

DATE May 8, 2019

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

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CRFQ 0432 DCH1900000006**

**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.

Johnson, Mirmiran & Thompson (JMT)

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**Company**



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**Authorized Signature**

May 8, 2019

---

**Date**

**NOTE:** This addendum acknowledgment should be submitted with the bid to expedite document processing.  
Revised 6/8/2012



1600 Market Street Suite 520

Philadelphia, PA 19103

P. 267-256-0300

[www.jmt.com](http://www.jmt.com)

