



# Offer and Acceptance

**State of Arizona**  
**State Procurement Office**

100 N. 15<sup>th</sup> Ave. Suite 201  
Phoenix, AZ 85007

SOLICITATION NO.: ADSP016-00005912 Request  
for Qualifications: 2016 Annual Professional  
Services List

PAGE  
1

Offeror: Ryden Architects, Inc.

OF  
1

## OFFER

### TO THE STATE OF ARIZONA:

The Undersigned hereby offers and agrees to furnish the material, service or construction in compliance with all terms, conditions, specifications and amendments in the Solicitation and any written exceptions in the offer. Signature also certifies Small Business status.

RYDEN ARCHITECTS, INC.

Company Name

902 W. McDOWELL ROAD

Address

PHOENIX

City

AZ

State

85007

Zip

Don W. Ryden

Signature of Person Authorized to Sign Offer

DON W. RYDEN, AIA

Printed Name

PRESIDENT

Title

Phone: 602.253.5381

Fax: 602.253.5389

thefrontdoor@rydenarchitects.com

Contact Email Address

By signature in the Offer section above, the Offeror certifies:

1. The submission of the Offer did not involve collusion or other anticompetitive practices.
2. The Offeror shall not discriminate against any employee or applicant for employment in violation of Federal Executive Order 11246, State Executive Order 2009-9 or A.R.S. §§ 41-1461 through 1465.
3. The Offeror has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted offer. Failure to provide a valid signature affirming the stipulations required by this clause shall result in rejection of the offer. Signing the offer with a false statement shall void the offer, any resulting contract and may be subject to legal remedies provided by law.
4. The Offeror certifies that the above referenced organization  IS /  IS NOT a small business with less than 100 employees or has gross revenues of \$4 million or less.

## ACCEPTANCE OF OFFER

The Offer is hereby accepted.

The Contractor is now bound to sell the materials or services listed by the attached contract and based upon the solicitation, including all terms, conditions, specifications, amendments, etc., and the Contractor's Offer as accepted by the State.

This Contract shall henceforth be referred to as Contract No. ADSP016-00005912

The effective date of the Contract is March 1, 2016

The Contractor is cautioned not to commence any billable work or to provide any material or service under this contract until Contractor receives purchase order, contract release document or written notice to proceed.

State of Arizona  
Awarded this 29 day of February 2016

[Signature]  
Procurement Officer



ATTACHMENT I – General Qualifications  
ANNUAL REQUEST FOR QUALIFICATIONS AND EXPERIENCE NO:  
ADSP016-00005912

STATE PROCUREMENT OFFICE  
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(If a firm has branch offices, complete for each specific branch office seeking work.)

1. Annual Request for Qualifications

a. FIRM (OR BRANCH OFFICE ) NAME:	Ryden Architects, Inc.
b. FIRM (OR BRANCH OFFICE) STREET:	902 W. McDowell Road
c. FIRM (OR BRANCH OFFICE) CITY:	Phoenix
d. FIRM (OR BRANCH OFFICE) STATE:	Arizona
e. FIRM (OR BRANCH OFFICE) ZIP CODE:	85007

f. YEAR ESTABLISHED:	1984
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(g1). OWNERSHIP - TYPE:	Corporation
(g2) OWNERSHIP - SMALL BUSINESS STATUS:	Self-certified small business

h. POINT OF CONTACT NAME AND TITLE:	Don W. Ryden, AIA - President
i. POINT OF CONTACT TELEPHONE NUMBER:	602-253-5381
j. POINT OF CONTACT E-MAIL ADDRESS:	<a href="mailto:thefrontdoor@rydenarchitects.com">thefrontdoor@rydenarchitects.com</a>

k. NAME OF FIRM (If block 1a is a branch office):	
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**ATTACHMENT I – General Qualifications**  


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**2. EMPLOYEES BY DISCIPLINE**

a. Discipline Title	b. Function: Primary (P) or Secondary (S)	c. No. of Employees - Firm	d. No. of Employees - Branch
Architect	P	1	n/a
CADD Technician	P	1	n/a
<b>Total</b>		<b>2</b>	



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3. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST YEAR

a. Approximate No. of Projects	b. Experience	c. Revenue Index Number (see below)
1	Area Master Plans	1
1	Auditoriums and Theaters	1
1	Environmental Impact Studies, Assessments or Statements	1
7	Historical Preservation	1
3	Housing (Residential, Multi-Family; Apartments; Condominiums)	1
2	Rehabilitation (Buildings; Structures; Facilities)	1
3	Sustainable Design	1
1	Community Facilities	1

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- |   |   |
|---|---|
| 1. Less than \$100,000                  | 6. \$2 million to less than \$5 million   |
| 2. \$100,000 to less than \$250,000     | 7. \$5 million to less than \$10 million  |
| 3. \$250,000 to less than \$500,000     | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million   | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater               |



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**4. Resumes of Key Personnel Proposed for this Contract (Complete one Section #4 for each key person.)**

a. NAME <b>Don W. Ryden, AIA</b>	b. ROLE IN THIS CONTRACT Architect / Historical Architect / Architectural Historian	c. YEARS EXPERIENCE	
		1. TOTAL 42	2. WITH CURRENT FIRM 31
d. LOCATION (City and State) Phoenix, Arizona			
e. EDUCATION (DEGREE AND SPECIALIZATION) <b>BACHELOR OF ARCHITECTURE -- cum laude</b>		f. PROFESSIONAL TRAINING - REGISTRATIONS <b>Architect #11028 Arizona 1977; Architect #3833 Nevada 1997</b>	
g. OTHER PROFESSIONAL QUALIFICATIONS (Organizations, Awards, etc.) SHPO-certified <b>Historical Architect &amp; Architectural Historian</b> – per National HP Act Section 106 - 36 CFR Part 61; <b>Arizona Governor's Award for Heritage Preservation – Individual Achievement Honor Award</b> recipient 1994; Principal of <b>AIA Arizona Firm of the Year 2008</b> ; <b>AIA Arizona Architect's Medal</b> recipient 2012			

**H. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		Professional Services	Construction (if applicable)
1.	<b>ERNEST W. MCFARLAND &amp; the American Dream MEMORIAL</b> <i>Wesley Bolin Plaza at the Arizona State Capitol; Phoenix, AZ</i>	2015	2015
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE With simplicity and spirit, memorialize "Mac" as US Senator, AZ Governor, AZ Chief Justice to <u>inspire visitors</u> . Integrate biography exhibits with architecture. Visually align with Salute the Fallen and USS Arizona Memorials. Design is affordable, sustainable, and accessible. Work w/ADOA, AHAC, Capitol Mall Comm.— <i>est. const. cost \$414,000—Prime Project Archt, Programming, Design and Construction Documents, Construction Observation, Coordination with State Agencies</i>	<input checked="" type="checkbox"/>	Check if project performed with current firm
2.	<b>REHABILITATION FEASIBILITY STUDY OF THE 1925 EL ZARIBAH SHRINE AUDITORIUM</b> as a civic forum & conference center; <i>Phoenix, AZ</i>	2014	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Arizona's citizens currently lack an open public forum and government agencies lack a conference center to complement the government buildings of the Capitol Mall. The vacant, state-owned Shrine Auditorium can be rehabilitated to serve the citizens and public servants of AZ. Its main use will be to host civil talk for civic action. In a public/private partnership, Ryden Architects collaborates with the Arizona Second Century Initiative, the Arizona Historical Society and the AZ DOA to develop an adaptive use design and private fundraising campaign. Managed by AHS, this "Founders Hall" will inspire visitors with state-of-the-art biographical displays of Historymakers' contributions to AZ. — <i>Design Archt; study = \$60K; constr est. = \$10m</i>	<input checked="" type="checkbox"/>	Check if project performed with current firm
3.	<b>ADOBE STABILIZATION OF THE 1878 US ARMY ADJUTANT'S OFFICE</b> <i>Fort Verde State Historic Park; Camp Verde, AZ</i>	2014	2015
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The adobe structure of the Adjutant's Office has quietly sustained decades of hidden deterioration caused by snow, rainwater, rising damp, burrowing animals and inappropriate alterations and repairs. Ryden Architects led a multi-disciplinary investigation group in identifying clues, causes, and cures for adobe deterioration within the limitations of a J.O.C. procurement method. Working closely with the AZ State Parks staff architect & SHPO, we strategized a collaborative approach to integrated preservation treatments by the J.O.C., independent subcontractors, and ASP.	<input checked="" type="checkbox"/>	Check if project performed with current firm
4.	<b>HISTORIC PRESERVATION SERVICES FOR THE 1931 PINETOP FISH HATCHERY</b> <i>Arizona Game and Fish Department, Region 1 HQ; Pinetop, AZ</i>	2014	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE In compliance with Section 106 of the National Historic Preservation Act, AGAF commissioned Ryden Architects (\$8900 fee) and Jacobs Engineering, with assistance from the AGAF archaeologist, to prepare a Recommendation of National Register Eligibility for this surviving "Crown Jewel of the AZ Fish Hatcheries." Our 2014 findings will facilitate federal approvals of sensitive rehabilitation of the facility for future operations and enhancements.	<input checked="" type="checkbox"/>	Check if project performed with current firm
5.	<b>1947 HANNY'S STORE</b> Rehabilitation as Restaurant, Bar, and Offices <i>Phoenix, AZ</i>	2007	2008
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>MIDCENTURY MODERN</b> post –WWII International-style all concrete commercial building changes city's image. Mix-use change of occupancy upgrade: repair fire & water damage to art plaster, Roman brick, steel/bronze windows, inlaid colored terrazzo, polished stone/concrete, wood veneers. Restore elevator cab. \$1-million tax credit.	<input checked="" type="checkbox"/>	Check if project performed with current firm



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**5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present no more than five (5) projects. Complete one Section 5 for each project.)*

a. TITLE AND LOCATION <i>(City and State)</i>	b. YEAR COMPLETED	
<b>Historic Building Preservation Plan for the ARIZONA STATE CAPITOL BUILDING; State Capitol Mall; Phoenix, AZ</b>	PROFESSIONAL SERVICES 2010	CONSTRUCTION <i>(If applicable)</i> N/A

**23. PROJECT OWNER'S INFORMATION**

c. PROJECT OWNER	d. ORIGINAL BUDGET/NTE AMOUNT OF PROJECT	e. TOTAL COST OF PROJECT
John D. Driggs, Director of the Arizona Second Century Initiative on behalf of the Arizona State Legislative Council	\$42,000 fee for Historical Architect	Unknown

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State of Arizona, through its various departments, agencies and universities, is the responsible steward of scores of historic buildings both listed in or eligible for the National Register. As such, the State is mandated by its own statutes stemming from Sections 106 and 110 of the National Historic Preservation Act of 1966 and the National Antiquities Act of 1906 to consult with the State Historic Preservation Office and National Park Service when engaging in undertakings that may adversely affect historic properties. This Section 106 consultation process is especially important in federally funded projects.

Within the context of heritage conservation management and historic preservation, The specialized professional services that Ryden Architects provides are directly applicable to the State-owned or State-affected historic properties. Ryden Architects' studies and designs all comply with the standards of the National Park Service (e.g, The Secretary of the Interior's Standards for Rehabilitation, NPS Bulletins, NPS Preservation Briefs) as interpreted by the State Historic Preservation Office. Our services contributing to the Historic Building Preservation Plan for the Arizona State Capitol are of the highest caliber for the "crown jewel of State landmark buildings." This work and the processes for review, concurrence and approval of proposed preservation work is applicable to all State-owned historic properties.

Description:

In 2005, planning and work began on the Arizona Statehood Centennial Celebration, which brought attention to the condition of the Capitol Building and its surrounding complex. Several professional academic studies and design charrettes have taken place to bring to light the context and opportunities for the State Capitol in the next century. The restoration of the State Capitol has been recognized by the Arizona Historical Advisory Commission and Arizona Centennial Commission as a Legacy Project.

In 2010 a privately funded feasibility study was commissioned to Ryden Architects and MRT Design. The results have been summarized, presented, and approved by the Legislative Council in June of 2012. The plan focuses on three fundamental concepts: 1) to connect the historic Capitol Building to the House, Senate, and Executive buildings via an elevated walkway for safety and security; 2) to repurpose 60,000 square feet of the Capitol Building for the reintroduction of Legislative uses while enhancing the existing Museum; 3) to create a collaborative and sustainable privately-funded program for design and construction costs.

In addition to evaluating and master planning the restoration of the historic Capitol and Legislative Office buildings, much of our energy as planners and architects was invested in establishing public/private partnerships, programming agency needs for adaptive use of the buildings, and preparing presentations to a spectrum of stakeholders and State agencies (e.g., Legislative Council, ADOA, ASLAPR, SHPO). Our multidisciplinary project team consisted of MRT Design LLC (prime architect) and Ryden Architects, Inc. (historical architect) with structural, HVAC and electrical engineers and interior designer.

The Arizona Centennial Commission has been restructured and renamed to the Arizona Second Century Initiative (AZ2C). It spearheaded this Master Plan for the State Capitol and looks beyond at the other Arizona Legacy Projects. This is an ambitious outlook for Arizona's future and how we may unite educators, politicians, and private interests with common goals to rehabilitate several heritage places. Ryden Architects will play an important role with AZ2C as a design architect, urban planner and historic preservation consultant for the restoration of the State Capitol and the rehabilitation of associated historic and cultural buildings.



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a. TITLE AND LOCATION (City and State)	b. YEAR COMPLETED	
Rehabilitation of 3-story clothing store and administration of grants and tax credits for 1947 HANNYS as a restaurant & offices; Downtown Phoenix, AZ	PROFESSIONAL SERVICES 2007	CONSTRUCTION (If applicable) 2008

23. PROJECT OWNER'S INFORMATION

c. PROJECT OWNER	d. ORIGINAL BUDGET/NTE AMOUNT OF PROJECT	e. TOTAL COST OF PROJECT
Mr. Karl Kopp	\$180,000 fee for historical architect	Unknown

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State of Arizona owns dozens of large, midcentury Modern buildings constructed of concrete, steel and glass that have been remodeled countless times and are served by outdated HVAC systems. Often these older buildings require exterior enhancement, interior remodeling, ADA and energy upgrades, tenant improvements and rehabilitation for adaptive uses. It may be a surprise to some State agencies that their architecturally significant midcentury Modern buildings dating from 1945 through 1975 may be eligible for listing in the National Register of Historic Places. By mandate of Section 106 of the National Historic Preservation Act, any of these changes to such buildings must be evaluated through consultation with the State Historic Preservation Office to avoid, minimize or mitigate adverse effects to the historic character of the properties.

This same SHPO consultation process is also necessary for privately owned National Register-listed or –eligible properties where federal funding is involved (e.g., preservation or CDBG grants, investment tax credits). Such was the case with the rehabilitation of the Hanny’s clothing store adapted for use as a restaurant, bar and business offices. The preservation of midcentury Modern structures, systems, materials and fine finishes at Hanny’s is similar in complexity to the challenges that will be encountered in State buildings.

Description:

The 1947 Hanny’s store is significant for its Modernist stylistic treatment and for the use of architectural design as merchandising technique. Its opening was a milestone in the evolution of commercial architecture in Phoenix. Hanny’s sparked the transformation of commercial architecture in Phoenix.

This exemplary historic preservation project has helped strengthen the economy, environment, and culture of Downtown Phoenix by sensitively rehabilitating one of the community’s most significant post-World War II commercial buildings. The successful project was enabled by a public/private partnership that allowed the leveraging of grant funding and tax credits against private investment capital. Transforming from clothing store to restaurant/office, this is an ideal adaptive use not only for the historic building but also for the newly re-invented Downtown. The restaurant complements the nearby community amenities of culture, sports, and education.

The rehabilitated Hanny’s building utilizes the most progressive, energy-saving method of cooling available in Downtown Phoenix – the Northwind Phoenix District Cooling System. This innovative district cooling project contributes to the sustainability of Downtown Phoenix buildings and environment.



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a. TITLE AND LOCATION (City and State)	b. YEAR COMPLETED	
Historic Building Assessment, NR Nomination and Cyclical Maintenance Manual for 1936 PAPAGO PARK NATIONAL GUARD ARSENAL; Phoenix, AZ	PROFESSIONAL SERVICES 2009	CONSTRUCTION (If applicable) N/A

23. PROJECT OWNER'S INFORMATION

c. PROJECT OWNER	d. DOLLAR AMOUNT OF PROJECT	E. TOTAL COST OF PROJECT
Arizona Army National Guard	\$38,900 fee for Historical Architect	unknown

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State owns many buildings constructed of archaic materials and methods (e.g., adobe and timbers, logs, stone) that need special care, regular inspection and cyclical maintenance. For that matter, all State buildings of any era and construction type deserve regular inspection and cyclical maintenance in order to keep them running smoothly, efficiently and comfortably for employees and customers. Those employees charged with the daily maintenance and periodic repairs of State properties should clearly understand the proper methods for the care of materials, fixtures, weatherproofing, structural members and building systems.

The same technical understanding and aesthetic sensitivity that Ryden Architects, Inc. uses in preparing historic building condition assessments, preservation plans, adobe masonry stabilization specifications, and cyclical maintenance manuals is applicable to any of the properties owned or operated by the State of Arizona. The historic preservation review process conducted with the SHPO through Arizona Army National Guard is similar to that required for other State-owned historic buildings. Our preservation staff worked closely with the ARNG building inspectors to adapt their standard, successful maintenance plan to fit with the special needs of archaic adobe construction systems of the historic Arsenal.

Description:

At the request of the Arizona Army National Guard and in collaboration with URS Corporation, Ryden Architects, Inc. prepared a historic building preservation plan (HBPP) to guide the long-term development of the National Register-eligible Arsenal Building. This document included a historic structure report, a building feature assessment, a development chronology, preservation and rehabilitation recommendations, adaptive use concept design, and a cyclical maintenance program. Upon completion of the HBPP, the National Guard launched an emergency stabilization project to replace the failed roof structure and weatherproofing on the adobe walls. The Arizona SHPO found the HBPP recommendations and subsequent construction in compliance with The Secretary of the Interior's Standards for Rehabilitation and the NPS Preservation Briefs (esp. No. 5: Adobe). Upon completion of the HBPP, Ryden Architects prepared a Cyclical Maintenance Program that integrated with the National Guard's facilities inspection program already in effect statewide. Ryden Architects then collaborated with URS to prepare and submit a National Register nomination that was accepted by the Keeper. The WPA constructed the fort-like Arsenal in 1937. It is one of the largest Anglo-American adobe buildings in Arizona.



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a. TITLE AND LOCATION <i>(City and State)</i>	b. YEAR COMPLETED	
<b>Section 106 Historic Preservation Consultation, Services &amp; Designs for THE TUCSON MODERN STREETCAR PROJECT; City of Tucson HP Office</b>	PROFESSIONAL SERVICES See description	CONSTRUCTION <i>(If applicable)</i> See description

**23. PROJECT OWNER'S INFORMATION**

c. PROJECT OWNER	d. DOLLAR AMOUNT OF PROJECT	e. TOTAL COST OF PROJECT
City of Tucson	\$156,000 fee for Prime/Historical Architect	Unknown

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State of Arizona has need of long-term, many-faceted services for complex projects of construction and rehabilitation especially in the realm of phased development of historic or recreational sites. Ryden Architects has maintained a long-term relationship with the City of Tucson in the planning, HP consultation, development and execution of the Tucson Modern Streetcar Project.

Description:

This multi-faceted historic preservation project began as a Section 106 consultation for assuring No Adverse Effect by the Streetcar Project passing through numerous historic districts of Tucson beginning at the Santa Cruz River and ending at the University Medical Center. As lead preservation architect (\$156K fee), we have completed the Historic Resource Survey of buildings within the APE and history exhibit panels for the streetcar stops and are currently working on the National Register Nomination of the Downtown Tucson Historic District and on the Preservation Design Guidelines for rehab of streetscapes and commercial buildings of Downtown. Our work is the basis for heritage-sensitive economic redevelopment along the streetcar line.



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a. TITLE AND LOCATION (City and State)	b. YEAR COMPLETED	
Adobe Stabilization and Exterior Preservation of the 1916 James "Rawhide Jimmy" Douglas Mansion; Jerome State Historic Park, AZ	PROFESSIONAL SERVICES 2010	CONSTRUCTION (If applicable) 2010

23. PROJECT OWNER'S INFORMATION

c. PROJECT OWNER	d. DOLLAR AMOUNT OF PROJECT	e. TOTAL COST OF PROJECT
Arizona State Parks	\$89,000	N/A

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State of Arizona has several methods for procuring design services and construction work; some methods are traditional (e.g., design-bid-build and design-build) and some are new (e.g., PIPS, JOC-Job Order Contract and Best Value/Risk-Avoided). Ryden Architects, Inc. has successfully competed and completed projects using all of these procurement and project administration methods for historic preservation and new construction. This ASP project to stabilize the deteriorated adobe at the Douglas Mansion not only used a Design-Build procurement method but also a Best Value/Risk-Avoided construction scoping method.

Description:

To find a more appropriate approach historic preservation projects, Arizona State Parks used the innovative private sector "Design-Build" method. Ryden Architects, Inc. (with Slaysman Engineering, Inc.) and John H. Wright & Co., Inc. (with masonry subcontractor Adobe Technology, Inc.) collaborated on an interdisciplinary methodology that perfectly addressed the unique preservation issues. This approach allowed delivery of a best-value/risk-avoided project in a shorter period using a single bid and award process. The Design-Build Team was given a budget of \$700,000 with which to investigate, evaluate, design and construct at least five major stabilization work items – adobe walls, stucco, brick parapets, roof framing repair, roofing and drainage improvement.

A balanced work plan, based on solid preservation principles and inter-disciplinary collaboration, promoted creative responses to changing aspects of discovery, design and construction. Following field investigations, the Design-Build Team established stabilization recommendations, preservation priorities, rehabilitation options and treatments complying with *The Secretary of the Interior's Standards*. We recorded evaluations in a Historic Building Preservation Plan for approval by the Owner and SHPO. Using a Preservation Priority Matrix, we identified the order and phasing of preservation work. We then conducted a code check using IBC and IEBC to resolve conflicts with *The Standards*. At each step of design and build, we modified the cost budget to integrate with the phased work plan and contingency fund to stay on target.

Design and construction work was always kept in balance – one continually informed the other through well-documented communications. Priority was given to problems of life safety, building safety, deterioration causes, short-term and long-term building preservation, adaptive use and ADA rehabilitation. Finally, project data was collated into user-friendly documents as as-builts, record of decisions, HBPP for guidelines in future rehabilitation work, public education and grant applications.



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6. ADDITIONAL INFORMATION

a. PROVIDE ANY ADDITIONAL INFORMATION YOU FEEL MAY BE NECESSARY TO DESCRIBE YOUR FIRMS QUALIFICATIONS. (ATTACH ADDITIONAL SHEETS AS NEEDED.)

## CAPABILITIES OF THE FIRM

Since our founding in Phoenix in 1984, Ryden Architects, Inc. has successfully provided our clients, colleagues, and communities of the Southwest with a unique blend of professional services in historic preservation and architecture.

The firm's portfolio demonstrates our interest in a broad range of project and building types. We work at many different scales, from buildings through urban centers to natural settings, and create designs and master plans for new, old, and historic properties. Our staff promotes sustainability through traditional and high-tech means. Ryden Architects has greatly influenced the community's built environment through our role as collaborative historic preservationists as well as a mainstream architects. This goal of providing outstanding service in preservation and architecture is the course we originally set and have faithfully followed for thirty years.

***Ryden Architects works hard at making a difference.***

*Our professional peers have recognized our effort and success in providing distinguished architecture by proclaiming **Ryden Architects, Inc.** as AIA Arizona Firm of the Year 2008.*

*Our designs have earned awards from the Arizona Governor, Valley Forward, and the National Trust.*

**As an advocate for positive, responsible change**, Ryden Architects has been making a difference for state governmental agencies including State Parks, Game and Fish, ADOT, ADOA, Commission on the Arts, and the Historic Preservation Office. Our acquired knowledge of the unique needs and processes of the various departments serve everyone well whether we are working *for* or *with* the State on public or private projects.

**We strive to make the client's job easier** by documenting all communications and by adhering to schedule and budget. Our staff members try to anticipate the client's needs before they realize them. We work comfortably in multi-disciplinary teamwork as either a leader or a team member. Ryden Architects has developed a unique communication technique that combines the sketchpad with the computer to allow free-flowing creativity of artistry to blend with knife-blade accuracy of technology. Our staff applies principles of *The Secretary of Interior's Standards* for rehabilitation designs and *NPS Bulletins 15 & 16A* for determinations of National Register eligibility.

## RESOURCES

**Ryden Architects augments our own staff as needed for specific projects with a multi-disciplinary team of trusted consultants** including engineers, historians, archaeologists, photographers, scientists, and conservators. We have developed this method of collaboration to suit our specialized interest in historic preservation and architecture. Our size and mode of operation allows our principal architect to be involved personally with the client in every project from start to finish.



## SERVICES IN HISTORIC PRESERVATION and ARCHITECTURE

Ryden Architects' full portfolio of successful projects demonstrates our abilities in historic preservation and general architectural services. We offer experience in...

### HISTORIC PRESERVATION

including but not limited to the following:

**Preliminary studies**

NHPA Section 106 consultation, determination of eligibility/effect

**Historic building assessments**

assessment, preservation plan, cyclical maintenance manual

**Historic building documentation**

HABS/HAER Levels I, II & III in narratives, drawings, photos

**Historic property surveys**

Reconnaissance, survey, National Register nomination

**HP design guidelines**

Preservation, rehabilitation, new construction per *The Standards*

**Cost estimating for historic sites**

Vernacular or fine materials and methods, sitework, streetscapes

### ARCHITECTURE

including but not limited to the following:

**Design for architecture projects**

Code review, design/construction documents for remodel & new

**Construction admin & observation**

From award thru close-out, field reports, RFI / ASI, pay requests

**Americans with Disabilities Act**

Compliance evaluation, new/remodel, restrooms, entrance/exit

**Facilities assessment**

Evaluation of functions, core/shell bldg, energy, waterproofing

**Programming / master planning**

Interviews, documentation, implementation, space, equipment

**Educational facilities**

Adaptive use, digital upgrade, classrooms, lecture halls, HVAC

**Public spaces**

Contextual design, streetscape, sustainability, security

**Museum remodels**

Interpretive plans, visitor experience, exhibits, A/V

**Interior space planning**

Space needs, personnel priority, security, access, phasing

**Needs assessments**

Observation, research, analysis, opportunities/constraints

**Park designs**

Recreation, historic, prehistoric, visitor centers, restrooms



ATTACHMENT I – General Qualifications

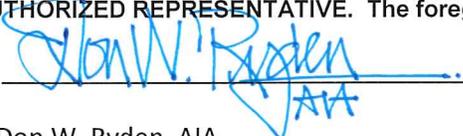
ANNUAL REQUEST FOR QUALIFICATIONS AND EXPERIENCE NO:  
ADSP016-00005912

STATE PROCUREMENT OFFICE  
Department of Administration  
100 North 15<sup>th</sup> Avenue, Suite 201  
Phoenix, Arizona 85007

7. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

a. Percentage of Total Work Attributable to State, Federal and Municipal Government Work:	70
b. Percentage of Total Work Attributable to Non-Government Work:	30

8. AUTHORIZED REPRESENTATIVE. The foregoing is a statement of facts.

Signature:   
Name: Don W. Ryden, AIA

Date: 16 DECEMBER 2015  
Title: President