

NIXON HOUSE ITALIANATE COTTAGE RELOCATION AND RENOVATION REQUEST FOR PROPOSALS

The Humboldt Transit Authority (HTA) seeks an organization, person or persons with the interest and ability to relocate and renovate the one-story Nixon House Italianate Cottage, from its current location at 2nd and X Streets in Eureka, California. The HTA is the primary provider of transit services in the region and needs the space where the Nixon house is located, for transit related purposes. The HTA is expanding transit services, including a new route on Old Arcata Road, adding more fuel efficient vehicles to its fleet and improving transit stops with shelters signage and benches. The site is also needed to store transit stop furniture for rider comfort and information. The successful bidder must be able to demonstrate the ability to assess, prepare, move and renovate the structure. There must also be a commitment to care for this cottage.

Background and Overview

The HTA owned property located at 2nd and X Street in Eureka, CA includes a one-story single family residential structure, known as the Nixon House. This one-story Italianate cottage, 1,568 square feet in size, retains a high degree of architectural integrity. The hipped roof, central entrance, paired front bays, and ornamented frieze, windows and bays are characteristic of this style. The house sits sufficiently above ground level to have an above-ground basement that was finished as a living space at some point, resulting in rounded windows in the board-and batten foundation skirting. The house has corner boards and shiplap siding. The post and pilasters on the west-side porch on the rear section appear to be original, although the railing is not. The 1900 Sanborn Fire Insurance Map indicates that the original house consisted of the front section facing Second Street, a rectangular extension to the rear, and the west-side L, the same arrangement existing today. The one exception appears to be the east-side porch which originally extended the length of the rear extension and wrapped around the end of the house. A room was created at the northeast corner of the porch. Other alterations include the fixed window shutters, side porch window, and front door. (Susie Van Kirk, Historical Resources Consultant, May 2000).



The structure has been inspected by both an architect and general contractor with knowledge of historic structures and materials. They report that the majority of the floor, wall, ceiling and roof framing is in good condition. The structure is elevated sufficiently for an accessible crawl space below. The 8" x 8" con heart Redwood supports are also in good condition and could be trimmed and reused. Given support material costs, reuse of these 8" x 8"s is a considerable cost savings.

The HTA will accept proposals for the Nixon House Italianate Cottage relocation to an off-site location. The HTA is offering to negotiate with the selected person or entity willing and able to complete the relocation and renovation. The Nixon House must be accepted and moved "as is."

Interested proposers may attend a tour of the house on **August 20, 2015 at 1:00 PM.**

Comparable Italianate Cottage in Eureka

There is a good example of a restored Italianate Cottage at 1136 K Street in Eureka. It has the same bay windows and attractive architectural features as the Nixon House Italianate Cottage as shown in the street view below.



Source: Google Earth

PROPOSER'S RESPONSIBILITIES

- Engineering assessment of structural integrity of Nixon House.
- Physical relocation of Nixon House including all vehicles, equipment and labor.
- All permits required for structure relocation and renovation at selected site.
- Ability to finance Nixon House relocation and renovation

Submittal Requirements

Proposals must include: a description of proposers capabilities and experience to conduct the relocation and renovation, and that of any proposed subcontractors, including:

- Legal business name, address, contact person name and phone number.
- Brief overview of firm/agency/organization.

PRIOR EXPERIENCE – Describe prior related experience including: date completed, location, and description of work completed.

IDENTIFICATION OF SUITABLE RELOCATION SITE: Identify parcel where Nixon House would be relocated and demonstrate suitable land use designation, site control (ownership or other) or site control option. It is the responsibility of the proposer to determine that the proposed site can meet all applicable land use laws and regulations and to obtain any necessary permits for moving, siting, and renovating the structure.

INSURANCE – Submit evidence of, or attested by, the proposer that you are able to obtain the insurance coverage detailed in the TERMS section of this proposal.

PERMIT COMPLIANCE – Commitment to comply with the all permit requirements.

OFFER OF COMPENSATION – Provide a financial offer for taking the structure.

Nixon House relocation and renovation proposals must be received by the Humboldt Transit Authority by **5:00 PM. September 25, 2015**. Three (3) copies of the proposal shall be submitted in a sealed envelope labeled "Nixon House Proposal" and addressed to:

Humboldt Transit Authority
Attn: Greg Pratt
133 V Street
Eureka, CA 95501

Terms

The terms, conditions, and specifications for any contract resulting from this RFP will be presented to the chosen Submitter and will include, but will not be limited to, proof of the minimum insurance requirements including:

- Commercial General Liability –
- Automobile Liability –
- Property in Transit/Structural Damage Liability –
- Workers Compensation –
- Indemnify Hold harmless, and release – covering all potential liability including environmental liability.

Evaluation Criteria

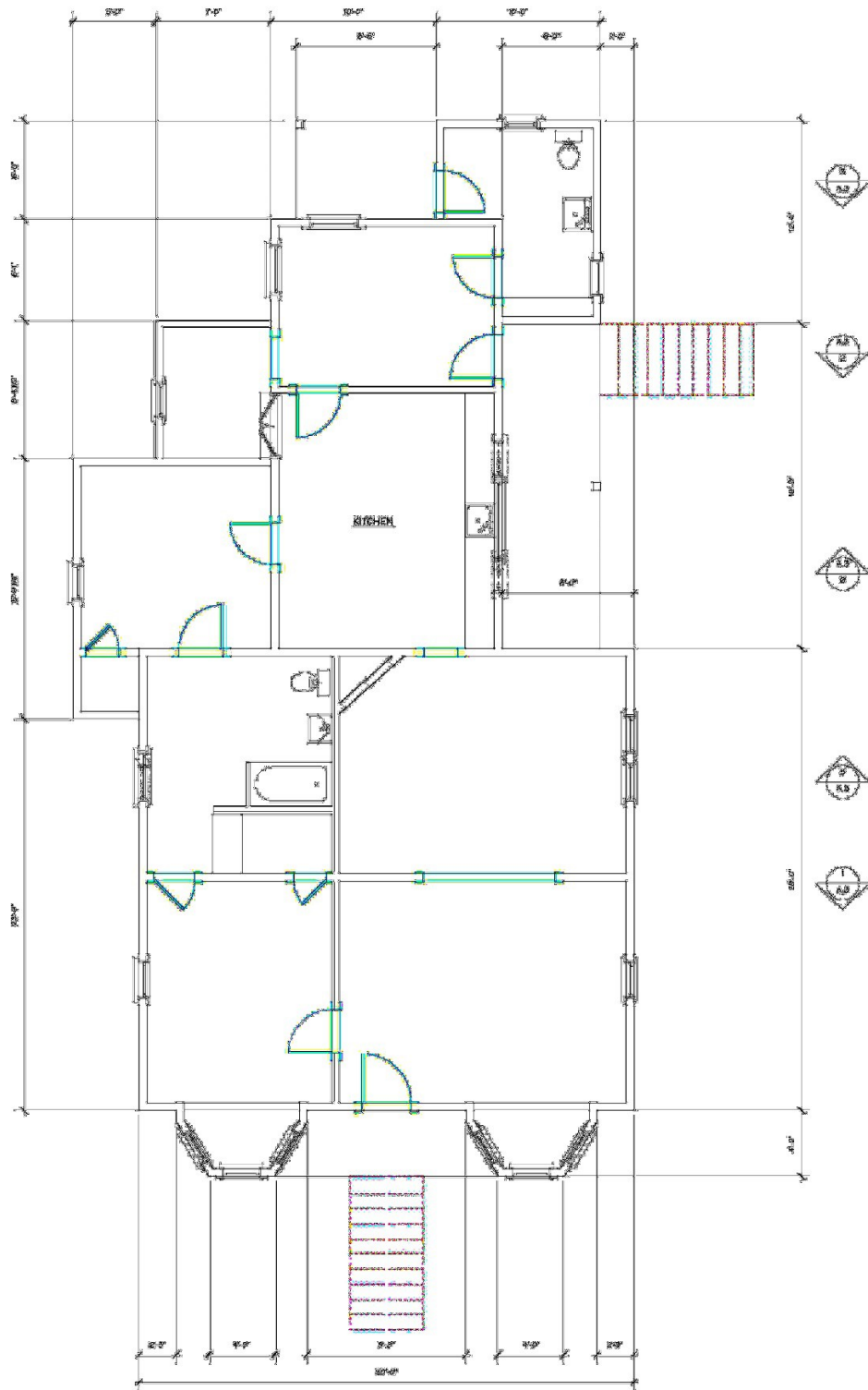
HTA will consider the following when making an award for relocation: Amount offered for the Nixon House; ability to provide or contract for an engineering assessment of Nixon House structural integrity prior to the move; access to all vehicles, equipment and labor for the physical relocation of Nixon House; knowledge of City permitting process or ability to contract for all permits required to move the house; a suitable relocation location; proof of minimum insurance requirements; and a statement of financial assets that would be dedicated to Nixon House relocation and renovation.

Basis of Award

- Award will be made by the Humboldt Transit Authority Board of Directors in consideration of best interests for HTA.

Attachments – architects floor plan

Nixon House – Floor Plan



2 FLOOR PLAN AS IS
SCALE 1/8" = 1'-0"

