



Lynnewood Hall Preservation Foundation Inc

Request for Qualifications (RFQ) For Consultants to Prepare a Conditions Assessment

Lynnewood Hall Preservation Foundation, a Pennsylvania 501(c)3 in good standing, wishes to solicit letters of interest from qualified firms to prepare a **Conditions Assessment** of Lynnewood Hall located at 920 Spring Avenue in Elkins Park, Pennsylvania.

Background:

Built in 1899 by Horace Trumbauer as a private residence for Peter A.B. Widener and his family, Lynnewood Hall is a Gilded Age mansion estate located in Elkins Park Pennsylvania. In addition to the Hall (100,000 sq. ft), there are two other buildings on site; Lynnewood Lodge (12,000 sq. ft) and The Gatehouse (1,500 sq. ft.).

The Lynnewood Hall Preservation Foundation is committed to seeing Lynnewood Hall return to being an inspirational contributor to society. Given the historical significance of this project, we envision a collaborative approach that utilizes the skilled trades, master craftsman and artisans in partnership with qualified firms. Using only the highest conservation standards and sustainability principles, the Foundation will create an important cultural site while providing education, work experience, and job opportunities for the communities of Greater Philadelphia.

Lynnewood Hall provides an opportunity to not only display a world class culmination of art and architecture, but also to act as a foreground for historical, architectural, and preservation education. We strive to inspire positive urban growth by principals of sustainability, reduce environmental impact by ushering in sustainable technologies, and return the estate to the community as an environmentally responsible green space.

Project Summary:

Your firm is invited to submit a statement of qualification to ascertain eligibility and determine a potential interview for professional services required during this phase of the project. This Conditions Assessment will aid Lynnewood Hall Preservation Foundation in our efforts to stabilize, restore and rehabilitate the property with the future goal of opening the estate to the public.

Scope of Services:

Preparation of the Conditions Assessment of the three buildings and subterranean fountains on the grounds of Lynnewood Hall. The conditional assessment is expected at minimum to contain the following elements:

- Detailed conditions assessment of the full interior and exterior of the three buildings, with drawings to indicate extent of conditions cross referenced with documentary photographs, including CAD drawings of the exterior elevations and floor plans.
- Documentation of historical timeline of exterior and interior alterations
- Detailed existing condition description of existing exterior material components which shall include the foundation, Indiana Limestone, brick, schist, windows, doors, conservatories, porticos, roof, cornice, etc.
- Detailed descriptions of each room including documentation of materials, finishes, and features. Included shall be a detailed list of areas of deterioration and repair for doors, walls, ceilings, floors, windows, trim, cornices, stairs, fireplaces, and any other architectural features.
- Detailed evaluation of the structure's physical condition including masonry, mortar, roofing, trim, plaster both flat and decorative, wood floors, marble and other stone floors, exterior finish materials, wood features including finishes and millwork, fireplaces, structural elements, etc.
- Summary description and evaluation of the MEP's (mechanical, electrical, plumbing), fire suppression, HVAC/steam, etc.
- Code analysis for basic operating functions.
- Evaluation of subterranean fountain systems.
- Phased repair and restoration recommendations for the buildings and significant landscape features.

Conditions for Acceptance

All field and research notes, photographs (including negatives), sketches, finished original drawings, narratives, computerized inventories and assessments and reports produced by the consultant in connection with the requirements of this scope are the property of Lynnewood Hall Preservation Foundation and shall be delivered to same upon completion of this contract.

We respectfully require that any firm, nor employees hired by the firm, who are awarded this contract and work directly or indirectly on the activities described in the above Request for Qualifications shall do any of the following:

- Use his or her position for the actual or apparent purpose of private gain for him or herself or for another person, other than payment for services rendered.
- Convey inside information to any person for the purpose of private gain for his or herself or for another person, when that information has not become part of the body of public information, and would not be available upon request.
- Engage in teaching, lecturing or writing that is dependent upon information obtained as a result of his or her activities under this contact, except when that information has been made available to the general public, or will be made available upon request, or with the written authorization of the Lynnewood Hall Preservation Foundation, Inc.

Requirements for Request for Qualification Submittals

- Company name and address.
- A brief written description of firm's interest and approach to the project.
- Firm's expertise, including resumes/CVs of any key personnel that would be assigned to the project.
- Prior work examples that demonstrate both knowledge and expertise and brief description of other projects done by firm. Reference contact info.

Deadline For Submission:

Statements of Qualifications should be labeled "RFQ – Conditions Assessment for Lynnewood Hall" and must be submitted to the email below by Monday, January 16, 2023.

Edward Thome. - Executive Director.

Email: edward@lynnewoodhallpreservation.org

Please direct any questions or inquiries to Edward Thome by email.