

Rehabilitation of the Historic Calhoun County Courthouse 102 Courthouse Drive, St. Matthews, SC 29135

Interested architectural firms with historic preservation architectural experience are invited to submit their qualifications to prepare rehabilitation plans and specifications for the rehabilitation of selected features of the historic Calhoun County Courthouse.

Background

The **Calhoun County Courthouse**, built in 1913, is an historic [courthouse](#) located on South Railroad Avenue in the city of [St. Matthews](#) in [Calhoun County, South Carolina](#). It was designed in the [Colonial Revival](#) style by [Darlington](#) native [William Augustus Edwards](#) who designed eight other South Carolina courthouses as well as academic buildings at 12 institutions in [Florida](#), [Georgia](#) and South Carolina. Calhoun County was created in 1908 and this is the only courthouse it has ever had. On October 30, 1981, it was added to the [National Register of Historic Places](#).

The historic Courthouse is a load bearing masonry building with heavy timber roof structure and timber floor system. Over the years the county has altered the building to accommodate changing needs and approaches to administering the courts system and managing county business. The last significant campaign of change was in in the late 1980's when a new manufactured metal roofing system was installed and the interior décor of the historic spaces changed.

It is time to rehabilitate selected features of the courthouse that have arrived at the end of their life cycle.

The planning for this project is funded, in part, by a Federal Grant from the National Park Service, administered by the South Carolina Department of Archives and History (SCDAH). Rehabilitation plans are subject to review and approval by SCDAH.

Objectives

The objectives for this project are to identify and design improvements that:

- Replace the manufactured roofing system with a historically appropriate roofing system
- Repair of deteriorated cornice
- Replacement of historically significant concealed guttering and downspouts.
- Address the conditions associated with the delamination of interior wall paper from the late '80's renovation.
- Insert a holding cell on the second floor of the courthouse to support criminal trials in the courtroom.
- Other items that may be revealed in the course of the initial assessment and design phase of the project that have not otherwise been identified.

Scope of Services

We are looking for the following services:

1. Prepare a set of measured drawings and photographs of the subject building necessary to support the production of biddable construction documents. Use existing documentation to the greatest extent possible for efficient support of the documentation.
2. Confirmation or refinement of initial engineering evaluation: This task will include a review of recent assessments and a field assessment to confirm or refine the scope of issues and recommendations presented therein.

3. Confirm future use plans: This task will include a meeting to confirm that the scope of issues and improvements will meet the use needs of the building's users into the foreseeable future. Any items identified in that review will be incorporated into the scope of issues and recommendations.
4. Develop a scope of Improvements for inclusion in the construction documents. Meet with the Owner's representative to review. Owner will provide direction in writing regarding the final scope of improvements to be included in construction documents.
5. Prepare a schematic design for the scheduled improvements and associated cost estimate to identify the value of the concept improvements in relation to the County's budget for the project. Where there is a short fall, identify priorities for identified improvements that best fits with the funding commitment of the county.
6. Upon written direction of the County, prepare design development and construction documents for the approved scope of improvements.
7. Assist the County in selecting a contractor based on experience working on historic buildings and historic courthouses in particular.
8. Assist the contractor in pricing the scope of improvements prior to commencing construction.
9. Assist the County in developing an Owner/Contractor agreement tailored to a preservation related project.

Project Schedule

Generally the schedule for this project is envisioned to be 6 months for design and bidding and 8-12 months for construction.

Project Budget

The initial estimated budget for the project is \$750,000.00. However; this budget will be confirmed or refined based on the assessment and conceptual design/improvement recommendations identified above.

Proposal Due Date

Proposals shall include:

- Experience working on historic buildings and specifically courthouses
- Narrative that identifies the approach to the scope of work presented above that clarifies how the architect will undertake the subject project.
- Identification of the project team including engineering and any other consultants
- Fee for the services provided.
- Projected schedule for completing the design and bidding phases of the project.
- Evidence of registration to practice architecture in the State of South Carolina.
- Evidence of Professional, general, auto and workers compensation insurance coverage carried by the architectural firm submitting.

Proposals shall be submitted electronically before 2:00 PM on 2nd day of June, 2016 to:

Mr. Boyce Till
Calhoun County Government
btill@calhouncounty.sc.gov