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CITY OF HOGANSVILLE, GEORGIA
REQUEST FOR ARCHITECT QUALIFICATIONS AND PROPOSALS
ROYAL THEATER REHABILITATION – CONSTRUCTION PHASE SERVICES

The City of Hogansville is seeking qualifications and proposals from qualified preservation architects to assist with the Royal Theater rehabilitation, from construction contractor bid solicitation to project completion. The selected architect will work with construction plans, specifications and bid forms provided by Carter Watkins Associates Architects of Monroe, who completed these plans in July 2019. The selected architect will also work with the rehabilitation project's construction manager.

The Royal Theater was designed by Tucker & Howell of Atlanta, in the Art-Deco style. It was built in 1937, donated to the City of Hogansville in 1980 and served as City Hall from 1984-2021. This was once the largest movie theater this side of Columbus, with 895 seats, pulling patrons from a wide area.

Since becoming City Hall in the 1980s, the interior was adapted to this use, with interior partitions and other changes, but much of the historic fabric remains. The building became increasingly ill-suited to City Hall use, with structural, ADA, and other rehabilitation issues. City Hall relocated in June 2021, leaving the building vacant.

The theater will be rehabilitated for film, performance and community use. Plans call for 458 seats, with removable seats in the front eight rows, nearest the stage. The building is National Register listed. The estimated construction cost is \$2.0 - \$2.5 million. Anticipated project schedule is 19 months.

As project architect, the selected architect will:

- Coordinate with Carter Watkins Architects through October 31, 2021.
- Post the Carter Watkins bid documents via FTP for ease of distribution and availability to all bidders and subcontractors.
- Arrange and manage a pre-bid conference with prospective bidders.
- Serve as point of contact for contractor questions during the construction bid solicitation.
- Review bids with City of Hogansville to select the lowest qualified bidder.
- Arrange a pre-construction conference with the selected bidder and issue Notice to Proceed.
- Design any minor changes if and as needed.
- Sign off on contractor's periodic pay and change order requests.
- Serve as primary liaison with the City of Hogansville.

The 2019 construction plans and project manual are attached. The bid forms are being updated now and will show the roof spire and technology as add alternates.

Proposers should submit three (3) copies of their qualifications/proposal packages, unbound, by Tuesday, October 12, 2021 4:00 EST, to:

Ms. Lynne S. Miller, AICP
Planning & Development Director
City of Hogansville
111 High Street
Hogansville, GA 30230
ATTN: Royal Theater Construction Management

Proposal Content

Please address the following questions in your proposal.

- 1) Firm's History and Resources. Briefly describe your firm, number of employees, number of years in business, business location(s), and disciplines available to this project.
- 2) Key Personnel. List the key personnel to be assigned to this project, their qualifications, and the role(s) each would perform.
- 3) Relevant Experience. Briefly describe at least three projects with similar scopes. For each, note dates of performance and whether the project is ongoing. Provide a client reference for each, including name, email address, and phone number. What is your experience with National Register properties?
- 4) Scope, Level of Service Proposed. Outline your basic approach to this project.
- 5) Proposed Fee. List your proposed not-to-exceed fee for this project, including labor, travel, copy costs, etc.