

RFP RESPONSE
ADDITIONAL DOCUMENTS
QUALIFICATIONS FOR ROSA LOWINGER & ASSOCIATES

**CORAL GABLES MERRICK HOUSE REPAIRS AND RESTORATION
RFP 2016.03YG-1**

RLA EXPERIENCE AND QUALIFICATIONS

Rosa Lowinger & Associates is a full-service conservation firm, specializing in the preservation of sculpture, architectural elements, murals, wall finishes and three-dimensional artwork. We have fully staffed offices in Miami, FL and Los Angeles, CA and work throughout the United States.

Rosa Lowinger, Principal Conservator, has been a professional conservator working in the field of architectural and sculpture conservation since 1982. RLA was founded in 2005.

RLA is a certified woman and Hispanic-owned disadvantaged small business capable of handling projects that range in size from small individual object treatments to multi-year, multi-million dollar projects. All of the conservators who are included in this proposal hold degrees in conservation of art and built heritage. All of our work conforms to the Code of Ethics and Guidelines for Practice of the American Institute for the Conservation of Historic and Artistic Works (AIC), the Secretary of the Interior's Standards for the Treatment of Historic Properties, and other applicable international charters.

Unique Suitability for this Project:

RLA is uniquely suited to serve as the conservators for this project for the following reasons:

1. We are the only Miami-based architectural conservation firm and have extensive experience supervising construction projects involving historic preservation and conservation. As such, we are able to provide ongoing monitoring on a daily basis, and do not need to fly in from out of town for meetings or monitoring. We are available 24/7 should any issue arise and our work will be more cost effective than that of any other firm.
2. We are experts in the cleaning, fungal removal, repair, patching and repointing of historic coral rock. We have lectured on methodologies for such for the Historic Preservation Board of Coral Gables, a non-profit historic preservation advocacy group. We have performed this work at Coral Gables City Hall, Vizcaya Museum and Gardens, and numerous private buildings. We know the materials of coral stone repair and 4 of our staff are certified Jahn® Mortar installers, the leading restoration mortar for these finishes.
3. We work regularly with the City of Coral Gables and have an excellent rapport with them. We also work for the University of Miami and are well versed in City policies and how to engage local residents and insure that neighbors are not disturbed.

4. We can perform both conservation supervision and the hands on treatment on the plazas and entrances with our own staff technicians, who have experience working on these materials at Coral Gables City Hall and Vizcaya Museum and Gardens.
5. As a local firm we are well versed in the climactic conditions that make South Florida unique. We know how to prepare a work site for a storm or hurricane.
6. Our firm is a nationally certified woman-owned business, Hispanic owned, known nationally for equal opportunity hiring and the ethnic/ racial diversity of its staff.

Client List:

RLA has a broad client base that includes an extraordinary number of museums, public agencies, historic residences and outdoor sculpture collections. At present these include:

- The cities of: Coral Gables (FL), Miami Beach (FL), North Miami (FL), Fort Myers (FL), Jacksonville (FL), Beverly Hills (CA), Kansas City (MO), Santa Monica (CA), Palm Desert (CA), Los Angeles (CA), San Jose (CA), Ventura (CA), Inglewood (CA), Santa Fe Springs (CA), West Hollywood (CA), West Covina (CA), Pasadena (CA), Southlake (TX), Sioux Falls (SD), and Honolulu (HI).
- Vizcaya Museum and Gardens
- Palm Beach County Cultural Council
- Walt Disney World
- University of Miami
- Florida International University
- Miami Dade College
- Rubell Family Collection (FL)
- Perez Art Museum (FL)
- Bass Art Museum (FL)
- Wolfsonian Museum (FL)
- ICA Miami
- Maitland, FL Art & History Center
- Dade County Art in Public Places
- San Diego International Airport
- Jacksonville International Airport
- Los Angeles County Arts Commission
- Long Beach Arts Council
- California State University Long Beach, CA
- Chinati Foundation (Marfa, TX)
- Museum of Contemporary Art (North Miami)
- Palm Beach International Airport
- Punahou School (Honolulu, HI)
- Ann Norton Sculpture Garden (Palm Beach, FL)
- Boca Raton Museum of Art
- The Huntington (San Marino, CA)
- The Cummer Museum, Jacksonville
- General Services Administration
- Montana Historical Society
- Palm Springs Art Museum (CA)
- The Broad Museum (Los Angeles)
- LA Metro Transit Authority
- Hawaii State Foundation for Culture and the Arts
- Orlando Convention Center

Qualifications of RLA Personnel:

ROSA LOWINGER (Project Director), Principal Conservator, is a Fellow of the American Institute for Conservation (AIC). Rosa's 30+ year career has been devoted to architectural and monuments conservation. She holds a 1982 M.A. in art history and conservation from New York University's Institute of Fine Arts and held the 2008-09 Rome Prize in Conservation at the American Academy in Rome. Rosa was the founder of Los Angeles' Sculpture Conservation Studio and directed all conservation services there from 1988-2008. During that time the studio worked on numerous architectural projects including conservation of the Desmond Building, Hollyhock House, and Bullock's Wilshire in Los Angeles. Ms. Lowinger serves on the AIC's Membership Committee and is a consultant to the Getty Conservation Institute and the University of Miami's Historic Preservation Department. A renowned lecturer, Rosa is committed always to carrying out public presentations to engage stakeholders in conservation and was featured in a recent PBS WorldNews segment on preservation in Havana, Cuba. Rosa is a Board Member of the Florida Association of Public Art Professionals, a peer reviewer for the Association for Preservation Technology Journal, Associate Editor of the University of Pennsylvania's conservation journal *Change Over Time* and a member of the Association for Preservation Technology's Technical Committee for Modern Heritage.

KELLY CIOCIOLA, (Project Manager- Site Supervisor) Senior Conservator and Professional Associate of AIC, holds an M.S. in historic preservation from a joint Clemson University - College of Charleston graduate program. Since 2014, she has been the lead conservator for projects at the City of Coral Gables, Vizcaya and Walt Disney World since 2014 and handles all work for the Cummer Museum (FL), Hawaii's Punahou School, and the cities of Coral Gables and Miami Beach. Kelly is a certified Cathedral Stone Jahn® mortar installer. She has completed the 10-hour OSHA training course and is Class 4 Laser trained. Prior to joining RLA, Kelly worked for 3 years as an Architectural and Sculptural Conservator for Kreilick Conservation, LLC, during which time she conserved many monuments and stone architectural surfaces in the Philadelphia and Washington DC areas, including the Philadelphia Merchant's Exchange, the Jeanne D'Arc Memorial in Washington, DC, Peter, Paul, Mary and Jesus at the Cathedral Basilica of Saints Peter and Paul in Philadelphia, the Lafayette Memorial in Washington DC and metal lanterns at the White House.

HUMBERTO DEL RIO (Technical Site Supervisor), Chief Conservation Technician, holds a B.S. in Chemistry from Martires de Girón Instituto Politecnico de Quimica in Havana, Cuba, with a specialization in Industrial Chemistry. From 2003-2004 Humberto served as a conservation technician trainee at the Cementerio de Cristobal Colon in Havana, the oldest and largest cemetery in Latin America, where he learned marble, brick, bronze, and cast stone masonry conservation and assisted with the installation of the monumental marouflage paintings in the cemetery's chapel. In 2009 he was site technician with Conservation Solutions, Inc, where he performed most of the hands-on work on the Vizcaya Museum's Sutri Fountain. Humberto is a certified Jahn® Mortar installer. He has been the lead site-supervising technician for all RLA projects for the City of Coral Gables.

CHRISTINA VARVI (Secondary Site Conservator), Senior Conservator and Professional Associate of AIC, holds an M.S. in historic preservation with a concentration in materials

conservation from Columbia University. Since joining RLA, she has served as lead onsite conservator for structural and surface treatments at the Huntington Library. She also leads maintenances and conservation treatments for the cities of Beverly Hills (CA), West Hollywood (CA), Santa Monica (CA), Inglewood (CA), Santa Fe Springs (CA), Sioux Falls (SD), Kansas City (MO), Southlake (TX), Los Angeles County Arts Commission (CA), San Diego International Airport (CA), Cal State University, Long Beach (CA), and the Montana Historical Society. Christina's experience with marble sculpture is extensive. She is a certified Jahn® mortar installer and aerial scissor lift operator. Prior to joining RLA, Christina maintained the sculptures for the Central Park Conservancy in New York, and performed paint analysis and worked on the ceramic relief tile murals removed from the Cortlandt Street New York Subway station below the World Trade Center site.

YENNY CABRERA (Assistant Conservator), holds a 2012 B.A. in materials conservation from the Instituto Superior de Arte in Havana, Cuba. From 2004-2014 she worked for the municipal conservation departments of Cienfuegos, Cuba, a UNESCO World Heritage site on Cuba's Caribbean coast. She served first as an intern and technician, then as lead conservator to Director Irán Millan. Ms. Cabrera has a specialty in materials related to the 19th century French and Spanish colonial heritage of her native city and has extensive experience with painted and stuccoed architectural finishes, murals, mosaics, stone, metals, and ceramics. At RLA she has worked on the limestone repairs at Coral Gables City Hall and Vizcaya Museum and Gardens, the mosaic mural by Carlos Alfonso at Florida International University, polychromed sculptures, and the conservation of the 1916 Robert Winthrop Chanler painted plaster ceiling at Vizcaya.

Additional RLA technicians for on-site work will include the following site technicians, all of whom have worked on Coral Gables City Hall or Entrances and Plaza repairs:

Pablo Brouwer, B.A., Instituto Politecnico de Diseño Industrial. With RLA since 2014

Lucinda Linderman, M.F.A. University of Miami. With RLA since 2010

Junior Norelus, B.A., Université Autonome de Port-au-Prince. With RLA since 2011

David Olivera, B.A. Art Center College of Design. With RLA since 2010

Experience Related to this Scope of Work:

1. VIZCAYA MUSEUM AND GARDENS, MIAMI, FL:

RLA has been working at Vizcaya as historic preservation consultants and conservators since 2008. We have performed numerous projects for the institution. Projects relevant to the work at Merrick House include:

- 2009- Performed repairs to damage from the 2005 hurricane season, including repair of historic sconces, lanterns, stone fireplaces, and painted wood window frames.
- 2009-2013-Conducted a comprehensive survey and testing program for cleaning and repairs to all stone, cast stone, limestone, plaster, stucco, wood, metal and masonry of the 1914 historic mansion and garden structures.
- 2013-Served as conservation site supervisors for project to replace Vizcaya's courtyard canopy. Work included daily monitoring of contractors, hands on masonry cleaning, historic cement stucco repair, and repair/ cleaning/ staining of wood elements.
- 2013, 2015-ongoing assessment and monitoring of the 1916 painted plaster Robert Chandler ceiling above the pool area that is suffering from moisture infiltration, efflorescence, and delaminating plaster, among other issues. In 2015, de-installed a plaster pendentive panel to gain access to the back-up structure for additional investigation.
- 2015- present- RLA was sole source hired to repair to cast stone columns in loggias and entrances, and retool newly set columns to match original surfaces.

Building Details: 1914-21, National Register - Architect: Francis Burrell Hoffman
Cost of Services: \$ 363,200.00
Role: Historic preservation consultant and conservation supervisor during construction. Development of protections plan during construction. Hands-on conservation of cast stone, coral stone, metals, pavers, marble flooring, staircases and other historic finishes.

Contacts: Joel Hoffman, Director Lauren Hall, Conservator
Vizcaya Museum and Gardens
Miami, FL 33129
tel. 305.860.8433
Lauren.hall@vizcaya.org joel.hoffman@vizcaya.org

2. ATASCADERO CITY HALL, ATASCADERO, CA:

RLA served as the historic preservation consulting firm for the renovation of the 1914-18 double domed Italian Renaissance Atascadero City Hall (National Register, 1977), after being severely damaged in an earthquake in 2003. Projects have included: development of a conservation plan, site photography and documentation, field reports, and directives for meeting the Secretary of Interior's Standards on Historic Preservation. This project was completed in 2011.

Building Details: 1914-1918, National Register, 1977 - Architect: Walter D. Bliss
Cost of Services: \$ 35,290.00
Role: Historic preservation consultant. Development of protections plan during construction. Construction monitoring.

Contact: **Diani Building Company**
351 North Blosser Rd.
Santa Maria, CA 93458
Tel: 805-925-9533
Michael J. Diani, President, mike@diani.com

3. OVERFELT PARK HISTORIC CHINESE PAVILIONS, CITY OF SAN JOSE, CA

RLA is currently serving as the selected overall historic preservation and conservation consultant for the City of San Jose, CA. Services under this \$500,000.00 3-year contract include assessments, construction supervision, preparation of specification documents, testing and mock ups for historic city buildings. RLA is charged with undertaking identified maintenance and/or construction work as well as managing said work. RLA began this project with an assessment of three late 1960s, early 1970s Chinese-style pavilions in a city park. Work will begin to remedy damage in the Fall of 2016.

Building Details: 1971
Cost of Services: \$ 20,950.00 to date; \$500,000.00 total cost of contract
Role: Historic preservation consultant. Development of protections plan during construction. Construction monitoring.
Contact: Nicolle Burnham, Parks Manager
Department of Parks, Recreation and Neighborhood Services
200 East Santa Clara Street, 9th Floor
San Jose, CA 95113 Phone: 408.973.4197
nicolle.burnham@sanjoseca.gov

4. CITY OF MIAMI BEACH, FL, VENDOME FOUNTAIN, NORMANDY ISLE:

In 2014, RLA was retained by the City of Miami Beach for restoration of the Normandy (Vendome) Fountain in Miami Beach. RLA developed the conservation protocols, monitored the historic preservation aspects of the project and performed all hands on treatment of cast stone and tiles. Modern tiles were removed to reveal the original decorative tiles. RLA had replica tiles fabricated. Investigation of the paint layers revealed the original color palette. Cracks in decorative elements were injection-grouted with a conservation grade grout. The tips of the rosette petals and jaws of the lion heads were reconstructed. Areas of exposed rebar were passivated and primed to protect the metal from further corrosion. The monument was painted with conservation grade paints and replica tiles were installed. The fountain is fully functional.

RLA worked together with subcontractor Like Solution, Inc. of Hialeah, FL on this project. Like Solutions carried out paint removal, stucco work, removal of invasive plantings, and waterproofing of fountain basins.

Building Details: 1929, National Register of Historic Places. Architect: unknown.
Dates on Site: May-October 2014
Role: Subcontractor to B.D.I. Construction and Douglas Wood Engineers
Cost of Services: \$ 125,000.00
Contacts: Edgar Zapata, Contract Coordinator
Public Works/Property Management Division
City of Miami Beach
1245 Michigan Avenue
Miami Beach FL 33139
305.673.7497 edgardzapata@miamibeachfl.gov

5. THE WOLFSONIAN FACADE- FLORIDA INTERNATIONAL UNIVERSITY, MIAMI BEACH, FL.

RLA examined, tested, cleaned, stabilized, repaired and reestablished the aesthetic continuity and integrity of decorated exterior painted friezes and portal at the Wolfsonian Museum at Florida International University. RLA tested methods to safely and comprehensively clean the surfaces of the cast stone to remove atmospheric soiling, metallic staining, and other accretions, performed extensive concrete repairs and rebar removal, removed and replaced deteriorated cast stone, compensated for losses, repointed/filled all joints, caulked the joints, and coated the surfaces of the cast stone with a migrating corrosion inhibitor and water repellent while retaining the delicate painted and decorated surface material that was used to highlight the stone.

Building Details: 1926, National Register of Historic Places
Architect: Robertson and Patterson
Dates on Site: January-November 2011
Cost of Services: \$ 216,475.00
Role: Primary Conservation Firm.
Worked under Stobs Construction, GC to University.
Contacts: Richard Miltner, Exhibition Designer
Wolfsonian Museum
1001 Washington Avenue
Miami Beach, FL 33139
tel. 305-5352630 richard@thewolf.fiu.edu

6. THE HUNTINGTON- SAN MARINO, CA

RLA has served as chief conservators of outdoor sculpture and decorative elements to the museum and garden estate property since 2010. We have performed repairs, cleaning, corrosion mitigation, consolidation, vegetation removal, and general aesthetic reintegration for limestone, marble, and masonry sculptures and fountains, working in conjunction with

the garden and fountains department to monitor fungal growth to fountains. We also provide ongoing maintenance to the site for all of the elements we have conserved on a regular basis 2x per year. The Huntington is located in a very high end residential neighborhood where we follow restrictions on noise and work times.

- Istrian stone fountain – 18th c. Cleaning, structural and surface repairs.
- Marble stone fountain – 19th c. Cleaning, structural and surface repairs.
- Marble and mosaic mausoleum- early 20th c. – Sounding survey, salt poulticing, mosaic inspection, stain removal, consolidation of friable stone, repairs.
- Collection of 35 Italian 18th and 17th c. figurative limestone sculptures- RLA has repaired, cleaned, reset, built bases, installed structural pinning to sculptures.
- Cleaning, structural repairs, and installation of 17th c. iron gates following windstorm.
- Cleaning, conservation, finish analysis, painting and corrosion mitigation for an 18th c. marble tempietto and its ferrous metal cupola.
- Repair and reinstallation of damaged sculptures and limestone urns following windstorm.

Building Details: 1926, National Register of Historic Places Architects: various

Dates on Site: 2010-present, recurring projects

Role: Prime contractor

Total Cost of Services: \$ 287,000.00

Contact: The Huntington Library and Gardens
1151 Oxford Road
San Marino, CA 91108
Attn: Catherine Hess, Curator of European Art
(626) 405-2100 chess@huntington.org

7. MIAMI MARINE STADIUM MIAMI, FL

RLA served as chief conservation investigators for the Miami Marine Stadium to determine methodologies for conservation. This work was performed under a prestigious *Keeping it Modern* award granted to Friends of Miami Marine Stadium by the Getty Foundation. RLA conducted a yearlong project to determine the concrete mixes for patching surfaces, methods for cleaning the graffiti and providing graffiti protection, local and overall corrosion protection, and cleaning fungal growths.

Building Details: 1963, National Register of Historic Places.
Hilario Candela, Architect.

Dates of Work: September 2014-February 2016

Role: Prime contractor

Total Cost of Services: \$ 180,000.00

Contact: **Getty Foundation**
1200 Getty Center Drive, Suite 800
Los Angeles, CA 90049-1685

Attn: Antoine Wilmering, Senior Program Officer

Friends of Miami Marine Stadium

337 Palermo Avenue
Coral Gables, FL 33134
Attn: Jorge Hernandez
jorge@jlharchitect.com (305) 284-2278

8. MURALS AT THE CATHEDRAL OF ST. TRINITÉ, PORT AU PRINCE HAITI. 1948-1950.

From 2010-2011, RLA served as the chief architectural conservator and prime contractor for the stabilization and removal of 3 monumental murals on concrete walls executed in low-binder pigments on a lime plaster substrate that were damaged in the January 2010 earthquake in Port-Au-Prince, Haiti. Working in conjunction with a subcontracted Paintings Conservator Viviana Dominguez, RLA provided all historical research, testing, methodologies, and hands-on work for a one year project to implement cleaning, facing, cataloguing, dismantling, storage, removal of facing and design of storage and treatment parameters for removal of the fragments of the remaining murals. The work has been published extensively.

Artwork Details: 1948-1950, Artists: Philome Obim, Castera Bazile, Prefete Duffaut
Dates on Site: 2010-2011
Role: Prime contractor
Total Cost of Services: \$ 87,000.00
Contact: Dr. Richard Kurin, Undersecretary for Arts and Culture
Smithsonian Institute Center for Folklife and Cultural Heritage,
Washington, DC 20013-7012
[202-633-5240](tel:202-633-5240) kurin@si.edu

9. CITY OF INGLEWOOD, CA HISTORY OF TRANSPORTATION, A WPA MURAL

History of Transportation is a 60 panel, 240 ft-long narrative mural made of petrachrome, a cast stone based form of mid-twentieth century decorative terrazzo. The largest freestanding WPA artwork in the western United States, the mural had suffered extensive fragmentation of the reinforced concrete backing, erosion and wholesale cracking, poor old repairs, and loss of entire panels. In 2000, the Getty Conservation Institute asked Rosa Lowinger, then senior conservator of Sculpture Conservation Studio, to head up a team of experts to determine the feasibility of relocating and restoring the mural. Lowinger led the team that designed and implemented a 5- year project that involved engaging with the community on relocation of the mural, dismantling the artwork, repairing breakage and stabilizing corrosion of the internal rebar, removing layers of graffiti embedded into the porous surface, recreating lost areas including two entire panels, and developing a water repellent and anti-graffiti coating and mitigation program to ensure long term stability.

Artwork Details: 1940, Helen Lundeberg, National Register of Historic Places.
Dates on Site: 2002-2006
Role: Lead Conservators (Lowinger was then director of Sculpture Conservation Studio)
Cost of Services: \$ 1,287,000.00
Contact: Skip Halloran
Human Services Superintendent and Historic Preservation Coordinator
City of Inglewood, CA
310 412-8750 shalloran@cityofinglewood.org

CITY OF CORAL GABLES, FL:

While we are aware that we cannot use the City of Coral Gables as one of our 5 key references, we wanted to demonstrate our specific knowledge of the materials and methods these entrances and plazas are made of. RLA has been the onsite conservator for the city of Coral Gables since 2012.

In 2012, RLA undertook the cleaning, fungicidal treatment, failed patching remediation, treatment and passivation of ferrous corrosion, and loss compensation at the coral stone steps and ramps at the front entrance to Coral Gables' City Hall.

From 2012 to the present, RLA has been charged with the on-going repair of automotive damage to historic brick, concrete block and stucco walls located at various intersections throughout Coral Gables. Repairs include re-setting displaced and/or broken elements, loss compensation, as well as color matching original surfaces.

In 2015, RLA was retained by the City of Coral Gables to perform cleaning, fungicidal treatment, emergency stabilization, consolidation, and loss compensation on the cast stone decorative elements on the roof of Coral Gables' City Hall. Our firm also provided all hands-on services to restore visual and structural integrity to the cast stone via cleaning, removal of crumbling, friable, detached, and fragmented cast stone and failed repair material, cleaning and passivating corrosion, isolating the reinforcement with an inhibitive coating, stabilizing areas of potential imminent loss via pinning, grouting, and reassembly, and compensating losses.