REQUEST FOR INFORMATION

Name of RFI: Relocation of the Historic Overholt House
The College of Wooster (hereinafter the College) is soliciting information from interested Parties (hereinafter Party or Parties) that can relocate, preserve and rehabilitate the Historical Overholt House located at 1473 Beall Avenue, Wooster, Ohio 44691.

The College of Wooster is an Affirmative Action/Equal Opportunity employer pursuant to Executive Order 11246 as amended.

The College of Wooster Terms and Conditions can be located on the College website at: http://www.wooster.edu/Offices-Directories/Business-Office/External-Vendors. Hard copies are available upon request.

INSTITUTIONAL MISSION STATEMENT

The College of Wooster is a community of independent minds, working together to prepare students to become leaders of character and influence in an interdependent global community. We engage motivated students in a rigorous and dynamic liberal education. Mentored by a faculty nationally recognized for excellence in teaching, Wooster graduates are creative and independent thinkers with exceptional abilities to ask important questions, research complex issues, solve problems, and communicate new knowledge and insight.

SECTION 1

BACKGROUND AND CURRENT CONDITIONS

The College purchased the house in 2001, where it has elegantly served as office and student group meeting space for the past 15 years. The house was evaluated and it was determined that its architectural characteristics and background make it historically significant to the Wooster community. Through this solicitation the College hopes to facilitate its relocation and rehabilitation. A detailed history of the home follows as Exhibit A: History of Historical Overholt House.

The College will contribute a total of $25,000.00 toward the preparation and relocation process. A portion of these funds may be used to purchase the required insurance for performing this work on College property. The balance of the funds will be dispersed upon completion of the work.

Proposals to relocate, preserve and rehabilitate the house in the Wooster community are desired but not required. The structure must be moved in a timely fashion with a final completion date of Friday, August 18, 2017. The house will need to be relocated “stick by stick”, due to significant structural issues that make it impossible to move by trailer or other mechanical means.

Any and all abatement issues will be addressed by the College prior to entering into a Contract with the successful Party. In addition, the College will handle the termination of all utilities, the removal of the foundations, backfilling and restoring the property to green space.
SECTION 2
ADMINISTRATIVE INFORMATION

A. SCHEDULE OF ACTIVITIES

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<tr>
<th>Event</th>
<th>Date/Time</th>
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<tr>
<td>Request for Information issued</td>
<td>Monday, August 8, 2016</td>
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<tr>
<td>Home Tour</td>
<td>Completed by 4:00 p.m. on Monday, August 22, 2016</td>
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<tr>
<td>Party Inquiries</td>
<td>Submitted by 4:00 p.m. on Monday, August 22, 2016</td>
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<tr>
<td>Inquiries Answered</td>
<td>Monday, August 29, 2016, by 4:00 p.m.</td>
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<td>Submittal Due Date</td>
<td>Monday, September 12, 2016, by 4:00 p.m.</td>
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<td>Evaluation and Selection</td>
<td>Monday, September 12, through Monday, September 26, 2016</td>
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<td>Award of Contract</td>
<td>Monday, November 7, 2016</td>
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<tr>
<td>Deconstruction Period</td>
<td>Tuesday, May 16, 2017, through Friday, August 18, 2017</td>
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</table>

B. PARTIES INQUIRIES

1. Interested Parties may make inquiries concerning this RFI to obtain clarification of requirements. All inquiries shall be submitted via email to the attention of Mr. Tracy Holtz, tholtz@wooster.edu on or before Monday, August 22, 2016, by 4:00 p.m.

2. Interested Parties may schedule a home tour with Mr. Doug Laditka, via email at dladitka@wooster.edu, or by phone, 330-263-2310, all tours must be completed on or before Monday, August 22, 2016, by 4:00 p.m.

3. In the event that it becomes necessary to revise any part of this RFI, an addendum will be issued to all interested Parties.

C. PROPOSAL SUBMISSION

1. Interested Parties must provide a submittal that is clear, concise and formatted as numbered in this RFI. Submittals will be accepted until 4:00 p.m. on Monday, September 12, 2016.

2. Late Submittals: Late submittals will not be accepted. It is the responsibility of the Party to ensure that the proposal arrives per instructions.

3. Submissions may be delivered or emailed to the attention of Mr. Tracy Holtz at the appropriate address below.

Mr. Tracy Holtz tholtz@wooster.edu
215 Galpin Hall
1101 North Bever Street
Wooster, OH 44691
Phone: 330-263-2367
D. ADDITIONAL CONDITIONS OF PROPOSAL SUBMISSION

1. The College of Wooster reserves the right to accept or reject any and all submissions, waive any and all formalities, and select the Party deemed to be in the best interest of the College.

2. At the option of the Party, additional material may be submitted that more fully describes plans or other pertinent matters, but it is not required.

3. The College is not liable for any cost(s) incurred by interested Parties prior to issuance of an agreement, contract. The expenses incurred by the Party in preparation, submission, and presentation of the submission are the responsibility of the Party.

4. The submittal must be signed by person(s) authorized to legally bind the Party.

5. The Party must agree to indemnify the College.

6. The laws of the State of Ohio and rules and regulations issued pursuant thereto shall be applied in the interpretation, execution and enforcement of any Agreement resulting from this RFI.

7. Each signatory avers that to his/her knowledge, no employee of the College has any personal or beneficial interest whatsoever in the property described herein.

8. The Party must agree to maintain the required insurance coverages as shown in Exhibit B: Insurance Requirements, for the duration of the project. The College will also work with the successful Party if a bond is required. Please state if you will require a bond for this project in your response.

GENERAL QUESTIONS

1. Please detail your step-by-step plans for removing and reconstructing the Overholt House. Please specify the appropriate details, especially regarding a list of the architectural elements to be kept for reuse. Please provide a tentative schedule, noting that the house must be removed from College property on or before Friday, August 18, 2017.

2. What is your intention in reconstructing the Overholt house and why? Please select one of the following items below and specify your intended use. The floor plans of the Overholt House follow as Exhibit C.
   a. Utilize the exact original floor plan and outside appearance of the Overholt House.
   b. Adapt the floor plan and outside appearance to reflect the Overholt House look but make certain changes.
   c. Develop a newly designed floor plan and outside appearance but incorporate the unique architectural elements of the Overholt House.
   d. Remove the Overholt House and keep the architectural elements for future use.
3. Do you have a future use for the home or is it unspecified?

4. Have you chosen a lot or property for the placement of the rebuilt Overholt House? If yes, please provide the location address.

5. Who or which company will be performing the construction activities? What experience do you and/or the company have with removing old buildings?

6. Please provide a visual rendering of the proposed design of the outside appearance (this does not need to be an architectural drawing).

7. Please provide a visual rendering of the floor plan and other space configuration (this does not need to be an architectural drawing).

8. Will you be utilizing the stone blocks currently on the property and, if so, how and where?

9. Where will the Overholt House wood and architectural items be stored after removal and before reconstruction? (Note: The storage building should be watertight and secure).

10. If you are unable to fulfill your proposed plan, what do you anticipate doing with the home?

11. What is the projected cost of securing the worksite, removal of the structure, cost of the land, and cost of the reconstruction of the Overholt House? Please provide an estimated project budget.

**EVALUATION, LIST SELECTION, AND AWARD PROCESS**

All responses submitted to this RFI shall be reviewed for responsiveness prior to referral to committee. A committee of College personnel and Wooster community members familiar with the relocation, preservation, and rehabilitation process for historical buildings shall then evaluate all responses in a private opening of the response documents.

The evaluation committee may require an interview with the Party likely for award during the evaluation and selection process. However, it should be understood that interviews may not be requested of any or all Parties and therefore complete information should be submitted with the response.

The recommendation of the evaluation committee will be forwarded to the College’s Board of Trustees for approval and issuance of a contract for the deconstruction and relocation of the home.

**End of RFI**
History of the Historic Overholt House

The history of what has come to be known as the Overholt House is a long and interesting one. There were several owners, each with their contributions to the Wooster community.

Aquila Wiley, Civil War Veteran and 1st Owner: The first owner was Aquila Wiley, who came to Wayne County in 1852 from Cumberland County, Pennsylvania. For several years he was a teacher, then he read law in the office of Jeffries and Parsons. He was admitted to the Ohio bar in 1857.

Wiley had just begun his law practice when the Civil War broke out. He entered the army in 1861, personally helped to recruit Company C of the 41st Ohio, and became its first captain. He was wounded in the leg in 1862 at Shiloh, Tennessee. In November 1863 he was wounded again in the same leg at Mission Ridge, Tenn. The wound was so serious the leg had to be amputated. Promoted to Colonel, he was discharged from the army January 4, 1864.

Colonel Wiley returned to Wooster to build a successful law practice. He was nominated as Secretary of State of Ohio by unanimous vote of the State Democratic Convention in 1872, but failed along with the remainder of the ticket. In 1878, he received the Democratic nomination for Congress, but was defeated by William McKinley. Wiley was probate judge of Wayne County from 1876 to 1878. It is likely that by this time the aged Wiley was unable to go up and down the steep stairs of his beloved home. Subsequently, Wiley bought a house at 165 North Market Street, in which he had an elevator installed. That house was razed to build the Ohio Power Company office.

From Aquila Wiley to John D. Overholt: During the period prior to the 1870s, Jane and David Pollock owned a farm north of Wooster. In 1874, Aquila Wiley purchased three acres of land from the Pollock’s for $900 and constructed the house on the site. In May of 1876, Wiley married Emma, daughter of Neal Power. His children were Ada May Wiley, and Walter Wiley.

On June 1, 1882, Wiley sold the three-acre property and the home to Christian and Elizabeth Overholt for $8,000. Then, at the turn of the century, the Overholt House, (then in the recently incorporated Bloomington Village) was deeded to a relative Karl F. Overholt. Keeping it in the extended family, in 1938 it was inherited by Maria Overholt, Karl’s widow, and on November 28, 1944, was inherited by John D. Overholt.

John D. Overholt, Businessman & Community Leader: John D. Overholt, grandson of the original owner, was a successful manufacturer and inventor. His most utilitarian invention was a Crib and Bin Ventilating System, which was patented in 1916. In his application, he said, “My invention relates to improvements in crib and bin structures for housing corn, wheat and other grains. The principal object is to provide improvements in the ventilating system of such cribs and bins.” He said “the current arrangement is defective as a ventilating system because it does not sufficiently take into account that stored grain will heat and mold in the center and at the bottom of the crib or bin more quickly than elsewhere. With this invention, better ventilation is afforded through the ventilating shaft by having the perforations therein limited to at least four fifths of the way up from its bottom.”
John was also a Director and the President of the Wayne County National Bank. He was known in the community for his generous spirit. He was involved in several community organizations and was a long-term churchgoer. Also, he had a special interest in advances in the field of health. John D. Overholt, after a long and distinguished public career, died May 9, 1973.

**From John D. Overholt to the College of Wooster:** On March 5, 1974, 1.96 acres of the three-acre property was deeded to Edith Gerig. The remainder of the property and the house was sold to Jurowa Inc. (Stockholders of the Wooster Clinic). In late September 1981, Jurowa Inc., applied for and received a demolition permit from the city to demolish the house and replace it with a parking lot. However, the Architectural Preservation Society of Wayne County, combined with an offer from Wooster resident Gerald Pierson of Pierson Realty, submitted a proposal to the Clinic to move the structure to a new site where it would be restored. The Wooster Clinic accepted the proposal and in May of 1982 the century-old Overholt House was moved to its present location at 1473 Beall Ave. The house was used as professional offices until August of 1993, when it became a Bed and Breakfast, and then purchased by the College of Wooster in 2001. Various college offices were placed in the Overholt House.

**Architectural and Historic Significance**

The Overholt House is the only major example of late nineteenth century Stick Style architecture in the City of Wooster. With its restored exterior, complete with authentic historic paint color scheme, the Overholt House is one of the best-preserved late nineteenth century residence in the community.

The building has several unique features that distinguish it from other buildings of the same period in Wooster:

- Its tall square tower is more vertical and of larger scale than any other similar feature on a Wooster residence.
- The presence of highly detailed porches on all sides of the building is another unique element.
- The circular stairway is a unique feature. This walnut "Flying" stairway ascends all three stories and when one looks up, the view extends all the way to the attic!
- It retains the interior woodwork in the original finish.
- It has an outstanding “back maid's” stairway, also in walnut.
- It has intricate gingerbread decoration on the porches on each side of the house, and each side has an entrance.

**Overholt House Detailed Description:** The house is a three-story wood frame residence that has a profusion of gables, brackets and other types of wood ornamentation. The building's plan consists of a cross formed by two intersecting rectangular sections, each of which features a gable roof. Projecting out from the intersection of the two wings is a massive square tower that is crowned by a steeply pitched pyramidal tower punctuated by ornate attic gable windows. A series of porches virtually surrounds the building. A small entrance porch is at the base of the tower in front. This porch is contiguous with a side porch that wraps around the tower and the north side of the building.
A small separate entrance porch is present on the south side of the building. These three porches are heavily ornamented. Intricate paired brackets support a large projecting porch cornice. Vertical porch columns are braced by decorative diagonal supports near the porch cornice. The exterior of the building is covered by clapboard siding, which is highlighted by fascia boards at frequent intervals, which serve to group together windows on each floor and articulate the various floor levels. Ornamentation is concentrated at the numerous roof gables and consists of diagonal bracing for the roof overhangs and bargeboard trim at the top of each gable. The rear wing is more plainly finished and is lower in height. Crowning the structure is an elaborate finial perched atop the tall front tower.

The building's interior is distinguished by a spiral stairway that ascends from the first floor to the attic in a continuous graceful sweep. This stair is located in the front entrance hall and is contained within the front tower. The first floor has three large parlors that are finished in ornate hardwoods and feature elaborate fireplaces. The second floor features several large bedrooms. A secondary stairway connects these two levels at the rear. The third floor is largely unfinished and consists of a large open floored attic. The tower room is plastered and partitioned from the attic.

**Note:** The original foundation stones were relocated to the existing site and fashioned into a low wall. The original bricks from the chimneys were used to construct a patio.

**Note:** The Overholt House qualifies for listing on the National Register on the basis of its architecture. Also, due to the publicity about moving this building, the City of Wooster was prompted to enact legislation to encourage the preservation of historic landmarks. This building utilized this new ordinance to obtain a special variance to operate a business in an historic building located in a residential neighborhood.

The College would like to thank Wendy Barlow, Steve McQuillin, Sally Bernhardt and Paul Locher for providing this detailed history of the Historic Overholt House.

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INSURANCE REQUIREMENTS

COVERAGES

   Coverage to include:
   Premises and Operations
   Personal/Advertising Injury
   Products/Completed Operations
   Liability assumed under an Insured Contract (including defense costs assumed under contract)

13. Automobile Liability including all:
   Owned Vehicles
   Non-owned Vehicles
   Hired Vehicles
   Personal Injury Protection (where applicable)

14. Workers Compensation:
   Statutory Benefits (Coverage A)
   Employers Liability (Coverage B)

LIMITS REQUIRED

The Party shall carry the following limits of liability as required below:

15. Commercial General Liability:
   General Aggregate $5,000,000
   Products/Completed Operations Aggregate $5,000,000
   Each Occurrence Limit $1,000,000
   Personal/Advertising Injury $1,000,000
   Fire Damage (Any One Fire) $ 300,000
   Medical Payments (Any One Person) $ 5,000

16. Automobile Liability:
   Bodily Injury/Property Damage (Each Accident) $1,000,000
   Personal Injury Protection Statutory

17. Workers Compensation:
   Coverage A (Workers Compensation) Statutory
   Coverage B (Employers Liability) $ 100,000
   $ 500,000
   $ 100,000

The College of Wooster shall be named as an additional insured.
FE in Attic, Just Inside Door ~ West Side