

**Amphitheater Public Schools**  
**No. 09-0022**

**Prepared:**  
September 25<sup>th</sup>, 2009



*interior design* **Master Planning** **Urban Design** **INNOVATION** **architecture** **Rural Design**  
**Creative**



PLANNING • ARCHITECTURE • URBAN DESIGN



Carson City Finance Department  
Purchasing and Contracts  
201 N. Carson Street, Suite 3  
Carson City, NV 89701

Thank you for this opportunity to submit RAFI's qualifications for the Carson City Historic District Survey Services. RAFI is uniquely qualified to provide survey services to the Carson City Historic District. We have a team of individuals who have restored, re-sited, and surveyed historical buildings, and facilities. RAFI was established in 1985 by Dr. Robert A. Fielden, one of the first ten people to receive a doctorate in architecture. Over RAFI's twenty-four years in business we have been dedicated to the history of Nevada. Our knowledge of historical properties and the processes by which they are evaluated is very extensive. As you will find in our proposal we have all the qualifications necessary to complete the surveying process and the SHPO report for this project.

We pride ourselves on being informed on the most up-to-date historical research methods and procedures. Members of our staff have recently completed Historic Preservation Leadership Training, which has only expanded our firm's extensive knowledge on dealing with projects of this type.

All our work is rated superior by our clients. In addition, RAFI prides itself on completing work under budget and getting a project accomplished within the time frame scheduled. We bring to the table a regionally renowned team of specialists, including **Dr. Robert A. Fielden, FAIA, NCARB, and Jeff Wagner, AIA.**

Sincerely,

Laura Jane Spina  
Principal in Charge  
O. 702. 435. 7234  
F. 702. 435. 6478  
E. [ljspina@rafi-nevada.com](mailto:ljspina@rafi-nevada.com)

Firm

## Introduction

155 S. Water St. Ste. 220  
Henderson, NV 89015

**Contact:** Laura Jane Spina

**P.** 702. 435. 7234

**F.** 702. 435. 6478

**W.** [www.rafi-nevada.com](http://www.rafi-nevada.com)



**RAFI** is a multifaceted WBE certified planning, architecture, and urban design firm with three studios, with its primary office in Henderson, Nevada. The firm specializes in providing comprehensive client services for advanced planning, real estate evaluations, programming, site planning and the design of long-range master planned facilities, and towns.

RAFI services address a broad range of private sector, city, county and state agencies' needs to issues associated with research, planning, historic preservation, potential development, and redevelopment programs including:

- Architecture
- Redevelopment/Revitalization
- Master Planning
- Structural Engineering
- Historic Preservation
- Historic Rehabilitation
- Space Planning
- Marketing and Feasibility
- Land Assessment/Location Analysis
- Pre-Design and Design Assistance
- Capital Improvement
- Post-construction and Start-up Assistance

Additional services to address the range of clients' needs in terms of urban design include:

- All aspects of Urban Function Analysis
- Urban Frame and Materials Analysis
- Quality Evaluations and Aesthetics Development

**RAFI** continues to focus on using planning and design to increase the client's investment through advancing the quality of life for facility users, and the community-at-large, by creating environmentally conscience buildings, and construction sustainable.

### **RAFI Planning, Architecture, Urban Design**

Founded in 1985 by nationally acclaimed architect Dr. Robert A. Fielden, A.D., NCARB, FAIA, RAFI provides innovative, functional, creative and environmentally responsive design solutions for a wide range of project types.

Project

## Understanding & Approach



### Statement of Understanding:

RAFI understands that the project entails preparation of a National Register Nomination for the Carson City Historic district and a re-survey of approximately 50 properties within the district. This nomination includes surveys of historic surveys of properties and parcels using the criteria noted with the National Parks Service and the Secretary of the Interiors. Through our past experiences working with a variety of municipalities and our State Historic Preservation Officer on similar projects and we continue to have clients return as they are happy with the work performed. We have two architects who have expertise in the historic preservation realm; one who is on the Nevada State Historic Preservation Office consultant's list as a historic architect, and the other who recently completed preservation leadership training from the National Historic Trust.

### Project Approach:

RAFI's approach to the project is outlined below. Historic surveys require a thoughtful planning approach. RAFI has developed the following approach as a result of previous experience. It is vital that all stake holders are involved in the process early, and effect lines of communication are established. Rarely are surveys a strictly linear process, however, the approach can be broken into the following stages:

- Foundation Research
- Analysis
- Documentation
- Comment and Review
- Final Report

The process begins with an initial meeting with SHPO staff. Prior to initiating the architectural survey, RAFI will consult with the SHPO staff architectural historians regarding the definition of the area of potential effect and the recording methodology. Based on the conclusion of this meeting RAFI will develop a research design and methodology. Developing a research design precedes the commencement of field observation and documentation. The research design outlines what is known about cultural resources within the district from a variety of sources including the following: cultural resource management reports and site

Project

## Understanding & Approach



forms, published and unpublished literature, maps, and informants. This published and unpublished data is synthesized into statements regarding the range of cultural resources expected during the course of field investigations and the proposed field methods to discover these resources. Once a research design is in place field investigation will begin. During the field investigation stage RAFI will observe and document the current state of the properties within the historic district. Concurrently, a draft of the findings and the nomination package will be produced for review by the Carson City Historic Resources Commission.

These surveys will allow RAFI to determine the integrity of these properties in comparison to the condition circa the original survey. In addition, each property will be classified as either a contributing element or non-contributing element to the historic district nomination. If eligible, property owners are then notified directly, and by a local newspaper publishing, to allow them the opportunity to concur or object to the listing. RAFI encourages a public information meeting also be held to encourage buy-in and understanding of the process and its benefits.

RAFI will work closely with all stakeholders during the review and comment process.

Once all parties are satisfied with the nomination a final package will be submitted to the Carson City Historic Resources Commission. The Carson City Historic Resources Commission shall review the nomination forms and shall determine whether or not the property meets the National Register criteria. The Commission will make a recommendation to the State Historic Preservation Officer, Ms. Ossa, to approve or disapprove the nomination.

# Time Line for Completion of Project



1. Foundation Research 4 weeks

- Consult with SHPO
- Develop Research Design
- Define Recording Methodology
- Compile Architectural Data

2. Field Survey 2 weeks

- Conduct field observation and documentation

3. Analysis 3 weeks

- Photograph Documentation
- Final Assessments
- Footprint Documentation
- Field Observation final Documentation
- Historical Resource Inventory Form to be filed

4. Report Draft 3 weeks

5. Initial Report Review 2 weeks

6. Revise Report 2 weeks

7. NV SHPO Initial Review 6 weeks

8. Revise Report 2 weeks

9. NV SHPO Review 4 weeks

10. Final Report Revision 1 week

**11. Final review and approval of nomination 9 weeks**

# Dr. Robert A. Fielden

*Principal/Project Architect - RAFI Architecture*

Dr. Fielden, has dedicated his professional career to serving Nevada through assistance to its rural and urban communities. A major focus of this attention has been in guidance and help in strengthening public appreciation for historic and near historic community resources. In rural Nevada this work has been with building advocacy and support for maintaining the original historic character of community buildings, downtowns and main streets, using redevelopment as an economic tool for repurposing building functions within the context of funding assistance for historic preservation.

In the two metropolitan centers, Reno and Las Vegas, Dr. Fielden has supported historic preservation through assisting architects and the public understand the benefits to the community saving valuable historic and near historic resources has, and the role saving these resources play in making planning and design more beneficial to the community and its quality-of-life.

In Las Vegas, he served as a consulting project manager in assisting the City of Las Vegas obtain a partial grant for restoring portions of the exterior of the historic Post Office and Courts building. With that project he also created the exterior details and specifications for that portion of the restoration, which required thorough and comprehensive investigations of the building's envelope systems.

In Boulder City, he assisted the State of Nevada Railroad Museum create a loading station for its historic railroad restoration facility there. In Hawthorne, Nevada he is currently helping Mineral County partially restore its historic USO building, built in 1942. Additionally, Dr. Fielden has assisted in preparing property surveys for SHPO documentation for older neighborhoods in Las Vegas.

Beyond his work with Historic Preservation, Dr. Fielden, NCARB, FAIA is internationally recognized for his contributions to the profession of architecture, including a number of international design awards and architectural exhibits containing his work. He is a recipient of the Nevada Society of Architects, Silver Medal and the American Institute of Architects', Western Mountain Region, Silver Medal; and, is the first Nevada recipient for both honors.

Dr. Fielden has served as president of the Las Vegas Chapter of the AIA on three separate occasions; he is past president of Nevada AIA, a former member of the AIA national board of directors and is a member of the AIA College of Fellows.



N C A R B

NCARB, FAIA

## **Education**

University of Hawaii, Manoa  
Architecture Doctorate, 2000

University of Nevada, Las Vegas  
Master of Education

Texas Technological University,  
Lubbock, Texas Bachelor of  
Architecture: Design Option

## **Representative Projects**

- Hawthorne USO SHPO
- McKnight Senior Village SHPO
- Stupak Community Center SHPO
- Henderson Township SHPO
- H & Monroe Senior Apartments
- UNLV Master Plan & Update
- UNLV ADA Signage Plan
- CSN Charleston Phase III & IV
- Chaparral High School Renovation
- Las Vegas Convention Center Master Plan
- Las Vegas Academy Addition
- Washoe County Library Remodel

## **Professional Certification**

Total Years Experience: 45

Years with RAFI: 23

NCARB—#7342

State of Nevada—#500



# Jeff Wagner

Project Manager - RAFI Architecture

NCARB, AIA, LEED®AP

Mr. Wagner's background in construction and real estate has served as a strong foundation for his evolution as a design professional. He is well versed in all aspects of architectural project delivery, and has been involved in all phases of professional services from programming to construction administration. He has had the opportunity to work and attend college in Boston, Los Angeles, and Las Vegas. His experience and education has allowed him to explore a wide range of specialties from highly theoretical design issues, while attending the Southern California Institute of Architecture, to more practical issues such as constructability and code compliance. Mr. Wagner's thirst for knowledge, and commitment to delivering a high quality professional service has driven him to seek a complete understanding of the built environment.

During his career, Mr. Wagner has been instrumental in implementing production standards, CAD standards, and the adoption of BIM software in the firms with which he has worked. In addition he has held positions as job captain, project manager and senior project manager on a wide variety of projects giving him a global view of the processes required to deliver quality projects on time and with-in budget.

In addition to his professional accomplishments, Mr. Wagner's passion for architecture has led him to develop a high school mentoring program in conjunction with the Clark County School District. He is also currently the Program Director for the Design Technologies program offered at the College of Southern Nevada, which includes Residential Design, Interior Design, Ornamental Horticulture, Floral Design, and CADD technologies. As an active academic with the responsibility of developing and effectively delivering curriculum, Mr. Wagner has developed skills well suited for the evaluation of educational and operational space needs and utilization. In this position he has taught classes in design, structure, mechanical and electrical systems, codes, and software. Mr. Wagner is also responsible for a number of full and part time faculty members, overall scheduling for the programs and management of the resources and facilities utilized by each program.

## Education

University of Nevada, Las Vegas  
Master of Architecture

University of Nevada, Las Vegas  
Bachelor of Science in Architecture

## Representative Projects

- Hawthorne USO SHPO
- H & Monroe SHPO
- LV Convention Center Renovation
- Hullum Homes Renovation
- Mulley's bar and grill
- Skinny Dugan's bar and grill
- Port-of-Subs at McCarran airport B and D gates
- World Wellness Medical Center
- IBEX Medical Plaza
- Kermitt Booker Elementary School

## Professional Certification

Total Years Experience: 7  
Years with RAFI: 2

CSI Certified Document Technician  
Completed Preservation  
Leadership Training from HTHP

Licensed Architect  
State of Nevada—#6418  
OSHA 30 Trained —#34-600690018



# Blake Epperson

Assistant Project Manager - RAFI Architecture

Blake Epperson has spent the two years of his tenure with RAFI working as both an architectural draftsman and the primary delegate for the firm's historic preservation efforts in Las Vegas and rural Nevada. In Las Vegas his area of concentration has been assessing the historic value of properties in proximity to significant new development in historic neighborhoods. This work involves knowledge of residential building construction materials and techniques common to mid-20th century Las Vegas, as well as an understanding of a broad range of American housing styles. In addition to working with Nevada State Historic Preservation Office for submitting historic resource surveys, he has also made contributions to the rehabilitation of an historic United Services Organization recreation building in Hawthorne, Nevada. Mr. Epperson has used his research findings for USO buildings nationwide to draft a Historic Preservation Treatment Plan which coordinates a historically accurate reference for rehabilitation work to be completed at the Hawthorne facility. Most recently, Mr. Epperson has used his experience in historic preservation to provide consultation services preparing comprehensive reports for proposed cell tower construction in historic areas of the Las Vegas valley.

Beyond his work with Historic Preservation, Mr. Epperson has worked as a designer and draftsman on a broad range of project types in the Las Vegas area. He is currently preparing the construction documents for The St. Therese Mission, a roughly 17,000 square foot religious development in Inyo County, California that is seeking a LEED Platinum certification. Mr. Epperson is also participating in NCARB's Intern Development Program and has received certification as a Leadership in Energy and Design Associated Professional through the U.S. Green Building Council.

LEED®AP

## Education

B.S., Architecture, Texas Tech University, Lubbock, Texas, 2008

## Representative Projects

- Hawthorne USO Building Rehabilitation
- H & Monroe Historic Survey
- McKnight Senior Village Historic Survey
- St. Therese Mission, Inyo County
- Shain Façade Improvement
- Mexican Consulate Expansion and Remodel
- Varian Oncology Instructional Facility
- Lindo Michoacan Restaurant Remodel

## Professional Certification

Total Years Experience: 2  
Years with RAFI: 2

Intern Development Program

LEED®AP



Building - Hawthorne, Nevada

## H & Monroe Senior Apartments

**Start Date:** December 2008  
**Completion Date:** December 2008  
**Owners:** City of Las Vegas Neighborhood Services Department  
**Project Budget:** \$40,000  
**Contact Info:** Sherin Bullock - Director - P. (702)-400-8997

The following Historic Resources Survey Report is an update to the 2003 West Las Vegas Historic Resource Survey and Inventory, completed by 20th Century Preservation. It is intended to offer additional information regarding the particular West Las Vegas Area of Potential Effect addressed in this survey report. As a point of reference, the Historic Context Report for the 2003 West Las Vegas Historic Resource Survey and Inventory is located in Appendix A.

In anticipation of utilizing Home funds, Tax Credits and private financing to develop and construct Phase II and III of the H & Monroe Senior Apartments, the Community Development Programs Center of Nevada has commissioned RAFI Planning, Architecture and Urban Design to complete a Historic Resources Survey Report in compliance with the Nevada Section 106 Architectural Inventory and Survey process.

## Henderson Township

**Start Date:** June 2008  
**Completion Date:** August 2008  
**Owners:** City of Henderson Neighborhood Services  
**Project Budget:** \$15,000  
**Contact Info:** Glenn Krause - Director - P. (702)-267-2005

Architectural survey of 120 homes in the original township of Henderson, NV. The survey included a determination of eligibility of homes for inclusion on the National Register of Historic Places using procedures and form required by the Nevada SHPO and completion of Historic Resource Inventory Forms (HRIF) for properties within the survey area according to the Nevada SHPO requirements.

The final report included original back and white digital (restricted to SHPO conditions) photographs, inventory forms, bibliography, and a historic context discussing the history of neighborhood including types of buildings, patterns of development, maps and other supporting materials.

## Phase II & III

### Historic Resources Survey



## SHPO

### Historic Resources Survey



## McKnight Senior Village

**Start Date:** August 2008

**Completion Date:** September 2008

**Owners:** City of Las Vegas Neighborhood Services Department

**Project Budget:** \$35,000

**Contact Info:** Courtney Mooney - Planning & Development/CLV  
Historic Preservation - P. (702)-229-6301

**A**rchitectural survey of 40 homes in the original township area Las Vegas, NV. The survey included a determination of eligibility of homes for inclusion on the National Register of Historic Places using procedures and form required by the Nevada SHPO and completion of Historic Resource Inventory Forms (HRIF) for properties within the survey area according to the Nevada SHPO requirements.

The final report included original back and white digital (restricted to SHPO conditions) photographs, inventory forms, bibliography, and a historic context discussing the history of neighborhood including types of buildings, patterns of development, maps and other supporting materials.

## Stupak Community Center

**Start Date:** August 2007

**Completion Date:** September 2007

**Owners:** City of Las Vegas

**Project Budget:** \$30,000

**Contact Info:** Courtney Mooney - Planning & Development/CLV  
Historic Preservation - P. (702)-229-6301

**A**rchitectural survey of 28 homes in the Gateway Neighborhood of Las Vegas, NV. The survey included a determination of eligibility of homes for inclusion on the National Register of Historic Places using procedures and form required by the Nevada SHPO and completion of Historic Resource Inventory Forms (HRIF) for properties within the survey area according to the Nevada SHPO requirements.

The final report included original back and white digital (restricted to SHPO conditions) photographs, inventory forms, bibliography, and a historic context discussing the history of neighborhood including types of buildings, patterns of development, maps and other supporting materials.

## Phase II & III

### Historic Resources Survey



## Area of Potential Effect

### Historic Resources Survey



Demonstrated



Accessibility

## Commitment and Availability

PROJECT TITLE	COMPLETION DATE
<b>Mexican Consulate</b>	<b>August 2010</b>
<b>Boulder City Railroad Museum</b> ADA Restroom Addition	<b>October 2010</b>
<b>St. Therese Mission in Inyo County, CA</b>	<b>November 2011</b>
<b>IGT (International Gaming Technology)</b> Tenant Improvement	<b>August 2010</b>
<b>State of Nevada Veteran's Home</b> Remodel/ Rehabilitation	<b>March 2011</b>
<b>Douglas County Library</b> Feasibility Study	<b>February 2011</b>
<b>Pyramid Lake Paiute Tribe</b> Recreation Center Study	<b>Contract Pending</b>
<b>Kenny Guinn Middle School</b> HVAC and Kitchen Modernization	<b>October 2010</b>

## to Carson City Staff

Dr. Fielden will over see the project with Jeff Wagner acting as the day-to-day project manager. Mr. Wagner will be the main point of contact and available to Carson City staff for the duration of the project. RAFI's primary office is located in Henderson, Nevada where the majority of the analysis and production of the report will take place. RAFI has phone, email, and video conferencing capabilities in order to maintain a high level of effective communication with our team and clients. In addition, both Dr. Fielden and Mr. Wagner will be available for onsite meetings in Carson City with staff on an as needed basis.



PLANNING • ARCHITECTURE • URBAN DESIGN

155 South Water Street  
Suite 220  
Henderson, NV 89015

Tel. 702. 435. 7234  
Fax. 702. 435. 6478  
Web. [www.rafi-nevada.com](http://www.rafi-nevada.com)