



PRESERVATION MARYLAND

REQUEST FOR PROPOSALS

Design-Build Services for Historic Fort Frederick Walls

Preservation Maryland, a nonprofit organization headquartered in Baltimore, Maryland, is soliciting proposals from qualified firms for design-build services for the preservation of the walls of historic Fort Frederick, located in Fort Frederick State Park at 11100 Fort Frederick Road, Big Pool, MD 21711.

To be considered as eligible, Respondents must meet one or more of the Professional Qualification Standards—or their equivalent—as set forth by the Secretary of the Interior’s (SOI) Standards and Guidelines, as applicable; and have demonstrated experience in historic preservation.

Preservation Maryland requests that interested parties respond to the solicitation by **4:30 P.M. ET on Friday, July 11th, 2025**.

1. CLIENT

Preservation Maryland is a statewide non-profit working to protect Maryland’s unique and irreplaceable heritage while creating a more equitable and sustainable future. The organization harnesses the power of historic places to revitalize and reinvest in communities, advocate, and build the historic trades workforce for the benefit of all Marylanders. To learn more, visit www.preservationmaryland.org.

2. PROJECT OVERVIEW

2.1 Background

Owned by the State of Maryland and managed by the Maryland Department of Natural Resources - Maryland Park Service (DNR), Fort Frederick is the centerpiece of Fort Frederick State Park in Washington County. Constructed in 1756 for the French & Indian War, it was the only stone fort built by a British colony during that time. This, and the fact that much of its original fabric is still intact, resulted in its designation in 1973 as a National Historic Landmark (NHL), one of only two owned and operated by DNR (NR-211). It is also included in the Maryland Inventory of Historic Properties (MIHP files WA-V-203 & WA-V-205).

While Fort Frederick itself never saw a battle of gunfire and cannon, this outpost on Maryland’s colonial frontier witnessed the social, economic, and political battles fought in the early years of the nascent nation. Although the Fort was officially closed in 1759, it was re-activated over the decades for use in several conflicts, including Pontiac’s Rebellion, the American Revolution, and the Civil War. After the Revolution, the State of Maryland sold the fort and surrounding land at public auction. Thereafter, the site remained under the ownership of and was farmed by a family of free African Americans, whose patriarch, Nathan Williams, was a formerly enslaved person whose father had purchased his freedom. In 1922, it was purchased by the State of Maryland for use as a recreation area.

Under the State’s stewardship, Fort Frederick has seen several repair efforts, from CCC restoration in the 1930s to a full condition assessment and repairs in the 1980s to focused repairs in 2019-2020 (See **Attachment A: Prior Work & Existing Documentation** more information). However, due to age, multiple periods of rebuilding, prior work not meeting SOI Standards, and an earthquake in 2011, deterioration has accelerated; sections of the wall are bulging, cracking, and/or missing stones. Nevertheless, an astounding majority of this original fabric remains. To protect this rare resource, Preservation Maryland is partnering with DNR to stabilize, conserve, and restore the historic walls, ensuring their survival as a connection to America’s earliest years for even more years to come. This project is being supported by a Historic Preservation Fund grant administered by the National Park Service,

Department of the Interior, through the Semiquincentennial Grant Program commemorating the 250th anniversary of the founding of the United States.

2.2 Description

Acting as project manager on behalf of DNR, Preservation Maryland is seeking design-build services for the documentation, construction design, and repair/restoration of Fort Frederick's stone walls. Sited at 11100 Fort Frederick Road, Big Pool, MD 21711 (parcel 0045, tax map 0105), the fort is a large stone quadrangle with bastions projecting from each corner, exterior lines running 355 ft. from bastion point to bastion point, and walls approx. 18 ft. high enclosing two acres of land.

The goal of this project is to preserve as much of the historic walls as possible, addressing first those sections of the wall most at risk of collapse, and to provide DNR with targeted planning for work beyond the project budget. As funding allows, the anticipated construction scope of work may include, but is not limited to, addressing damage caused by prior application of Portland Cement; replacing existing mortar with new sympathetic mortar; repairing structural damage; filling wall cavities with appropriate materials; replacing missing stones; constructing new continuous weather cap; and installing new timber at fort entrance gate.

Project Objectives Include:

- Comprehensively documenting the condition of the fort walls
- Developing a prioritized, phased treatment plan with rough order of magnitude (ROM) cost estimates for the stabilization and repair/restoration of the fort walls
- Identifying a phase 1 scope of work that does not exceed the project budget and preparing construction documentation accordingly
- Repairing/restoring as much material as possible in accordance with SOI standards

This project is being executed in partnership with the Maryland Department of Natural Resources. As such, both Preservation Maryland and DNR staff will be involved throughout the entire project. Preservation Maryland will serve as the main point of contact, contract signatory, invoice recipient, and liaison between the hired project professionals and government agencies, which will include coordination of document submittal. It is anticipated that DNR will be involved in the kick-off and status meetings, project documentation review, and site visits and will serve as final authority on decisions.

3. SERVICES AND SCOPE OF WORK

Planning, design, and construction services are expected for completion of this project. The precise scope of work is subject to feedback from the selected consultant(s) and budget limitations. However, anticipated work to be undertaken by the consultant(s) may include, but is not limited to, the following:

- Review existing site documentation (See **Attachment A: Prior Work & Existing Documentation**)
- Complete a comprehensive condition assessment with photographic documentation that includes a phased implementation plan with prioritized treatment recommendations in adherence with SOI Standards and accompanying ROM estimates for DNR review and approval
- Prepare a prioritized phase 1 SOW informed by the above and available project funding for PM and DNR review and approval
- Prepare construction documentation for the identified SOW, to be submitted for NPS, DNR, and MHT review at 30%, 75%, and 100% completion at minimum, with potential for limited revision at each milestone
- Construction administration
- Regular progress meetings during all stages of the project: at least one (1) kick-off; one (1) at report completion to discuss findings; one (1) for the phase 1 SOW development; and regularly scheduled progress meetings during construction

- Provide brief status memos quarterly, due March 1; June 1; September 1; December 1 until the conclusion of the project

Work performed shall adhere to the Secretary of the Interior's Standards and all local, state, and federal laws and regulations. All work and final products are subject to DNR and NPS approval and shall incorporate any changes requested by either agency to their satisfaction.

4. PROJECT BUDGET

This project is supported by grant funding from the National Park Service (NPS). As such, **all** related expenses, including reimbursables, must not exceed **\$660,000**. Additional phases of restoration work may be added with a budget range of **\$650,000 – 1,085,000**, dependent upon award of pending funding requests.

Services will be contracted based on a lump sum in negotiation with the selected Respondent. This may result in necessary modification(s) to the scope of work, which Preservation Maryland and DNR will discuss with the selected Respondent. In no event shall the selected Respondent be entitled to receive more than the contracted amount unless authorized in advance and in writing by Preservation Maryland. Competitiveness of the budget will be considered as part of the proposal review process. Budgets that allocate as much as possible to construction costs will be considered more competitive.

5. SCHEDULE

Work is expected to begin immediately upon execution of the contract and conclude as expeditiously as possible, allowing for a completion date of no later than June 30th, 2027, for all NPS grant-funded work. Pending award of additional funding for expanded or subsequent restoration phases, the project timeline may be extended accordingly for work falling within those phases. **At least a 90-day period at the 75% milestone for a combined National Park Service and Maryland Historical Trust review is required.** Respondents should additionally anticipate at least one month for review of the condition assessment report and an iterative process with Preservation Maryland and DNR for the phase 1 scope of work development. It is preferred that all onsite work be conducted within [regular park hours](#); respondents should develop project schedules accordingly.

6. DESIGN REQUIREMENTS

Upon conclusion of the condition assessment, the design team shall prepare a written plan detailing a prioritized and phased approach for implementation of the recommended treatment for the entirety of the wall structure in discussion with DNR. Ideally, the plan will describe the materials, methods, and equipment that should be used for each phase of work and develop phases based on structure conditions, as informed by the report, and park budget, as informed by discussions with DNR staff. The plan should show compliance with methods and procedures specified by DNR staff and/or SOI Standards. The plan shall also be accompanied by ROM cost estimates.

The design team should anticipate preparing construction plans for execution of a phase 1 scope of work following review and approval of the condition assessment and implementation plan.

7. CONSTRUCTION REQUIREMENTS

7.1 Site access

Construction efforts shall be coordinated with DNR and not impact business and/or scheduled events at the park.

7.2 Environmental and Sustainability Requirements

The Contractor shall:

- Employ construction best management practices that minimize dust production and onsite sedimentation transport.
- Employ construction best management practices that minimize noise generation during construction times.
- Keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the contract and employ processes that ensure the generation of as little waste as possible. Waste disposal in landfills shall be minimized. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials from and about the project site. All material unsuitable for salvaging/reuse/recycling must be disposed of in a legal manner.
- Ensure construction site and staging areas are returned to pre-construction conditions once construction is complete.
- Adhere to all applicable federal, state, and local laws and acquire permits, where required.
- Comply with designated work time schedules in coordination with DNR.
- Ensure safety at all times during pre-construction and construction activities, according to applicable safety standards, procedures, and laws.
- If ground disturbance is required, the Park Manager must be contacted before work begins. If approved, the Contractor must then contact Miss Utility **prior to work** per Maryland law (2010 Maryland Underground Facilities Damage Prevention Law) and the Park Maintenance Supervisor.

7.3 Performance and Payment Bond

The Contractor shall secure bonds covering the faithful performance of the Construction Project and payment of all obligations arising thereunder, as stipulated herein:

- The surety underwriting the bonds shall have not less than an "A" rating.
- Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond.
- The bonds shall be written in the amount of the construction project sum and shall be dated no later than the start of construction as recorded in corresponding contractual documentation.
- The cost of bonds shall be included in the construction contract sum. The amount of any Change Order which adds to or subtracts from the contract sum shall include any corresponding adjustment to the cost of bonds.
- The Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.
- The Contractor shall deliver the required bonds and evidence of the surety's rating to the Owner not later than ten (10) days following the date of execution of corresponding contractual documentation.

7.4 Build America Buy America

This project is funded in part by a grant from the National Park Service. As such, it is subject to the Build America, Buy America Act, which requires the following:

1. All iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

2. All manufactured products used in the project are produced in the United States-this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and
3. All construction materials are manufactured in the United States-this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project.

Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

For further information on the Buy America preference, please visit www.doi.gov/grants/BuyAmerica. Additional information can also be found at the White House Made in America Office website: <https://www.whitehouse.gov/omb/management/made-in-america/>.

8. INSTRUCTIONS TO RESPONDENTS

8.1 Where to Deliver Submittal

All submittals must be submitted as a single PDF attached to an email delivered to mpelta-pauls@presmd.org.

8.2 Submittal Due Date

Submittals are due by **4:30 P.M. ET on Friday, July 11th, 2025**.

8.3 Pre-bid Meeting

Respondents may choose to attend a pre-bid meeting during a scheduled site visit at **10:00 A.M. ET, Monday, June 16th, 2025**. Please email Maggie Pelta-Pauls at mpelta-pauls@presmd.org by **4:30 P.M. ET Friday, June 13th, 2025** to confirm attendance

8.4 Preparation of Submittal

Respondents must submit the following:

- Company profile
- Surety and insurance agencies
- List, roles, and qualifications of key personnel and, if applicable, proposed subcontractors
- Examples of similar projects, including at least two (2) projects involving historic buildings of similar scope of work as this project, completed within the last seven (7) years
- Proposed project approach and scope of services
- Itemized project budget indicating cost per service/deliverable, an allowance for reimbursable expenses, as/if applicable, and a remainder allowance for all construction costs
- Project schedule that identifies milestones and stipulates durations for key tasks and the overall project

Respondents shall submit one (1) digital copy of the submittal package as an attachment to an email and are encouraged to include as much pertinent data and information as necessary to ensure proper evaluation.

8.5 Subcontracts

Respondents must identify all portions of the work intended to be performed through subcontractors. Acceptance of the proposal does not constitute approval of the subcontractors identified therein.

8.6 Minimum Qualifications

Respondents must demonstrate personnel assigned meet one or more of the Professional Qualification Standards—or their equivalent—as set forth by the Secretary of the Interior’s Standards and Guidelines, as applicable; and have demonstrated experience in historic preservation.

8.7 Small Business Enterprise (SBE), Minority Business Enterprise (MBE) and/or Woman-Owned Business Enterprise (WBE)

Respondents are not required to be or have subcontractors who are certified SBE, MBE, and/or WBE companies. However, use of SBE, MBE, and/or WBE companies is encouraged and may be weighted as an element of the evaluation process.

8.8 Inquiries

Every request for a written interpretation or correction must be received at least ten (10) business days prior to the RFP due date—no later than **4:30 P.M. on Thursday, June 26th, 2025**—in order to be considered. Requests may be submitted by e-mail to mpelta-pauls@presmd.org. Interpretations, corrections and supplemental instructions will be communicated by written addenda to this solicitation to all prospective Respondents no later than five (5) days prior to the RFP due date.

Submission of a proposal constitutes acknowledgment of receipt of all addenda. Proposals will be construed as though all addenda had been received. Failure of the Respondent to receive any addenda does not relieve Respondents from any and all obligations under the proposal, as submitted.

8.9 Rejection of Submittal

Proposals must be delivered to the specified location and received by the proposal due date to be eligible for evaluation. Proposals will be considered irregular and may be rejected if they show material omissions, additions not called for, conditions, limitations, unauthorized alternate proposals or other material irregularities. Preservation Maryland reserves the right to reject submittals not prepared and submitted in accordance with the provisions specified herein and reserves the right to waive any minor deviations or irregularities in an otherwise valid submittal.

9. EVALUATION AND SELECTION PROCEDURES

9.1 Evaluation Procedure

Each response will be evaluated in accordance with the indicated criteria. Special consideration will be given to Respondents who demonstrate familiarity with 18th century masonry techniques.

1	Background and Qualifications <ul style="list-style-type: none">a) Special expertise of personnel, especially:<ul style="list-style-type: none">– Condition assessments of historic stone structures– 18th century masonry techniquesb) Past relevant experience following SOI Standards for Restorationc) Demonstrated experience coordinating with multiple stakeholders
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2	<p>Project Approach & Management</p> <p>a) Names and functions of personnel assigned</p> <p>b) Ability to meet project needs, including current workload</p> <p>c) Commitment to project completion within time and budget constraints</p> <p>d) QA/QC methods</p>
3	<p>Technical Merit</p> <p>a) Demonstrated comprehension of tasks to be completed</p> <p>b) Completeness and clarity of submittal</p> <p>c) Adequately addresses project goal(s) and objective(s)</p>

9.2 Award

Acceptance of the successful Respondent's proposal does not create a contractual relationship between Preservation Maryland and the successful Respondent. Preservation Maryland reserves the right to award the agreement to the next available Respondent in the event the successful Respondent fails to enter into the agreement, or the agreement with said Respondent is terminated within 30 days of the effective date.

10. EXECUTION OF AGREEMENT

Submittal of a proposal binds the successful Respondent to perform the work upon acceptance of the proposal and Preservation Maryland's execution of the project agreement provided by the successful Respondent.

Upon acceptance of the proposal, the successful Respondent must provide:

- Contract/Agreement for review
- Completed Form W9
- Satisfactory evidence of insurance coverage as required by the State of Maryland, certain funders, and Preservation Maryland, including but not limited to:
 - General Liability coverage with minimum limits of no less than \$1,000,000.00 per claim
 - Automobile Liability coverage to include Owned, Non-Owned, and Hired Autos, with minimum combined single limits of no less than \$1,000,000.00 per claim
 - Workers' Compensation and Employer's Liability coverage with minimum limits of no less than that required by Maryland law
 - Professional Liability coverage, if applicable, with minimum limits of no less than \$1,000,000.00 per claim
 - Builders Risk Insurance, with minimum coverage for no less than the total value of the entire construction project on a replacement cost basis
- If ACH payment preferred: Name and email address of individual to whom a secured form can be sent to obtain necessary information

Preservation Maryland reserves the right to cancel award of the agreement without liability at any time before the agreement has been fully executed by all parties. Failure upon the part of the successful Respondent to execute the agreement or timely submit the required documentation will be just cause, if Preservation Maryland so elects, for award of the agreement to be rescinded.



PRESERVATION MARYLAND

Attachment A: Prior Work & Existing Documentation

A list of known prior work completed on the walls and available corresponding documentation is below. Respondents may request access to the listed documentation by emailing Maggie Pelta-Pauls at mpelta-pauls@presmd.org.

Summary of Prior Work:

The Civilian Conservation Corps (CCC) restored the fort's deteriorated walls, and the barracks were reconstructed to their 1758 appearance in the 1970s for the Bicentennial. Subsequent meaningful repairs took place in the 1980s, which was also the last time the fort walls received a comprehensive assessment and documentation of their condition. However, the repairs completed at this time did not meet SOI Standards. Use of Portland cement and an improperly installed wall cap have significantly damaged the masonry. The walls are also experiencing additional structural complications, including bulging and cracking, partially caused by an earthquake that struck Maryland in 2011. All of these issues have contributed to the increased destabilization of the walls and accelerated their decline. Small repairs conducted in 2019-2020 further revealed the gravity of the situation. However, despite several periods of rebuilding and unsympathetic treatment of the materials, an astounding majority of this original fabric remains.

Timeline:

Year	Work Conducted	Available Documentation
1756	Original construction of stone fort walls using lime mortar	
1933	Civilian Conservation Corps rebuild collapsed fort walls. Forty percent of the walls were rebuilt during this effort using hard, cementitious mortar.	Civilian Conservation Corps Project Training: Brick and Stone Work, (1937)
1933 – 1970s	Small repairs made.	
1980s	Second major restoration. Work included pinning and grouting the walls, installing a rubber membrane cap on top of the wall, and repointed (again using Portland cement mortar). CCC reconstructions were not repointed at this time. Only the original stonework was repointed.	A Design Program for the Investigation, Repair, and Stabilization of the Walls of the Fort at Fort Frederick State Park, (1981) Fort Frederick Wall: Analysis and Stabilization (1984)
2006	Condition assessment conducted	Condition Assessment Report: Mortar Analysis and Evaluation
2011	5.8 magnitude earthquake damages Fort Frederick	Fort Frederick State Park Earthquake Damage
2019-2020	Small repairs made	Construction documents & specs for this work will be provided to the selected consultant