



PRESERVATION MARYLAND

SUBJECT: Q&A

DATE ISSUED: March 28, 2025

RFP: Old South Mountain Inn

DATE OF RFP RELEASE: February 27, 2025

REVISIONS

Revisions are indicated either by a ~~strike through~~ for deletions or underline for insertions.

Page 3, Section 3: Services and Scope of Work, Number 4

Conduct a Phase 1 Archaeological Investigation of the ~~3.5-acre~~ 3.15 site in accordance with the Maryland Historical Trust's (MHT) [Standards and Guidelines for Archaeological Investigations in Maryland](#). This may be reduced to a Phase 1A investigation conditional to budget limitations. Respondents should refer to Section 5.4 for how to indicate respective costs for this work item in their proposed budget to ensure accurate evaluation.

Q & A

1) Are there any existing floorplans of the building available, either historical or related to the earlier landmark applications?

There are no existing floor plans or drawings of the building. Per Section 3, Number 5 of the RFP, this documentation is to be included in and prepared as part of the project scope of work.

2) Is there any existing topographical information available for the area immediately surrounding the buildings of a finer grain than the topo maps included in the Appendix Materials, or should that be included in the scope of our project tasks?

Apart from the documents in Attachment A, there are no other topographical maps to available to provide at this time. Additional topographic map documentation may be provided to the selected consultant team at project kick-off, and Respondents are not expected to include topographic maps in their project scope of work.

3) Is there a survey plat of the property showing property lines? If not, should one be developed as part of the feasibility study.

Yes. A survey plat can be found at <https://plats.msa.maryland.gov/pages/index.aspx>, an Archives of Maryland Online electronic publication, Plat Number M-984. A PDF copy of this **Exterior Boundary**

Survey has been added to the file folder for **Attachment A: Existing Building and Site Documentation**. Respondents can see the Page 8 of the RFP for instructions to request access, if they have not already done so.

4) Can you provide higher-resolution scans of the documents in Attachment A, particularly the maps?

The majority of the documents in Attachment A are provided by the Maryland SHPO (a.k.a. the Maryland Historical Trust) and the National Park Service. Those are the only scans that exist.

5) The RFP calls for a HAZMAT survey. Does this include both lead-coated paint and asbestos? Should anything else be included?

At minimum, the HAZMAT survey should include asbestos, lead paint, and mold, as mitigation and abatement of these things will need to be factored into future cost planning and implementation.

6) If the one-story addition to be removed is still in place, is it to be included in the HAZMAT survey?

If the atrium is still in place once the project commences, it is not anticipated that the consultant team will need to include it in the HAZMAT survey except as it may connect to the remainder of the building.

7) Is an arborist or landscape assessment expected as part of the HSR or existing conditions documentation, and if so what would be the physical extent to be included?

No. Neither a landscape nor arborist assessment is expected as part of the HSR or existing conditions documentation. These types of assessments may be included in future phases, once the HSR and Feasibility phase is completed. Respondents are not expected to include either in their proposals.

8) Can you clarify what the physical extent of the HSR is expected to be, i.e., is this limited to the existing buildings, or the buildings and immediate site area (and what limits of that would be), or the entire property?

The HSR is limited to the inn itself. Outbuildings are not to be included.

9) What parts of the atrium dining room are intended for demolition? Will the knee wall and/or slab remain?

It is anticipated that the atrium will be taken down to slab. A decision regarding the knee wall will be dependent upon determination of its age and significance.

10) The RFP says the more recent one-story addition is scheduled for demolition. Does this mean it will be gone when the project starts? If not, are the measured drawings, the HSR, cost estimates, and the feasibility supposed to include it?

While the glass atrium is slated for demolition, the timeline is yet to be determined. Respondents are not expected to include this section of the building in the HSR, measured drawings, cost

estimates, or the feasibility study, except as it connects with the remainder of the building and as it may pertain to anticipated re-use of the remaining slab.

11) Regarding the timeline, if the demolition of the atrium dining room is to occur in the midst of the project, will the design team be allowed to coordinate the demolition scheduling with the period(s) when access to the site is needed?

Should the atrium demolition timeline overlap with the HSR & Feasibility Study timeline, PM and DNR will work with both teams to coordinate convenient and timely site access.

12) Will the kitchen wing be reused as part of the rehabilitation? Will it be judged by DNR to be a contributing part of the building if it is more than 50 years old?

Future adaptive re-use of the kitchen space will be determined through the feasibility study process and informed by the HSR and existing conditions assessment. Determination of its historic value will be dependent on the results of the DOE completed as part of this project.

13) Is the white plywood building behind the site to remain?

It is anticipated that this building will eventually be demolished.

14) What is the "radio frequency" tower adjacent to the white plywood building? Is it part of the project?

This is a telecommunications tower. The demarcated area on which it sits is leased by the company that operates it. The consultant team will not be expected to assess the condition of it or the area within the fence; however, its location and existence should be noted on pertinent documentation. Its incorporation into future use of the site is still being determined by DNR. As such, it may or may not be part of the feasibility discussion on a conceptual level. While it is on the Old South Mountain Inn property, DNR leases the land to the company that operates it. Its relationship to the project is still being determined by DNR.

15) Do you have more specific goals or requirements with the future use of the building as a visitor center? Do you have a long-term plan or are you wanting the consultant to assist in that planning process?

Per Section 3, Numbers 8, 9, & 10 of the RFP, it is expected that the selected consultant team will assist in the planning process to determine goals & requirements for the future use of the building.

16) What is the expected capacity and through-put of visitors and operational requirements of the finished venue?

Determining the capacity and through-put of visitors and operational requirements will be part of the feasibility study process (RFP Section 3, Number 8).

17) Have any needs assessments been conducted with the community and stakeholders. If so, can you provide the results of those to inform proposals?

Per Section 3, numbers 8 and 10, needs assessments, community/stakeholder input, and analyses of expected visitorship will be conducted by the team awarded the project during the feasibility study process.

18) Are there future plans or interest in outdoor/seasonal events at the site—classes, reenactments, demonstrations, event booths, etc.? Is there a desire to incorporate outdoor interpretive panels/displays or other programming; monumental/memorial markers/plaques/etc; donor opportunities—trees, benches, etc.

Programming and interpretive needs, as well as size, scale, type, and frequency of events at the inn will be determined as part of the feasibility study process, which will be informed by ongoing project partner engagement and several opportunities for public/community feedback. See Section 3, Number 8, of the RFP for further details.

19) Is there a certain time period or building era that you are hoping to interpret or do you want the Feasibility Study to encompass all areas of the building's lifespan?

The HSR and feasibility study should encompass all areas of the building's lifespan. It is anticipated that the majority of the structure will be adaptively re-used (to the extent possible). However, the results of the HSR and existing conditions assessment should inform any period of significance re-use and interpretive recommendations discussed as part of the feasibility study process.

20) Are there any specific sustainability goals or green building standards/requirements anticipated for the project?

There are no green building standards or requirements for this project. However, Respondents are welcome to include this as part of their proposals should they feel it meets the project budget and needs.

21) Can safety improvements for the adjacent highway be part of the work, at least from a recommendation standpoint? The site lines to the left, upon exiting the parking lot are dangerously short.

It is encouraged that Respondents first prioritize scope of work items identified in the RFP. However, Respondents are welcome to include safety improvement recommendations as part of their proposed scope of work, should their budgets allow.

22) Regarding the requirement for renderings of the selected design as part of the feasibility study, do you require interior rendering(s) in addition to the exterior? How many renderings are expected?

Respondents should account for providing at least one (1) exterior & and three (3) interior renderings of the selected design concept to demonstrate visitor amenities, exhibit space, and/or other interior uses. However, the final number of renderings will be dependent on cost.

23) What is the goal of the archaeological Phase I study? Is it to provide baseline information or interpretive value?

The goal of the Phase I Archaeological Study is to provide baseline information regarding archaeological resources onsite, as well as recommendations for future investigation, to inform future phases of work, particularly those which may involve/require ground disturbance, as well as interpretation and design.

24) Could Preservation Maryland/DNR provide a map with an outline of where the Phase I / Phase IA archaeological study will take place?

See the *Exterior Boundary Survey* for a detailed plat of the property. Respondents' proposed budgets should show the cost to conduct the Phase I/Phase IA Archaeological Investigation within the boundaries show, with emphasis on areas near the house and where outbuildings are or were known to be present.

25) Concerning the Phase 1B portion of the archaeological survey, will a geophysical survey (GPR) be an acceptable method given that most of the site is covered in a parking lot, or if shovel testing is required?

Shovel test pits and analysis are required as part of the Phase IB Archaeological Investigation as the results of this may inform future project design and interpretation. GPR survey would not be an acceptable alternative method.

26) Should metal detection be included if the full Phase I Archaeological Investigation task is to be conducted?

No. Respondents are not required to include metal detection as part of the scope of work for the Phase I Archaeological investigation.

27) If the Phase IA Archaeological Investigation task is selected, would it include a site visit/walkover survey or only a desktop review?

A site visit/walkover survey should be included in the Phase 1A Archaeological Investigation, in addition to a desktop review, should the budget allow.

28) Concerning qualifications for Subject Matter Experts (SMEs), what are the specific qualifications for critical expertise and experience for planning and delivering educational experience for the "educational Hub" and analyzing criteria for the "Visitor Center?"

We are not hiring to develop an educational hub at this time, as this initiative is at the very beginning of the planning phase. The RFP is requesting proposals from SOI-qualified professionals to produce a Historic Structure Report & Feasibility Study to assess the current structural and architectural conditions of the property and to identify feasible concepts for adaptive re-use as a park visitor center. As indicated in Section 3, Number 8 of the RFP, concepts for the educational component of

such a center will be informed by stakeholder and public engagement, DNR staff, and the findings of the HSR.

29) Please provide a list of those who attended the pre-proposal meeting at the site.

We did not receive approval from all in attendance and so we will not be sharing attendee information.

30) Can you provide contact information for stakeholders listed in Attachment B?

All of the names in **Attachment B: Current Project Stakeholders** are hyperlinked. You can find contact information on their websites.

31) Can respondents coordinate additional site access before the RFP deadline?

No, PM and DNR will not accommodate additional requests for site access before the RFP deadline.

32) We understand the schedule is for a 12-month period of performance. When do you anticipate awarding the contract?

Preservation Maryland expects to award the contract in early Summer 2025.

33) Where are the funds from your grant coming from?

Funding for this project was provided through the Great Maryland Outdoors Act.

34) Can we suggest alternatives to certain items in the scope of work should the cost of services exceed the amount indicated?

Respondents are welcome to propose trimmed scopes of work with alternatives or “optional” services should the cost of services exceed the NTE, provided they do so clearly and with explanation. However, competitiveness of the budget will be considered as part of the proposal review process. Submittals that most closely match the requested scope of work with a budget that aligns with the NTE will be considered more competitive. See Section 4 of the RFP for more information.

End of Addendum and Q & A



PRESERVATION MARYLAND

REQUEST FOR PROPOSALS

Old South Mountain Inn Historic Structure Report and Feasibility Study

Preservation Maryland, a nonprofit organization headquartered in Baltimore, Maryland, is soliciting proposals from qualified historic preservation professionals for the completion of a Historic Structure Report and feasibility study for the adaptive reuse of Old South Mountain Inn, located at 6132 Old National Pike, Boonsboro, MD 21713.

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; and have demonstrated experience in historic preservation.

Preservation Maryland requests that interested parties respond to the solicitation by **4:30 P.M. ET** on Thursday, **April 3rd, 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), the Old South Mountain Inn (OSMI) is a key contributing resource in the NRHP-listed Turner’s and Fox’s Gap Historic District. Sited at 6132 Old National Pike, Boonsboro, MD 21713 (parcel 0014, tax map 0074), the structure is a two-story, five-bay, gable roof, stone house that includes several rear additions and a glass-enclosed side addition, which is slated for selective demolition, to the east of the primary building. The structure has an above grade living area of 7,754 square feet. Historically known as the “Mountain House,” parts of the structure may date back to the late 1700s.

The Inn itself was a popular stop along the historic National Road corridor in the early 1800’s. Several notable historic figures including Abraham Lincoln, Daniel Webster, and Henry Clay are believed to have stopped there on trips to and from Washington, DC. During the Civil War, the structure served as the headquarters for Confederate Major General Daniel Harvey Hill during the Battle of South Mountain. After the war, Madeleine V. Dahlgren purchased the Inn and converted it into a private residence. In the 20th century, the Inn was converted into a tavern and restaurant and served as such until DNR acquired the property in 2023.

Old South Mountain Inn sits at an intersection of notable historic and recreational resources, and the location and building itself offer opportunities for tourism and visitor services for both Frederick and Washington Counties. It is located along Alternate US Route 40, which is part of the Historic National Road Scenic Byway. The property also borders the Appalachian National Scenic Trail, is in close proximity to the Dahlgren Backpacking Campground, and is close to the entrance of Washington Monument State Park. Its history encompasses not only the story of the Battle of South Mountain but lesser-known stories of women’s roles, enslaved people and free Blacks, American Indians, frontier settlement, and the Appalachian Region.



2.2 Description

Acting as project manager on behalf of DNR, Preservation Maryland is seeking consultant services for the completion of a Historic Structure Report (HSR) in accordance with Preservation Brief 43 and an adaptive reuse feasibility study. The recent acquisition of the Old South Mountain Inn provides a unique opportunity to create a new visitor center for the South Mountain Recreation Area and to engage key stakeholders in efforts to interpret the area's rich history. The overall goal of the initiative is to develop a visitor center, the planning and interpretation for which has been informed by stakeholder and community feedback, with exhibits and programming that highlight associated histories, and services/amenities that support and attract park visitors.

The primary components of this project are an HSR and adaptive reuse feasibility study for the Old South Mountain Inn. The HSR will follow guidelines established in Preservation Brief 43 and serve as a base for the feasibility study. The study will further consider architectural analysis for adaptive reuse that is sensitive to the inn's historic fabric and history, explore design concepts accordingly, and develop an implementation plan accompanied by a high-level cost analysis with phasing options. These reports will be used to inform funding appropriation, as well as preservation, operational, and interpretive planning for the site.

Project objectives include:

1. Comprehensively research, document, and establish a period of significance for the Old South Mountain Inn and its character defining features to develop a preservation plan that informs future adaptive reuse as a park visitor center and education hub.
2. Develop a concept for adapting the Old South Mountain Inn building and site into a visitor center and educational hub for the South Mountain Recreation Area that aligns with the preservation plan, incorporates DNR, stakeholder, and community feedback, and considers site and building needs for operation, interpretation, programming, space use, amenities, etc., and their associated costs.

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, charettes, project documentation review, and site visits and will serve as final authority on decisions.

2.3 Timeline

Work will begin immediately upon award, with a goal of completing the project, including final submission and approval of all deliverables, within 12 months. Respondents should account for a period within this timeline to incorporate minor revisions, as requested by DNR, into the final report.

3. SERVICES AND SCOPE OF WORK

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:

1. Conduct historical research and review of existing site and historical documentation to establish site history and chronology of site development (See **Attachment A: Existing Building and Site Documentation**)



2. Complete an existing conditions assessment, including but not limited to architectural, structural, and MEP analysis, HAZMAT survey, and digital photographs
3. Complete a site survey that assesses existing utilities (water, sewage, stormwater), electric, and communications (See **Attachment A: Existing Building and Site Documentation**).
4. Conduct a Phase 1 Archaeological Investigation of the 3.5-acre site in accordance with the Maryland Historical Trust's (MHT) [Standards and Guidelines for Archaeological Investigations in Maryland](#). This may be reduced to a Phase 1A investigation conditional to budget limitations. Respondents should refer to Section 5.4 for how to indicate respective costs for this work item in their proposed budget to ensure accurate evaluation.
5. Develop as-built drawings, to include elevations and floor plans
6. Update the Inn's Maryland Inventory of Historic Properties file and complete Determination of Eligibility documentation for individual listing on the National Register of Historic Places
7. Prepare a draft HSR per history, existing conditions, and DNR priorities that will be finalized with and incorporated into subsequent feasibility study.
8. Engage with DNR, stakeholders, project partners, and the public virtually and in-person throughout the project (See **Attachment B: Current Project Stakeholders**) to establish programming and interpretive needs and design three (3) reuse concepts for review and consideration, of which one will be selected for final implementation recommendations and cost estimating. Potential items to explore may include:
 - I. spatial programming for interpretation/exhibits, office space, meeting rooms, public amenities, and ADA accessibility; reuse design informed by the HSR and allowing for modern utilities and climate control suitable for housing period artifacts and displays; site infrastructure needs; and landscaping and trails
9. Prepare a feasibility study for a new visitor center that includes the following elements:
 - I. Executive summary
 - II. Outline of planning process and public engagement efforts, establishing:
 - a) Vision and mission statements
 - b) DNR goals and objectives
 - III. Site description and significance
 - IV. Interpretive and programming aims
 - V. The three concepts and their pros and cons
 - VI. Renderings and description of the final selected concept
 - VII. Implementation plan with prioritized work recommendations per the HSR, DNR priorities, and stakeholder feedback
 - VIII. Preliminary cost estimate for the selected concept with phasing options
 - IX. Completed HSR



10. Prepare materials/presentations complete with text, graphics, images, and, where appropriate, renderings for:
 - I. at least two (2) stakeholder engagement charettes (one in-person & one virtual);
 - II. one (1) presentation of the three proposed re-use concepts;
 - III. two (2) opportunities for public feedback, which may be in the form of online surveys, meetings, etc. Engagement plans will be finalized at project kick-off based upon DNR preferences and consultant recommendations.
 - IV. one (1) presentation of the final report
 - V. Digital dissemination
11. Prepare and provide quarterly status reports due March 1; June 1; September 1; December 1 until the conclusion of the project
12. Meet with Preservation Maryland and DNR staff both virtually and in-person, as needed, including but not limited to at least three (3) virtual meetings for project kick-off, mid-point, and close-out, as well as meetings for progress reviews and/or site visits

Work performed shall adhere to the Secretary of the Interior's Standards, Preservation Brief 43, and all local, state and federal laws and regulations. All work and final products are subject to DNR approval and shall incorporate any changes requested by DNR staff to their satisfaction.

4. NOT TO EXCEED AMOUNT

This project is supported by grant funding. As such, all costs are limited to a **not-to-exceed (NTE) budget of \$400,000**. This amount includes all costs incurred in connection with the work outlined herein. In no event shall the Consultant be entitled to receive more than the NTE. This may result in necessary modification(s) to the scope of work, which Preservation Maryland and DNR staff will discuss with the selected Respondent as necessary. Competitiveness of the budget will be considered as part of the proposal review process.

5. INSTRUCTIONS TO RESPONDENTS

5.1 Where to Deliver Submittal

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

5.2 Submittal Due Date

Submittals are due by **4:30 P.M. ET on Thursday, April 3rd, 2025**.

5.3 Pre-bid Meeting

Respondents may choose to attend a pre-bid meeting during a scheduled site visit at **10:00 A.M. ET, Wednesday, March 12th, 2025**. Please email Maggie Pelta-Pauls at mpelta-pauls@presmd.org by **4:30 P.M. ET, Tuesday, March 11th, 2025** to confirm attendance.



5.4 Preparation of Submittal

Respondents must submit the following:

- Qualifications for the project, including names, titles, and experience of key personnel
- Description of recent experience on projects similar in scope and scale
- Project proposal
- Project timeline that indicates durations for key tasks and the overall project
- Itemized project budget, with respective costs for the Phase 1 Archeological Investigation research services v. field survey services separately identified

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.

5.5 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.

5.6 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; and have demonstrated experience in historic preservation.

5.7 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.

5.8 Inquiries

Every request for a written interpretation or correction must be received at least ten (10) days prior to the RFP due date—no later than **4:30 P.M. on Thursday, March 20th, 2025**—in order to be considered. Requests may be submitted by e-mail to mpelta-pauls@presmd.org. Preservation Maryland will endeavor to answer questions as they arise on a rolling basis. However, all 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.



5.9 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.

6. EVALUATION AND SELECTION PROCEDURES

6.1 Evaluation Procedure

Each response will be evaluated in accordance with the indicated criteria. Special consideration may be given to Respondents who demonstrate familiarity with eighteenth and nineteenth century architecture, as well as Maryland state history, particularly the Civil War-era.

| | |
|----------|---|
| 1 | <p>Background and Qualifications</p> <p>a) Special expertise of personnel, especially:</p> <ul style="list-style-type: none"> - Feasibility Studies - Historic Structure Reports <p>b) Past performance, with demonstrated research and writing skills</p> <p>c) Demonstrated experience coordinating with multiple stakeholders</p> <p>d) Knowledge of subject, specifically:</p> <ul style="list-style-type: none"> - 18th & 19th century architectural history - Relevant historic architecture & archaeology |
| 2 | <p>Project Approach</p> <p>a) Names and functions of personnel assigned</p> <p>b) Equipment and resources</p> <p>c) Ability to meet project needs, including current workload</p> <p>d) Commitment to project completion within time and budget constraints</p> |
| 3 | <p>Technical Merit</p> <p>a) Demonstrated comprehension of tasks to be completed</p> <p>b) Completeness and clarity of submittal</p> |

6.2 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.

7. 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
- ACH payment information, if EFT preferred
- Satisfactory evidence of insurance coverage as described in *Section 7.1 Insurance Requirements*

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.

7.1 Insurance Requirements

Respondents should be aware that an execution of any contract arising from the RFP process will require proof of the following insurance coverage, as applicable, with at least the minimum limits required by the State of Maryland:

Commercial General Liability

| | |
|-------------------|-------------|
| Each Occurrence | \$1,000,000 |
| General Aggregate | \$2,000,000 |

Automobile Liability

| | |
|-----------------------|--|
| Combined Single Limit | \$1,000,000, - Includes Owned, Non-Owned & Hired Autos |
|-----------------------|--|

Workers Comp

| | |
|---------------|-------------|
| Each Accident | \$1,000,000 |
|---------------|-------------|

Professional Liability

| | |
|-----------------|-------------|
| Limit Per Claim | \$1,000,000 |
|-----------------|-------------|

Umbrella Liability

| | |
|-----------------|-------------|
| Each Occurrence | \$2,000,000 |
| Aggregate | \$2,000,000 |



Attachment A:

Existing Building and Site Documentation

Existing documentation includes but is not limited to the following. Respondents may request access to the below listed documentation by emailing Maggie Pelta-Pauls at mpelta-pauls@presmd.org.

- 1) *A Brief History of South Mountain House*, Lemoin Cree
- 2) *Old South Mountain Inn*, Byron L. Williams
- 3) Phase I Environmental Site Assessment – Executive Summary
- 4) NRHP Nomination Form (NR – 1510): Turner’s and Fox’s Gap Historic District
- 5) MIHP File (WA – II – 1174): Turner’s and Fox’s Gap Historic District
- 6) MIHP File (WA – II – 001): Old South Mountain Inn (South Mountain House)



Attachment B:

Current Project Stakeholder List

- 1) [Maryland State Parks – Department of Natural Resources](#)
- 2) [Washington County, Maryland](#)
- 3) [Frederick County Maryland](#)
- 4) [Town of Boonsboro](#)
- 5) [Town of Middletown](#)
- 6) [City of Frederick](#)
- 7) [Heart of the Civil War Heritage Area](#)
- 8) [Civil War Trails](#)
- 9) [Potomac Appalachian Trail Club](#)
- 10) [Visit Frederick](#)
- 11) [Visit Hagerstown & Washington County](#)
- 12) [National Park Service \(Appalachian Trail\)](#)