



# PRESERVATION MARYLAND

## REQUEST FOR QUALIFICATIONS

### Rock Run Mill Pre-Construction Services and Stabilization

Preservation Maryland, a nonprofit organization headquartered in Baltimore, Maryland, is soliciting Statements of Qualification (SOQ) for pre-construction services and competitive bids for temporary shoring from qualified General Contractors and Construction Firms for the stabilization of Rock Run Mill, sited within Susquehanna State Park at 761 Stafford Road, Havre de Grace, MD 21078.

To be considered as eligible, Respondents must be legally licensed as applicable under pertinent laws in the State of Maryland and have demonstrated experience with similar projects in historic preservation.

Preservation Maryland requests that interested parties respond to the solicitation by **4:30 P.M. ET on Thursday, May 1, 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](http://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), Rock Run Mill, sited at 761 Stafford Road, Havre de Grace, MD 21078, is a contributing resource in the NRHP-listed Lower Deer Creek Valley Historic District within Susquehanna State Park. The property (parcel 0003; tax map 0037; MIHP HA-191) comprises a three-story coursed-stone structure, two-bay deep, three-bay wide on the west elevation, and four-bay on the east, with a gable roof and water wheel on the south elevation.

Built in 1798 along the banks of the Susquehanna River, the Rock Run grist mill is a surviving connection to when the wheat and flour trade provided a much-needed economic foundation for the new American republic. Constructed from recycled material from a mill built in 1736, Rock Run Mill is a relatively rare example of a fully intact industrial building from the early national period, with colonial- and revolutionary-era lineage. It embodies the early American industries that would launch the former colonies to economic dominance in North America. The mill operated commercially until 1954 and continues to open under DNR management for demonstrations on weekends throughout the summer.

Frequent flooding from the Susquehanna River and runoff from Stafford Road have long threatened the structure. In response, Preservation Maryland is partnering with DNR to stabilize and restore the historic mill, ensuring its survival as an educational resource for the American public and a connection to the nation's earliest years. 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

Serving as project manager on behalf of DNR, Preservation Maryland is seeking general contractors experienced in executing historic preservation projects to provide pre-construction services and oversight of emergency intervention for the stabilization of the historic Rock Run Mill. Preservation Maryland hired MTF Architecture

(MTFA) and Linton Engineering in March 2024 to oversee the development and subsequent execution of construction plans for the 18<sup>th</sup> century mill. A field survey was thereafter conducted in April 2024 that revealed, among other findings, that the structural integrity of the mill is critically compromised. More detail is provided in **Attachment A: Rock Run Mill Initial Findings Memo**.

The goal of the overall project, therefore, is to stabilize the historic mill and protect it against moisture infiltration until future sitework to redirect water away from the structure can take place, thereby facilitating its restoration and ensuring continued public use for decades to come. Thirty percent (30%) DD drawings have been completed to inform project direction and are included with this RFQ as **Attachment B: Preservation Maryland – Rock Run Mill 30% Design Development**. Respondents must email Laura Houston at [lhouston@presmd.org](mailto:lhouston@presmd.org) to obtain digital copies of these drawings.

Project objectives for the pre-construction services include:

- Installing reversible temporary shoring in the basement to support the first-floor structure that creates little to no adverse effect on the historic fabric while construction plans are completed
- Developing a construction scope of work within the grant budget

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.

### 2.3 Schedule

Work is expected to begin immediately upon execution of the contract and conclude as expeditiously as possible, allowing for a final overall project completion date of no later than **June 30, 2026**, to adhere to the grant funding deadline.

## 3. SERVICES AND SCOPE OF WORK

The precise scope of work is subject to feedback from the selected Respondent(s) and budget limitations. However, anticipated work to be undertaken by the consultant(s) may include, but is not limited to, the following:

- a. Coordinating with MTFA and Linton Engineering
- b. Design review and constructability analysis
- c. Cost estimating
- d. Value engineering
- e. General contracting for and oversight of temporary intervention detailed in **Attachment B**

*\*The selected Respondent will be eligible to bid on subsequent work as detailed in the approved and permitted construction documents.*

Work performed and recommended shall adhere to the Secretary of the Interior's Standards and local, state and federal laws and regulations.

## 4. PROJECT BUDGET

This project is supported by grant funding, totaling \$747,216.00 for all related expenses—including project management, A/E and consulting fees, and construction services—and will be contracted based on a lump sum in negotiation 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 fee schedule and base bid required per Section 5 will be considered as part of the evaluation.

## 5. INSTRUCTIONS TO RESPONDENTS

### 5.1 *Where to Deliver SOQ & Bid Package*

All SOQ & Bid packages must be submitted as a single PDF attached to an email delivered to [lhouston@presmd.org](mailto:lhouston@presmd.org) and [andrewm@jmapreservation.com](mailto:andrewm@jmapreservation.com).

### 5.2 *Due Date*

Submittals are due by **4:30 P.M. ET on Thursday, May 1, 2025.**

### 5.3 *Preparation of SOQ*

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 three (3) projects involving historic buildings of similar scope of work as this project, completed within the last five (5) years. At least one project must have been reviewed by a State Historic Preservation Office. Each project must have cost at least \$1,000,000. The list shall include location, cost, date completed, owner's name, address, telephone number, and architect's name.
- Copy of active state contractor license
- Project approach
- Fee schedule of hourly rates, to inform cost for pre-construction services (SOW items 3.a-d)

### 5.4 *Preparation of Bid*

Respondents must submit a completed **Attachment C: Bid Form** with the following:

- Base Bid for temporary intervention (SOW item 3.e)
- Schedule of Values
- List of conditions or bid qualifications
- Estimated completion time
- Labor Rates for additional services and percentage for O.H. &P. on change orders
- Special considerations
- Performance and Payment Bond **if bid amount exceeds \$100,000**

Respondents shall submit one (1) digital copy of the SOQ and Bid 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 submittal does not constitute approval of the subcontractors identified therein.

### 5.6 *Minimum Qualifications*

Respondents must demonstrate personnel assigned are legally licensed as applicable under pertinent laws in the State of Maryland and have demonstrated experience with similar projects in historic preservation.

For purposes of this Qualification, “similar project” shall be understood to include the multiple of the following elements: 1) repair and replacement of heavy timber structural members, 2) provision of wood shingle roofs, 3) excavation and installation of below-grade waterproofing, and 4) jacking, leveling, and temporary shoring of an existing building. At least one project that demonstrates experience in item 1 above shall be included.

A resume of Respondent’s proposed superintendent who will be directly involved in the execution of the project shall show experience on at least three (3) historic preservation projects of similar scope and size for which the individual has similar responsibilities either with the Respondent or with another project, and which have been completed within the last five (5) years. Include location, cost, date completed, owner’s name, address, and phone number, and architect’s name.

### 5.7 *Pre-Bid Meeting*

Respondents may choose to attend a pre-bid meeting with Preservation Maryland, DNR, and MTFa during a scheduled site visit taking place **Tuesday, April 15, 2025**, between **1:00 P.M. – 2:00 P.M.** The grounds are otherwise accessible independently at Respondents’ convenience. Please email Laura Houston at [LHouston@presmd.org](mailto:LHouston@presmd.org) by **Monday, April 14, 2025**, to confirm attendance.

### 5.8 *Inquiries*

Every request for a written interpretation or correction must be received at least seven (7) days prior to the due date in order to be considered. Requests may be submitted by e-mail to [LHouston@presmd.org](mailto:LHouston@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 due date.

Submission of an SOQ & Bid constitutes acknowledgment of receipt of all addenda. Submittals 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 SOQ or Bid, as submitted.

### 5.9 *Rejection of Submittal*

The SOQ & Bid package must be delivered to the specified location and received by the due date to be eligible for evaluation. Submittals 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 may consider incomplete any submittal not prepared and delivered in accordance with the provisions specified herein and reserves the right to waive any minor deviations or irregularities in an otherwise valid submittal.

### 5.10 *Withdrawal of Submittal*

Respondents may withdraw their submittal prior to the designated due date if they submit such a written request to Preservation Maryland. Respondents may be permitted to withdraw their submittal after the due date for good cause, as determined by Preservation Maryland in its sole judgment and discretion.

## **6. EVALUATION AND AWARD PROCEDURES**

### 6.1 *Evaluation Procedure*

Each response will be evaluated in accordance with the indicated criteria:

<b>Background and Qualifications</b> a) Past relevant experience per Section 5.3 b) Special expertise of personnel per Section 5.6 c) Demonstrated experience coordinating with multiple stakeholders
<b>Project Management</b> a) Names and functions of personnel assigned b) Commitment to project completion within time and budget constraints c) Ability to meet project needs, <u>including current workload</u> d) QA/QC methods
<b>Technical Merit</b> a) Demonstrated comprehension of tasks to be completed b) Completeness and clarity of submittal c) Adequately addresses project goal(s) and objective(s)

## 6.2 Selection Procedure

Preservation Maryland will evaluate all submittals and select the most qualified Respondent(s) based on the evaluation criteria above. Following this selection, Preservation Maryland may enter into negotiations with the top Respondent regarding proposed services, scope of work, deliverables, project timeline, and budget. Entrance into negotiations does not constitute a contractual relationship between Preservation Maryland and said Respondent.

Should Preservation Maryland and the top Respondent be unable to come to an agreement regarding proposed services, deliverables, project timeline, and budget, Preservation Maryland reserves the right to terminate discussions and enter into negotiations with the next qualified Respondent.

## 7. CONTRACT EXECUTION

Upon conclusion of the above, Preservation Maryland and the successful Respondent will enter into contract execution.

Proposed contract documents include: *AIA Document A104-2017: Standard Abbreviated Form of Agreement Between Owner and Contractor*; *AIA Document A201-2017: General Conditions of the Contract for Construction*; and Respondent proposal and bid documentation.

The Respondent must provide:

- Finalized proposal for pre-construction services
- Finalized bid documentation for temporary intervention
- 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
  - 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

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

Preservation Maryland further reserves the right to award the contract to the next available Respondent in the event the successful Respondent fails to execute the contract or the contract with said Respondent is terminated within 30 days of the effective date.

# Attachment A: Rock Run Mill Initial Findings Memo

## Rock Run Mill



Re: Initial Findings / Recommendations

Date: May 17, 2024

MTFA Project #23122

To: Laura Houston, Preservation Maryland

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### Objective:

MTFA Architecture conducted a site visit at Rock Run Mill on April 25, 2024 to obtain information to prepare existing plans and elevations. A second site visit took place on May 10, 2024 by MTFA and Linton Engineering to conduct initial observations of the mill's conditions. During the site visits, the MTFA team met with Adam Poe, Chad Shaneyfelt, Robert Bailey, and Clark Old who provided information about the history of the mill.

### Initial Findings:

Several critical issues identified during the initial site visits are beyond the magnitude expressed in the scope of work. Due to ongoing water infiltration issues, the basement remains wet leading to severe deterioration of the structural components. With the increased scope of structural repairs required, it is challenging to determine how to scope the drawings. A cost estimate of the most urgent work would allow the team to understand how much of the work can be completed with the funds available and to help Preservation Maryland understand additional funding required to protect the historic mill.

The "Greatest Priority" items 1.1 through 1.8 below address the most severe structural issues and are items that should take place concurrently. Replacing the large beams in the basement will be challenging as the entire building will need to be jacked up and supported. These repairs are dire and should be addressed as soon as possible. If the current funding for the project does not allow for these critical repairs, additional funding should be obtained.

Our initial findings and recommendations below have been prepared to confirm and prioritize the scope of work for the Rock Run Mill Architectural and Engineering Services.

### Greatest Priority

- 1.1 The two large 12-inch x 14-inch wood girder beams supporting the first floor and posts above have severely rotted. This has caused several of the posts above to settle to the extent that they are no longer supporting the wood girders on the floors above. These beams are beyond repair and will need to be removed and replaced.
- 1.2 The two non-original 7 ½-inch x 11 ½-inch wood posts supporting the ends of the first-floor wood girder beams have rotted at the base. The posts will need to be removed and replaced.
- 1.3 Where the existing first floor joists have been supported by adjustable screw jacks adjacent to the front exterior wall, four additional joists were observed that have rotted and require new support. A new continuous stud wall should be added to support the ends of the joists.
- 1.4 At the side wall of the basement adjacent to waterwheel, it was observed that two first-floor joists have rotted at the ends where they are pocketed into the wall and are unsupported. These joists should be supplemented with new adjacent floor joists.
- 1.5 At the side of the stair opening, there is a first-floor joist that is significantly skewed which has allowed the floor to dip at this location. The joists should be leveled when the floor is

jacked up to replace the girder beams. Wood blocking will be needed to laterally stabilize the joist.

- 1.6 There are voids at the top of the front stone wall where surface water has continually penetrated through the wall. The top of the wall will need to be filled soil with salvaged stone and a lime-based mortar.
- 1.7 There is no positive drainage away from the front of the building. Much of the damage that has occurred to the existing structure is water related damage. It is imperative to correct the drainage issue. Consideration should be given to constructing a gravel and drain tile filled trench up against the front face and right side of the building to correct surface water and redirect it away from the building.
- 1.8 There is a very severe sag above the wood girder beams especially at the rear most of the beams. The sag is so extreme that at two beam-to-column connections at the 2<sup>nd</sup> and 3<sup>rd</sup> floors, the columns have settled to the extent that they are no longer supported the wood girder beams. The floors will need to be jacked up and leveled during the beam replacement work.
- 1.9 The cedar shake roof has deteriorated and beyond its useful life. According to former park staff, the roof is over 40 years old. The roof should be replaced in kind.
- 1.10 The basement is continually damp. Park staff noted that the basement remains damp even during dry spells. Providing fans would circulate the air and help dry out the basement. (This item could be completed by maintenance.)

### **High Priority**

- 2.1 The stone steps at the rear basement door have cracked and settled and are no longer functional. Consideration should be given to remove, salvage, and reset the existing stone treads and risers.
- 2.2 There is no gutter at the rear of the building. This allows surface water to pond adjacent to the rear wall which damages the stone and the bottom of the basement door and door sills. Installation of rear gutter is highly recommended.
- 2.3 A severe notch was observed at a 3<sup>rd</sup> floor beam location. The notch has been present for a long time and does not appear to be currently causing any excessive deflection.
- 2.4 A cracked joist was observed at the second floor at the front span condition toward the left-hand side of the building.
- 2.5 A void is present in the stone above the basement door that is causing a first-floor joist to be unsupported.
- 2.6 The third-floor girder beam has been cut at the left side of the building. An 8x8 wood beam has been added to span across the ends of the cut beam.
- 2.7 Rotted floor joists were observed at the front left and rear right corners of the 4<sup>th</sup> floor.
- 2.8 The attic joist that frames the side of the left side of the stair opening is poorly supported.
- 2.9 Rot was observed at the wood girt to wood stud connection in the right gable wall from within the attic.



- 2.10 Repoint open mortar joints and previously tuckpointed joints where mortar is not bonded to the historic mortar behind.
- 2.11 Water infiltration has caused much of the damage to the west stone basement wall. In addition to directing water away from the mill, waterproofing should be provided below grade. This will most likely require archeology but former park staff stated that a large portion of the basement wall was previously disturbed when the basement wall collapsed and was reconstructed. The previously disturbed area should not require archeology. (Former park employee estimated the portion of wall that collapsed was a trapezoid shape of 10' at the bottom and 15' at the top.)
- 2.12 Many glass panes are missing or cracked and the paint on the windows and frames has deteriorated. Reglaze and repaint windows and frames. Replace all broken and cracked glass panes. Reinstall lower sash that has been placed inside the building on the second floor.
- 2.13 Railing to the loft floor is loose. The railing post should be firmly secured.
- 2.14 The stone wall and piers along the water pit exhibit missing mortar, loose stones, and erosion along adjacent grade. Stone caps are cracked. The stone masonry should be repaired, reset, and repointed.
- 2.15 Wood rake boards are warped and cupping and felt soft from areas adjacent to the windows. The rake boards should be replaced.

#### **Medium Priority**

- 3.1 Vines and vegetation were observed on the exterior masonry. Remove all vegetation from the masonry on a routine basis. (This items could be completed by maintenance.)
- 3.2 Remove biological growth from the exterior masonry.
- 3.3 The bottom portion of the basement door exhibits water damage. Replace the vertical boarded door.
- 3.4 Although the shutters are not original, they protect the windows and are currently the only means of securing the windows. After windows are reglazed and repaired, consideration can be drawn as to maintaining or removing the shutters.
- 3.5 The chimney was removed to below the roof line due to roof leaks. Consider restoring the appearance of the mill by recreating the chimney using the HABS photo documentation.

End of Memo



# PRESERVATION MARYLAND

## **Attachment B: Preservation Maryland – Rock Run Mill 30% Design Development**

Thirty percent (30%) DD drawings have been completed to inform project direction and are included with this RFQ. Respondents must email Laura Houston at [lhouston@presmd.org](mailto:lhouston@presmd.org) to obtain digital copies of these drawings.

**ATTACHMENT C: BID FORM FOR TEMPORARY INTERVENTION**

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**Bid Time:** 4:30 P.M. ET  
**Bid Date:** Wednesday, April 30, 2025  
**Location:** Email to [lhouston@presmd.org](mailto:lhouston@presmd.org) and [andrewm@jmapreservation.com](mailto:andrewm@jmapreservation.com)

**BID FROM:**

\_\_\_\_\_

\_\_\_\_\_

**BID TO:** PRESERVATION MARYLAND

**PROJECT:** ROCK RUN MILL STABILIZATION

**1. Base Bid**

Having carefully examined the Contract Documents for this project (i.e., AIA Document A104-2017: Standard Abbreviated Form of Agreement Between Owner and Contractor; AIA Document A201-2017: General Conditions of the Contract for Construction; and the bidding documents), as well as the premises and all conditions affecting the proposed construction, the undersigned proposes to provide all labor, materials, services, taxes and equipment necessary for, or incidental to, the construction of the project in accordance with the Contract Documents within the time set forth below, for the lump sum base bid of:

\$ \_\_\_\_\_  
Dollar Amount Is to Be Shown Numerically

**2. Schedule of Values**

Fill in the attached Schedule of Values. Total of scheduled values must equal Base Bid.

**3. Conditions and/or Bid Qualifications**

Attach a list of any/all conditions and/or bid qualifications. If none, write "None" below.

\_\_\_\_\_

**4. Completion Time**

If awarded the Contract, Bidder agrees that the work will be substantially complete and ready for final payment in accordance with the Contract Documents within:

\_\_\_\_\_ consecutive calendar days of the date established in a written notice to proceed.  
Number of Days Is to Be Shown Numerically

**5. Additional Services**

List the labor rates for additional services and percentage for O.H. & P. on Change Orders:

<b>Labor Rates:</b>		<b>O.H. &amp; P.:</b> _____ %
Personnel	Rate	

**6. Special Considerations**

By submission of a Bid, the Contractor agrees that, if quantities of material required to complete the Work are increased by Change Order, no special material ordering or scheduling considerations are necessary (e.g., minimum quantity orders or lead times), unless explicitly noted below. If none, write "None" below.

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**7. Addenda**

The undersigned acknowledges receipt of Addenda as listed below and represents that any modifications to the Work called for in these Addenda are included in the Base Bid. If Addenda have been received, list Addendum number(s) and date(s). If no Addenda have been received, write "None" below:

Addendum Number	Dated

**8. Performance and Payment Bond**

If bid exceeds \$100,000, the Bidder shall furnish bonds covering the faithful performance of the Construction Project and payment of all obligations arising thereunder, as stipulated herein:

- a. The surety underwriting the bonds shall have not less than an "A" rating.
- b. Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond.
- c. Both bonds shall be written in the amount of the Construction Project Sum and shall be dated on or after the date of the Contract.
- d. The cost of bonds shall be included in the 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.
- e. 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.
- f. 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 the Contract.

**9. Assurances**

The undersigned, in compliance with the Contract Documents for the construction of the above named project, does hereby declare:

- a. That the undersigned understands that the Owner reserves the right to reject any and all bids and to waive any formality.
- b. That, if awarded the Contract, the undersigned will enter into an Agreement, on a form identical to the form included in the Contract Documents and execute required performance and payment bonds within ten (10) days after receipt of the Intent to Award, will commence work within five (5) days after the date of the Notice to Proceed, and will complete the Contract fully within the time for completion as indicated.
- c. That this bid may not be withdrawn for a period of thirty (30) days after the bid opening.
- d. The undersigned understands that the Owner's intent is to construct all facilities proposed within the limits established by the funds appropriated for the project.

- e. Bids submitted by a “Joint Venture” shall be signed by representatives of each component part of the Joint Venture. The licenses of each component part of the Joint Venture shall also be listed in the bid submittal. Therefore, joint venture bidders shall indicate at least two (2) signatures and two (2) license numbers on the Bid Form. Joint Venture bidders shall indicate at least two (2) signatures on the Bid Form even if they are licensed as a joint venture.

Respectfully Submitted:

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Name of Bidder (Typed or Printed)

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Address

BY

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(Signature and Title)

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**Contractor’s Joint Venture License Number(s) or  
Contractor’s License No.**

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Telephone Number

Fax Number

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Federal ID Number or Social Security Number

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Date of Bid

