



PRESERVATION MARYLAND

INVITATION TO BID

Knocks Folly Rehabilitation: Exterior Repairs

Preservation Maryland, a nonprofit organization headquartered in Baltimore, Maryland, is soliciting lump sum bids from qualified firms for construction services to complete exterior repairs that will aid in the rehabilitation of the historic Knocks Folly at Turner's Creek, located at 13761 Turners Creek Road, Kennedyville, Maryland 21645 within the boundaries of Sassafras Creek Natural Resource Management Area.

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 on or before **4:30 P.M. ET on February 19, 2026**.

Please note the full list of Attachments included in this bid package:

- *Attachment A: Scope of Work*
- *Attachment B: Bid Form*
- *Attachment C: Schedule of Values*
- *Attachment D: Preliminary Site Access and Operations Questionnaire*
- *Attachment E: Site & Building Conditions | Maps & Photos*

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

Knocks Folly at Turner's Creek, also known as the Janvier House or Barroll House, is located within the Sassafras Natural Resources Management Area in Kennedyville, Maryland. Owned by the State of Maryland and managed by the Maryland Department of Natural Resources – Maryland Park Service (DNR), the property consists of a distinctive 1½-story, mid-18th-century log house joined to a three-story, early-19th-century Federal-style brick wing. The building's unique architectural composition reflects the evolution of the site and the differing socioeconomic backgrounds of its early occupants. The building has been altered over the years, including the late 19th century addition of a single-story porch—spanning the width of the brick wing—and a fire in 1977 that destroyed half of the log structure and a portion of the brick one. The building was restored following the fire. Listed on the Maryland Inventory of Historic Properties (MIHP #K-114) and the National Register of Historic Places (NRHP Reference # 76001006), Knocks Folly is also protected by a preservation easement held by the Maryland Historical Trust.

Preservation Maryland, in partnership with DNR, is undertaking this project to preserve and protect the historic fabric of Knocks Folly through targeted exterior repairs. The rehabilitation will address deterioration, improve

weatherproofing, and restore historic features—including roofs, gutters, woodwork, and shutters—to ensure the long-term stability and continued use of the building.

2.2 Description

Acting as project manager on behalf of DNR, Preservation Maryland is seeking construction services to complete envelope repairs discussed above and further outlined below.

The goal of this project is to preserve and protect the historic Knocks Folly by repairing deteriorated elements, improving weatherproofing, and restoring historic features to ensure the site's long-term stability and authenticity. Construction services are expected for completion of the scope of work discussed in Section 3 and detailed fully in *Attachment A: Scope of Work*.

Objectives include:

- **Preserve and protect the historic fabric:** Repair original exterior fabric and roofing systems to prevent further deterioration and safeguard the integrity of this nationally recognized historic resource.
- **Ensure long-term material integrity:** Address exterior's deferred maintenance, water infiltration, and failed finishes to extend the lifespan of all building components and reduce future repair needs.
- **Retain and restore historic character and authenticity:** Use materials and methods compatible with the building's 18th- and 19th-century construction, maintaining its distinctive combination of vernacular log and Federal-style architecture.
- **Comply with preservation standards and easement requirements:** Execute all work in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and any Maryland Historical Trust easement provisions.
- **Complete chimney work within the limited pre-nesting window:** Due to the presence of an osprey that annually nests in a chimney of the Federal-style brick wing, all related chimney work must be completed prior to the birds' return in March. Timely project execution is therefore essential to avoid wildlife disturbance and ensure compliance with environmental protections.

This project is being executed in partnership with the Maryland Department of Natural Resources (DNR). 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 any relevant government agencies, which will include coordination of document submittal. It is anticipated that DNR will be involved in project meetings, documentation review, as applicable, and site visits and will serve as final authority on decisions.

2.3 Schedule

Work is expected to begin immediately upon contract execution and conclude as expeditiously as possible. The overall project schedule shall comply with the following hours: **7:00 A.M. to 5:30 P.M., Monday-Friday**, during designated work periods to be determined in coordination with DNR.

NOTE: After project kick-off, the Contractor will be obligated to develop and provide a schedule indicating when project personnel plan to be on-site, including but not limited to the following: Date(s) of and time needed for onsite work; SOW item/activity taking place; Corresponding contractor(s) expected to be onsite, specifying primary or subconsultant(s); If building access is needed; If a Ranger onsite is needed. The work schedule shall

additionally consider the need for chimney work to be completed prior to the March return of osprey, which cannot be moved upon their return.

3. SERVICES, SCOPE OF WORK, AND SPECIFICATIONS

The precise scope of work is subject to feedback from the selected Contractor and budget limitations. However, anticipated work to be undertaken by the Contractor may include, but is not limited to, furnishing all labor, equipment, materials, supplies, insurance, etc., necessary to complete the items noted in *Attachment A: Scope of Work*.

NOTE: Respondents are requested to submit a proposed means and method narrative for the main block porch repairs (refer to *Attachment A* and Section 6.4). In 2018, joints were soldered and a new traditional paint coating was applied to this roof, but these efforts have since failed. *Attachment A* outlines desired repairs for the metal roof on the main block porch per existing condition challenges, as well as prompts for possible approaches.

Work recommended and performed 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 for all related expenses 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 bid will be considered as part of the evaluation.

5. CONSTRUCTION REQUIREMENTS

5.1 Site access

Construction efforts shall be coordinated with DNR and not impact business and/or scheduled events at Sassafras Creek Natural Resource Management Area.

To grasp how the potential Contractor envisions running onsite efforts, we are requesting that respondents complete a preliminary questionnaire (*Attachment D: Preliminary Site Access and Operations Questionnaire*)—indicating such things as hours of operation, staging, parking, signage, etc.—and include it in their submittal. Upon contract award and project kick-off, the selected Contractor will be able to refine answers per DNR and Preservation Maryland input. To fine-tune responses to the questionnaire, please refer to the provided [aerial map](#) of the site (included in *Attachment E: Site & Building Conditions | Maps & Photos*). Respondents may elect to mark up the aerial map to correspond with the answers to *Attachment D* and include it in their submittal.

5.2 Environmental and Sustainability Requirements

The Contractor shall:

- Employ construction best management practices that minimize dust production and onsite sedimentation transport, as applicable.
- 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 worktime schedules in coordination with DNR.
- Ensure safety at all times during pre-construction and construction activities, according to applicable safety standards, procedures, and laws.
- As applicable, contact Miss Utility, prior to work, as per Maryland law (2010 Maryland Underground Facilities Damage Prevention Law).
- If ground disturbance is required, the Park Manager must be contacted before work begins.

6. INSTRUCTIONS TO RESPONDENTS

6.1 Where to Deliver Submittal

All submittals must be provided as a single PDF attached to an email delivered to Stephanie Kennedy at SKennedy@presmd.org.

6.2 Submittal Due Date

All submittals are due on or before **4:30 P.M. ET on February 19, 2026**.

6.3 Pre-Bid Meeting

Respondents may visit the site independently to view the property exterior and may elect to bring a drone to view the roof. **Prior to visiting, Respondents must notify Stephanie Kennedy at SKennedy@presmd.org, Peter Morrill at peter.morrill1@maryland.gov, and Debbie Cooper-Hughes at debbie.cooper@maryland.gov no fewer than two days in advance of their intent to visit, and specify if they would like to use a drone.**

For details regarding the building and overall site, please refer to *Attachment E: Site & Building Conditions | Maps & Photos*.

6.4 Preparation of Submittal

Respondents must submit the following:

- Completed *Attachment B: Bid Form*
- Completed *Attachment C: Schedule of Values*
- Completed *Attachment D: Preliminary Site Access and Operations Questionnaire*
- Company profile
- List and resumes of key personnel and proposed subcontractors
- Up to five (5) examples of similar projects (to reduce page count, please include hyperlinks to project examples, if available)
- Proposed means and method narrative
- At least three (3) client references, including the full name, phone number, and email address for the primary point of contact and a one-to-two sentence description of the nature of the project

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

6.5 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 in the submittal.

6.6 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 restoration.

For purposes of this Qualification, “similar project” shall be understood to include the multiple of the following elements: 1) Projects involving rehabilitation, restoration, or preservation of historic building fabric, executed in accordance with the Secretary of the Interior’s Standards; 2) Exterior envelope repairs such as roofing, flashing, gutter and drainage systems, masonry repointing, woodwork restoration, painting, and/or window/shutter repair and replication; 3) Work on structures of similar scale, age, and construction type—particularly those featuring wood framing, log construction, masonry, or metal roofing typical of 18th–19th century buildings; 4) Projects completed for a public agency, park system, or nonprofit organization under review or compliance with state or local preservation offices.

6.7 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.

6.8 Inquiries

Every request for a written interpretation or correction must be received at least ten (10) days prior to the submittal due date in order to be considered. Requests may be submitted by e-mail to Stephanie Kennedy at SKennedy@presmd.org. Interpretations, corrections and supplemental instructions will be communicated by written addenda to this solicitation to all prospective Respondents no later than seven (7) days prior to the submittal due date.

Submission 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 proposed submittal.

6.9 Rejection of Submittal

Submittals must be delivered to the specified location and received by the required 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 alternatives or other material irregularities. Preservation Maryland may consider incomplete any submittals not prepared and sent in accordance with the provisions specified herein and reserves the right to waive any minor deviations or irregularities in an otherwise valid submittal.

6.10 Withdrawal of Submittal

Respondents may withdraw their submittal prior to the designated due date if they send 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.

7. EVALUATION

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

1	<p>Background and Qualifications</p> <p>a) Past relevant experience following SOI Standards</p> <p>b) Special expertise and qualifications of personnel, as applicable</p>
2	<p>Project Management</p> <p>a) Names and functions of personnel assigned</p> <p>b) Commitment to project completion, with sensitivity toward work hour, project schedule, and budget restrictions</p> <p>c) Ability to meet project needs, including current workload</p> <p>d) QA/QC methods</p>
3	<p>Technical Merit</p> <p>a) Demonstrated comprehension of tasks to be completed and specifications to adhere to (as outlined in <i>Attachment A: Scope of Work</i>)</p> <p>b) Completeness and clarity of submittal</p> <p>c) Adequately addresses project goal(s) and objective(s)</p>

Acceptance of the successful Respondent's submittal 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.

8. CONTRACT AWARD

Successful delivery of a submittal binds the successful Respondent to perform the work upon acceptance of the submittal and Preservation Maryland's execution of a contract provided by the successful Respondent.

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

- Contract for review
- Completed Form W9
- Satisfactory evidence of insurance coverage as required by the State of Maryland 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 contract without liability at any time before it 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.

Knocks Folly Exterior Scope of Work

Roof

- Main Block
 - Install pyramidal copper caps on two chimneys.
 - Inspect chimney flashing and repair as needed.
 - Inspect roof shingles and repair broken or badly cupped shingles as needed.
 - Inspect and re-align gutters. Ensure downspouts are connected and functioning properly.
- Main Block Porch
 - Repair or replace flashing and counter flashing against the main block.
 - Spot pointing as needed in conjunction with flashing repairs.
 - Repair leaking internal gutter. Ensure downspouts are connected and functioning properly.
 - Scrape and re-paint metal roof.
 - *Per Sections 3 and 6.4 of the Invitation to Bid: Respondents are requested to submit a proposed means and method narrative for the main block porch repairs. Joints were soldered and a new traditional paint coating was applied to this roof in 2018, but the efforts have since failed. Preservation Maryland is seeking recommendations for addressing the conditions, e.g. re-solder joints and apply another traditional paint coating? Consider a fiber reinforced elastomeric coating? Etc.*
- Log Wing
 - Inspect chimney flashing and repair as needed.
 - Inspect roof shingles and repair broken or badly cupped shingles as needed.
 - Inspect and re-align gutters. Ensure downspouts are connected and functioning properly.
- Dairy
 - Tear off existing roof.
 - Repair or replace wood finial.
 - Replace damaged sheathing as needed.
 - Install new wood shingle roof.
 - Repair or replace fascia and cornice molding as needed.

Exterior

- Main Block
 - Clean brickwork.
 - Spot pointing as needed on all facades.
 - Repair cornice woodwork as needed.
 - Repair porch cornice, fascias and soffits.
 - Repair post bases.
 - Replace base trim on all porch posts.
 - Repaint exterior woodwork.
 - Repair damaged attic windows.

- Remove modern shutters. Fabricate and install new louvered shutters for all windows to match surviving original examples.
- Log Wing
 - Clean siding.
 - Repair fascia and soffits as needed.
 - Repair siding as needed.
 - Re-paint as needed.
- Dairy
 - Clean exterior.
 - Repair damaged trim, siding and louvered vents as needed.
 - Scrape and paint.

BID FORM

Bid Time: _____

Bid Date: _____

Location: Email to SKennedy@presmd.org

BID FROM:

Name: _____

Address: _____

BID TO: PRESERVATION MARYLAND
PROJECT: KNOCKS FOLLY REHABILITATION: EXTERIOR REPAIRS

1. Base Bid

Having carefully examined the full bid package, which includes:

- Invitation to Bid;
- *Attachment A: Scope of Work;*
- *Attachment B: Bid Form;*
- *Attachment C: Schedule of Values;*
- *Attachment D: Preliminary Site Access and Operations Questionnaire;*
- *Attachment E: Site & Building Conditions | Maps & Photos*

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 *Attachment A: Scope of Work* within the time set forth below, for the lump sum base bid of:

\$ _____
Dollar Amount Is to Be Shown Numerically

2. Schedule of Values

Complete *Schedule of Values* ([separate attachment](#)), indicating cost per work item. 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:

Labor Rates:		O.H. & P.:	%
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.

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 equals or 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 accordance with the information provided in the bid package 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 as provided by the Contractor and execute required performance and payment bonds, as applicable, 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. Bids submitted by a "Joint Venture" shall be signed by representatives of each 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:

Name of Bidder (Typed or Printed)

Address

(Signature and Title)

Contractor's Joint Venture License Number(s) or Contractor's License No.

Telephone Number

Fax Number

Federal ID Number or Social Security Number

Date of Bid

Preliminary Site Access and Operations Questionnaire

- Contract signatory
 - Name: _____
 - Phone: _____
 - Email: _____
 - Address: _____
- Site access coordination needs:
 - Is access to the interior needed? How/where will the team enter the building?

 - Who is the vendor point of contact? Different than the onsite point of contact?

- Hours of access:
 - What daily hours will the vendor be on-site? _____
 - What days of the week? _____
 - How long is the project expected to take? _____
- Defining staging areas:
 - Is a staging area needed? Yes No
 - Where will it be located? _____
 - What is the anticipated SF? _____
 - Will it be enclosed? _____
- Vendor parking:
 - Is parking needed? Yes No
 - How many vehicles? _____
 - Where? _____
- Placement of signage:
 - What, if any, signage will be posted?

- Where?

- Temporary fencing (if applicable):

- Will there be a temporary construction fence? Yes No

- What are the specs and dimensions? _____

- Anticipated duration of placement? _____

- Limit of Disturbance:

- Is there expected disturbance? Area?

- Will vegetation be removed? What/where?

- Road/Traffic Impact:




- Does the work require blocking the road/redirecting traffic? Yes No

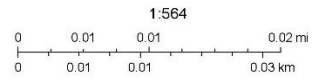
- Will it have any impact on surrounding roadways? Yes No

Attachment E: Site & Building Conditions | Maps & Photos



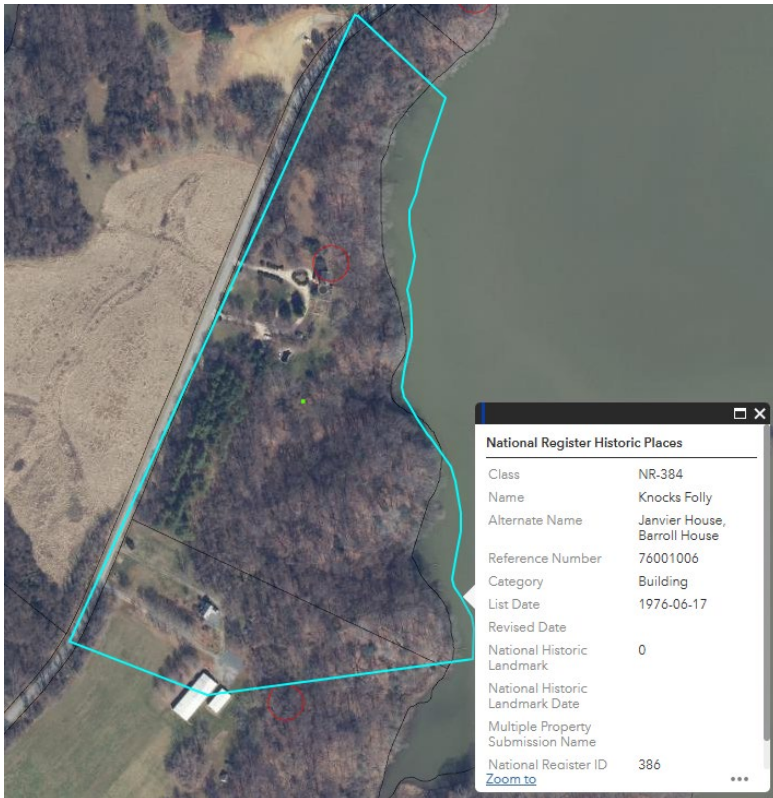
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-  County Boundary
-  National Register Historic Places
-  MD Inventory of Historic Properties



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MD IMAP, DoT

Knocks Folly Aerial Map



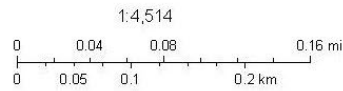
Knocks Folly Property Boundaries – NRHP

Knocks Folly: MHT Easement + NRHP Boundaries



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- World_Transportation
- Parcel Points
- Parcel Boundaries
- National Register Historic Places
- SixInchImagery2014_2016
- Preservation Easements



VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD IMAP, MDP, MHT, NPS, MD IMAP, MDP, SDAT, Esri, HERE, Garmin, (c) OpenStreetMap contributors, MD IMAP, MDP, MHT, MD IMAP, DoIT, MD IMAP, ESRI

Knocks Folly with Maryland Historical Trust easement boundary shown in yellow and the property's National Register of Historic Places boundary shown in dark red.



Front view (west elevation) of structure: 1½-story, mid-18th-century log house joined to 3-story, early-19th-century Federal-style brick wing



Front view (west elevation) of Federal-style brick wing, where it can be clearly seen that an osprey's nest has been made in a chimney. This nest is made annually and cannot be disturbed when the birds are present, thus prompting us to proceed with this project before the birds' return in March.



Osprey's nest in chimney.



Side view (northern elevation) of the brick wing.



Close-ups of brickwork on brick wing.



Main block porch with metal roof.



Adjoining roof between mid-18th-century log house and early-19th-century Federal-style brick wing, showing displaced materials from egret's nest on brick wing chimney.



Damaged attic window.



Dairy, requiring repair.

