



PRESERVATION MARYLAND

REQUEST FOR PROPOSALS

Construction Manager at Risk for Redevelopment of Historic Jail

Preservation Maryland, a nonprofit organization headquartered in Baltimore, Maryland, is soliciting proposals from qualified firms for preconstruction and general contracting services for the adaptive reuse of the historic jail and site of Maryland's future center for preservation, located at 1 Emory Street, Ellicott City, Maryland 21043.

To be considered as eligible, Respondents must be legally licensed as applicable under pertinent laws in the State of Maryland and have demonstrated experience adhering to SOI Standards for Rehabilitation for projects of similar scale.

Preservation Maryland requests that interested parties respond to the solicitation by **4:30 P.M. ET on Friday, April 10, 2026**.

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 *Historic Background*

Sited at 1 Emory Street – or 3709 Park Avenue – Ellicott City, Maryland, 21043, and owned by Howard County, the property (parcel 0243, tax map 025A) comprises the 7,727 SF structure and surrounding 9,975 SF of land. Tucked between the Tiber and Patapsco River valleys, the site is a hill that has been excavated and regraded over time, with two-story tall rubble stone retaining walls surrounding three sides of the jail building. The jail is a three-story, five-bay by three-bay structure of a coarse granite ashlar and has a gable roof with slate. The rear ell is two stories tall, with a raised basement that is banked into the hill. It is of rubble stone on the basement and first story and frame with German siding on the second story. The core of the structure was built in 1851, with the stone front added in 1878, the ell's second story constructed in 1910, a side porch added in 1952, and interior alterations made in 1959, which included a commercial kitchen, subdivided jail cells, redesigned floor plans, new finishes, construction of new floors, and fenestration alterations.

As a contributing resource in the Ellicott City Historic District, the jail holds 175 years of sobering but noteworthy American history. Until slavery's end in 1864, the structure's core served as the site where officials held freedom seekers and individuals charged with encouraging rebellion against enslavers. Its grounds were the start of two known lynchings in 1885 and 1895, with two others barely prevented in 1908 and 1922. Additionally, the US government housed WWII German POWs at the jail, during which time they were used as labor on local farms. Use as a jail continued until the early 1980s, with the Sheriff's Department occupying the building until it was vacated in 2008. The jail's exterior has maintained an impressive degree of historical integrity. Little alteration has been made since 1910, except for the porch addition and bridge. The interior's integrity is much less intact—only a barred door remains from the 19th c., and the mid-20th c. cell bars are in various stages of deterioration.

2.2 *Project Background*

Preservation Maryland is partnering with Howard County to pursue adaptive reuse of the jail and activate the area in support of the surrounding community. Informed by stakeholder engagement, a feasibility study, site evaluations, and design led by Michael Graves Architecture (MGA), the building program includes public multi-purpose space for community meetings and small events; an academic Center for Climate, Heritage, and

Preservation Studies in collaboration with the University of Maryland School of Architecture, Planning, and Preservation; and headquarters for Preservation Maryland. The grounds will also play an integral role in augmenting the County's stormwater management for Ellicott City and provide publicly accessible contemplative and interpretive space. See **Attachment A: Existing Building and Site Documentation** for more building and site information.

2.3 Project Description

Preservation Maryland is seeking preconstruction and general contracting services via Construction Manager at Risk project delivery for the adaptive reuse of the historic jail. The overall goal of this project is to activate the site through the creation of a new amenity for the community, a heritage tourism destination for the County and State, and a space that facilitates preservation practice, promotion, and pursuits.

Objectives include:

- Confirming constructability
- Identifying appropriate VE options
- Developing the construction budget
- Preparing a construction sequencing plan and schedule that correspond to grant spending priorities
- Assembling the bid package(s) for qualified subcontractors
- Ensuring a seamless transition from preconstruction to construction
- Establishing the project as an example of the feasibility and scalability of combined preservation, resiliency, and sustainability planning and execution

3. SERVICES AND SCOPE OF WORK

The selected Respondent will build upon existing documentation and design efforts, as identified in *Attachment A*. Work recommended and performed shall adhere to the Secretary of the Interior's Standards, the [Ellicott City Watershed Master Plan](#), and local, state and federal laws and regulations.

The precise scope of work is subject to feedback from the selected Respondent and budget limitations. However, anticipated work to be undertaken by the selected firm may include, but is not limited to, general adherence to AIA A133/A201, as well as the following:

3.1 Preconstruction

- Become familiar with existing information and conditions through site visit(s) and documentation review
- Participate in kick-off meeting to review project goals, roles and responsibilities, and budget information to date
- Participate in two (2) architect-led page turns of the CDs at 75% and 95% (permit set) with Preservation Maryland to inform/confirm design intent, constructability, value engineering, and budget development
- Evaluate interior historic fabric for deconstruction, salvaging, and/or reuse
- Provide constructability analysis on identified elements
- Consult on value engineering selections
- Develop two (2) cost estimates at the 75% and 95% CD milestones
- Establish construction sequencing plan, project schedule, and GMP based upon finalized permit set, spending priorities, prevailing wage requirements (as applicable), bond requirements, and anticipated procurement lead times for review, discussion, and approval, allowing, if necessary, for one round of revisions, (e.g., adjusting spending order, developing alternates for long-lead items, etc.)
- Establish subcontractor bid list for review and approval
- Prepare up to two (2) bid packages, dependent upon funding availability vis-à-vis the final budget

3.2 Construction

- Secure permits and bonds
- Furnish/Oversee furnishing of all labor, equipment, materials, supplies, insurance, etc., necessary to complete the work detailed in the construction documentation
- Facilitate and participate in regular construction progress meetings
- Update project schedule as project progresses
- Track grant priority spending per sequencing plan

The CM will be expected to coordinate with Preservation Maryland and the A/E team throughout the entirety of the project.

4. SCHEDULE

Following is the goal schedule for finalizing design and beginning construction:

April 6, 2026: UPDATED 75% CDs complete, including full specifications, to PM, HoCo Permitting, NPS, MHT and (once selected) CMaR for cost estimating

April 30, 2026: CMaR contract finalized and kick-off scheduled

May 2026: Preconstruction activities; page turn #1; preliminary cost estimate #1 based on updated 75% CDs; begin drafting construction sequencing plan corresponding to spending priorities

July 6, 2026: Receive comments back for NPS review & Howard County Permitting

July-August 2026: 95% CDs complete incorporating NPS & Howard County Permitting comments, as well as any changes due to project cost from the 75% CD set; page turn #2; CMaR completes estimate #2 for 95% CDs; construction sequencing plan finalized

August 7, 2026: GMP finalized

August 21, 2026: 100% CDs completed

September 1, 2026: Construction Begins / Break Ground

Work is expected to begin immediately upon contract execution and proceed as expeditiously as possible. Certain grant funding for capital costs must be spent in the 2026 calendar year.

5. PROJECT BUDGET

This project is supported by grant funding and will be contracted based on a lump sum in negotiation with the selected Respondent. As such, competitiveness of the budget will be considered as part of the final evaluation process.

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. This may result in necessary modification(s) to the overall scope of work. Preservation Maryland will discuss any such changes with the project team upon contract award and as the project develops, if applicable.

6. BUILD AMERICA, BUY AMERICA

Due to federal funding, this project may be subject to the Build America, Buy America Act. See **Attachment B: Build America, Buy America Terms and Conditions**. For further information, please visit:

- <https://www.congress.gov/bill/117th-congress/house-bill/3684>;
- <https://www.commerce.gov/oam/build-america-buy-america>; or
- <https://www.epa.gov/baba/build-america-buy-america-baba-overview#infrastructure>

7. INSTRUCTIONS TO RESPONDENTS

7.1 *Where to Deliver Proposal*

All proposals must be submitted as a single PDF delivered via email to LHouston@presmd.org.

7.2 *Due Date*

Submittals are due by **4:30 P.M. ET on Friday, April 10, 2026.**

7.3 *Preparation of Submittal*

Respondents must submit the following:

- Company profile
- Surety and insurance agencies
- List of 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/scale as this project, completed within the last seven (5) years. At least one project must have been reviewed by a State Historic Preservation Office. Each project must have cost at least \$2,000,000. Preference may be given to projects greater than \$2,000,000. 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, including quality and cost control measures, process for ensuring project budget is maintained throughout the project, and process specific to historic projects
- Itemized fee proposal for preconstruction services corresponding either to services or deliverables to be provided
- Estimated project timeline that stipulates durations for key tasks and identifies milestones

Respondents shall submit one (1) digital copy of the proposal as an attachment to an email and are encouraged to include as much pertinent data and information as necessary, though not excessive, to ensure proper evaluation.

7.4 *Subcontracts*

As applicable, 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.

7.5 *Minimum Qualifications*

Respondents must demonstrate personnel assigned are legally licensed as applicable under pertinent laws in the State of Maryland and have demonstrated experience adhering to SOI Standards for Rehabilitation on similar projects.

For purposes of this Qualification, "similar project" shall be understood to include providing preconstruction, construction management, and/or general contracting services concerning the multiple of the following elements: 1) adaptive reuse of a jail, prison, penitentiary, detention center, etc.; 2) redevelopment of a historic building at least 7,000 SF; 3) excavation for/construction of a contemporary elevator; 4) involvement of at least three historic trades, especially masonry; 5) adaptive reuse of a 19th century stone building.

A resume of the 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

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

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

7.7 *Pre-Bid Meeting*

Respondents may choose to attend a pre-bid meeting with Preservation Maryland and MGA during a scheduled site visit on **Tuesday, March 24, 2026**, between **2:00 P.M. – 3:00 P.M.** The grounds are otherwise accessible independently at Respondents' convenience. Please email Laura Houston at LHouston@presmd.org by **Monday, March 23, 2026**, to confirm attendance.

7.8 *Inquiries*

Every request for a written interpretation or correction must be received by **Wednesday, April 1, 2026**, in order to be considered. Requests may be submitted by e-mail to LHouston@presmd.org. Interpretations, corrections and supplemental instructions will be communicated by written addenda to this solicitation to all prospective Respondents no later than **Friday, April 3, 2026**.

Submission of a proposal 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 proposal, as submitted.

7.9 *Rejection of Submittal*

The submittal 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 proposal 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 proposal.

7.10 *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.

8. EVALUATION AND AWARD PROCEDURES

8.1 *Evaluation Procedure*

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

Background and Qualifications a) Past relevant experience on similar projects b) Special expertise of personnel, as applicable
Project Management a) Names and functions of personnel assigned b) Commitment to project completion within time and budget constraints

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| c) Ability to meet project needs, <u>including current workload</u>
d) QA/QC methods |
|-----------------------------------------------------------------------------------------|

Technical Merit

- | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Demonstrated comprehension of tasks to be completed
b) Completeness and clarity of submittal
c) Adequately addresses project goal(s) and objective(s) |
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8.2 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, schedule, and budget, Preservation Maryland reserves the right to terminate discussions and enter into negotiations with the next qualified Respondent.

9. 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 contract. Acceptance of the successful Respondent's proposal does not create a contractual relationship between Preservation Maryland and the successful Respondent.

Proposed contract documents include: *AIA Document A133-2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor*; *AIA Document A201-2017: General Conditions of the Contract for Construction*; and Respondent proposal documentation.

Upon Preservation Maryland's acceptance of the proposal, the successful Respondent must provide:

- Contract for review
- Completed Form W9
- Satisfactory evidence of insurance coverage as required by the State of Maryland, certain funders, and Preservation Maryland, including but not limited to:
 - Commercial General Liability with minimum limits of no less than \$1,000,000.00 per claim and \$2,000,000.00 per occurrence in the aggregate.
 - Umbrella Liability with minimum limits of no less than \$1,000,000.00 per claim and \$1,000,000.00 per occurrence in the aggregate.
 - 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 and \$1,000,000.00 per occurrence in the aggregate.
 - *At construction commencement*: Builders Risk Insurance, with minimum coverage for no less than the amount equal to the full replacement cost of the project. Coverage is to provide for "all risks" of physical damage.
- If ACH payment preferred: Name and email address of individual to whom a secured form can be sent to obtain necessary information

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

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



PRESERVATION MARYLAND

Attachment A: Existing Building and Site Documentation

Existing documentation includes but is not limited to the following. Respondents may request access to the listed documentation by emailing Laura Houston at LHouston@presmd.org.

1. Parcel boundary
2. Historic District Zoning Code
3. Howard County Historic District Map
4. Capital funding list
5. **For reference only:** Draft 75% construction drawings – expected to be finalized by April
6. **For reference only:** Draft 75% specifications outline – expected to be finalized by April
7. Water Supply Information, December 2024
8. Limited Building Assessment, February 2024
9. AutoCAD Drawings from Site Assessment
10. Phase 1 Environmental Site Assessment Report
11. Civil Survey Sourcefiles
12. Preservation Plan
13. Feasibility Study, May 2023
14. Building Scans, August 2022
15. Howard County Scan Project Report, 2021-2022
16. Preliminary Construction ROM Estimate, March 2022
17. Conditions Assessment Report, October 2018
18. Hazardous Materials Survey, Mold Assessment, and Radon Testing Report, August 2018
19. Stormwater Management Concept Design for Courthouse Parking Lot, June 2017
20. Stormwater Management Concept Plans, June 2017
21. Ellicott City Hydrology/Hydraulic Study, June 2017
22. Environmental Investigation Report, August 2002
23. Courthouse-Jail Complex Survey, September 1982
24. Photos of 1950s Blueprints

Attachment B: Build America, Buy America Terms and Conditions

25. BUILD AMERICA, BUY AMERICA

The following terms apply for financial assistance agreements for infrastructure that currently or are anticipated to exceed the Simplified Acquisition Threshold (SAT), currently \$250,000.00. This threshold applies for the duration of the award and obligations made for infrastructure projects when additional funds are obligated through modification or renewal.

As required by Section 70914 of the Bipartisan Infrastructure Law (also known as the Infrastructure Investment and Jobs Act), P.L. 117-58, on or after May 14, 2022, none of the funds under a federal award that are part of Federal financial assistance program for infrastructure may be obligated for a project unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States, unless subject to an approved waiver. The requirements of this section must be included in all subawards, including all contracts and purchase orders for work or products under this program.

As applicable, recipients of an award of Federal financial assistance are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless:

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

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

For further information on the Buy America preference, please visit [“Buy America” Domestic Sourcing Guidance and Waiver Process for DOI Financial Assistance Agreements | U.S. Department of the Interior](#). Additional information can also be found at the White House Made in America Office website: [Made In America | OMB | The White House](#).

Waivers

When necessary, recipients may apply for, and the Department of the Interior (DOI) may grant, a waiver from these requirements, subject to review by the Made in America Office. The DOI may waive the application of the domestic content procurement preference in any case in which it is determined that one of the below circumstances applies:

1. Non-availability Waiver: the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality;
2. Unreasonable Cost Waiver: the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent; or
3. Public Interest Waiver: applying the domestic content procurement preference would be inconsistent with the public interest.

There may be instances where an award qualifies, in whole or in part, for an existing DOI general applicability waiver as described at: [Approved DOI General Applicability Waivers | U.S. Department of the Interior](#).

If the specific financial assistance agreement, infrastructure project, or non-domestic materials meets the criteria of an existing general applicability waiver within the limitations defined within the waiver, the recipient is not required to request a separate waiver for non-domestic materials.

If a general applicability waiver does not already apply, and a recipient believes that one of the above circumstances applies to an award, a request to waive the application of the domestic content procurement preference may be submitted to the financial assistance awarding officer in writing. Waiver requests shall include the below information. The waiver shall not include any Privacy Act information, sensitive data, or proprietary information within their waiver request. Waiver requests will be posted to [“Buy America” Domestic Sourcing Guidance and Waiver Process for DOI Financial Assistance Agreements | U.S. Department of the Interior](#) and are subject to public comment periods of no less than 15 days. Waiver requests will also be reviewed by the Made in America Office.

1. Type of waiver requested (non-availability, unreasonable cost, or public interest).
2. Requesting entity and Unique Entity Identifier (UEI) submitting the request.
3. Department of Interior Bureau or Office who issued the award.
4. Federal financial assistance listing name and number (reference block 2 on DOI Notice of Award)
5. Financial assistance title of project (reference block 8 on DOI Notice of Award).
6. Federal Award Identification Number (FAIN).
7. Federal funding amount (reference block 11.m. on DO Notice of Award).
8. Total cost of Infrastructure expenditures (includes federal and non-federal funds to the extent known).
9. Infrastructure project description(s) and location(s) (to the extent known).
10. List of iron or steel item(s), manufactured goods, and construction material(s) the recipient seeks to waive from Buy America requirements. Include the name, cost, countries of origin (if known), and relevant PSC or NAICS code for each.
11. A certification that the recipient made a good faith effort to solicit bids for domestic products supported by terms included in requests for proposals, contracts, and nonproprietary communications with the prime contractor.
12. A statement of waiver justification, including a description of efforts made (e.g., market research, industry outreach) by the recipient, in an attempt to avoid the need for a waiver. Such a justification may cite, if applicable, the absence of any Buy America-compliant bids received in response to a solicitation.
13. Anticipated impact if no waiver is issued. Approved waivers will be posted at [Approved Buy America Requests | U.S. Department of the Interior \(doi.gov\)](#); recipients requesting a waiver will be notified of their waiver request determination by an awarding officer.

Questions pertaining to waivers should be directed to the financial assistance awarding officer.

Definitions

“Construction materials” includes an article, material, or supply that is or consists primarily of:

- non-ferrous metals;
- plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables);
- glass (including optic glass);
- lumber; or
- drywall.

“Construction Materials” does not include cement and cementitious materials, aggregates such as stone, sand, or gravel, or aggregate binding agents or additives.

“Domestic content procurement preference” means all iron and steel used in the project are produced in the United States; the manufactured products used in the project are produced in the United States; or the construction materials used in the project are produced in the United States.

“Infrastructure” includes, at a minimum, the structures, facilities, and equipment for, in the United States, roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property. Infrastructure includes facilities that generate, transport, and distribute energy.

“Project” means the construction, alteration, maintenance, or repair of infrastructure in the United States.