

CAWOOD ARCHITECTURE PLLC

December 14, 2023

To: **John Sower**
Sam Parker, Jr.
Aman Trust

Re: Bostwick House Request for Proposal for Architectural and Engineering Services
3901 48th Street
Bladensburg, MD 20710

Dear John and Sam,

Thank you again for having me to assist you in selecting the firm to represent you and the Town of Bladensburg regarding this project for the future of Bostwick. As an important historic resource in your community, I think this effort will create a great public resource for the entire community and ensure that Bostwick survives to tell its story to future generations.

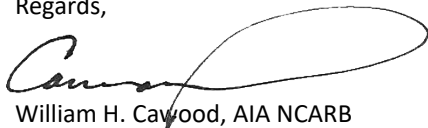
We had a very positive response to the Request for Proposals for Architectural and Engineering Services that we sent out earlier in the year. Of 8 responding firms, we had 5 firms submit proposals. The firms range in size from small to large, and from local practices, through regional firms, up to large national practices. The following firms submitted formal proposals by the deadline:

1. Encore Sustainable Architects
2. Quinn Evans
3. MTF Design + Preservation
4. Michael Graves Architecture
5. Brennan + Company

Several of the firms have key members that have done consulting work on the property in the past or are currently working in an advisory capacity. I would also like to say that across the board the proposals were very professional and well considered in their approach to providing services, and they bring an array of consultants and many decades of experience to your project. I will give some bullet points for discussion on each of the respondents, and at the end I will give a short chart of the proposed fees for each of the respondents.

I encourage you and the board members, as well as the Selection Committee, to review each of the respondents' provided materials, which I have provided in a link for downloading to you both. The proposals contain far more information than can be quickly summarized, and I want to stress that the discussion points below are not an evaluation of the merits of the respective proposals, but only items for discussion and further evaluation. I have also included the Summary Proposal Cover Page for each respondent, with the exception of Encore who provided their own fee schedule.

Regards,



William H. Cawood, AIA NCARB
Cawood Architecture, PLLC

Summary of Responses

1. Encore

Encore has assembled a large team for the project, and the prime members have experience with Bostwick, and with other similar projects, and have a recent project that closely mirrors the goals for Bostwick. Their timeline of 24 weeks is in the average of timelines.

- a. Key Personnel and Consultants
 - i. Architect: Ward Bucher
 - ii. Structural engineer: Dave Linton
 - iii. Civil: Aaron Smith
 - iv. MEP Engineers: Carlton A. Getz
 - v. Cost Estimating: Taylor R. Boyd
- b. Relevant project experience
 - i. The firm has worked on several significant historic projects in the area, with several receiving both national and local awards.
 - ii. McCormick-Goodhart Residence in Langley Park is a successful project that closely mirrors the goals of Bostwick.
 - iii. Dave Linton has prepared conditions and assessment reports on the house in the past.
- c. Key Services provided/excluded.
 - i. Deliverables match the project RFP requests except as noted:
 1. Hazardous materials consulting services are an additional service.
 2. Historic tax credit program consulting services may not be provided- needs clarification.
 3. Need clarification on renderings provided.
 - ii. Some examples of renderings and a conceptual perspective were included in marketing materials.
 - iii. A sample of a Building Assessment report was provided.
 - iv. A cost estimate was provided with the provided report.
 - v. Site plans will not be field run-based on county GIS.

2. Quinn Evans

Quinn Evens brings a large team to the project, and the prime members have experience with Bostwick, most notably the Rhodesside and Hartwell/Milner reports, among others. The firm has experience with several local projects closely mirroring the goals for Bostwick. Their timeline of 22 weeks is in the low average of timelines.

- a. Key Personnel and Consultants
 - i. Architect: Anath Ranon/Nakita Reed
 - ii. Structural engineer: Vassil Draganov (Silman)
 - iii. Civil: Elliot Rhodesside/Baozhu Wei
 - iv. MEP Engineers: Michael Lentz
 - v. Hazmat: Chris Weaver
 - vi. Cost Estimating: Kirk Miller

- b. Relevant project experience
 - i. The firm has worked on significant historic projects in the area, with several receiving both national and local awards.
 - ii. Parren Mitchell House and Ambassador Community Arts Center in Baltimore are projects that closely mirror the goals of Bostwick.
 - iii. Silman has prepared structural reports on Bostwick in the past, and Rhodeside and Hartwell has also prepared significant reports on the house.
- c. Key Services provided/excluded.
 - i. Deliverables match the project RFP request except as noted below:
 - 1. MHT/MNCPPC consultation services may not be provided-needs clarification.
 - ii. Two samples of a Building Assessment/Conditions report were provided.
 - iii. Several examples of rendered plans and perspectives were provided in marketing materials.
 - iv. Cost sample reports were provided for both reports.
 - v. Hazardous materials consulting services will be provided.
 - vi. Site plans will not include a field run survey.

3. MTFA

MTFA has assembled a large team for the project, with several of the prime members having long term experience with Bostwick, most notably the John Milner team which completed several projects. The firm has experience with several local projects closely mirroring the goals for Bostwick. A project approach was included with the proposal, outlining keys steps. Their timeline of 39 weeks (275 days) is at the top of timelines.

- a. Key Personnel and Consultants
 - i. Architect: James P. Clark
 - ii. Structural engineer: Dave Linton
 - iii. Civil/Landscape: Liz Sargent
 - iv. MEP Engineers: Lucas Hoffmann
 - v. Archaeology: Cynthia V. Goode
 - vi. Hazmat: Jason Gauthier
 - vii. Cost Estimating: Michael Funk
- b. Relevant project experience
 - i. The firm has worked on significant historic projects in the area, with several receiving both national and local awards.
 - ii. Patterson Center in St. Leonard is a project that closely mirrors the goals of Bostwick.
 - iii. Dave Linton has prepared structural reports on the house in the past, and John Milner (the predecessor company of MTFA) has also prepared important reports on the house.
- c. Key Services provided/excluded.
 - i. Deliverables match the project RFP requests.

- ii. A sample of a Building Assessment/Conditions report was provided, as well as a Feasibility Study.
- iii. Sample cost reports were included.
- iv. Archaeology consulting services included.
- v. Some examples of rendered plans were provided in marketing materials.
- vi. Hazardous materials consulting services will be provided.
- vii. 3D laser scan of the building, including output to conventional drawings.
- viii. Site plans will be prepared (confirm field run survey-not broken out into a line item).
- ix. MHT/MNCPPC consulting services are included on an informal basis.

4. Michael Graves Architecture

Michael Graves Architecture is large firm composed of professionals from the Kann Partners and Waldon Studio Architects, and they have also assembled an extensive team for the project. The professionals at MGA and their consultants have worked on other projects that closely mirror the goals for Bostwick and have consulted on over 60 local historic projects. Their timeline of 26 weeks is in the average of timelines.

- a. Key Personnel and Consultants
 - i. Architect: Catherine Good
 - ii. Structural engineer: Matthew Daw
 - iii. Civil: Marianne Crampton
 - iv. MEP Engineers: Jeff Alban
 - v. Cost Estimating: George Bakalyr
- b. Relevant project experience
 - i. The firm has worked on at least 60 historic projects of various scales in the area, with several receiving both national and local awards.
 - ii. Belmont Manor in Columbia and Concord Manor in Capitol Heights are recent projects that closely mirror the event venue goals of Bostwick.
- c. Key Services provided/excluded.
 - i. Deliverables match the project RFP requests except as noted below:
 - 1. Hazardous materials consulting/testing services will not be provided-needs clarification.
 - 2. Consultation with MHT and MNCPPC may not be provided-needs clarification.
 - 3. Unclear if marketing perspectives are being provided-not included in Deliverables or Understanding of Scope.
 - ii. Sample of a schematic rendering or perspective was not included in marketing literature.
 - iii. Two samples of a Building Assessment/Conditions report were provided.
 - iv. Two sample cost estimates were provided.
 - v. A site survey will be provided (\$26,000 value per line items)

5. Brennan + Company

610 East Main Street, Suite 200 Purcellville, VA 20132
phone: 240-876-9172 email: william@cawoodarch.com

Brenan and Company represent a smaller, local team consisting of members that have current experience with Bostwick as well as other similar projects. They also have recent local projects that show experience with adaptive reuse. They did not provide a timeline that was readily apparent, but have noted hours for architectural tasks.

- a. Key Personnel and Consultants
 - i. Architect: Rob Brennan, Lili Mundroff
 - ii. Structural engineer: Peter Neubauer
 - iii. Civil: Mark Willard
 - iv. MEP Engineers: Larsen Angel
 - v. Cost Estimating: by qualified general contractor
- b. Relevant project experience
 - i. The firm has worked on several smaller scale historic projects in the area, with several receiving local awards.
 - ii. The Beckley House in Reisterstown and the Merryman House in Ellicott City are projects that share adaptive reuse features common to the vision for Bostwick.
 - iii. Lili Mundroff and Peter Neubauer have recently provided services for Bostwick.
- c. Key Services provided/excluded.
 - i. Deliverables match the project RFP requests except as noted below:
 1. Site plans/survey not noted to be provided-needs clarification.
 2. Hazardous materials survey excluded
 3. Historic tax credit program consulting services not included. Consultation with MHT/MNCPP included.
 4. Cost estimating will be provided by general contractor-will need clarification on timing.
 - ii. Examples of rendered plans and perspectives included in marketing materials.
 - iii. Building Information Modeling will be provided.
 - iv. Two samples of existing conditions drawings were provided. Separate conditions reports were not provided-needs clarification if drawings are conditions reports.
 - v. A sample cost report was not provided.

Summary of Base Fees

Respondent	Base Fee
Encore	\$117,535.00
Quinn Evans	\$325,430.00
MTFA	\$170,251.76
Michael Graves Architecture	\$203,095.00
Brennan & Company	\$105,850.00