

GENERAL SOLICITATION
CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES HISTORIC
CONCORD MANOR – PRESERVATION, REHABILITATION, AND
INFRASTRUCTURE IMPROVEMENTS

Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, MD 20737

<https://www.mncppc.org/>

RELEASE DATE: September 21, 2026
DEADLINE FOR QUESTIONS: undefined
RESPONSE DEADLINE: November 17, 2026, 4:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:
<https://secure.procurenow.com/portal/mncppc>

Maryland-National Capital Park and Planning Commission

GENERAL SOLICITATION

Construction Manager at Risk (CMAR) Services Historic Concord Manor – Preservation, Rehabilitation, and Infrastructure Improvements

- I. Project Title
- II. Proposal Submittal Instructions
- III. Vendor Questionnaire
- IV. FORM F- Price Proposal For Construction Manager At Risk
Services For Historic Concord Manor

Attachments:

- A - RFP P47-112 CMAR Services for Concord Phase 2
- B - Attach_A_General Conditions_Construction Manager at Risk
- C - Attach_B.1_Concord_Manor_-_Site_improvement_Concept_Plans
- D - Attach_B.2_Concord_Manor_-_Arch_improvement_Concept_Plans
- E - Attach_B.3_Concord_Manor_-_Museum_Development_Concept_Plans
- F - Attach_C.1_Concord Manordendrochronology_Report_2014
- G - Attach_C.2_Concord_Historic_-_Paint_and_Plaster_Finishes_Report_2014
- H - Attach_C.3_Concord_Manor_-_Hazardous_Materials_Report_2019
- I - Attach_C.4_Concord_Manor_-_LeadBasedPaint_Report_2023
- J - Attach_C.5_ConcordManor_-_SoilSamplingReport_2020
- K - Attach_C.6_Concord_Manor_-_Structural_Condition_Survey_2006
- L - Attach_C.7_Concord_Manor_-_HistoricStructureReport_2025
- M - Attach_D_M-NCPPC_2024_Park_Design_Guidelines
- N - Attach_E_MNCPPC_2010_ADA_Standards_Reference_Sheets
- O - Attach_F_Concord_Manor-Phase 2_MAP
- P - Attach_G_Concord_Manor-CMaR_Division 1
- Q - Attach_H_Inclement Weather
- R - Attach_I_ITS-MDF Room Standards
- S - Attach_J_Sample Construction Manager at Risk Contract

I. Project Title

I.A Summary

The Maryland-National Capital Park & Planning Commission (M-NCPPC) seeks a qualified Construction Management firm to serve as Construction Manager at Risk (CMAR) and provide pre-construction and construction services for The Historic Concord Manor – Preservation, Rehabilitation, and Infrastructure Improvements.

I.B Contact Information

Rocheta Locklear

Construction Procurement Specialist

6600 Kenilworth Ave

Riverdale, MD 20737

Email: rocheta.locklear@pgparks.com

Phone: [\(301\) 699-2562](tel:(301)699-2562)

Department:

Corporate Procurement Services

I.C Timeline

It is the responsibility of the bidder to submit electronic bids before the deadline date and time approaches as posted on ProcureNow.

Some people are experiencing problems with the Internet, so make sure that all documents are uploaded as soon as possible well in advance of the deadline. The ProcureNow system will close promptly at the deadline date and time...no exceptions are allowed.

Release Project Date	September 21, 2026
Pre-Proposal Meeting (Non-Mandatory)	October 6, 2026, 10:00am Pre-Proposal Meeting will be held at 8000 Walker Mill Rd, Capitol Heights, MD 20743, in front of the existing manor. Offerors wishing to attend must RSVP via email to Rocheta.Locklear@pgparks.com by 12:00 pm on Friday, October 2, 2026. RAIN DATE: October 08, 2026

Maryland-National Capital Park and Planning Commission

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Construction Manager at Risk (CMAR) Services Historic Concord Manor – Preservation, Rehabilitation, and Infrastructure Improvements

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Question Submission Deadline	October 20, 2026, 4:00pm
Proposal Submission Deadline	November 17, 2026, 4:00pm

Maryland-National Capital Park and Planning Commission

GENERAL SOLICITATION

Construction Manager at Risk (CMAR) Services Historic Concord Manor – Preservation, Rehabilitation, and Infrastructure Improvements

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II. Proposal Submittal Instructions

II.A Deadline Disclaimer

It is the responsibility of the bidder to submit electronic bids before the deadline date and time approaches as posted on ProcureNow.

Some people are experiencing problems with the Internet, so make sure that all documents are uploaded as soon as possible well in advance of the deadline. The ProcureNow system will close promptly at the deadline date and time...no exceptions are allowed.

II.B PRICE PROPOSAL

NOTE: Cost of the Work excludes mandatory insurances, optional insurances, payment and performance bonds, and construction management fee.

III. Vendor Questionnaire

III.A Addenda Acknowledgement*

Please type the number for the Addenda you have read (i.e "1, 2, 3"). If you did not receive and read an Addendum, please type "N/A".

*Response required

III.B TECHNICAL PROPOSAL *

Please upload the Technical Proposal as a SINGLE PDF organized as outlined in Part 5.A. of the solicitation document.

*Response required

III.C OFFER CERTIFICATION *

The Offeror certifies that this cost proposal is made without any previous understanding, agreement, or connection with any person, firm, or corporation making a bid for the same project, without prior knowledge of competitive prices, and is in all respects fair, without outside control, collusion, fraud, or other illegal action. The M-NCPPC reserves the right to award all or part of the scope of services of this RFP.

By submitting a cost proposal and receiving clarification on all matters on which any doubt arose, the undersigned proposes to complete the work, including the CMAR Pre-Construction Phase Fee, Construction Phase Fee, Not-to-Exceed Reimbursable Costs, and negotiated GMP.

☐ Yes

☐ No

*Response required

III.D Price Proposal (Part 6. Form F1)*

Please upload General Conditions Staff Reimbursable Breakdown

*Response required

III.E PRICE PROPOSAL (PART 6. FORM F2)*

Please upload General Conditions Non-Personnel Reimbursable Items

*Response required

III.F PRICE PROPOSAL *

PLEASE UPLOAD THE REMAINING FILES AS OUTLINED IN SECTION 6. B.

- SUBCONTRACTOR UTILIZATION REPORT
- BID BOND
- AUDITED FINANCIAL STATEMENT

*Response required

IV. FORM F- Price Proposal For Construction Manager At Risk Services For Historic Concord Manor

PRE CONSTRUCTION PHASE

Line Item	Description	Quantity	Cost Not to Exceed (NTE)	Unit Cost	Total	NOTES
1	Project Review/Progress Meetings	1	NTE			
2	Community Outreach	1	NTE			
3	Value Engineering Services	1	NTE			7
4	Cost Estimating Services (done during Concept Design, Schematic Design and Permit Submission/Acquisition)	1	NTE			2,3
5	Scheduling Services	1	NTE			
6	Constructability Review	1	NTE			7
7	Bidding and GMP Preparation/Negotiation/Finalization	1	NTE			4
TOTAL						

PRE-CONSTRUCTION PHASE

CMAR DESIGN CONTINGENCY ALLOWANCE

Line Item	Description	Unit of Measure	Percentage	NOTE
8	PRE-CONSTRUCTION CMAR DESIGN CONTINGENCY ALLOWANCE	%		5,11

CONSTRUCTION PHASE

*The total amount earned by the Contractor as the Fee may increase or decrease, depending upon the nature of the changes in the Work, and shall be adjusted by multiplying the amount of the change in the Cost of the Work by the Fee percentage provided on the Cost Proposal Form. Contractor's Fee is not applicable to modifications to the Contract that increase the GMP which are subject to General Conditions section 2.9 Modifications of Contract Price. Also, the

Construction Management Fee shall include overhead not specifically identified as a reimbursable cost, and profit.

Line Item	Description	Unit of Measure	Percentage	NOTE
9	Construction Management Lump Sum Fee Percentage*	%		8,9

CONSTRUCTION PHASE

General Conditions Reimbursables.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
10	General Conditions CMAR Staff Reimbursable (Form E1)	1	NTE		
11	General Conditions Non-Personnel Reimbursable (Form E2)	1	NTE		
TOTAL					

CONSTRUCTION PHASE

Owner's Design and Regulatory Requirements Contingency Allowance

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	NOTE
12	CONTINGENCY ALLOWANCE	1	NTE	\$300,000.00		2,3,6,7,10
TOTAL						

CONSTRUCTION PHASE

OPTIONAL Subcontractor Default Insurance

Line Item	Description	Unit of Measure	Percentage	No Bid
13	OPTIONAL Subcontractor Default Insurance: Identify the percentage of the total subcontracting amount will the SDI policy cover?	%		