

Request for Proposals (RFP)

Patapsco Valley State Park Master Plan – Park Stewardship and Climate Resiliency

RFP Summary	The Center for Watershed Protection (CWP) is seeking proposals from qualified multidisciplinary firms or consulting teams specializing in park master planning, with an emphasis on park stewardship and climate resilience. The Master Plan will provide guidance for both short and long-range planning and development of the Patapsco Valley State Park over the next 25 years. It will integrate community input, climate vulnerability and risk assessments, and planning standards to establish a strategic roadmap of recommendations that will help the park adapt to climate change, while identifying opportunities for future park investments, conservation, and operations. The scope of the project includes the following elements: Site and Infrastructure Assessment, Needs Assessment, Stakeholder Engagement, Cost and Implementation Strategy, and Master Plan Development. CWP anticipates that the contract duration will be approximately 12 months from the date of contract execution.
Place of Performance	The Master Plan will be for the Patapsco Valley State Park, which spans Howard, Baltimore, Carroll, and Anne Arundel Counties, MD. It stretches along 32 miles of the Patapsco River and encompasses more than 16,000 acres of forests, trails, historic sites, and recreation areas.
RFP Issue Date	September 21, 2026
Proposal Due Date	November 3, 2026 at 5:00 PM ET
Pre-Proposal Meeting	October 13, 2026 at 3:00 PM ET, virtual Registration: https://us06web.zoom.us/meeting/register/0VQYEhqQRquecVtOwodQ-A A recording of the Pre-Proposal Meeting will be posted on the RFP website no later than 7 days after the Meeting.
Deadline for Questions	The deadline for questions about the RFP is October 21, 2026 at 5:00 PM ET. Questions and/or inquiries must be submitted in writing to the contact listed below. Responses will be posted on the website by October 27, 2026.
RFP Website	Please check project website for the latest updates on the RFP and related documents. www.envirocollab.com/pvspmasterplan
RFP Official Contact	Anna Lindsay, Center for Watershed Protection ALL@cwpp.org
Funding Source	Great Maryland Outdoors Act through Maryland Park Service (MPS)

1. Project Overview

1.1 SUMMARY

The Center for Watershed Protection (CWP) is a national non-profit organization, with headquarters in Fulton, MD. CWP partners with municipalities, policymakers, and community organizations nationwide to protect and restore watersheds through science-based research, technical assistance, training, and practical solutions for watershed and stormwater management. Our mission is to advance clean water and healthy ecosystems by helping communities implement effective land and water management policies and practices.

Acting as project manager on behalf of the Maryland Department of Natural Resources (DNR) Maryland Park Service (MPS), CWP is soliciting proposals from qualified professional Consultant Teams to prepare a Master Plan for Patapsco Valley State Park (PVSP). The purpose of this procurement is to produce a planning document that will establish a strategic “roadmap” of recommendations to help the park address climate change and resiliency issues while identifying opportunities for future park investments, conservation, and operations. The selected Consultant Team will be responsible for completion of work described herein, in accordance with the requirements set forth in this RFP and any other applicable standards, requirements, or regulations.

1.2 BACKGROUND

This project is funded through the Great Maryland Outdoors Act and will provide a comprehensive, long-range master plan to guide PVSP in balancing conservation, recreation, cultural resource stewardship, watershed health, and climate change/resilience. Through a collaborative planning process that actively engages park stakeholders, including local non-profits, local government agencies, and the public, the Master Plan will establish a shared vision for the park’s future by identifying strategies to protect and enhance PVSP and its natural and cultural resources, increase resilience to climate-related hazards, improve visitor access and experiences, strengthen ecological connectivity and water resource management, and prioritize phased capital investments and operational improvements over the next 25 years. The planning process will ensure that the long-term vision reflects community values, addresses current and future recreational needs, and supports the sustainable management of the park for generations to come.

PVSP is one of Maryland’s largest and most visited parks, stretching along 32 miles of the Patapsco River and encompassing more than 16,000 acres of forests, trails, historic sites, and recreation areas. Please see Section 9 for maps of PVSP. Patapsco Valley is increasingly vulnerable to climate impacts and changes, and unforeseen weather conditions, particularly extreme flooding along the Patapsco River, which threatens trails, bridges, historic structures, and park facilities. MPS seeks to develop a forward-looking Master Plan to guide long-term climate resilience for the park.

Goals for the Master Plan include but are not limited to the following:

1. **Improve Park Infrastructure and Adaptability:** Ensuring that all park facilities, infrastructure, and elements will be sustainable, resilient, and efficient to maintain and repair particularly in areas prone to flooding, while continuing to provide green places for recreation and maintaining healthy ecological habitats.
2. **Restore Park Ecology and Wildlife Communities:** Ensuring that the contributions of natural resources are explicitly recognized and valued, and that maintaining their health is a primary objective.
3. **Connect Diverse Communities and User Groups to Park Resources:** Ensuring fairness and equity in providing for the services, health, and safety needs of all citizens and groups.
4. **Enhance Visitor Services and Relations:** Ensuring public awareness about park ecological communities and places to safely recreate, and building a strong foundation of funding and staffing resources that the park's workforce of managers, rangers, and emergency services can successfully draw from to support infrastructure and programming improvements.

Essential components of the Master Plan include but are not limited to strategies to protect visitor access, reduce long-term maintenance of Park facilities, and enhance ecological resilience; recommendations of adaptive approaches for facilities to accommodate increased flood heights and storm intensity; and suggestions for sustainable facility construction, relocation, or facility closure, including methods to reduce erosion and storm damage. Key deliverables for the Consultant Team include the following: Site and Infrastructure Assessment, Needs Assessment, Stakeholder Engagement presentations, and Master Plan, including subsections Cost and Implementation Strategy and Implementation Guidebook.

This project is being executed in partnership with MPS. CWP is partnering with EnviroCollab (EC), a Baltimore City-based landscape architecture and planning firm, to manage stakeholder engagement and project management. EC will lead the stakeholder engagement, and the Consultant Team is expected to attend all meetings and incorporate the findings into the Master Plan. CWP, MPS and EC will be involved throughout the entire project, and be referenced as the "PM Team". CWP will serve as the main point of contact, contract signatory, invoice recipient, and liaison between the selected contractor and any relevant government agencies, which will include coordination of document submission. MPS will be involved in project meetings, documentation review, as applicable, and site visits and will serve as final authority on the content of the master plan.

1.3 AWARD TERMS

CWP anticipates awarding one contract as a result of this RFP. The anticipated contract term for development of the Master Plan is one (1) year from contract execution. Offerors should account for data collection and analysis, preparing the Master Plan and providing ample opportunity within this timeline for MPS discussion, review, and feedback of project progress, milestones, and deliverables, stakeholder and public engagement, and incorporating feedback

from the Technical Advisory Committee (TAC). The TAC serves as a diverse advisory committee comprised of technical experts and community members to help throughout the master planning process.

The expected contract type is a fixed price by task, lump sum contract. Offerors should structure their proposals and pricing accordingly and clearly identify any assumptions related to cost, schedule, or scope, including a fee breakdown by task. CWP reserves the right to negotiate scope, deliverables, and pricing prior to award. CWP also reserves the right to modify this RFP, and decide to make no awards under this RFP.

2. Scope of Work

2.1 PURPOSE AND SCOPE

The purpose of this RFP is to select a contractor to develop a comprehensive Master Plan for PVSP. Through a collaborative planning process, the Consultant Team shall evaluate existing conditions, perform a needs assessment, identify opportunities and constraints, and develop a long-term vision and implementation strategy that enhances recreation, conserves and restores natural and cultural resources, improves watershed health and climate resilience, and supports the sustainable management of the park for future generations.

The Master Plan shall provide a prioritized, implementable roadmap for future park improvements, resilience investments, and maintenance strategies. The planning effort shall integrate recreation planning, natural resource management, watershed protection, climate adaptation, flood resilience, infrastructure planning, and park operations into a single comprehensive planning document. The master plan shall be informed by existing site conditions assessment, flood risk and analyses, current and projected visitor use and infrastructure needs, park operations, and park habitat and forest health priorities.

2.2 TASKS/SERVICES TO BE PROVIDED

The Consultant Team shall be responsible for performing and/or providing the following tasks and services:

TASK 1 - PROJECT MANAGEMENT

The Contractor shall attend a project kick-off meeting facilitated by the Project Management Team to discuss the project goals, scope, timelines, and roles and responsibilities. The meeting will discuss existing data sources and data gaps that will be integral to the project. Additional project management tasks to be completed by the Consultant Team shall include but not be limited to:

- Coordinate with the PM Team and the TAC throughout the duration of the project.
- Establish a project work plan to be updated and referenced regularly.
- Maintain and update the project schedule throughout the project.
- Prepare monthly written progress reports summarizing work completed, upcoming activities, schedule status, issues requiring PM Team input, and budget status.

- Hold regular, monthly virtual meetings with the PM Team for status updates, information-gathering, and deliverable feedback

Deliverables:

- Project Work Plan
- Updated Project Schedule
- Monthly Progress Reports
- Meeting agendas and notes

TASK 2 – EXISTING SITE CONDITIONS AND PARK OPERATIONS ASSESSMENT

The Consultant Team shall perform all necessary site assessments of the project area that will establish the baseline for the Master Plan in accordance with goals and objectives of this project. The existing conditions assessment shall include but is not limited to:

- Desktop site assessment (GIS data collection and mapping)
 - Buildings
 - Bridges
 - Parking lots
 - Trails
 - Roads
 - Utilities
 - Historic resources
 - Vulnerable assets
 - Environmentally sensitive areas
 - Wetlands
 - Floodplains
 - Rivers, streams, tributaries
 - Hydrologic Soil Groups
 - Topography
 - Viewsheds
 - Forests and vegetation
 - Core habitat and ecological communities
 - Existing recreational facilities
 - Existing GIS data compilation and mapping
- Site and infrastructure assessment field work
 - To confirm desktop assessment, as needed
 - To identify areas exhibiting erosion or drainage concerns and flood prone areas
 - To identify relevant aspects of aforementioned areas (e.g. significant visitor destination, naturalized areas, etc.)
- General Park operations assessment
 - Visitor Services (e.g. general market analysis of park usage and visitation trends)
 - Maintenance and Management Services (e.g. emergency services, routes, and access points, permanent and seasonal park staffing needs, parkwide maintenance schedule)
 - Budget and Financing for Current and Future Park Operations (e.g. annual park operations budget)

The Consultant Team will gather the current and projected needs and gaps of PVSP from MPS and stakeholders, including but not limited to, interviewing Parks staff on facility and infrastructure operations and maintenance and visitation.

Deliverables include:

- Site, Infrastructure, and Park Operations Assessment Technical Memo (to be incorporated into the Master Plan), including photographs, summary of desktop assessment and field work
- GIS mapping and diagrammatic analysis overlays, as applicable
- Site photographs
- Opportunities and constraints analysis
- Identification of data gaps

TASK 3 – FLOOD RISK & VULNERABILITY ANALYSIS

The Master Plan shall identify existing and future climate related vulnerabilities within the park to inform planning, design, and infrastructure investments. The Consultant Team shall compile and evaluate available flood hazard information, including existing FEMA floodplain mapping, Maryland flood datasets, available watershed studies, stream gage records, topographic data, and other relevant federal, state, and local resources. The Consultant Team shall summarize anticipated changes in flood risk using available climate and precipitation projections without developing a new hydrologic and hydraulic model. The Consultant Team will work with the PM Team to determine the best path forward for incorporating future rainfall projections.

Deliverables include:

- GIS flood vulnerability maps identifying priority areas for recommendations
- Flood Risk & Vulnerability Analysis Technical Memo including existing flood conditions, future flood scenarios, rainfall projections, vulnerability maps and graphics, impacts on park visitors and staff, compounding climate impacts, and asset risk assessment. Critical content of this memo will be incorporated into the Full Master Plan Report and the analysis should inform the recommendations and projects developed through the Master Plan. The full memo will be included in the Appendix.

ALTERNATIVE TASK 3A – PLANNING- LEVEL HYDROLOGIC AND HYDRAULIC MODELING

As an alternative to Task 3 (not in addition to), the Consultant Team shall develop or update a planning-level hydrologic and hydraulic (H&H) model of priority reaches of the Patapsco River and selected tributaries with particular emphasis on the Avalon area and other locations containing significant park infrastructure. The Consultant Team shall first evaluate existing H&H models and supporting data developed for the Patapsco River, including modeling and data associated with the Simkins, Bloede, and Daniels Dam removal projects, and shall leverage existing models and data where appropriate. The PM Team will coordinate access to the data. Some publicly available data has been provided in the Resources Section at the end of the RFP as a reference.

The model shall be used to evaluate the extent, depth, and where appropriate, velocity of flooding under selected existing-condition storm events and future climate conditions. The Consultant shall use MARISA Projected IDF Curve Tool or other appropriate climate projection data to develop two to three future precipitation scenarios representing a range of future conditions. Future scenarios shall include appropriate combinations of emissions scenarios and future time horizon, to be determined in consultation with the PM Team. The analysis shall be

conducted for planning purposes and shall not constitute a regulatory floodplain study or FEMA map revision. Results shall be used to identify flood risk areas to inform the Master Plan process.

The Consultant shall prepare flood inundation and depth maps for selected storm events and future climate scenarios and overlay results with park infrastructure and visitor-use areas. The Consultant shall provide a summary table identifying infrastructure and facilities affected under each scenario and shall identify locations where flood risk is expected to increase significantly under future conditions.

Deliverables, in addition to those listed in Task 3, include:

- H&H models for existing/projected conditions with combined 1D/2D analyses
- GIS flood inundation maps for current and future conditions and priority areas for recommendations
- Flood Risk & Vulnerability Analysis Technical Memo including maps, graphics, and summary of methods, assumptions, and results. Critical content of this memo will be incorporated into the Full Master Plan Report and the full memo will be incorporated into the Appendix.

The Consultant shall provide a separate cost and approach for this Alternative Task 3A. The scope and fee for the alternative task is required to be part of the proposal package, however there is no guarantee that the work associated with the alternative task will be authorized. Following selection, the PM Team may elect to authorize this task based on available funding, the Consultant's proposed approach, and the value of the resulting information to the Master Plan.

If the proposed cost for this task exceeds the funding available, the PM Team and Consultant may discuss alternative modeling approaches, use of existing data and models, geographic coverage, level of detail, and/or number of scenarios to reduce costs while maintaining sufficient information to support the planning objectives. Any revised scope or methodology shall be mutually agreed upon prior to implementation.

TASK 4 – PUBLIC ENGAGEMENT AND OUTREACH

The Master Plan will consider and prioritize feedback from the PSVP community, including park staff, local advocacy and conservation groups, and park visitors. The PM team will lead the public engagement activities, as supported by the Consultant Team.

Deliverables include:

- Assist in preparation for stakeholder engagement sessions, including the creation of any maps, diagrams, or graphics
- Review and comment on the environmental educational material for alignment of messaging
- Coordinate in the preparation of two (2) Public Surveys for alignment of material and language
- Prepare for, attend, and co-facilitate six (6) virtual technical advisory committee (TAC) meetings

- Prepare for, attend, and co-facilitate three (3) in-person public meetings, providing technical support on the topics of park master plan visioning and preliminary concept development
- Attend one (1) site tour and provide technical support
- Coordinate with team on the public review and comment period of the draft report
- Provide synthesis of qualitative engagement data in partnership with PM team, and document incorporation of the public feedback at various points during the master planning process

TASK 5 – PRIORITY RECOMMENDATION DEVELOPMENT

Based on the tasks above, the Consultant Team shall develop a comprehensive portfolio of a minimum of fifteen (15) recommendations spanning short term (0-5 years), medium (5-15 years), and long term (15-25+ years) for the following including but not limited to:

- Nature-based solutions and ecosystem restoration projects
- Flood resilience and climate adaptation projects
- Recreation, trails, and visitor experience enhancements and improvements
- Facility, infrastructure, and utilities improvements
- Operations, maintenance, and asset management priorities
- Land use, planning, and policy initiatives
- Community partnerships, education, and stewardship programs
- Facilities and infrastructural management and maintenance needs based on projected visitation

The recommendations will also include a “Rough Order of Magnitude” cost estimate. Costs should be separated into “planning and design” and “construction/implementation”, as applicable. Estimates shall be sufficiently itemized to support prioritization, funding decisions, and phased implementation if funding is limited. Additionally, at least seven (7) site-specific, construction projects will be identified.

Deliverables include:

- Prepare a minimum of fifteen (15) recommendations, including short-, medium-, and long-term as per the above timeframes. Each recommendation shall include a description, purpose, planning level map, planning level cost estimates, and expected resilience benefits/performance metrics.
- Present the recommendations

ALTERNATIVE TASK 5A – EXPANDED RECOMMENDATION DEVELOPMENT

As an alternative to Task 5 (not in addition to), the Expanded Recommendation Development will include all the same tasks and deliverables as Task 5, but include at least ten (10) site-specific construction projects and a minimum of thirty (30) recommendations. The Consultant shall provide a separate cost and approach for Alternative Task 5A. The scope and fee for the alternative task is required to be part of the proposal package, however there is no guarantee that the work associated with the alternative task will be authorized. Following selection, the PM Team may elect to authorize this task based on available funding, the Consultant's proposed approach, and the value of the resulting information to the Master Plan.

Deliverables include:

- Prepare a minimum of 30 recommendations, including short-, medium-, and long-term as per the above timeframes. Each recommendation shall include a description, purpose, planning level map, planning level cost estimates, and expected resilience benefits/performance metrics.
- Present the recommendations

TASK 6 - MASTER PLAN DEVELOPMENT

The Consultant Team will develop a Master Plan. The draft plan shall be sufficiently complete with formatted text, renderings, maps, photographs, and graphics so that it may be digitally disseminated for feedback from the PM Team, stakeholders, and the public at large. The Master Plan will include an Implementation Guidebook that will serve as a decision-making tool that allows MPS to advance improvements while maintaining the Master Plan's long-term climate resilience goals.

The Master Plan will include the following elements with additional elements and/or appendices as needed:

- Executive Summary
- Introduction, Project Goals, Planning Process, Existing Conditions Assessment
- Site description and significance
- Outline of planning process and public engagements efforts (section will be drafted by EC and incorporated into Master Plan.)
- Site, Infrastructure, and Park Operations Assessment Technical Memo
- Flood Risk & Vulnerability Analysis
- Finalized list of concept designs
- Implementation Guidebook subsection, outlining park development phasing and recommendations, partnerships, cost estimates, feasibility, impact, and funding strategy based on the timeline

Deliverables include:

- Outline, Draft, and Final Master Plan
- Editable Microsoft Word files
- Final Master Plan Report InDesign and/or Word file, including all linked materials, fonts, and images.
- High resolution pdf of presentations
- High resolution of all images and graphics produced
- GIS geodatabase and map files
- Analytical models and results
- Planning level cost estimates spreadsheet

Assumptions:

- Geotechnical work, surveying, environmental permitting and final design are not included.

- At a minimum, allow for two (2) rounds of review for the Draft Master Plan, and one (1) round of review for the Final Master Plan.
- Provide five (5) hard copies and a digital copy of the entire set of the Master Plan.

2.3 DELIVERABLES AND SCHEDULE

The Consultant Team shall provide a timeline for the following deliverables. Deliverables must be submitted in a format acceptable to CWP (that will be described in the contract resulting from this RFP) and are subject to review and approval.

Major Deliverable
Workplan
Monthly status memo
Monthly Meeting Agenda and Minutes
Site, Infrastructure, and Park Operations Assessment Technical Memo
Flood Risk & Vulnerability Analysis Report (Task 3 and 3A)
Project Concept Designs and Cost Estimate (Task 5 and 5A)
Master Plan Outline
Master Plan Draft with Cost Estimate and Implementation Guide
Final Master Plan

2.4 PERFORMANCE STANDARDS

CWP will determine that work performed under this contract is acceptable when:

- All required tasks and deliverables are completed within the contract period of performance
- Completion of work and deliverables is reviewed, verified, and approved by CWP

2.5 PERIOD OF PERFORMANCE

The period of performance for this contract shall commence upon execution of the contract and shall continue for a period of twelve (12) months thereafter.

2.6 SPECIAL REQUIREMENTS

The Consultant Team will be expected to comply with the following requirements and any additional requirements identified in the contract awarded pursuant to this RFP.

The following type(s) of insurance and minimum amount(s) of coverage are required:

- Commercial General Liability - One million dollars (\$1,000,000) combined single limit per occurrence for bodily injury, property damage, and personal and advertising injury and two million dollars (\$2,000,000) annual aggregate. The minimum limits required herein may be satisfied through any combination of primary and umbrella/excess liability policies.
- Errors and Omissions/Professional Liability - One million dollars (\$1,000,000) per combined single limit per claim and two million dollars (\$2,000,000) annual aggregate.
- Worker's Compensation - The Contractor shall maintain such insurance as necessary or as required under Workers' Compensation Acts, the Longshore and Harbor Workers'

Compensation Act, and the Federal Employers' Liability Act, to not be less than one million dollars (\$1,000,000) per occurrence (unless a state's law requires a greater amount of coverage). Coverage must be valid in all states where work is performed.

- Any other insurance that is identified in the contract.

All work shall be performed in accordance with applicable federal, state, and local laws and regulations and the terms and conditions of the funding sources supporting this work. Upon award, Consulting Team shall provide CWP with a Certificate of Insurance listing coverages and the State of Maryland, Center for Watershed Protection, and EnviroCollab as additionally insured.

The contract will contain additional terms and provisions that the selected contractor will be required to follow.

3. Submission Instructions

3.1 PROPOSAL CONTENT AND FORMAT

Proposals should be organized as described below and address all of the evaluation criteria identified below. Offerors should present information in a clear and concise manner and address all required elements within each section. Failure to do so may impact the evaluation of the proposal. Proposals should include the following sections and ensure they address the evaluation factors below:

- Describe the contractor and any partners or team members it will use to perform the contract if awarded
- Provide the qualifications of key personnel, including names, titles, relevant experience, and anticipated project roles
- Identify subcontractors (if any) and anticipated project roles
- List up to 5 projects (performed within the last 5 years) similar in scope and scale to this RFP and describe how they were successfully performed; if they were not successfully performed explain why not. Also provide a point of contact for each project listed whom CWP may contact.
- Provide a narrative of project understanding, proposed project approach/methodology, and definition of project scope and cost by Task
- Project timeline that indicates duration for keys tasks and the overall project
- Three (3) client references
- Completed Cost Table (see section 7), broken down by task and company.
- Include title/position and hourly rate.
- Any other information necessary to address the evaluation criteria below

Other proposal format requirements include:

- No font smaller than 12 point.
- 8½ x 11-inch page size (larger pages are allowed for figures or tables, but they should be folded into the overall proposal and used sparingly.)
- No more than 20 pages (not including resumes and project qualifications)

3.2 MINIMUM QUALIFICATIONS

Qualified multidisciplinary firms and/or consulting teams to provide background and qualifications related to this type of requirement and your ability to manage the contract requirements including, but not be limited to, the following:

- Professional competence of Consultant Team and key personnel, including at least one American Institute of Certified Planner, and additional Professional Engineer, Professional Landscape Architect, preferred. All licensed in Maryland.
- Completion of at least two (2) Resilience Master Plans of similar scale and scope in the past eight (8) years.
- Completion of at least two (2) Park Master Plans of similar scale and scope in the past eight (8) years
- Experience in working with a diverse group of stakeholders, whose varied, lived experiences and perspectives were elevated during the planning process conversations and feedback was incorporated into the final published product.
- Expertise in creating inclusive, accessible, and cohesive graphics and narratives suited to a wide range of audiences. Evidence of high-quality communication and graphic communication, such as but not limited to experience in simplifying complex information into clear and digestible visual diagrams, infographics, and text narratives, as well as the production of high quality site plans, illustrative renderings, and graphics typical of reports.
- Demonstrated project manager(s) who will ensure effective communication, coordination, and collaboration among the PM Team, the Offeror's team, and stakeholders.
- Knowledge of the Baltimore-Washington region and the local and state agencies involved in the park.
- Respondents are not required to be or have subcontractors who are certified Small Business Enterprise (SBE), Minority Business Enterprise (MBE) and/or Woman-Owned Business Enterprise (WBE) companies. However, use of SBE, MBE, and/or WBE companies is encouraged.

3.3 PARTNERING AND TEAM FORMATION

CWP recognizes that the services requested under this RFP may require expertise across multiple disciplines, specifically park planning and hydrologic and hydraulic modeling. Offerors that are interested in responding to this RFP but are seeking a qualified partner or subconsultant are encouraged to contact CWP. With the permission of the interested firm, CWP may maintain a list of firms seeking partners and share contact information among interested firms to facilitate team formation. Inclusion on such a list does not constitute an endorsement or recommendation by CWP or the PM Team, nor does it create any obligation for the PM Team or participating firms. Include any SBE/MBE/WBE certifications.

3.4 PROPOSAL SUBMISSION INSTRUCTIONS

Proposals must be submitted electronically by email to the Official Contact specified on the cover page of this RFP and must be received no later than November 3, 2026 at 5:00 PM Eastern Time.

Proposals should be submitted as a PDF with the subject line "Proposal: Resilient Master Plan Project at Patapsco Valley State Park". Offerors are responsible for ensuring that their proposals are successfully transmitted and received by CWP by the stated deadline.

Late proposals will not be accepted or considered. CWP is not responsible for delays due to email transmissions issues, file size limitations, or other technical difficulties experienced by the offeror.

3.5 QUESTIONS AND CLARIFICATIONS

Questions regarding proposal submission should be directed to Anna Lindsay: ALL@cwbp.org. Offerors may submit written questions to the RFP Official Contact by October 21, 2026. Responses to substantive questions may be shared with all prospective offerors, without identifying the source of the question, when CWP determines that the information is relevant to proposal preparation. This information will be shared on the RFP website.

3.6 PRE-PROPOSAL MEETING/INFORMATION SESSION

CWP will hold a pre-proposal meeting to provide additional information relevant to this RFP. The purpose of this meeting is to provide all interested offerors with information regarding project requirements and bid preparation and to provide an opportunity to ask questions. Pre-submission meetings or discussions with individual offerors will not be held. The pre-proposal meeting information is summarized in the table below. Offerors are encouraged to submit questions ahead of the pre-proposal meeting.

Meeting Type	Pre-Proposal Meeting
Date	October 13, 2026
Time	3:00 - 4:00 PM Eastern Time
Location	Virtual
Attendance	Optional
Registration	https://us06web.zoom.us/meeting/register/0VQYEhqQRguecVtOwodQ-A

3.7 CONFLICTS OF INTEREST

Offerors must disclose in their proposal any actual or potential conflicts of interest they may have that could reasonably be perceived to affect their ability to perform the work objectively and impartially, and in the best interest of CWP. CWP reserves the right to determine whether a disclosed conflict of interest can be mitigated or requires disqualification of the proposal.

4. Evaluation Criteria

Proposals will be evaluated by an evaluation panel based on the criteria set forth below. CWP will select the proposal that represents the best value for the project, considering both technical merit and cost. The relative importance of each criterion is reflected in the table below.

Evaluation Criteria	Description	Weight (%)
Technical Approach	Evaluation of the offeror's technical approach to performing the scope of work of the contract as described in Section 2 of this RFP	40%
Qualifications and Experience	Evaluation of the offerors's qualifications, experience, and capacity to perform the scope of work as described in Section 2 of this RFP. The offeror's demonstrated commitment to participation by MBE/WBE/SBE firms will also be considered.	30%
Cost	Evaluation of the offeror's price to complete the tasks outlined within the scope of work as described in Section 2 of this RFP, and in the Cost Table (Section 7).	30%

5. Selection Schedule and Process

CWP anticipates the following schedule for this procurement. CWP reserves the right to modify this schedule as necessary.

- RFP issued: September 21, 2026
- Deadline for Questions: October 21, 2026 at 5:00 PM ET
- Proposal Submission Deadline: November 3, 2026 at 5:00 PM ET
- Anticipated Award: 14 days after submission deadline

Proposals will be evaluated by a selection committee that includes members of the PM Team in accordance with evaluation criteria outlined in Section 4 of this RFP.

After identifying the short list of most qualified Consultant Teams based on the evaluation criteria, representative(s) may invited to participate in interviews as part of the evaluation process occurring the week of November 9-12, 2026. Interviews will be conducted by the selection committee and will provide an opportunity for offerors to discuss their qualifications, technical approach, and proposed work plan. CWP may enter into negotiations with Consultant Teams to invite best and final offers as deemed to be in the best interest of the project.

Following proposal evaluations and interviews, the selection committee will recommend the highest-ranked consultant team. The selected consultant team will be expected to execute a contract within the timeframe specified in the notice of award. Bidders will be notified by November 17, 2026 of proposal results.

CWP intends to select the proposal(s) that represent the best value to the project, considering both technical merit and cost. CWP reserves the right to amend, suspend, or cancel this RFP at any time; to reject any or all proposals; to waive minor irregularities; and to negotiate with one or more offerors prior to award. Issuance of this RFP does not commit CWP to award a contract or to pay any costs incurred in the preparation of a proposal. Additionally, CWP reserves the right to reject any or all proposals and to make no award under this RFP.

6. Definitions

Term	Definition
Projects	A site-specific, physical improvement, construction activity, or other capital improvement proposed to address an identified need, vulnerability, or opportunity within the Park. Projects may include new construction, modification, relocation, replacement, or removal of physical infrastructure or facilities.
Recommendations	A proposed action, strategy, policy, program, management practice, operational change, or other intervention that is not a site-specific construction or capital improvement. Recommendations may apply park-wide or to multiple locations.

7. Cost Table

Table 1: Include cost by task, by company.

Task	Team (add columns as needed)			Total by Task
	<i>Prime: Company Name</i>	<i>Subcontractor 1: Company Name</i>	<i>Subcontractor 2: Company Name</i>	
SBE/WBE/MBE	<i>Yes/No</i>	<i>Yes/No</i>	<i>Yes/No</i>	
Task 1- Project Management				
Task 2 – Existing Site Conditions And Park Operations Assessment				
Task 3 – Flood Risk & Vulnerability Analysis				
Task 4 – Public Engagement and Outreach				
Task 5 – Priority Recommendation Development				
Task 6 - Master Plan Development				
Base Bid (no alternatives):				
Alternative Task 3A – Planning- Level				

Hydrologic and Hydraulic Modeling*				
Alternative Task 5A – Expanded Recommendation Development*				

*Alternatives 3A and 5A are independent options and may be selected individually, together, or not at all.

8. Resources

Stream bottom elevations for lower Patapsco River around Bloede Dam

<https://www.ncei.noaa.gov/access/metadata/landing-page/bin/iso?id=gov.noaa.nodc:0284223>

American Rivers Website for Patapsco River Research

<https://www.americanrivers.org/patapsco-river-restoration-project-research>

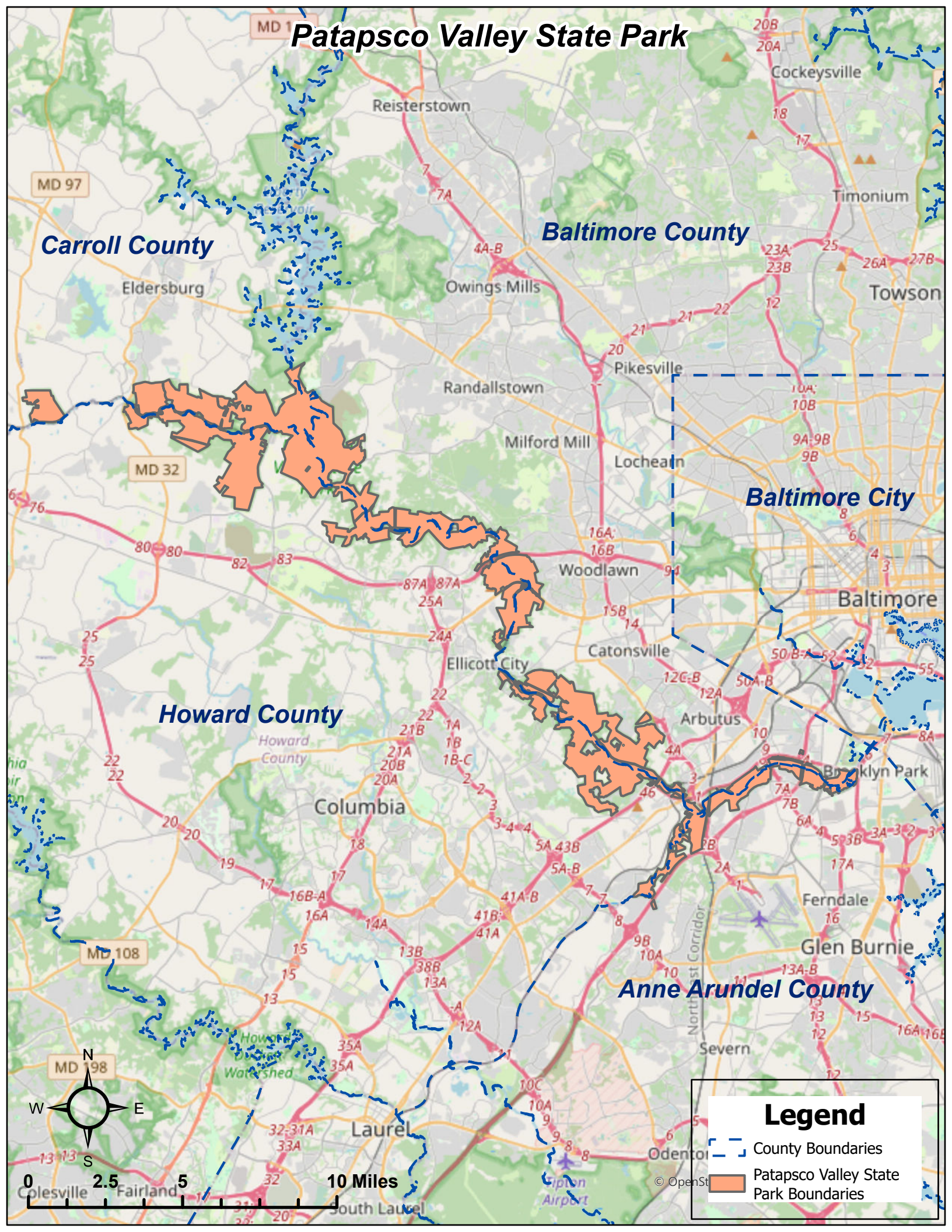
Patapsco Terrain Models:

<https://data.usgs.gov/datacatalog/data/USGS%3A5b912bcde4b0702d0e8085dd>

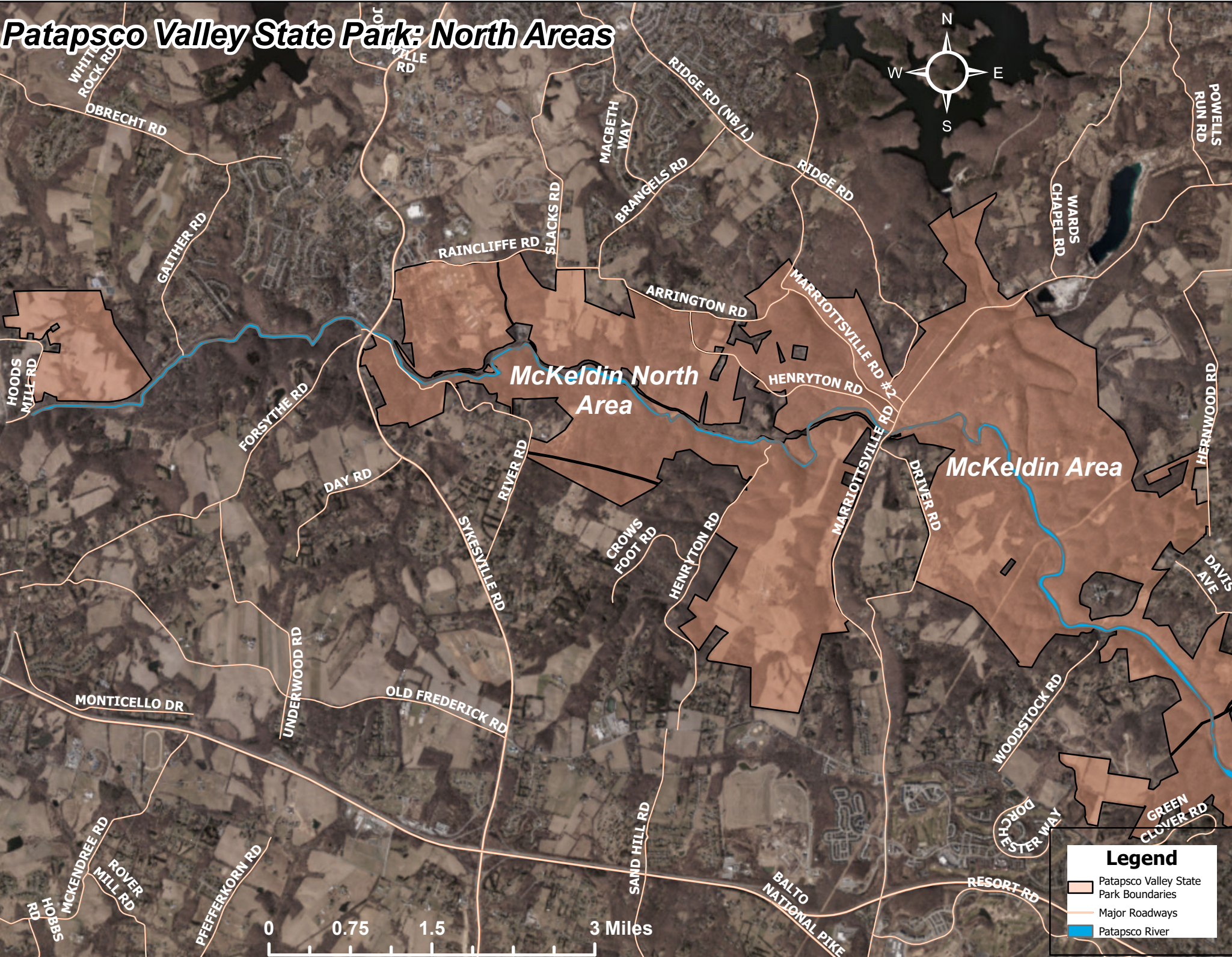
See Project Website for more resources.

9. Reference Maps

Patapsco Valley State Park



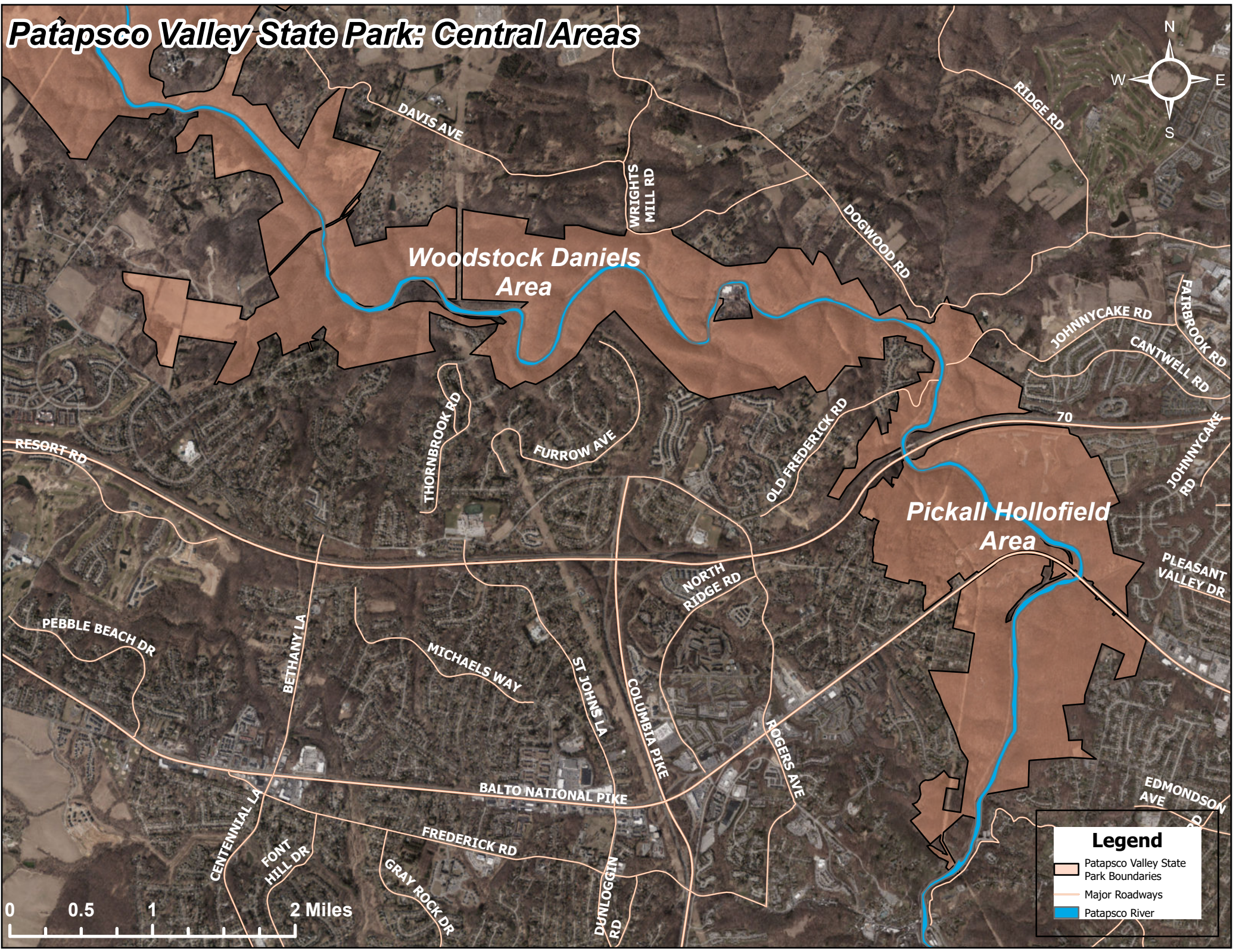
Patapsco Valley State Park: North Areas



Legend

- Patapsco Valley State Park Boundaries
- Major Roadways
- Patapsco River

Patapsco Valley State Park: Central Areas



Legend

- Patapsco Valley State Park Boundaries
- Major Roadways
- Patapsco River



Patapsco Valley State Park: South Areas

Hilton, Glen Artney, Orange Grove,
and Avalon Areas

Halethorpe Belle Grove Area

Legend

- Patapsco Valley State Park Boundaries
- Major Roadways
- Patapsco River

