

Request for Proposals (RFP)

****Project:**** Ivy Hill Stone House Renovation & Two-Story Addition

****Location:**** 1201 Driver Road, Marriottsville, MD 21104

****Issued by:**** Path Insight, Inc. (EIN: 92-1383962)

****RFP Issue Date:**** June 10, 2025

****Proposal Due:**** July 10, 2025 by 4:00 PM

****Contact:**** Allison Cordell (allison.cordell@pathinsight.org)

1. Project Background

Path Insight, a 501(c)(3) nonprofit, is actively participating in the restoration of Ivy Hill, a historic c.1840s stone farmhouse with resident curators, Allison and Jacob Cordell, with Maryland Department of Natural Resources. This RFP invites experienced contractors or design-build teams to submit proposals for the full renovation of the house and the construction of a new two-story addition to support programming, accessibility, and residential use.

2. Scope of Work

A. Site Preparation & Demolition

- Remove old stair, CMU wall, window well
- Level foundation where needed
- Remove staircase in existing structure

B. Framing & Structural Work

- Frame new 29' x 15' two-story addition
- 77 sq ft breezeway on each floor
- Install standing seam metal roof and connect to existing slate (or recommended method)

C. Exterior Finish

- LP SmartSide siding in selected finish
- White trim, composite deck, 4 exterior doors
- Gutters and downspouts

D. Windows & Doors

- 9 Andersen 400 series windows

- Full glass breezeway doors
- Interior and closet doors

E. Interior Build-Out

- New staircase
- Drywall, crown molding, wainscoting
- Fireplaces (wood stove, electric, decorative)
- Mini-split HVAC (6 zones)
- Full electric plan with generous outlets

F. Room-Specific Finishes

- Kitchen: IKEA cabinets, quartzite counters, ash island top
- Speakeasy: Plaster finish, cabinetry, wet bar, wood stove
- Dining Room: Wainscoting, fireplace
- Bathrooms: Slate and vinyl flooring, tub/shower, bidet, floating sink
- Flooring: Montauk slate, refinished wood, and new oak

G. Closets

- Custom closet buildouts in bedrooms

3. Timeline

Milestone	Date
RFP Released	June 10, 2025
Site Walkthrough	June 30, 2025
Proposals Due	July 10, 2025
Selection & Notice	July 18, 2025
Construction Start	August 1, 2025
Substantial Completion	December 15, 2025

4. Proposal Requirements

- Cover letter with firm overview
- Relevant historic renovation experience
- Bios of key personnel
- Project approach and schedule
- Itemized cost estimate
- Three references with contact info

- License, bonding, and insurance documentation

5. Evaluation Criteria


- Historic masonry and preservation experience (30%)
- Project approach and timeline (35%)
- Team qualifications (5%)
- Budget and transparency (25%)
- References (5%)

6. Submission Instructions

Submit one PDF proposal to:

Allison Cordell

Executive Director, Path Insight

 allison.cordell@pathinsight.org

Subject: "Ivy Hill Renovation RFP – [Firm Name]"

****Submit by:**** July 10, 2025, at 4:00 PM

7. Site Visit & Questions

A non-mandatory site walkthrough will be held June 30, 2025, at 3:00 PM. RSVP by June 20. Questions may be submitted by email through July 1.