

**Saint Luke's Youth Center (SLYC) August 2023**  
**217 North Carey Street, Baltimore, MD 21223**

**Request for Proposal: Comprehensive Stormwater Management and Drainage Plan**

**Summary:** St. Luke's Youth Center (SLYC), is soliciting proposals for construction-ready designs and permits for improvements to stormwater management infrastructure on the campus of SLYC in west Baltimore. The project will have two phases; (1) to address an immediate need to manage water infiltration into the basement, especially at the northwest corner of the church: evaluate and design improvements to all of the church gutters and downspouts; evaluate and design improvements to foundation drainage on the north and west side of the church; and design a rain garden to capture stormwater, and (2) design stormwater management improvements for the rest of the campus. Phase 1 will be completed as soon as possible to enable implementation to move forward quickly. Phase 2 will proceed with input from SLYC, the community and other funders to incorporate stormwater BMPs into a comprehensive plan for improving the play field and parking lot.



**Northwest corner of St. Luke's Church showing yard with proposed location of rain garden.**

**Road to the left of the photo is Rankin Place**

Site visits will be accommodated upon request.

Please provide a full fee proposal by September 6<sup>th</sup>, 2023.

Please direct all questions to Ann Lawler (443) 798-0026.

Please email the proposal to Amanda Talbot, Executive Director, SLYC, [amanda@bmoreslyc.org](mailto:amanda@bmoreslyc.org), and Ann Lawler, [annmarie12318@yahoo.com](mailto:annmarie12318@yahoo.com).

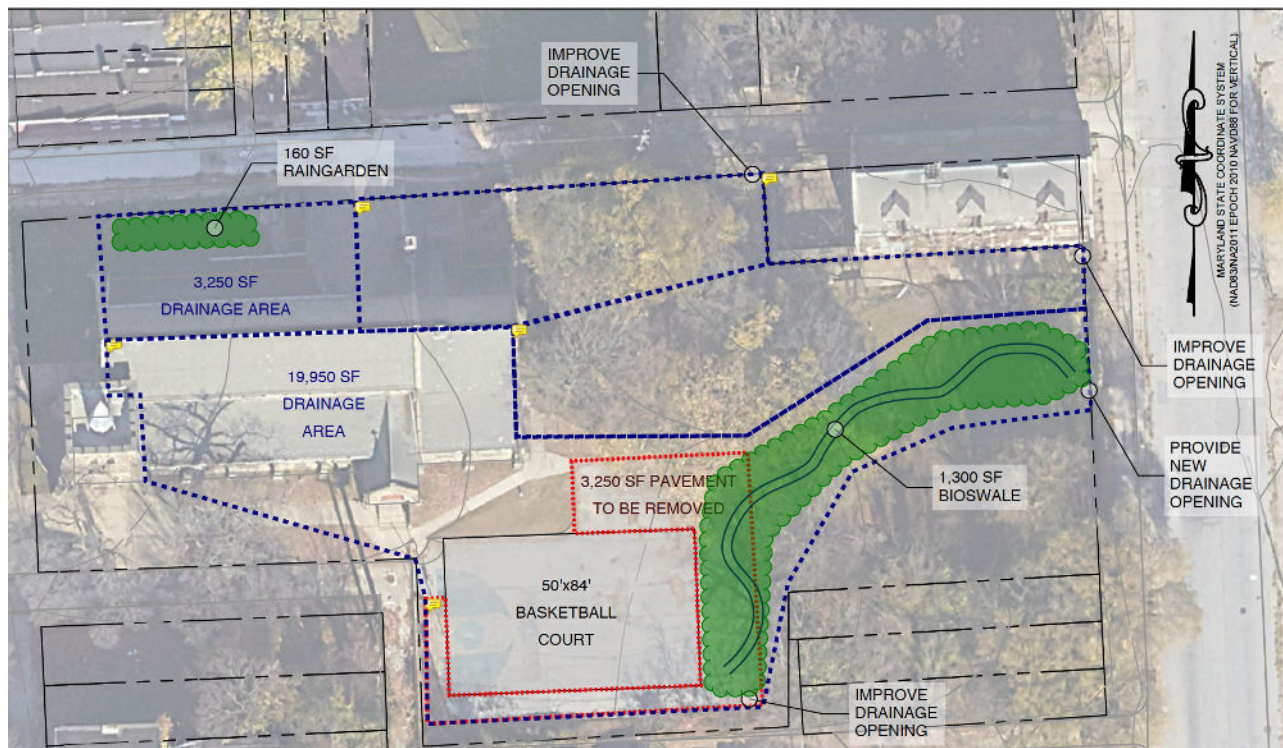
**Background:** SLYC is a non profit organization that provides support services for youth and families in the Poppleton, Franklin Square, and surrounding communities. The SLYC campus is located in the Franklin Square Historic District and consists of two properties; the church, parking lot and yard at 217 North Carey Street and the clergy house at 222 North Carrollton Avenue. The campus is bounded by North Carey Street on the west, Rankin Place on the north, North Carrollton Avenue on the east and a driveway, alley and vacant lots on the south. (See diagram below)

St. Luke's Church was built in 1851 and recognized on the National Register of Historic Places in 1973. The clergy house was built in 1904 as a residence for the rector. A portion of the church undercroft was used by SLYC until November 2022 when it was vacated due to concerns about structural integrity of the church. The clergy house has been vacant for more than 10 years. Both buildings are in need of extensive repairs.

The gutters and downspouts of the sizable roof sheds of the church building are undersized for current rainfalls. The downspouts were originally designed to outfall the rainwater through now clogged pipes located under adjacent sidewalks and turf areas. The rainfall is now directed by flex hosing onto the adjacent ground and sidewalks.

Rainwater from the rear (easterly) roof structure is being transported through downspouts into a system of PVC piping which runs underground to a concrete runway alongside the clergy house, through an opening in an adjacent perimeter stone wall and into a stormwater inlet along N. Carrollton Ave.

In 2020, a Building Assessment and Feasibility Study performed by Encore Sustainable Designs, LLC noted water ponding in the unfinished portion of the undercroft. Two subsequent engineering reports confirmed water infiltration into the unfinished portion of the undercroft and deflected beams and floor joists. The reports recommend addressing the water intrusion first, prior to improvements to address the resulting structural deterioration. This RFP is intended to address the water infiltration into the church and incorporate stormwater BMPs into plans to improve the rest of the campus.



## **Scope of Work:**

Proposal to include estimated hours, cost and time frame for the each of the following six job segments. Proposal to include communication and coordination with structural engineering firm and building envelope consultant regarding solutions to the causes of water infiltration in the church, and communication with landscape design team regarding planting plans for the bioretention facilities.

### 1. Background Investigations

- Conduct site visit to meet with SLYC team to review project site, timeline, and design objectives, and identify: utilities, site drainage, street condition, spot elevations, furnishings, pedestrian, vehicle and emergency access, existing trees, and to collect photographs.
- Kick-off meeting with SLYC, Baltimore DPW and Chesapeake Bay Trust representatives. • Request and review as-built utility mapping from Baltimore City and Baltimore Gas & Electric (BG&E) for the proposed site.
- Request a Design Ticket from Miss Utility to mark site utilities in the field.
- Prepare civil site base maps from the existing site conditions.

### 2. Phase 1

- Design improvements to the church gutters and downspouts based on a 115% increase over the current Baltimore area 1” design storm over a 24-hour period to reflect the increasing frequency of extreme weather events.
- Design improvements to grading and drainage on the north and west sides of the church to minimize water infiltration through the foundation and into the undercroft. Collaborate with the building envelope consultant to maximize the efficiency of exterior and interior improvements.
- Design a rain garden to capture stormwater in the yard between the church and Rankin Place including SWM technical report with existing conditions plan, proposed conditions and grading plan, SWM plan with typical details and computations for project earthworks and disturbance quantities

### 3. Phase 2 SWM Concept Plan

- 60% design for up to two bioretention facilities to be least disruptive to children’s activities; including SWM technical report with existing conditions plan, proposed conditions and grading plan, SWM plan with typical details and computations for project earthworks and disturbance quantities.
- Meeting 2: Review meeting with SLYC and Baltimore Department of Public Works (DPW) to review draft Concept plan
- Engage geotechnical and land survey subcontractor to do 6 SWM borings and 1 acre topographic survey of site location
- Revise design as needed and submit the Concept Plan to DPW plans review

#### 4. Phase 2 SWM Site Development Plan and Permit

- Design to include: erosion and sediment control plan; site and bioretention planting plans; demolition plan; utilities profile; geotechnical boring information; construction details; updated cost estimate
- Submit 90% plan to DPW for review
- Revise plan based on comments from DPW and SLYC, finalize construction specifications; final submission to DPW plans review for SWM and ESC green stamp; submission to Eplans for Baltimore City Housing approval of grading permit; respond to comments and sign final approved plans

#### 5. Phase 2 Final Plan and Permit

- 100% Design Plan: revise plan based on comments from DPW and SLYC, finalize construction specifications; final submission to DPW plans review for SWM and ESC green stamp; submission to Eplans for Baltimore City Housing approval of grading permit; respond to comments and sign final approved plans.

#### 6. Post-construction Survey

- Following completion of construction, prepare as-built survey and submit to DPW to finalize project