MARYLAND DEPARTMENT OF NATURAL RESOURCES

Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

Request for Qualifications

Climate Resilience and Master Plan Project Partner at Patapsco Valley State Park

Patapsco Valley State Park (Howard, Baltimore, Carroll, and Anne Arundel Counties, MD)
Issue Date: October 27, 2025
Submission Deadline: 4:00 PM on December 15, 2025

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1. Introduction

Patapsco Valley State Park (8020 Baltimore National Pike, Ellicott City, MD 21043) is one of Maryland's largest and most visited state parks, stretching along 32 miles of the Patapsco River and encompassing more than 16,000 acres of forests, trails, historic sites, and recreation areas. The park offers extensive public access to natural resources while protecting watersheds and habitats that are critical to the Baltimore metropolitan region.

Planning Need
Patapsco Valley is increasingly vulnerable to climate impacts, particularly extreme flooding along the Patapsco River, which threatens trails, bridges, historic structures, and park facilities. Several recent storms have demonstrated that river flood heights, velocities, and frequencies are outpacing historical patterns, overwhelming existing infrastructure and causing closures, safety hazards, and costly repairs.

The Maryland Park Service requires a forward-looking master plan to guide long-term climate resilience for the park. This plan should outline how to design, renovate, or replace facilities and infrastructure (including vulnerable trail infrastructure) with future flood conditions in mind, how to address the increasing number of park visitors, reduce erosion, and improve ecological health. Though climate resilience planning should be the focus of the study, it should also evaluate the park's overall management and use.

In 2022, the Maryland General Assembly passed the Great Maryland Outdoors Act, dedicating funding for the Maryland Department of Natural Resources to undertake infrastructure projects that mitigate the effects of climate change. Due to Patapsco Valley's scale, complexity, and repeated flood damages, the Department of Natural Resources has determined that the park is a strategic choice for a comprehensive climate resilience and master planning effort.

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2. Project Overview

The Maryland Park Service seeks a qualified, non-profit consulting partner to serve as **Project Manager** for the Patapsco Valley Climate Resilience and Master Plan Project. The plan will seek to address:

- The need for an updated park Master Plan with an emphasis on flood adaptation and resilient facilities (structures, hardscape, and trails).
- Strategies to protect visitor access, improve safety, and reduce long-term maintenance costs while enhancing ecological resilience. Efforts should focus on addressing the growing number of visitors across all sites and on identifying equitable park capacities. Recommendations should include the resources required to sustain these efforts.
- Adaptive approaches for facilities (visitor centers, comfort stations, maintenance shops, bridges, parking areas, and utilities) that account for increased flood heights and storm intensity.
- Recommendations for sustainable facility (structures, hardscape, and trails) construction, relocation, or facility closure, including methods to reduce erosion and storm damage.

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3. Scope of Work

As part of two distinct stages related to this project, the selected partner will:

Stage one

- Collaborate with the Maryland Park Service to define the scope and outcomes of the climate resilience and master plan.
- Prepare and issue bid documents for a professional planning firm capable of providing conceptual landscape and facility designs for master planning purposes, guiding future full-scale design requests.
- Manage proposal review, facilitate selection, and coordinate with state staff during procurement.
- In collaboration with MPS and the selected firm, host public meetings to solicit input on the plan as it is developed.
- Oversee the planning team’s performance through delivery of the master plan, ensuring compliance with regulatory and environmental requirements.

Stage two

- Upon adoption of the master plan, provide project management services for priority design and construction projects identified in the plan.

- In collaboration with MPS, identify 1-2 recommended adaptations to advance given available funding.

- Prepare and issue bid documents for a professional design/build team.

- Manage proposal reviews, facilitate the selection process, and coordinate with state staff during procurement.

- Ensure coordination with federal, state, and local regulatory agencies on permitting, compliance, and environmental standards.

- Oversee the design/build team's performance through the delivery of on-the-ground adaptation projects.

Deliverables include but are not limited to:

Stage One

- **Site and Infrastructure Assessment:** Inventory vulnerable assets, evaluate flood risks, trail conditions, visitor use, park visitor capacity, and ecological factors.

- **Stakeholder Engagement:** Facilitate public and partner input on priorities, facility needs, access, and interpretation.

- **Climate Resilience Master Plan:** Provide adaptive strategies for vulnerable facilities and infrastructure, integrating ecological resilience and sustainable visitor access to recreation. Strategies should include an analysis of the park's natural resources, with consideration of how visitors will continue to use park sites as the landscape inevitably changes and adapts to climate change.

- **Costing & Implementation Strategy:** Outline phased recommendations with cost estimates, funding pathways, and maintenance frameworks.

- **Final Reports and Implementation Guide:** Approved master plan, design standards, implementation guidebook, and project closeout documentation.

- **Adaptation Strategy Implementation:** One to two on-the-ground adaptation strategies that improve the resilience of the park and/or its users to climate change impacts.

- **Informational Signage:** Signage associated with adaptation strategies to engage the public in the state's climate adaptation efforts.

Stage Two

- **Completed construction project(s):** According to the MPS-approved designs.
- **Design Drawings:** Documents should be provided at the Schematic Design, Design Development, and Construction/Bidding Document stages.
- **Implementation Guidebook:** To include a long-term maintenance guide of any new/renovated facilities, an operations/maintenance manual of installed features, and a list of construction/manufacturer's warranties. Additional elements may be identified throughout this project's duration.
- **Final Reports:** Should include meeting notes/gathered information during this stage, and redline drawings of the completed efforts.

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4. Minimum Qualifications

- Demonstrated experience in managing planning efforts for large parks or recreation systems.
- Expertise in climate resilience planning efforts for flood-prone or riverine environments.
- Familiarity with Maryland regulatory requirements (Critical Area, wetlands/waterways, erosion and sediment control, stormwater).
- Experience/demonstrated knowledge of park infrastructure and managing the construction of sustainable facilities.
- Expertise in stakeholder and community engagement tied to planning/design/implementation.
- Prior work with the Maryland Department of Natural Resources and/or Maryland Park Service is preferred but not required.

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5. Submission Requirements

Submit a PDF (maximum 15 pages) including:

- Cover letter summarizing project management approach, understanding, and organizational capacity.
- Relevant project experience.
- Project approach and methodology (including proposed schedule and community engagement).
- Key personnel qualifications.
- References (at least three relevant projects), with contact name, email, and phone.
- Relevant certifications.
- Proposed budget framework, inclusive of overhead costs.

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6. Evaluation Criteria

Submissions will be evaluated based on:

- Experience and references.
- Proposed project schedule (including permitting milestones).
- Stakeholder engagement strategy.
- Understanding of climate resilience planning in flood-prone contexts.
- Anticipated overhead costs related to project management.

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7. Timeline & Submission Process

Submit all Intent to Submit notices, Questions, and Final Submissions via email to:

Ranger Jonas Williams, Director of Planning
Maryland Park Service
jonas.williams@maryland.gov

Deadlines:

- Intent to Submit: 4:00 PM on November 7, 2025
    - Please submit a simple email to Jonas.williams@maryland.gov indicating your intention to submit a proposal.

- Questions on all aspects of this RFQ and the project due: 4:00 PM on November 17, 2025
    - Submission can be via email, either in the message body or in an editable document.

- Responses distributed: 4:00 PM on December 1, 2025
    - Responses to all questions will be issued to all interested parties.

- Submittal Deadline: 4:00 PM on December 15, 2025
    - The Maryland Park Service and partners in the Dept. of Natural Resources will review submissions and make a selection by January 5th, 2026.

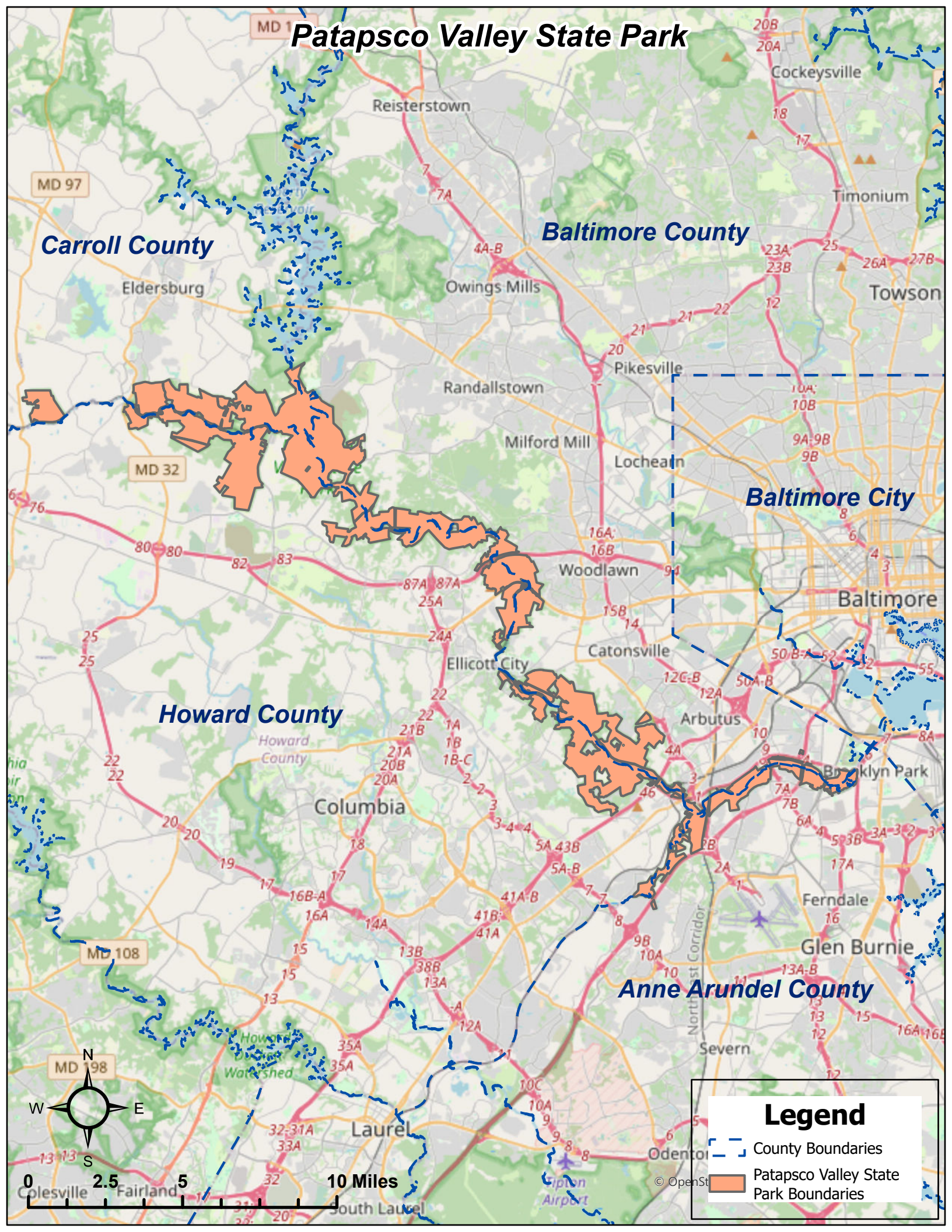
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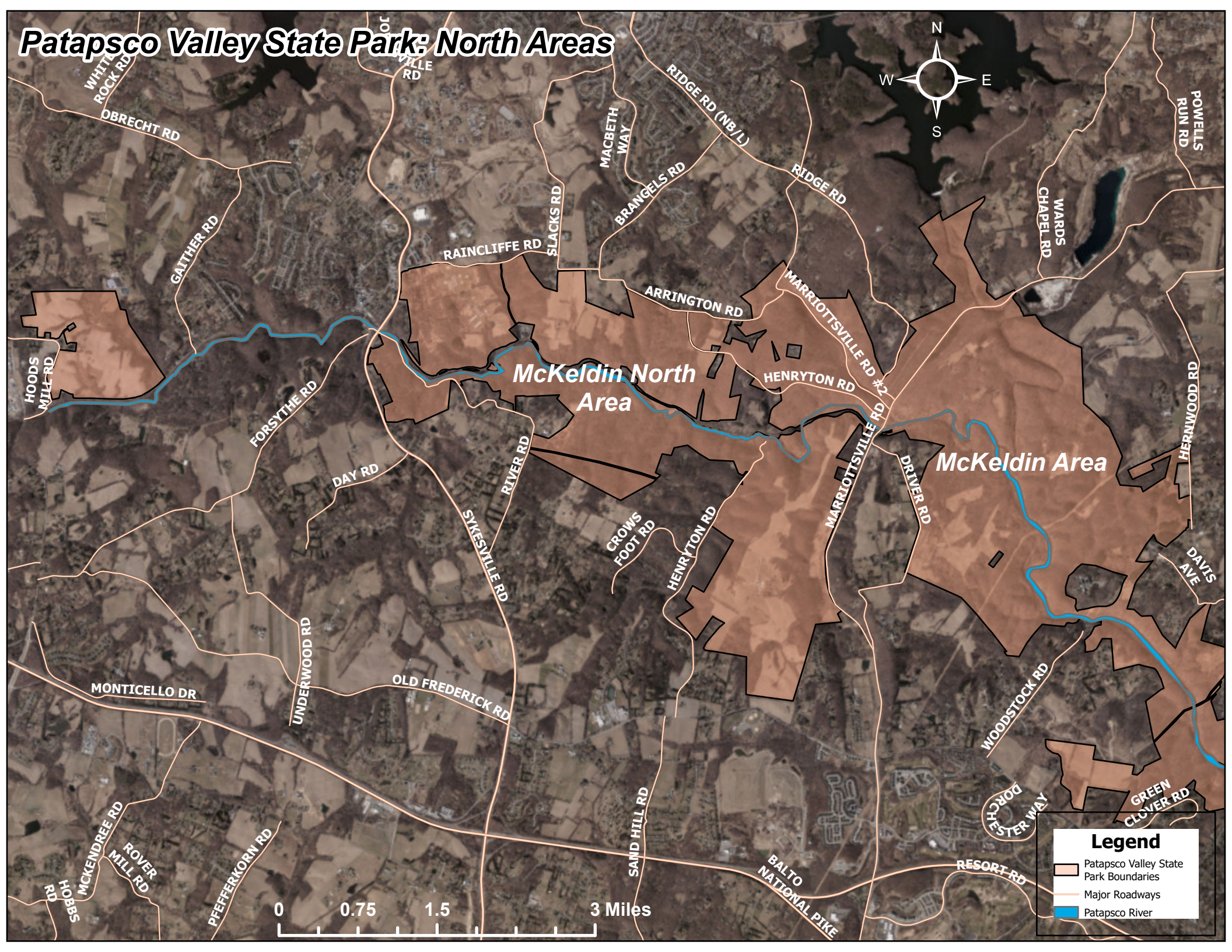
8. Equal Opportunity & Contracting Terms

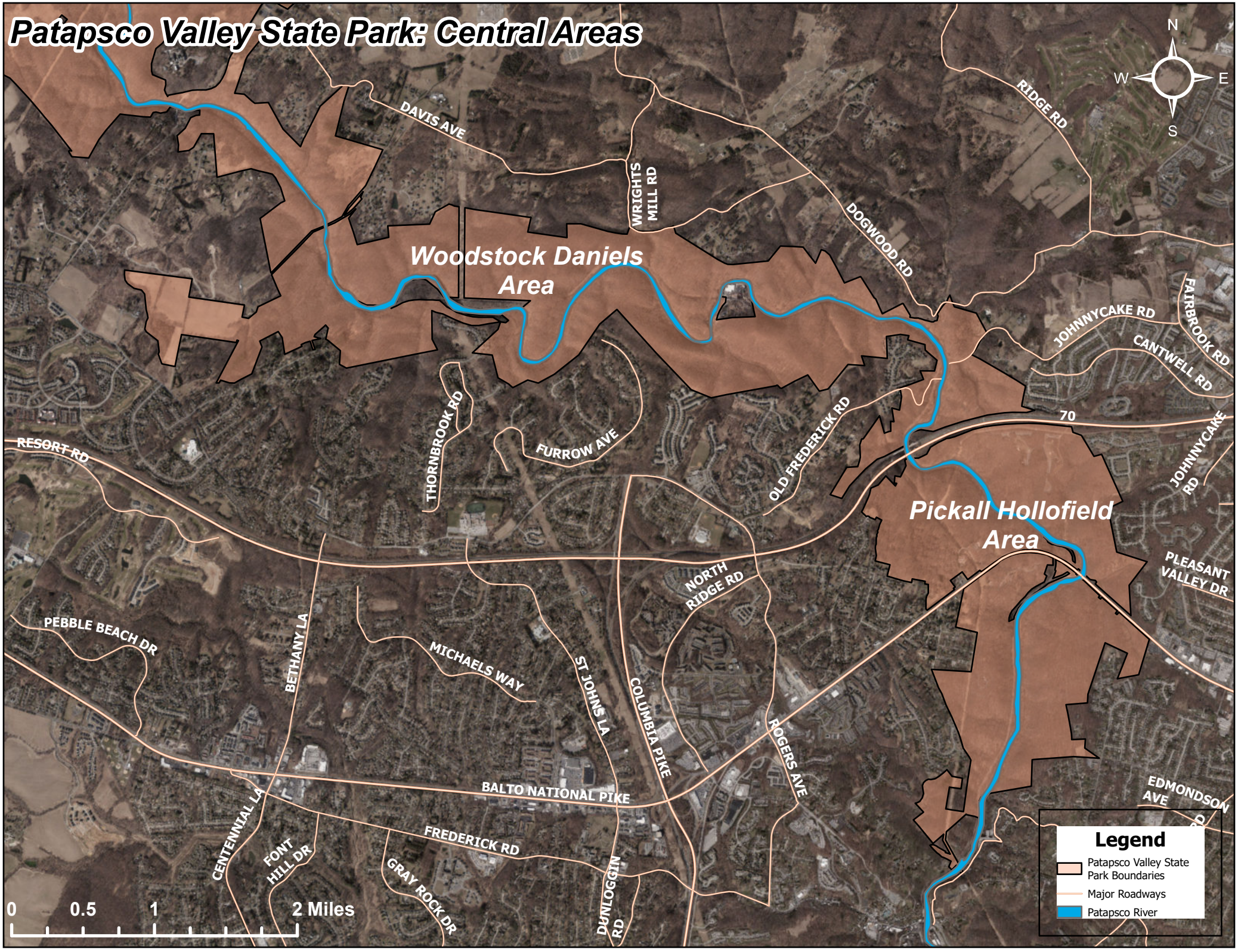
The Maryland Department of Natural Resources encourages Maryland-certified MBE/WBE firms to participate in all levels of this project. A successful respondent must comply with insurance, nondiscrimination, and state contracting provisions.

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9. Reference Maps


Patapsco Valley State Park
Carroll County
Baltimore County
Baltimore City
Howard County
Anne Arundel County
Reisterstown
Cockeysville
Timonium
Towson
Eldersburg
Owings Mills
Pikesville
Randallstown
Milford Mill
Lochearn
Woodlawn
Baltimore
Catonsville
Ellicott City
Arbutus
Columbia
Ferndale
Glen Burnie
Severn
Laurel
Odenton
MD 97
MD 32
MD 108
MD 198
N
W
E
S
0
2.5
5
10 Miles
Legend
County Boundaries
Patapsco Valley State Park Boundaries


Patapsco Valley State Park: North Areas
N
W
E
S
WHITE ROCK RD
OBRECHT RD
JOHNNYCAKE RD
RIDGE RD (NB/L)
MACBETH WAY
BRANGELS RD
RIDGE RD
POWELLS RUN RD
WARDS CHAPEL RD
GAITHER RD
SLACKS RD
RAINCLIFFE RD
ARRINGTON RD
MARRIOTTSVILLE RD #2
HOODS MILL RD
McKeldin North Area
HENRYTON RD
HERNWOOD RD
FORSYTHE RD
RIVER RD
DAY RD
McKeldin Area
MARRIOTTSVILLE RD
DRIVER RD
SYKESVILLE RD
CROWS FOOT RD
HENRYTON RD
DAVIS AVE
UNDERWOOD RD
MONTICELLO DR
OLD FREDERICK RD
WOODSTOCK RD
DORCHESTER WAY
GREEN CLOVER RD
MCKENDREE RD
ROVER MILL RD
PFEFFERKORN RD
SAND HILL RD
BALTO NATIONAL PIKE
RESORT RD
HOBBS RD
0
0.75
1.5
3 Miles
Legend
Patapsco Valley State Park Boundaries
Major Roadways
Patapsco River


Patapsco Valley State Park: Central Areas
N
W
E
S
Woodstock Daniels Area
Pickall Hollofield Area
DAVIS AVE
WRIGHTS MILL RD
RIDGE RD
DOGWOOD RD
JOHNNYCAKE RD
FAIRBROOK RD
CANTWELL RD
70
JOHNNYCAKE RD
THORNBROOK RD
FURROW AVE
OLD FREDERICK RD
RESORT RD
NORTH RIDGE RD
PLEASANT VALLEY DR
PEBBLE BEACH DR
BETHANY LA
MICHAELS WAY
ST JOHNS LA
COLUMBIA PIKE
ROGERS AVE
BALTO NATIONAL PIKE
EDMONDSON AVE
CENTENNIAL LA
FONT HILL DR
FREDERICK RD
GRAY ROCK DR
DUNLOGGIN RD
0
0.5
1
2 Miles
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
FREDERICK RD
ROLLING RD
HILLTOP RD S
RIVER RD
COLLEGE AVE
DONCASTER DR
BONNIE BRANCH RD
ILCHESTER RD
HILTON AVE
LANDING RD
MAIDEN CHOICE LA
SOUTHWESTERN BLVD
LEEDS AVE
CATON AVE
FORT MCHENRY TUNNEL
LANSDOWNE RD
W PATAPSCO AVE
BALTO BELTWAY (INNER LOOP)
SULPHUR SPRING RD
OAKLAND RD
95
SELFORD RD
HOLLINS FERRY RD
HARBOR TUNNEL THRUWAY
WASHINGTON BLVD
LAWYERS HILL RD
MONTGOMERY RD
RIVER RD
W NURSERY RD
HAMMONDS FERRY RD
HAMMONDS LA
HARBOR TUNNEL THRUWAY
MARSHALEE DR
OLD WASHINGTON RD
HANOVER RD
RACE RD
RIDGE RD
METROPOLITAN BLVD
ELKRIDGE LANDING RD
ANDOVER RD
CAMP MEADE RD
FURNACE BRANCH RD
TROY HILL DR
100
BALTIMORE WASHINGTON PKWY
AMTRAK WAY
AVIATION BLVD
BROADVIEW BLVD
WELLHAM AVE
DEERPATH RD
DORSEY RD
PARKWAY
RACE RD
DR SOUTH
NEW RIDGE RD
WATERLOO RD
DORSEY RUN RD
FOREST AVE
RACE RD
N
S
E
W
0
0.5
1
2 Miles
Legend
Patapsco Valley State Park Boundaries
Major Roadways
Patapsco River