State of New Hampshire Department of Natural and Cultural Resources Division of Parks and Recreation – Bureau of Historic Sites Fort Constitution State Historic Site New Castle, New Hampshire

Request for Qualifications

ISSUE DATE: October 5, 2022
RESPONSE DATE: November 2, 2022
ANTICIPATED START DATE: February 1, 2023

INVITATION:

The State of New Hampshire, Department of Natural and Cultural Resources is soliciting qualification statements to prepare a Conditions Assessment with Treatment Recommendations for Fort Constitution State Historic Site. All work to be completed following the *Secretary of the Interior's Standards for Preservation*.

The Division of Parks and recreation has received an allocation of American Rescue Plan Act funding, a portion of which is earmarked for masonry restoration at Fort Constitution. Deterioration of the fort's brick masonry walls is on-going and appears to be accelerating. The Division is seeking historic preservation expertise to provide guidance in developing a strategy for the most effective use of the funds to arrest the masonry deterioration, preserve the remains of the fort, and maintain the historic integrity of the site.

BACKGROUND:

Fort Constitution State Historic Site is a two-acre site located on Fort Point in New Castle, New Hampshire. The Fort was added to the National Register of Historic Places in 1973 (#73000169) and extensive restoration was done in preparation for the US Bicentennial Celebrations.

SCOPE OF WORK FOR CONDITIONS ASSESSMENT:

- Brief history and development of property including:
 - Character-defining features, utilizing National Register nomination and NH Inventory Form, attached.
 - Chronology of site development and repair
- Existing conditions assessment including:
 - A set of systematic digital photographs with a photo key, including drawings/sketches that clarify or better describe and document conditions.
 - Exterior inspection: Note existing conditions, damage, structural problems, materials
 deterioration, need for repair/stabilization or conservation, and life safety and ADA
 code compliance deficiencies. Organize by structural component (roof, siding, windows
 and doors, foundation, etc.).
 - Interior inspection: Note existing conditions, damage, structural problems, materials deterioration, need for repair/stabilization or conservation, and life safety and ADA code compliance deficiencies. Organize by related spaces.

- Recommendations (based on existing conditions and preservation objectives):
 - o Organize by short-, mid-, and long-range preservation strategies and treatments.
 - Provide rough cost estimates, corresponding to short-, mid-, and long-range preservation recommendations, as well as recommendations for further studies, if appropriate.
 - Note where other licensed professionals might be needed to evaluate renovation/reuse options that impact the building, including life safety, energy, and accessibility codes, ground disturbance that might result in need for archeological investigation, or structural engineering, for example.
 - Whenever possible, explain how recommendations will meet the Secretary of the Interior's Guidelines for the Treatment of Historic Properties (Standards used will be for Preservation).
 - Include color photographs and descriptive captions to reference specific issues and/or recommendations for treatment.
 - Include any additional suggestions, such as proposed phasing of project, or helpful short-term, low-cost steps that might alleviate some problems in the conditions assessment.
 - Measured architectural drawings of the buildings (including elevations).
 - Plans and specifications for suggested preservation work.
 - Suggested interventions for problems.
 - Initial cost estimate for treatment.

• Supplemental Information

- O Include a 1-page copy of the appropriate Secretary of the Interior's Standards (retrieve a copy of the appropriate Standards at http://www.nps.gov/tps/standards.htm.
- O Previous reports or studies.
- O Include supplemental treatment information such as relevant National Park Service Preservation Briefs (http://www.nps.gov/tps/how-to-preserve/briefs.htm).
- Other supporting materials as appropriate.

PROPOSAL INSTRUCTIONS:

The following information **shall** be included in each proposal:

- 1. A statement outlining your experience in conducting historic structure condition assessments.
- 2. Assessment approach description and project timeline.
- 3. Resumes of key project personnel and their professional experience working under the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- 4. List of three clients references for projects similar in scope. Include the name and phone number of the contact person.
- 5. Provide between 1 and 3 examples of relevant work products (internet links are acceptable).

EVALUATION PROCEDURE

Proposals will be reviewed by a selection committee. The proposals will be ranked in order of preference based on the criteria listed below.

Criteria	Maximum Score
Qualifications	60
Experience	40

AWARDING OF CONTRACT

Fee negotiations will commence with the top ranked firm for a "total not to exceed" contract. If agreement cannot be reached, negotiations will be initiated with the next ranked firm and so on, until an agreement is reached to the satisfaction of the division.

The selected provider will be recommended to the Director of the Division of Parks and Recreation and forwarded to the Governor and Executive Council for approval. The contractor is expected to be able to adhere to the conditions outlined in the State of New Hampshire P-37 Contract Agreement¹. Payment will be on a monthly basis in proportion to the work completed.

The "Scope of Work" is a realistic outline of work to be done, however, the scope may increase or decrease during the term of the final contract agreement. Work is expected to begin **February 1, 2023** and be completed by **June 30, 2023**.

SUBMTTAL INSTRUCTIONS

Digital copy of the proposal must be submitted by Wednesday, November 2, 2022 by 12:00 p.m.

Johanna Lyons, State Park Planning and Development Specialist Johanna.Lyons@dncr.nh.gov

The NH Division of Parks and Recreation reserves the right to reject any and all proposals.

~ END ~

¹ https://www.nhstateparks.org/getmedia/8b4a2d85-dee5-4b3c-9f50-7883bb014b63/P-37_Contract-Form.pdf

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Present and Original Physical Appearance: Fort Constitution, as built in 1808, was apparently a square shaped fortress measuring about 145' on a side. A single bastion, about 32 x 22 feet, projected from the southwest corner on the land side and afforded flanking fire for the 10-foot wide arched gateway located in the center of the west wall. A keystone with the date 1808 is in the center of the arch. A second and smaller gate, sthe sally port, is situated in the north wall: The original 1808 walls, now standing on three sides of the fort, are comprised of rubble stone topped by red-colored brick. Four brick structures -- the ordname building, laundry, officers' barracks, and enlisted men's barracks -- once stood parallel to the south wall and the commanding officer's house was situated near the center of the east wall. All of these structures are gone and only portions of their foundations remain. The brick magazine with its arched ceiling does exist as well as a sentry room. 3 4: 140

In 1862-66 alterations were begun but never completed in an effort to modernize Fort Constitution. The 1808 brick and stone wall on the east side was demolished and replaced by a new granite wall built at a lower level, beyond the 1808 wall, and nearer the water. The new granite wall also arched partially around the outside of the 1808 walls on the north and south sides. Never fully completed, the 1862-66 walls contained casemates for about 30 cannons.

Considerably reduced in activity after the Civil War, Fort Constitution today is comprised of the foundations of incomplete alterations from different periods, including the Spanish-American War and World Wars I and II. The aerialo photograph shows the 1862 walls around the point. To the right of the apex the wall is incomplete; in front of that opening is a rocky ledge. A road bisects the old fort; foundations of old barracks are on either side. The small 1808 magazine is to the right of the road; to the right of the gateway is the sentry room. The bastion is on the southwest corner. An old mines building is located between the 1808 and 1862 walls on the north side. Just beyond the west wall are Coast Guard buildings. Since the 19th century walls are in poor condition, the fort has been tightly fenced to prevent visitors from wandering into what has been a hazardous area. Recently, the Division of Parks has re-evaluated this site and work is now in progress to make the Fort accessible to the public by this June. Intrepretive signs will give the visitor a feeling for the changing kinds of fortification over a period of some 300 years.

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Continued on Continuation Sheet 1

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Form 10-300a (July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Continuation Sheet) 1

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New Hampshire	
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Rockingham	
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(Number all entries)

8. SIGNIFICANCE (continued) Statement of significance

During the remainder of the War for Independence there was no activity at the Castle, now renamed Fort Hancock and under the jurisdiction of the State of New Hampshire. In 1808 the old 18th century fortification, which had been ceded to the federal government was rebuilt and renamed Fort Constitution in honor of our newly formed government. The work on the new harbor defense was done under the superintendence of LeBaron, a military engineer, and the post commander, Baron John Baptiste de Walbach, an artillery officer in the U.S. Army. Fort Constitution was continuously garrisoned down to the Civil War and during the War itself by successive companies of heavy artillery. Efforts to modernize the fort were made during the Civil War. Alteration began on November 16, 1862; the brick and rock 1808 wall on the east side of the fort was demolished and replaced by a strong granite wall containing some 30 gun casements. Work on this project was still in progress when the war ended. Between the Civil and Spanish-American Wars it was reduced to caretaker status but reactivated during the latter conflict. It then became a base for coast artillery until 1950.

The State of New Hampshire acquired Fort Constitution, which comprises about two acres of land for State Park purposes, in 1960. Archeological excavations in 1968-1970 confirmed the locations of buildings constructed in 1808 as well as evidence of pre-Constitution occupations. At the present time, the Division of Parks is making the area safe for visitors; it will be open to the public this coming June.

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UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE Form 10-301 (July 1969) STATE New Hampshire COUNTY NATIONAL REGISTER OF HISTORIC PLACES Rockingham PROPERTY MAP FORM FOR NPS USE ONLY ENTRY NUMBER DATE (Type all entries - attach to or enclose with map) JUL 2 1973 1. NAME Z Fort Constitution (Fort William and Mary Site) 0 COMMON: AND/OR HISTORIC: Castle William and Mary (Fort William and Mary) 2. LOCATION STREET AND NUMBER: C Walbach Street \supset CITY OR TOWN: 2 New Castle STATE: COUNTY: CODE CODE New Hampshire 33 Rockingham 015 S MAP REFERENCE Z SOURCE: U.S.G.S. 7.5' Portsmouth, N.H.-ME. 1:24000 SCALE: ш 1956 DATE: NATIONAL REQUIREMENTS REGISTER TO BE INCLUDED ON ALL MAPS 1. Property broundaries where required. 2. North arrow. 3. Latitude and longitude reference.

NEW HAMPSHIRE DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT

GEORGE GILMAN

June 18, 1973

Dr. William J. Murtagh
Keeper
National Register of Historic Places
Department of the Interior
National Park Service
18th and C Streets, N.W.
Washington, D.C. 20240



Dear Dr. Murtagh:

I am pleased to nominate to the National Register of Historic Places Fort Constitution, New Castle, which was approved by the New Hampshire Review Board for Historic Preservation at its June 14, 1973, meeting.

After revision of the application according to the July, 1972, guidelines: How to Complete National Register Forms, both the owner of the property and the authors of the form were notified.

The "F.Y. 1973 Apportionment Warrant Nomination" cover sheet is enclosed. Your immediate attention will be appreciated.

GG:MJ:jv

Enclosures: 8

P.O. BOX 856...CONCORD, N.H. 03301

TELEPHONE 603 271-2411

ENTRIES IN THE NATIONAL REGISTER

STATE NEW HAMPSHIRE

Date Entered 2 1973

Name

Location

Fort Constitution (Fort William and Mary Site)

New Castle Rockingham County

Also Notified

Hon. Norris Cotton Hon. Thomas J. McIntyre Hon. Louis C. Wyman

Director, Northeast Region PHR MMott:jal 7/5/73 State Historic Preservation Officer
Mr. George Gilman, Commissioner
Department of Resources and Economic
Development
P.O. Box 856
Concord, New Hampshire 03301

F.Y. 1973 APPORTIONMENT WARRANT NOMINATION NATIONAL NATIONAL

(DUE 1 APRIL 1973)

IF YOU HAVE NOT RECEIVED ACKNOWLEDGEMENT OF THIS NOMINATION BY 1 MAY 73, PLEASE NOTIFY US AT ONCE

INT: 3097-72