

***Request for Proposals (RFP)***  
**Gateway to Gettysburg:**  
**Cultural Landscape Report of Seminary Ridge at Gettysburg Battlefield**  
**November 2023**

## **INTRODUCTION**

With the support of federal funding from the National Park Service’s American Battlefield Protection Program (“ABPP”), the American Battlefield Trust (“the Trust”) is requesting proposals from qualified contractors to produce a Cultural Landscape Report – or comparable, detailed report as described – of a ±4.14-acre area on Seminary Ridge at the Gettysburg Battlefield. The principal investigator on a proposed team must meet the [Secretary of the Interior’s Professional Qualification Standards](#).

### **A. COMPANY & PROJECT BACKGROUND**

The Trust is a national nonpartisan, nonprofit 501(c)(3) organization based in Washington, D.C. that preserves our nation’s hallowed battlegrounds. Thanks to contributions from members and supporters nationwide and funding from federal, state, local and private grants, the Trust has preserved more than 57,000 acres of Revolutionary War, War of 1812, and Civil War battlefields at over 150 sites in 25 states.

The Trust currently owns and stewards a ±4.14-acre area (“the Tract”) on the Gettysburg Battlefield as a historic and educational site for the public. Since its acquisition of the Tract in 2015, the Trust has worked with the Land Conservancy of Adams County (which holds a conservation easement on the Tract), the Pennsylvania Historical and Museum Commission (“PHMC”), and local partners to preserve and restore the Mary Thompson House (c. 1840s), the home of a widow where Confederate General Robert E. Lee and his staff established their headquarters on the first day of the three-day battle in July of 1863. The Tract contains several other historic resources present during the battle period that need further study, including the James Thompson House and the Casper Henry Dustman Barn. The Trust maintains a short, self-guided interpretive trail and parking lot on the Tract. The Seminary Ridge Museum offers interpretive programming at the Mary Thompson House on Fridays during the summer, and the Trust opens the House to the public for other special events throughout the year. The Tract is bifurcated by Chambersburg Road/Buford Ave, which is heavily trafficked. There is no marked pedestrian access to cross Seminary Ridge Road.

### **B. PROJECT DESCRIPTION & SCOPE OF WORK**

The main objective of this project is to have a qualified contractor create a comprehensive treatment plan (including implementation details, timelines, budget estimates, and labor projections) to restore the Tract and its historic features more fully to day-of-battle conditions. The treatment plan must consider environmental conditions, pedestrian safety, accessibility, and options for expanded interpretation.

All work must comply with the Secretary of the Interior *Standards for the Treatment of Historic Properties* and *Guidelines for the Treatment of Cultural Landscapes*. Activities should also be conducted in a manner that meets, as applicable, any federal, state, and local standards, ordinances, and guidelines. The Tract is located within the Gettysburg Battlefield Historic District (#75000155) as listed on the National Register of Historic Places. The Tract is in the certified local Gettysburg Historic District and certified local Cumberland Township Historic District.

The Trust's experienced team of subject matter experts and preservation professionals will support the selected contractor in conducting stakeholder outreach and provide documentation of previously identified cultural and archaeological resources on the Tract.

The final deliverables are described in more detail below:

**Cultural Landscape Report (Part I):** This report – complete with maps, illustrations, and photographs as determined by the qualified team – will summarize research and analyze the historic and current landscape of the entire 4.14-acre Tract, to inform and justify the treatment plan. *Candidates should consider in their proposed budgets and timelines that the Trust and its partners have already compiled substantive archival research for the battle period – including photographs, maps, deeds, and contemporary accounts – that will be shared.* The report will include:

- Historical research of the Tract (Pre-history through present) to understand more fully activity on the property before, during, and after the events associated with the Battle of Gettysburg
- KOCO A for battle period
- Period plans for up to three periods of significance, as identified by historical research but to focus on the battle period
- Historical narrative for each identified period of significance, with corresponding maps
- Existing conditions & integrity assessment to determine the degree of landscape continuity and change between the battle period and the present
- This report should incorporate results of prior archaeological investigations on the Tract

**Cultural Landscape Report (Part II):** This report – to be completed after Part I and to include photos, maps, and illustrations as determined by the qualified team – will present a justification of and plan for treatment activities on the Tract in accordance with Secretary of Interior standards and guidelines. Recommendations must outline how to improve and retain the historic character of the landscape and structures while accommodating the Trust's vision for expanded interpretation (ex. non-invasive trails) and improved public access (ex. pedestrian safety; accessibility) The Trust and the qualified team would collaborate on stakeholder outreach to gather feedback and build consensus on treatment recommendations before the report is final. The report will include:

- Treatment considerations
- A plan for preferred treatment area by area, in accordance with SOI standards and

guidelines, that includes details, timelines, budget estimates, and labor projections for implementation

- Stewardship/maintenance plan, to include but not be limited to strategies considering the long-term impact of environmental conditions and public access on the Tract's historic resources
- Additional archaeological investigations would not be within this scope of work but could potentially be incorporated as part of a recommendation for future work.

**Historic Structure Report (James Thompson House):** The James Thompson House, still standing, was used as a field hospital for wounded soldiers from the Union Army 1<sup>st</sup> Corps during the battle. This structure may have several periods of modification, one which may pre-date the battle period. This report will be to further research the building's history and existing condition, as well as to design an appropriate treatment plan that can address the Trust's goals for the use the property as an interpreted, publicly-accessible space (ex. educational events and conferences). Candidates should consider in their proposed budgets and timelines that the Trust has already completed substantive archival research on the structure for the battle period – including photographs, maps, deeds, and contemporary accounts – that will be shared. The report will:

- Establish a period or periods of significance for the structure, as determined by research but to minimally include significance as it relates the battle period
- Determine existing conditions & integrity for identified period(s) of significance
- Select the most appropriate approach to treatment to rehabilitate and/or restore the structure to day-of-battle conditions and (if necessary) justify any treatment alternatives, with consideration of other identified periods of significance and integrity (if any) and requirements for a publicly-accessible structure (ex. codes)
- Design an outline of recommended work, in accordance with SOI standards and guidelines, that includes details, timelines, budget estimates, and labor projections for implementation

**Historic Structure Report (Casper Henry Dustman Barn), or comparable study that will complete the following tasks:** The Casper Henry Dustman Barn, with only the foundation standing, was likely present on the day of the battle. The Trust removed modern construction built on top of the potentially historic foundation in 2015. The extent to which the foundation may have been modified since the battle is unknown. The 2015 Phase I archaeological survey also indicated there may be evidence of a farm track to the barn from the road, but further study is needed. This report will identify the period(s) of construction of the existing foundation and the history of the Dustman Barn during the battle period. This plan will also assess its existing condition to design an appropriate treatment plan to prevent deterioration of any historic fabric based on identified period(s) of significance. Reconstruction will not be considered as a treatment option. The report will:

- Establish a period or periods of significance for the foundation, as determined by research but to minimally include significance of the structure as it relates the battle period
- Determine existing conditions for identified period(s) of significance, including further research on evidence of a farm track road to the barn

- Select the most appropriate treatment approach for the foundation and (if necessary) justify any treatment alternatives, with consideration of other identified periods of significance (if any)
- Design an outline of recommended work, in accordance with SOI standards and guidelines, that includes details, timelines, budget estimates, and labor projections for implementation
- Additional archaeological investigations would not be within this scope of work but could potentially be incorporated as part of a recommendation for future work.

To support people with disabilities, all deliverables and treatment recommendations must be compliant with Sections 504 and 508 of Rehabilitation Act of 1973 and the Americans with Disabilities Act (ADA) and include any enhancements necessary to ensure they are ADA-accessible.

### **C. INTERPRETIVE APPROACH**

A preservation plan for this Tract will help the Trust add even more recreational and educational value to this historic area. The Trust intends for this Tract to serve “gateway” to Gettysburg for the thousands of visitors to Gettysburg National Military Park. In many ways, the Tract is a physical “gateway” to the First Day battlefield. The Tract is adjacent to the Park and has pedestrian access to the Park through a split rail fence. Many visitors pass this Tract as they drive into the Park along Buford Ave/Chambersburg Road.

This Tract is also a narrative “gateway” to this critical turning point in the American Civil War – the bloodiest single engagement of the conflict – by offering the unique opportunity to highlight the perspectives of ordinary men and women whose lives were changed by the battle. The stories of the Riggs, Dustman, and Thompson families who lived on this Tract capture the resilience, bravery, and terror of the Gettysburg residents who were impacted by this unimaginable violence. The proposed work will provide research and plans that are essential to the Trust’s ability to expand the story of the noncombatants who lived on this Tract before, during, and immediately after the battle. In coordination with the results and recommendations of this project, the Trust would explore further physical interpretation and continue to improve its existing Gettysburg Augmented Reality Experience mobile app. This free app enhances an in-person visit to the battlefield by scanning the land and virtually positioning people and things from the past in their precise geographic setting.

### **D. PROJECT SCHEDULE**

The work is anticipated to begin in early 2024 and be completed within 12 months. The proposed project schedule should account for consultation with PHMC, the Land Conservancy of Adams County and other consulting parties, as directed by the NPS and the Trust, at various project stages.

### **E. SELECTION CRITERIA**

Overall, the selection will hinge on the Trust's judgment of best value, defined as most likely to produce high-quality results, not necessarily the fastest or the least costly.

The proposals will be reviewed and evaluated through a balanced consideration of the following factors:

- a) Specialized experience and technical competence, including a principal investigator that meets the Secretary of the Interior's Professional Qualification Standards
- b) Demonstrated understanding of the purpose and scope of the project
- c) Prior success in developing products in a cost-efficient and timely manner
- d) Prior success in completing projects requiring detailed plans for implementing restoration projects for historic properties and cultural landscapes
- e) Prior success in incorporating external feedback into products
- f) Client references, relevant projects, company background, tentative timeline, and development approach
- g) The contractor's available resources and capacity to complete the project within the specified timeframe, and within a team environment.
- h) The contractor's ability to meet Section 508 requirements as determined by the description in the project proposal.
  - a. Working within the identified budget for this contract, anticipated to be in the range of \$75,000 - \$125,000.

## **F. SUBMISSION AND ADDITIONAL INFORMATION**

Submissions should address the criteria above and adhere to the timeline and budget provided.

Please include the following in response to this RFP:

- Company background
- Justification for why your agency is the right fit for this project
- Agency team information and people to be assigned to this work, including resumes or CVs. Please note which team members meet the [Secretary of the Interior's Professional Qualification Standards](#)
- At least three client references
- Examples of previous work that demonstrate relevant specialized experience and technical competence. Please share links, references, and/or case studies to demonstrate relevant prior experience.
- High-level production plan, timeline, and budget. As possible, budgets should outline estimated number of hours and cost by deliverable type (as described in Section B)
- Disclosure of any conflicts of interest

Please submit your proposals via PDF to Tom Saielli ([tsaielli@battlefields.org](mailto:tsaielli@battlefields.org)) and Christina Gomez ([cgomez@battlefields.org](mailto:cgomez@battlefields.org)) no later than 5 PM ET on December 15, 2023. Proposals received after this date will not be considered. Additional questions regarding this Request for Proposals should also be directed to Tom Saielli and Christina Gomez.

The American Battlefield Trust is committed to creating a diverse environment and is proud to be an equal opportunity employer. All qualified applicants will receive consideration without regard to race, color, religion, gender, gender identity or expression, sexual orientation, national origin, genetics, disability, age, or veteran status.





Prepared by the American Battlefield Trust

# Lee's HQ Restoration Project at Gettysburg Battlefield (Adams County, PA)

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