

REQUEST FOR PROPOSALS (RFP)  
Stone Bridge Aesthetic Improvements  
Town of Montreat, North Carolina

1. Introduction

The Town of Montreat, North Carolina, is soliciting proposals from qualified contractors, masons, and/or design-build teams for aesthetic improvements to existing stone bridges within the Town.

The structural components of the bridges are sound and will not be altered under this project. The Town seeks to enhance the visual character of these bridges through the addition, repair, and/or replacement of stone facing in a cohesive and historically appropriate style.

2. Project Overview

Montreat is known for its distinctive mountain character and historic aesthetic. The goal of this project is to ensure that bridge appearances align with the Town's architectural identity by:

- Improving or replacing existing stone veneer/facing
- Adding stone elements where appropriate
- Ensuring a consistent and cohesive design style across multiple bridge sites
- Using materials and craftsmanship that reflect traditional mountain masonry

All work must preserve the existing structural integrity of each bridge.

3. Scope of Work

A. Assessment

- Review existing bridge conditions (stone facing and visible elements only)
- Identify areas suitable for aesthetic improvement

#### B. Construction

- Remove and/or repair existing stone facing as needed
- Install new stone veneer or enhancements
- Match mortar, color, texture, and pattern to approved design
- Maintain site safety and minimize disruption

#### C. Coordination

- Work closely with Town staff and the advisory committee
- Incorporate feedback and revisions as required

### 4. Design Expectations

Proposals should reflect:

- A natural, native-stone appearance
- Craftsmanship consistent with traditional Appalachian/mountain masonry
- Attention to detail in stone size, placement, and mortar joints
- Long-term durability and low maintenance

### 5. Proposal Requirements

#### A. Firm Information

- Company name, address, and contact information
- Description of relevant experience

#### B. Project Approach

- Overview of design philosophy

- Proposed materials and methods
- Approach to maintaining consistency across multiple bridges

#### C. Schedule

- Estimated timeline for design, review, and construction phases

#### D. Cost Proposal

- Itemized cost estimate (labor, materials, design, etc.)
- Optional alternates (if applicable)

### 6. Project Oversight

This project will be overseen by a Town-appointed advisory committee.

- The committee will review proposals and select the preferred team
- The committee will provide input on design direction
- Final approval of all plans and materials rests with the advisory committee

### 7. Questions

All questions regarding this RFP must be directed to:

Barry Creasman, Public Works Director  
bcreasman@townofmontreat.org

### 8. Submission Instructions

- Proposals must be submitted by: May 1, 2026
- Submission format: PDF
- Submission method: Email to Savannah Parrish at sparrish@townofmontreat.org

Late submissions may not be considered.

#### 9. Selection Criteria

Proposals will be evaluated based on:

- Relevant experience and past work quality
- Understanding of project goals
- Design approach and aesthetic compatibility
- Cost and value
- Ability to collaborate with the advisory committee

#### 10. Reservation of Rights

The Town of Montreat reserves the right to:

- Reject any or all proposals
- Request additional information or clarification
- Negotiate scope and pricing with selected proposer
- Modify or cancel the RFP at any time