

## **Ashland Madison Apartments – Baltimore, MD**

Smoot Construction Company of Washington, DC (SmootDC) invites interested bidders to submit bids for construction of Ashland Madison Apartments in Baltimore, MD. This 5-story apartment project for Junica Development, Inc. has two levels of parking partially underground and includes 135 units (studio, 1 bedroom and 2 bedroom), including 7 accessible units, with limited ground floor retail, Gym and Club Room Amenities, plus a Residential Lobby and Mail Room. The exterior is predominantly fiber cement board cladding with face brick veneer at the podium. HVAC is provided by split system rooftop heat pumps, indoor AHUs, and DOAS ventilation, and a wet sprinkler system fire protection for the residential spaces, and dry sprinkler type for the parking garage levels.

Pricing is needed for the following scopes of work:

- Demolition and Sitework
- Concrete
- Masonry
- Structural Steel and Miscellaneous Metals
- Framing and Carpentry
- Waterproofing and Caulking/Sealants
- Interior Finishes including Drywall, Tile, Flooring and Painting
- Specialties and Toilet Partitions
- Appliances
- Louvers and Blinds
- Fire Protection, Plumbing and HVAC
- Elevator
- Electrical, Fire Alarm, Security and Communications

**Bids are due Friday, May 10, 2024 at 5 PM in electronic format via BuildingConnected.**

Drawings files are be posted to BuildingConnected for your use. Interested subcontractors must prequalify prior to submitting bids using the attached prequalification information. All questions shall be routed to Jacquelyn Sykes Washington with SmootDC, [jwashington@smootbuilds.com](mailto:jwashington@smootbuilds.com).

SMOOT DC is looking to engage diverse subcontractors for the Project Team. The MWBE participation goals are **27% MBE, 8% WBE, and 20% Local**. Local workforce utilization goals are **25% local residents, 12% East Baltimore residents and 1 new hire for each \$1 million in contract value**.

Thank you for your interest in this exciting project which is part of the economic transformation of the East Baltimore Revitalization Area. We look forward to receiving your bids on 5/10/24.

**ATTACHMENT - 2024 Invitation to Prequal with SmootDC**