

# REVISED SCHEDULE

## ISSUED: October 17, 2025

### Summary Invitation to Bid – General Contractor Services Lump Sum/Fixed Price Contract

Issue Date: October 10, 2025

Due Date: November 7<sup>th</sup> at 5:00 p.m. Eastern Standard Time (EST)

**Issue Date:** October 10, 2025

**Project Name:** Washington Village Branch Refresh – Construction

**Project Team:** The project team is currently comprised of:

|                        |                               |
|------------------------|-------------------------------|
| Project Owner          | Enoch Pratt Free Library      |
| Owner's Representative | Cap Ex Advisory Group         |
| Architect of Record    | Alexander Design Studio, Inc. |
| Project Sponsor        | Enoch Pratt Free Library      |

**Project Location:** 856 Washington Boulevard, Baltimore, Maryland 21230

**Pre-Response Question Deadline:** October 17, 2025 at 5:00 p.m. local time

Written questions regarding the substance of the RFP must be submitted via email to the procurement contact listed below by the Pre-Response Question Deadline indicated above.

Send questions to: [andy@capexadvisory.com](mailto:andy@capexadvisory.com) and [ethompson@prattlibrary.org](mailto:ethompson@prattlibrary.org)

**Response Deadline:** November 7, 2025 at 5:00 p.m. EST  
Enoch Pratt Free Library  
Send responses to: [andy@capexadvisory.com](mailto:andy@capexadvisory.com) and [ethompson@prattlibrary.org](mailto:ethompson@prattlibrary.org)  
Late responses will not be accepted.

**Procurement Contact:** Andy Frank, Cap Ex Advisory Group  
Consultant to Enoch Pratt Free Library

**\*\*\*To receive all project details and a full list of important bidding information, bidders are required to register and download the full solicitation\*\*\***

## Introduction and Key Dates

### Introduction:

The Enoch Pratt Free Library ("Pratt") is seeking proposals for general contractors to refresh the 2,400-square-foot Washington Village library branch, located at 856 Washington Boulevard.

### Background:

The renovation scope includes upgrades across multiple areas. In the mechanical room, walls, doors, and ceilings will be cleaned, patched, and painted; unused equipment will be removed; and the HVAC system will be converted to natural gas, eliminating the need for the oil tank. Staff and Patron Restrooms will get all-new fixtures, LED lighting, and improved accessibility. Staff restrooms will include a closet and concealed piping, while patron restrooms will be reconfigured for single-use with ADA compliance, a baby changing station, and new tile. The Staff Area will receive new carpet, modular walls, a drop ceiling, and a reversed door swing. The Staff Lounge will include a sink, microwave, new shelving, counters, and a drywall partition separating it from the multipurpose area. The children's and adult areas will receive new flooring, painted walls, glazed brick, reconfigured shelving, and ceiling grid upgrades.

Exterior work includes replacing the trim coil and soffit, as well as repainting ADA-compliant handrails and smoking areas. Data and A/V systems will be updated with relocated power poles and a new monitor. Doors and hardware will switch to lever handles, and minor electrical work will include new outlets, switches, and lighting. General notes address project duration, ADA compliance, finish selections, and furniture layouts provided by the Owner.

The renovation scope of work is more fully described in Section 5: Bid Documents.

### Important Dates:

Subject to change, The Pratt anticipates the following project milestones.

| Event   | Location   | Date       | Time (Eastern) |
|---|--|------------|----------------|
| RFP Issued  |  | 10/17/2025 |                |
| Virtual Pre-Response Meeting  | Zoom:<br><a href="https://us06web.zoom.us/j/81549566517?pwd=x4CUFFZNM5QmVT7nKAuajzKOZiY1k0.1">https://us06web.zoom.us/j/81549566517?pwd=x4CUFFZNM5QmVT7nKAuajzKOZiY1k0.1</a>   | 10/16/25   | 3:00 PM        |
| Deadline to Submit Pre-Response Questions, Requests for Information, & Requests for Clarification | Submit via Email to:<br>Andy Frank <a href="mailto:andy@caexadvisory.com">andy@caexadvisory.com</a> , & Erik Thompson <a href="mailto:ethompson@prattlibrary.org">ethompson@prattlibrary.org</a>   | 10/17/25   | 5:00 PM        |
| Response Deadline   | Submit via Email to:<br>Andy Frank <a href="mailto:andy@caexadvisory.com">andy@caexadvisory.com</a> , & Erik Thompson <a href="mailto:ethompson@prattlibrary.org">ethompson@prattlibrary.org</a><br>Include "Washington Village Library Branch Bid" in the email subject line. | 11/7/25    | 5:00 PM        |