

ENOCH PRATT FREE LIBRARY

Summary Request for Proposals Design Build General Contractor Services

Issue Date: October 17, 2025
Due Date: December 12, 2025 at 5:00 PM Eastern

Issue Date: October 17, 2025

Project Name: Herring Run Branch Exterior Improvements

Project Location: 3801 Erdman Avenue, Baltimore, Maryland 21213

Pre-Bid Question Deadline: November 5, 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-Bid Question Deadline indicated above.

Send questions to:

Tim Pula @ Cap Ex Advisory Group - tim@capexadvisory.com and
Erik Thompson @ EPFL – ethompson@prattlibrary.org.

Bid Deadline: December 12, 2025 at 5:00 p.m. local time

Enoch Pratt Free Library

Send bids to:

Tim Pula @ Cap Ex Advisory Group - tim@capexadvisory.com and
Erik Thompson @ EPFL – ethompson@prattlibrary.org.

Late bids will not be accepted – NO EXCEPTIONS

Procurement Contact: Tim Pula, Cap Ex Advisory Group
Consultant to Enoch Pratt Free Library

Introduction:

The Enoch Pratt Free Library (“Pratt”) is seeking proposals from design build general contractors (“Partner”) to provide design build construction services and construction management services for a series of improvements to the exterior of the Enoch Pratt Free Library Herring Run branch (“Branch”), located at 3801 Erdman Avenue, Baltimore, MD 21213.

Background:

The renovation scope includes upgrades to a variety of the Branch’s exterior elements. This includes but may not be limited to – replacing all of the windows; replacing the main entrance storefront, vestibule and doors; replacing the main entrance canopy; replacing secondary exterior doors and associated frames; connecting all doors included as part of the existing access control and security systems;

cleaning and repairing the retaining walls at the front of the building; cleaning all concrete walks and ramps; repairing or replacing all damaged concrete walks and ramps; repairing or replacing all railings, and guardrails; installing new bike racks; making improvements to the plaza/courtyard on the south side of the building to include new landscaping and exterior furniture; installing new exterior lighting; cleaning the south elevation; repaving and restriping the staff parking lot; and installing a new landscaping solution.

Pre-Proposal Meeting:

An optional pre-proposal meeting will be held at 5:00 PM on November 5, 2025.

Proposal Process Timeline & Project Timetable:

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

Event	Location	Date	Time (Eastern)
RFP Issued		10/17/2025	
Virtual Pre-Bid Meeting	https://us06web.zoom.us/j/85170747833?pwd=ECFWGwUaAQJ999hQCoOGv8PBk4hX0.1&from=addon Meeting ID: 851 7074 7833 Passcode: 300593	10/29/25	12:30 PM
Site Visit	3801 Erdman Avenue, Baltimore, Maryland 21213	TBD	TBD
Deadline to Submit Pre-Bid Questions, Requests for Information, & Requests for Clarification	Submit via Email to: Tim Pula, Cap Ex - tim@capexadvisory.com and Erik Thompson, EPFL – ethompson@prattlibrary.org	11/5/25	5:00 PM
Deadline for the Pratt to Respond to Questions		11/24/25	5:00 PM
Bid Deadline	Submit via Email to: Tim Pula, Cap Ex - tim@capexadvisory.com and Erik Thompson, EPFL – ethompson@prattlibrary.org	12/12/25	5:00 PM
Interviews	Exact times and location to be determined.	Week of 1/5/26	
Notice of Intent to Award	The contractor will be notified by email.	1/23/26	5:00 PM
Contract Award	Negotiation will be based on Pratt standard agreement.	2/13/25	5:00 PM
Anticipated Start of Construction		7/30/26	

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