Pre-Bid Inquiries

- **Can we visit the site at any time or is there someone to contact in order to set up a site visit?**
  - *Bidders may visit the location during Library operating hours by contacting Rachel Scheuerman, Director, Projects & Special Initiatives at rscheuer@prattlibrary.org.*

- **Please confirm that services related to Hazardous Materials identification are not included in the scope of services for this project?**
  - *Correct*

- **Please confirm that services related to Geotechnical Engineering/Surveying are not included in the scope of services for this project?**
  - *Correct*

- **Please confirm whether Enoch Pratt has identified any potential alternate site locations as related to Scope of Services Scenario 3? If so, what are the addresses/locations of the potential alternate sites that have been identified?**
  - *EPFL has not identified alternative locations, but potential alternative locations should prioritize the 3 considerations indicated in the RFP. Also, because of potential land acquisition costs, we would ask that bidders also take a look at vacant city owned land.*

- **Please confirm if this building is listed or is eligible to be listed on any local, state, or national Historic Registers?**
  - *This building is not eligible to be listed in any local, state or national historic registers.*

- **Please confirm that the rendering deliverables listed in the RFP as "architectural renderings of the current site and conceptual renderings for a new branch" refer specifically to a new branch building on the <u>current site</u> since alternate site options have not been determined yet.**
  - *A total of 3 renderings will be anticipated in completion of these services. One for each scenario outlined in the RFP.*

- **Please confirm that subconsultants need only be listed, and that subconsultant qualifications/experience do not need to be included in this proposal.**
  - *Confirmed. Such details are not required in the initial RFP response.*

- **Page 8 of the RFP identifies items related to "Budget". Can you clarify that this text relates to the manner in which the selected A/E Team is to provide construction cost information associated with Scenarios 1, 2 & 3?**
  - *The budget referenced on page 8 of the RFP, is the budget of the bidder to complete the services outlined under the scope of the RFP. Services include, generating construction cost estimates as part of the outlined service deliverable.*

- **Can you please clarify on the Bid form that one lump sum fee after "BID: Project Total (Lump Sum Price): (along with any clarifications as may be listed in the box below that verbiage on the Bid Form) is sufficient to indicate the fee for the A/E Team and that no other fee information is required to be provided at this time?**
  - *Correct. No additional fee information is required at bid submission. Additional fee detail and information may be requested during the shortlist interview and evaluation process.*

- **Does the assessment include developing a preliminary library program that would identify program areas and overall square footage needs? If so, what is the level of stakeholder engagement anticipated from the design team? outreach efforts and number of meetings, etc.?**
  - *Please find below the programming assessment recently completed, which included significant stakeholder engagement. Square footage requirements are generally considered to remain constant or increase [~13,000 - 16,000 square feet]*

Northwood
Connecting a Growing Community to a Celebrated Institution

LOCATION		4420 Loch Raven Blvd., Baltimore, MD 21218	
YEAR BUILT	1960	SERVICE AREA POP.	21K
SIZE	SMALL	**MEDIUM**	LARGE
INTERVENTION LEVEL	LIGHT	MEDIUM	**HIGH**
CURRENT / PROPOSED AREA	12,985 SQFT		12,985 SQ FT
BUILDING TYPE			
PRIORITY LEVEL	Priority 1		
COST RANGE	$3.9M - $5.2M		

Key Recommendations

While the Northwood branch is a relatively high-performing library with strong neighborhood connections in place, the building's physical condition is outdated and requires significant improvement or replacement. By positioning Northwood as a new anchor for northeast Baltimore, the branch will be able to leverage growing development energy in the neighborhood and the strong institutional presence of Morgan State University to forge new program partnerships that support local neighborhood residents as well as MSU students, faculty, and staff.

DESTINATION FEATURE:
- Morgan State Learning Lab (dynamic flex space for student demonstrations with kids/teens)

DESTINATION ACTIVITY:
- Parking Lot Tailgate BBQ for Morgan State Games

STUDIO ART COURSES

WHERE?
- Place for Gathering, Creativity and Getting Messy (aka Messy Maker Space)
- Place for Passion-Based Discovery & Exploration

DESCRIPTION:
Community members are encouraged to create and craft paintings, screen prints, ceramics, etc. Studio art courses foster creativity, innovation among art students.

CHARACTERISTICS:
Open/ Semi-Open/Closed
Loud/Quiet
Finished/Messy

CONTINUING EDUCATION CLASSES

WHERE?
- Partnership Laboratory
- Digital Equity/ Literacy Justice Hub
- Place for Gathering, Recreation, Arts, Culture & Entertainment

DESCRIPTION:
Community members are able to take classes to prepare them to take the GED test, learn new software, or update skills. Continuing education classes foster intelligence, community and innovation.

CHARACTERISTICS:
Open/Semi-Open/Closed
Loud/Quiet
Finished/Messy

CREATIVES PICNIC / BBQ

WHERE?
- Place for Gathering, Recreation, Arts, Culture & Entertainment
- Outdoor Activity Space

DESCRIPTION:
Creatives Picnic/ BBQ fosters community, camaraderie, fun, and playfulness. A gathering for artists, designers, creatives, curators and makers alike to share their work, experiences, discuss collaborative projects, all while enjoying a good meal.

CHARACTERISTICS:
Open/ Semi-Open/Closed
Loud/Quiet
Finished/Messy

Additional details for each of the core activities identified above can be found in the appendix

1/27/2023