



## BID INVITATION 2011.11.07

**PROJECT:** Mt Vernon Mills  
3000 Falls Road  
Baltimore, MD

**BIDS DUE:** Wednesday, November 23, 2011 for GC @ 4 PM

**DESCRIPTION:** Kinsley Construction is re-submitting a competitive bid for the historic renovation of existing mill buildings into apartments, parking garage with shell space for retail, offices and restaurant space. **This project was bid approximately this same time in 2010. The same general scope applies as before.** Mt. Vernon Mills consists of 3 historic properties totally approx. 220,000 square feet gross. The Mount Vernon Mill No 1 (170,000 sf) and the Picker Building (12,000 sf) are on the east side of the Jones Falls. The third building, a concrete structure, is on the west bank of the Jones Falls. The project includes conversion of the Mill Building into apartments, a parking structure for approx. 145 cars, and shell space for office and a restaurant. The Picker Building will be converted into apartments with a small bridge to the Mill Building & shell space for a restaurant on the lower level. The concrete building is scheduled to be converted into shell office space with the existing bridge from the Mill Building to be restored and a new bridge to be added.

**The window package for the project is currently being bid directly by the owner.**

Davis Bacon Wage Rates do apply. This project is not tax exempt. Baltimore City Green Building Standards will apply. These are approx the same as LEED Silver with modifications for multi-family residential.

**TRADES INCLUDED:** sitework, utilities, landscaping, cast-in-place concrete, masonry, masonry restoration, structural steel, misc metals, CFMF, stairs & railing, rough carpentry, interior architectural woodwork, stone countertops, composite sheet waterproofing, roofing, building insulation, metal roof panels, firestopping, joint sealants, doors and hardware, overhead coiling grilles, aluminum framed entrances & storefronts, ~~aluminum clad wood windows~~, fypon, gypsum board assemblies, acoustical tile, ceramic tile, wood flooring, resilient flooring and base, painting, appliances, foot grilles and frames, roller shades, fire protection, HVAC, plumbing, electrical.

Plans & Specs are available for downloading, printing, and viewing on [www.kinsleyplanroom.com](http://www.kinsleyplanroom.com).

**Project key: MVM Login ID: MVMGUEST** No password is needed.

Plans and specifications are also **available for viewing** at our office located at 1922 Greenspring Drive, Suite 1, Timonium, MD 21093.

Please take time to fill out the attached page and return via fax or email and be sure to fax or email all bids to our office. (410) 252-3419

Estimator: Nick Kontos (410) 453-4136 or (nkontos@rkinsley.com)  
Kevin McKim (410) 453-6799 or (kmckim@rkinsley.com)



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**PLEASE SEND THIS PAGE BACK AS YOUR RESPONSE**

BID REQUEST RESPONSE: (Please return to FAX: #410-252-3419.)

\_\_\_\_\_ Yes, I will bid this job. \_\_\_\_\_ No, Not Bidding

**Company:** \_\_\_\_\_

**Trade:** \_\_\_\_\_

**Contact Name & Ph:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

**I WILL BE OBTAINING PLANS AND SPECS VIA** (Please circle one)

1. Kinsley Plan Room
2. Kinsley Web Site Plan Room
3. Request CD