



MEMORANDUM #2 02.22.12

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

BIDS DUE: **Friday, February 24, 2012 for Subs @ 3 PM**

ANSWERS TO NINE (9) RFI QUESTIONS ALONG WITH ARCHITECT'S SUPPLEMENTAL INSTRUCTION HAVE BEEN POSTED IN THE ADDENDUM FOLDER. ALL ARCHITECTURAL & STRUCTURAL DRAWINGS SHOULD BE DATED 1.30.2012. PLEASE VERIFY YOU ARE PRICING OFF THE CORRECT DOCUMENTS.

DESCRIPTION: Kinsley Construction has been awarded and is seeking final pricing for the historic renovation of existing mill buildings into apartments, parking garage with shell space for retail, offices and restaurant space. 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.

Mt Vernon Mills is a fast-track project where bidding will have to occur over a very short period of time. Select trades – demo, masonry restoration, windows, fire protection, mechanical & electrical – have been or are in the process of being contracted.

Qualified subs will be required to demonstrate that they have successfully completed projects which involve fast track subcontracting. All subcontractors will need to have successfully completed historic conversion mixed use projects where historic tax credit funding is involved.

Kinsley Construction prides itself on working with small businesses and minority businesses whenever possible and will look to maintain these goals on this project.

Davis Bacon Wage Rates do not 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 will be available for downloading, printing, and viewing on www.kinsleyplanroom.com on Thursday, February 2 in the morning. **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.