

Blue Mountain Apartments

<u>Category:</u>	Apartments	<u>Project ID #:</u>	1002349062
<u>Street Address:</u>	Oakhurst Blvd. Susquehanna PA 18847	<u>Confirmed Value</u>	\$28,000,000.00
<u>County:</u>	Susquehanna	<u>Stage:</u>	BIDDING - Biddate Set
<u>Bid Date:</u>	5/5/2017 , 02:00PM		
<u>Architect:</u>	L & M Design		
<u>Documents Available:</u>	Plans, Specs available in Insight		
<u>Last Update:</u>	4/21/2017		

BLW Engineers, Inc was added as Mechanical and Electrical Engineer

Notes

Scope Site work and new construction of a multi-residential development in Susquehanna, Pennsylvania. Completed plans call for the construction of a 270-unit multi-residential development. A NEW APARTMENT COMPLEX CONSISTING OF EIGHTEEN (18) APARTMENT BUILDINGS, SEVEN (7) GARAGES, A CLUB HOUSE (REC. CENTER), PUMP BUILDING, MAINTENANCE BUILDING, TRASH COMPACTOR ENCLOSURE, AND THREE (3) MONUMENT SIGN "WALLS".

Notes Bid Date: 05/05/2017 02:00PM Sealed bids will be received by Blue Mt. Real Estate Development. Development include(s): New Construction, Site Work

Details [Division 2]: Earthwork, Slope Protection & Erosion Control, Water Systems, Sewerage & Drainage. [Division 4]: Clay Unit Masonry, Stone, Granite. [Division 7]: Firestopping. [Division 9]: Lath & Plaster, Painting. [Division 10]: Louvers & Vents, Partitions. [Division 11]: Parking Control Equipment. [Division 14]: Elevators. [Division 15]: Mechanical Insulation, Fire Protection Systems, Plumbing Fixtures, Water Heaters, Air Handling, Ductwork. [Division 16]: Interior Lighting, Alarm & Detection Systems.

Additional Details

<u>Listed On:</u>	8/11/2015	<u>Floor Area:</u>	
<u>Contract Type:</u>		<u>Work Type:</u>	New
<u>Stage Comments 1:</u>		<u>Floors Below Grade:</u>	
<u>Stage Comments 2:</u>		<u>Owner Type:</u>	Private
<u>Bid Date:</u>	5/5/2017	<u>Mandatory Pre Bid Conference:</u>	
<u>Invitation #:</u>		<u>Commence Date:</u>	6/5/2017
<u>Structures:</u>	1	<u>Completion Date:</u>	
<u>Single Trade Project:</u>		<u>Site Area:</u>	
<u>Floors:</u>		<u>LEED Certification Intent:</u>	
<u>Parent Project ID:</u>		<u>Units:</u>	270
<u>Parking Spaces:</u>			

Project Participants

Company Role	Company Name	Contact Name	Address	Phone	Email	Fax
Geotechnical Consultant	Enviornmental engineering and consulting		101 FELLOWSHIP ROAD , Uwchland, PA 19480	(610) 458-8300		
Landscape Architect	Carter van Dyke Associates, Inc,		40 Garden Alley, Doylestown, PA, Doylestown, PA 18901	(215) 345-5053		(215) 345-4324
Mechanical and Electrical Engineer	BLW Engineers, Inc		311 Great Road PO Box 1551, Littleton, MA 01460	(978) 486-4301	info@blwengineers.com	(978) 428-0067
Owner	Blue Mt Real Estate Development		415 Pablo Avenue Suite 200 , Jacksonville Beach, FL 32250	(904) 208-2020		
Structural Engineer	Mulhern & Kulp	Bert Coelho	20 S. Maple St. STE 150, Ambler, PA 19002	(215) 646-8001	bcoelho@mulhernkulp.com	(215) 646-8310
Civil Engineer, Landscape Architect	R.J. Fisher & Associates	Bob Fisher	1546 Bridge Street , New Cumberland, PA 17070	(717) 774-7534	rjf@rjfisherengineering.com	(717) 774-7190

Developer	Union Deposit Corp	Cindy Klinger	651 E Park Dr , Harrisburg, PA 17111	(717) 564-0832	clklinger@gmail.com	
HVAC Engineer	Instrumentation Control & Energy Engineering LLC	Joseph Guagno	4092 Skippack Pike Ste 204, Skippack, PA 19474	(610) 584-6714	jguagno@icee-llc.com	(610) 584-6704
Architect	L & M Design	Michael Giardino	447 Inveraray Suite 100, Villanova, PA 19085	(610) 688-9800	mgiardino@LMdesignLLC.com	(610) 688-9801
Civil Engineer, Landscape Architect	R.J. Fisher & Associates	Robert J. Fisher	1546 Bridge Street , New Cumberland, PA 17070	(717) 774-7534	info@rjfisher.org	(717) 774-7190

Bidders

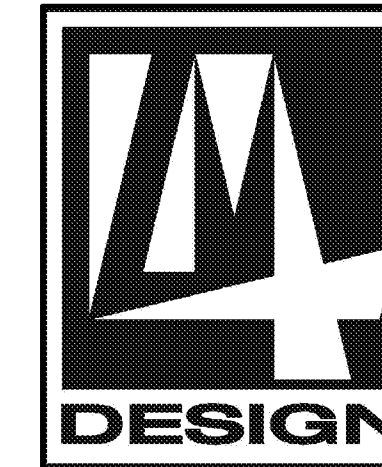
Company Name	Added Date	Address	Phone	Email	Bidding Role	Bid Rank	Bid Value	Fax Number
R.S. Mowery & Sons, Inc.	4/15/2017	1000 Bent Creek Blvd. , Mechanicsburg, PA 17050	(717) 506-1000	jkottmyer@rsmowery.com	Withdrawn - General Contractor			(717) 506-1010
FaverGray Construction	4/15/2017	415 Pablo Ave. Suite 200, Jacksonville, FL 32250	(904) 208-2000		Prospective Bidder - General Contractor			(904) 208-2020

Contracts

Classification	Conditions	Bonding	Bid Date	Bids To	Bid Type
General Contractor			5/5/2017	General Contractor	

History

User	Viewed	First Viewed Date	Currently Tracked?	Date Tracked
Adam Sweet	True	1/13/2017	True	4/26/2017



L&M DESIGN LLC
 ARCHITECTURE PLANNING URBAN DESIGN
 100 EAST LANCASTER AVENUE SUITE 300
 RAINOR, PENNSYLVANIA 19087-4145
 610-688-9800 FAX 688-9801 LMDSEIGNLLC.COM

SEAL:

 Architect:
 name state license

CLIENT:
UD PROPERTIES
 P.O. BOX 264
 CARVERSVILLE, PA 18913

PROJECT TITLE:
BLUE MOUNTAIN APARTMENTS
 Susquehanna Township,
 Pennsylvania 17110
 12-03-UDP

REVISION #	DATE	DESCRIPTION
NA	25 Mar 2015	Level 7 - BID SET
NA	15 May 2015	Level 8 - PERMIT
REV. 1	10 Sept 2015	Building No. Revisions

COPYRIGHT 2002-2016 L&M DESIGN LLC
 NOT PUBLISHED. OWNED BY L&M DESIGN, LLC FOR AUTHORIZED USE ONLY IN CONNECTION WITH THIS PROJECT. DRAWINGS ARE THE PROPERTY OF AND ALL RIGHTS RESERVED BY L&M DESIGN, LLC, ARCHITECTURE, PLANNING, AND URBAN DESIGN.

DRAWING TITLE:
PLUMBING MAINTENANCE BUILDING DETAILS

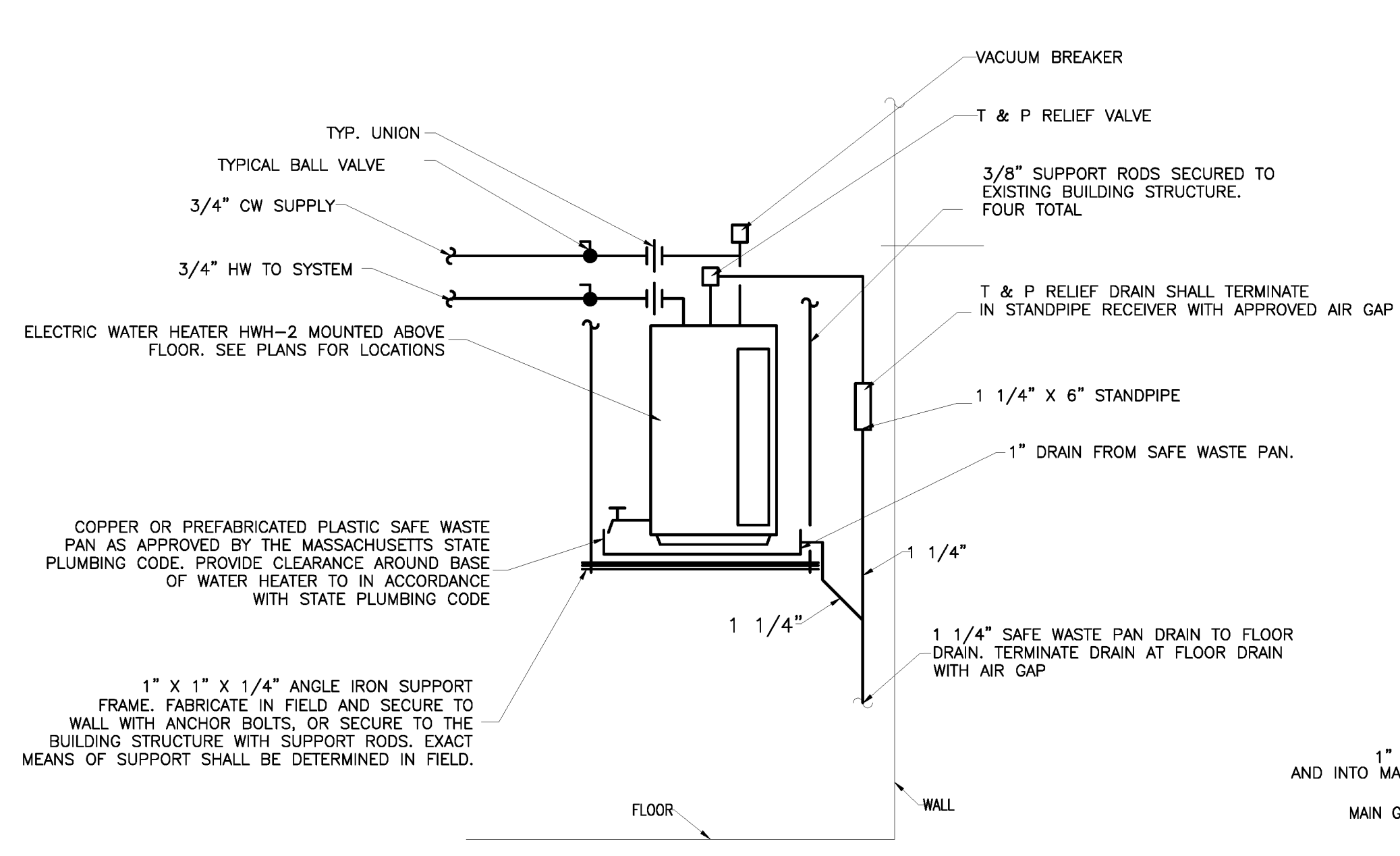
CHECKED BY:
LEVEL 8 PERMIT RELEASE

Date: 2/5/2016 RELEASE NO. 3
 DRAWING NUMBER:

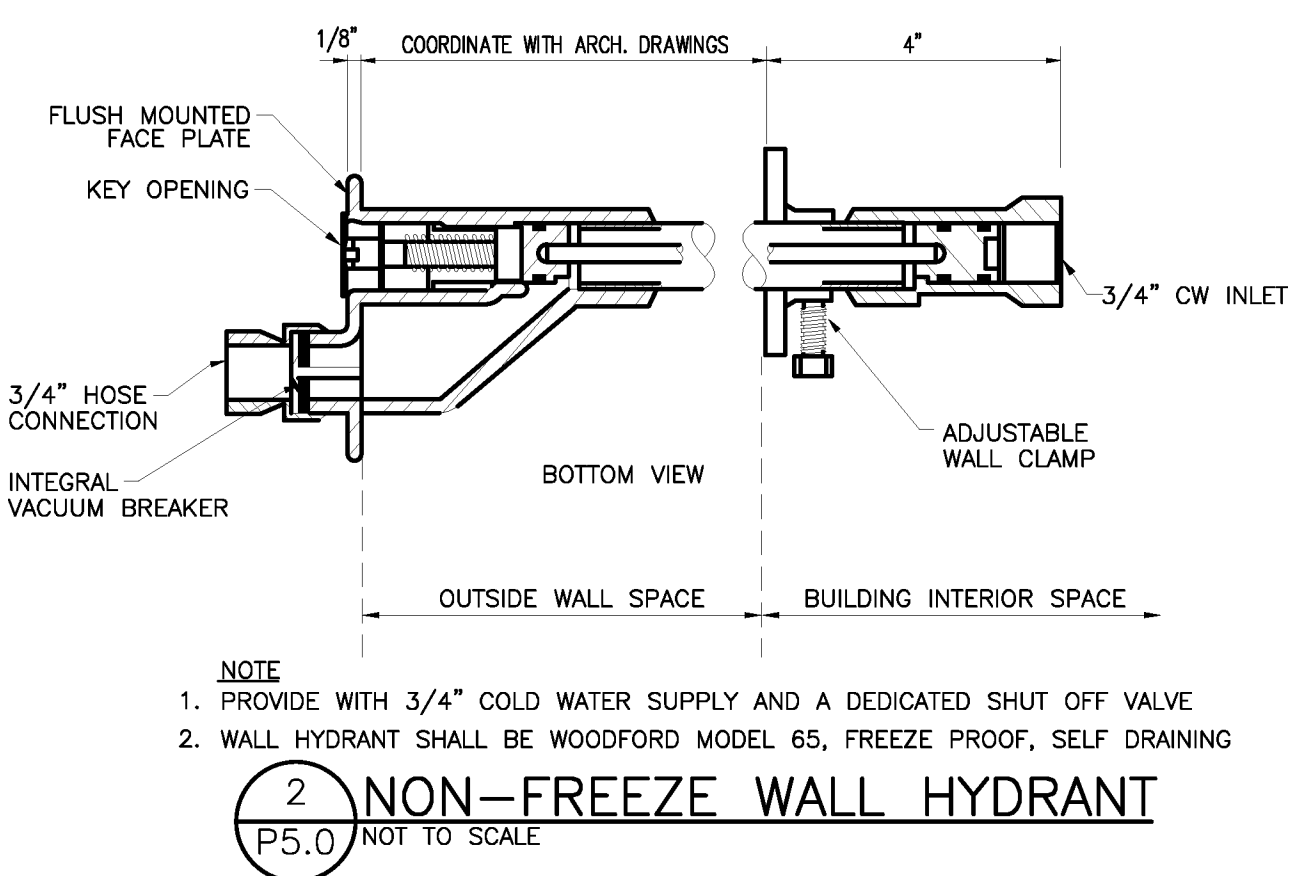
P5.1



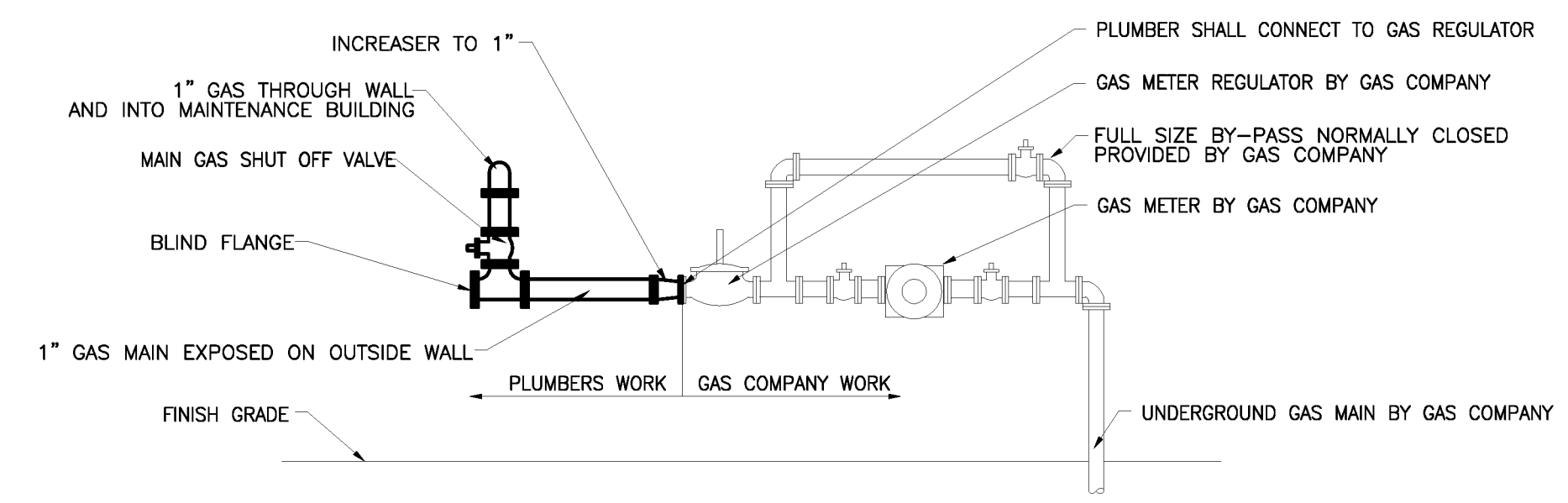
HVAC • ELECTRICAL • PLUMBING • FIRE PROTECTION



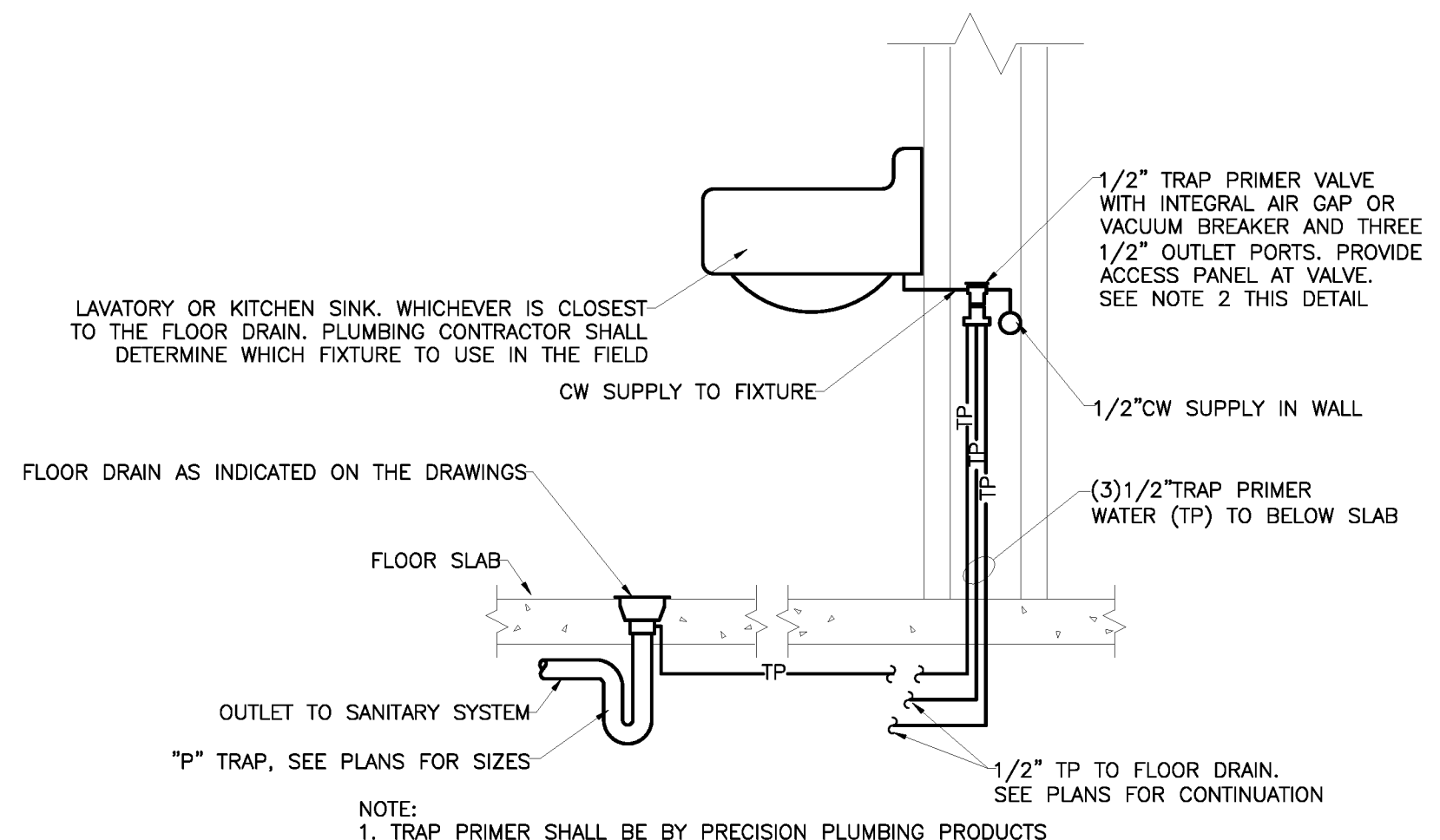
1. AS AN ALTERNATE THE CONTRACTOR MAY PROVIDE A SHELF WITH ANGLE IRON SUPPORTS ATTACHED TO WALL.
1 ELECTRIC WATER HEATER HWH-2
 P5.0 NOT TO SCALE



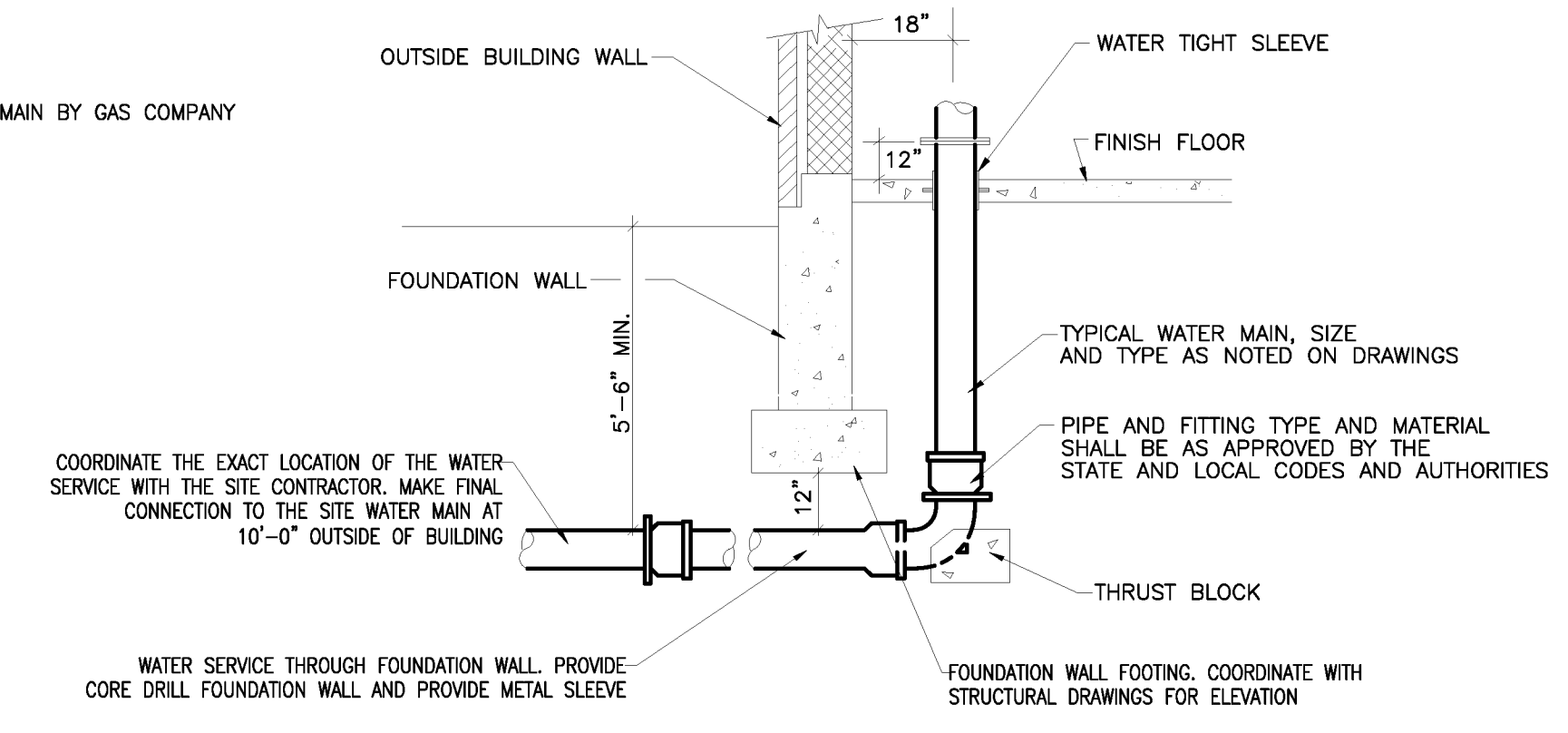
NOTE:
 1. PROVIDE WITH 3/4" COLD WATER SUPPLY AND A DEDICATED SHUT OFF VALVE
 2. WALL HYDRANT SHALL BE WOODFORD MODEL 65, FREEZE PROOF, SELF DRAINING
2 NON-FREEZE WALL HYDRANT
 P5.0 NOT TO SCALE



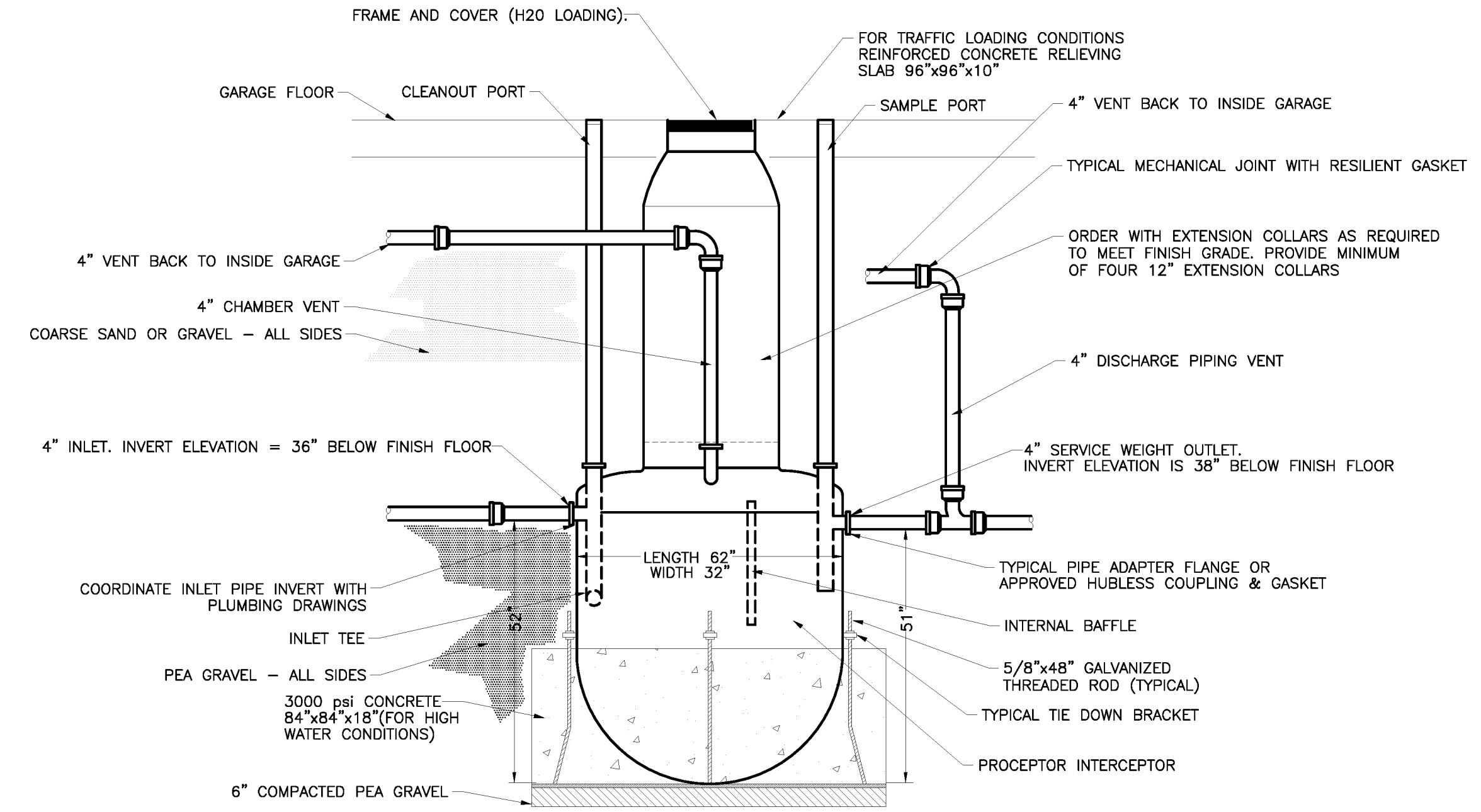
3 MAINTENANCE BUILDING GAS METER DETAIL
 P5.0 NOT TO SCALE



NOTE:
 1. TRAP PRIMER SHALL BE BY PRECISION PLUMBING PRODUCTS
 2. PRIOR TO INSTALLATION OF ANY PIPING SYSTEMS THE PLUMBING CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL ACCESS PANELS WITH THE ARCHITECT FOR APPROVAL AND SHALL LOCATE THE TRAP PRIMER VALVES ACCORDINGLY. ANY WORK INSTALLED WITHOUT THE APPROVAL OF THE ACCESS PANEL LOCATIONS FROM THE ARCHITECT SHALL BE REMOVED AND REPLACED BY THE PLUMBING CONTRACTOR AT NO EXTRA COST TO THE CONTRACT
4 TYPICAL TRAP PRIMER AT FLOOR DRAIN
 P5.0 NOT TO SCALE



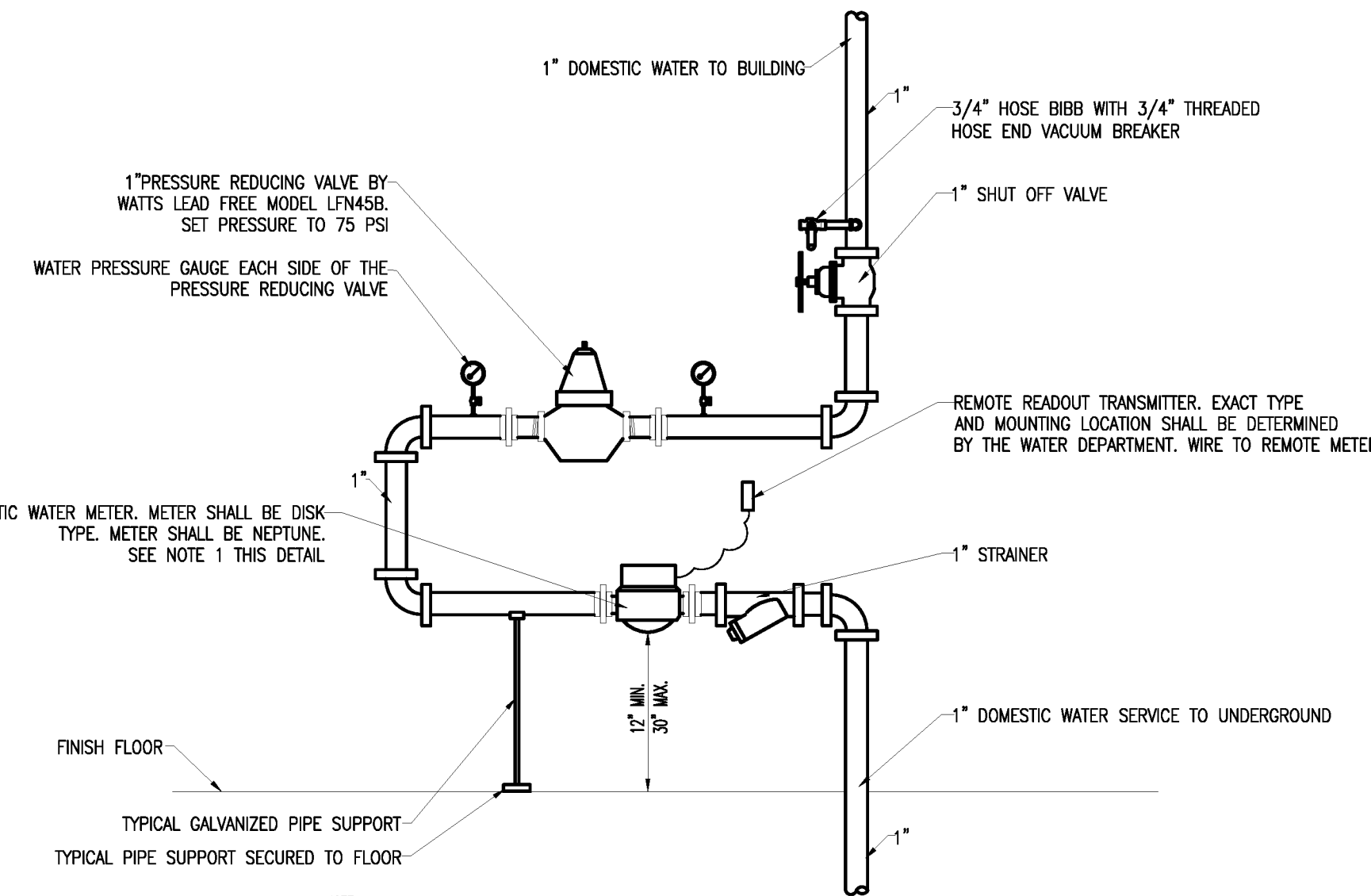
NOTE:
 1. ALL UNDERGROUND WORK SHALL BE CAREFULLY COORDINATED WITH THE STRUCTURAL ENGINEER AND THE GENERAL CONTRACTOR FOR THE COORDINATION OF ALL FOUNDATION WALLS, FOOTINGS AND PIERS. ALL FOUNDATION PIERS SHALL BE AVOIDED WHEN INSTALLING THE UNDERGROUND WORK
 2. WATER SERVICE PIPE AND FITTING MATERIAL SHALL BE AS APPROVED BY THE STATE PLUMBING CODE AND THE LOCAL WATER DEPARTMENT AUTHORITY
5 WATER SERVICE DETAIL
 P5.0 NOT TO SCALE



NOTE:
 1. PROCEPTOR INTERCEPTORS MUST BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE PLUMBING CODES
 2. THE ABOVE DETAIL IS TO BE USED FOR REFERENCE TO GENERAL INSTALLATION CONDITIONS AND TANK CONSTRUCTION DETAILS AND SHALL NOT BE USED FOR THE ACTUAL INSTALLATION AND COORDINATION OF TRADES. THE PLUMBING CONTRACTOR SHALL OBTAIN FROM THE MANUFACTURER DETAILED EQUIPMENT DRAWINGS AND INSTALLATION INSTRUCTIONS AND SHALL USE THIS INFORMATION FOR COORDINATION BETWEEN ALL TRADES AND SHALL INSTALL THE PROCEPTOR IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 THE PLUMBING CONTRACTOR SHALL COORDINATE ALL INSTALLATION DETAILS WITH THE GENERAL CONTRACTOR AND SITE CONTRACTOR IN THE FIELD
 3. INTERCEPTOR SHALL BE BY PROCEPTOR, MODEL NUMBER OMC 300.
 4. SEE PLUMBING DRAWINGS FOR CONTINUATIONS OF ALL VENT AND DRAIN PIPING.
 5. CONTRACTOR SHALL COORDINATE WITH PLUMBING DRAWINGS AND CIVIL DRAWINGS FOR PIPE INVERTS AND FINISH GRADE ELEVATIONS.
 6. CAP PROCEPTOR VENT OPENINGS AND RUN CHAMBER VENT OFF OF EXTENSION COLLAR IF REQUIRED BY PLUMBING INSPECTOR

GAS AND SAND INTERCEPTOR ALTERNATE:
 IF THE LOCAL INSPECTOR AND SEWER AUTHORITY APPROVE, THE GAS/SAND INTERCEPTOR AND ALL ASSOCIATED WORK MAY BE OMITTED FROM THE PROJECT AND THE FLOOR DRAINS MAY BE CONNECTED DIRECTLY TO THE BUILDING UNDERGROUND SANITARY SYSTEM. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PRESENTING THIS ALTERNATE TO THE LOCAL INSPECTOR AND SEWER AUTHORITY FOR APPROVAL PRIOR TO SELECTING THIS ALTERNATE. SHOULD THIS ALTERNATE BE APPROVED, THE PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL IN WRITING AND SHALL PRESENT THIS APPROVAL TO THE ARCHITECT AND THE OWNER.

6 GAS & SAND INTERCEPTOR
 P5.0 NOT TO SCALE



NOTE:
 1. WATER METER SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR AND SHALL BE APPROVED BY THE WATER DEPARTMENT PRIOR TO PURCHASE AND INSTALLATION. THE PLUMBING CONTRACTOR SHALL SUBMIT WATER METER MANUFACTURERS CUT SHEETS TO THE WATER DEPARTMENT FOR APPROVAL PRIOR TO PURCHASE.
 2. THE REMOTE READOUT TRANSMITTER SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR AND SHALL BE APPROVED BY THE WATER DEPARTMENT PRIOR TO PURCHASE AND INSTALLATION. THE PLUMBING CONTRACTOR SHALL SUBMIT TRANSMITTER MANUFACTURERS CUT SHEETS TO THE WATER DEPARTMENT FOR APPROVAL PRIOR TO PURCHASE.
7 MAINTENANCE BUILDING DOMESTIC WATER METER
 P5.0 NOT TO SCALE

