

John Ruhrah Elementary/Middle School Renovation and New Construction

Category:	Elementary, Pre Schools	Project ID #:	1004290751
Street Address:	701 Rappolla St. Baltimore MD 21224	Staff Estimate Value	\$5,000,000.00
County:	Baltimore City	Stage:	BIDDING - SUBBIDS: ASAP
Bid Date:	7/12/2018 , 02:00PM		
Architect:	Grimm + Parker Architects / Calverton		
Documents Available:	Plans, Specs, Addenda available in Insight	Plans available from Southway Builders, Inc	
Last Update:	7/11/2018	Bradley Site Design, Inc. was added as Landscape Architect	

Personal Notes

User	Note	Update Date	Private?
Adam Sweet	1,500 GALLON GREASE INTERCEPTOR	7/11/2018	False

Project Events

Event	Date	Details
Bid Date	7/12/2018 , 02:00PM	Bid date changed from 7/10 per Bid Notice 6 Bids will be received by MCN Build / Southway Builders Joint Venture at its office at 1318 East Fort Avenue, Baltimore, MD 21230. Proposal may be mailed, e-mailed (Rachel@southwaybuilders.com) or faxed to (410) 332-4136.
End Date	12/31/2019	
Request For Proposal - RFP - Construction Manager	3/23/2017 , 01:00PM	
Site Walkthrough	6/25/2018	A pre-bid site walk-thru will be scheduled at a time to be announced via Bid Notice at 701 Rappolla Street, Baltimore, MD 21224. The architect, construction manager and Maryland Stadium Authority will explain the scope of the project and answer questions about the bidding documents. Attendance is strongly recommended.
Start Date	8/1/2018	Actual Start Date

Notes

Notes Bid Date: 07/12/2018 02:00PM Bid date changed from 7/10 per Bid Notice 6 Bids will be received by MCN Build / Southway Builders Joint Venture at its office at 1318 East Fort Avenue, Baltimore, MD 21230. Proposal may be mailed, e-mailed (Rachel@southwaybuilders.com) or faxed to (410) 332-4136. Development include(s): Site Work, New Construction, Renovation

Scope Site work, new construction and renovation of an educational facility in Baltimore, Maryland. Completed plans call for the renovation of a 143,613-square-foot, four-story above grade educational facility; and for the construction of a educational facility. Project includes the complete renovation of the existing 4-story building, the new construction of a three-story academic wing, and the new construction of a one-story gymnasium-cafeteria addition as well as related site work. The project is 143,613 SF in size. Work is anticipated to start in August 2018 and be completed in December 2019. The project consists of all major and school-type trades. The following is a list of Bid Packages for the John Ruhrah Elementary and Middle School. The Contract shall perform all the work required by the Bid Package for which the Contractor is submitting a proposal. The Contractor shall comply with the requirements of Division 00 - Procurement and Contracting Requirements and Division 01 - General Requirements in their entirety. The Contractor shall also comply with the balance of the specifications (referred to or not) as applicable for the proper execution and coordination of the Work: 01A - Photographic Documentation 01B - Surveying and Field Execution 02A - Selective Demolition and Abatement 02B - Impact Piers 03A - Cast-in-Place Concrete 04A - Masonry and Cast Stone 04B - Masonry Restoration 05A - Structural Steel 05B - Miscellaneous Metals 06A - General Trades including: Rough Carpentry Hollow Metal Frames and Doors Flush Wood Doors Door Hardware Louvers Division 10 Specialties Division 11 Equipment Horizontal Louver Blinds Window Shade System Entrance Floor Mats and Frames Telescoping Stands Site Furnishings Frames, Doors and Hardware Overhead Coiling Doors 07A - Spray-Applied Fireproofing 07B - Roofing, Sheet Metal and Waterproofing 08A - Frames, Doors & Hardware 08B - Overhead Coiling Doors 08C - Glass & Glazing 08D - Punched Openings (Add/Deduct Alternate) 09A - Gypsum Board Assemblies & Acoustics 09B - Wood Athletic Flooring 09C - Resilient Flooring & Tile. 09D - Painting and Coating, Fluid-Applied Flooring 12A - Casework, Millwork and Finish Carpentry 14A - Elevators 14B - Wheelchair Lift 21A - Fire Suppression Sprinkler Systems 23A - Mechanical: HVAC and Plumbing 26A - Electrical, LV and Communication 31A - Earthwork, Paving, Striping and Utilities 32B - Fences and Gates 32C - Planting MDOT Certified Minority Business Enterprises are encouraged to respond to this

solicitation notice. The project has an MBE participation goal of 30% Overall and 7% African-American sub-goal. MBE and Workforce participation will be evaluated as part of the bidders overall work plan. The bidder or offeror acknowledges the requirements of the MBE Participation and the MOED Workforce Development Programs and will submit their completed forms accordingly. Prevailing Wage Rates are applicable to this project. Wages paid on this project are subject to the prevailing wage rates as issued by the State of Maryland and as included with the bid documents. All contractors must submit a subcontractor prequalification form. The Owner / Construction Manager reserves the right to waive any informality in, or to reject, any or all bids

Details

[Division 2]: Building Demolition, Clearing, Dewatering, Shoring, Earthwork, Grading, Slope Protection & Erosion Control, Marine Work, Paving & Surfacing, Water Systems, Wells, Sewerage & Drainage, Fences & Gates, Landscaping. [Division 3]: Concrete Formwork, Concrete Reinforcement, Structural Concrete, Architectural Concrete, Structural Precast Concrete. [Division 4]: Clay Unit Masonry, Concrete Unit Masonry, Granite, Masonry Restoration & Cleaning. [Division 5]: Structural Steel, Metal Joists, Metal Decking, Cold Formed Metal Framing, Metal Fabrications, Metal Stairs, Metal Railings, Ornamental Metals, Expansion Joints. [Division 6]: Rough Carpentry, Finish Carpentry, Architectural Woodwork, Custom Casework, Plastic Fabrications. [Division 7]: Waterproofing, Insulation, Fireproofing, Firestopping, Manufactured Roofing & Siding, Membrane Roofing. [Division 8]: Metal Doors, Wood Doors, Coiling Doors and Grilles, Entrances & Storefronts, Hardware, Glass & Glazing, Curtain Walls. [Division 9]: Ceiling Suspension Systems, Drywall/Gypsum, Tile, Acoustical Ceilings, Acoustical Walls, Wood Flooring, Resilient Flooring, Carpet, Painting, Wall Coverings. [Division 10]: Visual Display Boards, Compartments & Cubicles, Louvers & Vents, Wall & Corner Guards, Flagpoles, Interior Signs, Lockers, Protective Covers, Partitions, Storage Shelving, Toilet & Bath Accessories. [Division 11]: Audio-Visual Equipment, Loading Dock Equipment, Fluid Waste Treatment/Disposal Equipment, Food Service Equipment, Athletic Equipment. [Division 12]: Manufactured Casework, Window Treatment, Rugs & Mats, Multiple Seating. [Division 13]: Pre-Engineered Structures, Ground Storage Tanks. [Division 14]: Elevators, Wheelchair/People Lifts. [Division 15]: Mechanical Insulation, Fire Protection Systems, Plumbing Piping, Plumbing Fixtures, Water Heaters, Hydronic Piping, Boilers, Evaporative Cooler, Packaged A/C Units, Air Handling, Ductwork, Testing & Balancing. [Division 16]: Service/Distribution, Interior Lighting, Exterior Lighting, Standby Power Generator Systems, Lightning Protection Systems, Alarm & Detection Systems, Voice & Data Systems, Television Systems, Electrical Controls.

Additional Details

<u>Listed On:</u>	2/25/2017	<u>Floor Area:</u>	143,613 Square Feet
<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>	State/Provincial
<u>Bid Date:</u>	7/12/2018	<u>Mandatory Pre Bid Conference:</u>	
<u>Invitation #:</u>	21725.00,	<u>Commence Date:</u>	8/1/2018
<u>Structures:</u>	2	<u>Completion Date:</u>	12/31/2019
<u>Single Trade Project:</u>		<u>Site Area:</u>	
<u>Floors:</u>	4	<u>LEED Certification Intent:</u>	
<u>Parent Project ID:</u>		<u>Units:</u>	
<u>Parking Spaces:</u>			

Project Participants

Company Role	Company Name	Contact Name	Address	Phone	Email	Fax
Acoustical Engineer	Polysonics		405 belle air lane , Warrenton, VA 20186	(540) 341-4988		(540) 341-0909
Awarded - Construction Manager	MCN Build LLC		720 S Montford Ave Suite 101, Baltimore, MD 21224	(443) 326-4876	contact-us@mcnbuild.com	(202) 333-3425
Civil Engineer	MK Consulting Engineers, LLC		Whitehall Mill, 3300 Clipper Mill Road, Suite 201, Baltimore, MD 21211	(667) 309-6193	admin@mkceng.com	
Consultant	Educational Systems Planning		49 Old Solomon's Island Rd. Suite 301 , Annapolis, MD 21401	(410) 573-9148		(410) 573-9215
Consultant	The Sheward Partnership		1016 Morton St , Baltimore, MD 21201	(410) 850-5425		(215) 751-9302
Food Service Designer	Nyikos Associates, Inc.		18205-A Flower Hill Way , Gaithersburg, MD 20879	(240) 683-9530		(240) 683-9532
Landscape Architect	Bradley Site Design, Inc.		12 West Madison Street Suite 204, Baltimore, MD 21201	(443) 450-1385	info@bradleysitedesign.com	
Mechanical Engineer	Setty & Associates LTD		3040 Williams Drive Suite 600, Fairfax, VA 22031	(703) 691-2115	setty@setty.com	(703) 691-8084

Owner	Maryland Stadium Authority		333 W. Camden St. Ste. 500, Baltimore, MD 21201	(410) 333-1560	msa@mdstad.com	(410) 333-1888
Plumbing Engineer	KES Engineering Inc.		7061 Deepage Dr. Ste. 103B, Columbia, MD 21045	(410) 366-1801		(410) 366-1803
Structural Engineer	Columbia Engineering, Inc.		6210 Old Dobbin Lane Suite 150, Columbia, MD 21045	(410) 992-9970		(410) 992-0627
Architect	Grimm + Parker Architects / Calverton	Kieran Wilmes	11720 Beltsville Drive Suite 600, Calverton, MD 20705	(301) 595-1000	kwilmes@gparch.com	(301) 595-0089
Geotechnical Consultant	Geotech Engineers Inc	Paul Chung	11890 Old Baltimore Pike # U, Beltsville, MD, Beltsville, MD 20705	(301) 937-9227	paulchung@geotechengeersinc.com	(301) 937-9189
Awarded - Construction Manager	Southway Builders, Inc	Rachel Mack Chambers	1318 E. Fort Ave., Baltimore, MD 21230	(410) 332-4134	rachel@southwaybuilders.com	(410) 332-4136

Bidders

Company Name	Contact Name	Added Date	Address	Phone	Email	Bidding Role	Bid Rank	Bid Value	Fax Number
James G. Davis Construction / Maryland		3/1/2017	12530 Parklawn Dr., Rockville, MD 20852	(301) 881-2990	info@davisconstruction.com	Withdrawn - General Contractor			(301) 468-3918
Dustin Construction, Inc.		2/28/2017	2510 Urbana Pike Ste. 201, Ijamsville, MD 21754	(301) 810-4320	scummings@dustinconstruction.com	Withdrawn - Construction Manager			(301) 810-4325
Grunley Construction Company, Inc. - Corporate Headquarters		2/28/2017	15020 Shady Grove Rd. Suite 500, Rockville, MD 20850	(240) 399-2000	info@grunley.com	Pre-Qualified - Construction Manager			(240) 399-2001
J. Vinton Schafer & Sons		3/1/2017	1309-Q Continental Drive, Abingdon, MD 21009	(410) 335-3000	info@quandel.com	Bidder - Construction Manager			(410) 335-6529
Lend Lease / Rockville	Melissa Robins	2/28/2017	1 Preserve Parkway Suite 700, North Bethesda, MD 20852	(301) 354-3100	Melissa.Robins@lendlease.com	Withdrawn - Construction Manager			(301) 354-3151
Cam Construction Co, Inc		2/28/2017	108 W Timonium Road Suite 300, Timonium, MD 21093	(410) 560-2828		Bidder - Construction Manager			(410) 560-1572
Skanska USA Building Inc. - Rockville Office		2/28/2017	700 King Farm Boulevard, Suite 200, Rockville, MD 20850	(301) 795-3100		Pre-Qualified - Construction Manager			(301) 738-2166
Whiting-Turner - Baltimore Office	Andrew Scherer	2/28/2017	300 E. Joppa Rd., Baltimore, MD 21286	(410) 821-1100	andrew.scherer@whiting-turner.com	Bidder - Construction Manager			(888) 864-5769
Turner Construction	Rob Dahms	2/28/2017	3700 Koppers Street Suite 345, Baltimore, MD 21227	(410) 715-7240	rdahms@tcco.com	Bidder - Construction Manager			(410) 715-7296
Keller Construction Management	David Tremblay	2/28/2017	1012 Rising Ridge Road, Mount Airy, MD 21771	(301) 607-8575	dtremblay@kellercm.com	Pre-Qualified - Construction Manager			(301) 607-8577

Planholders

Company Name	Contact Name	Address	Phone	Email	Fax
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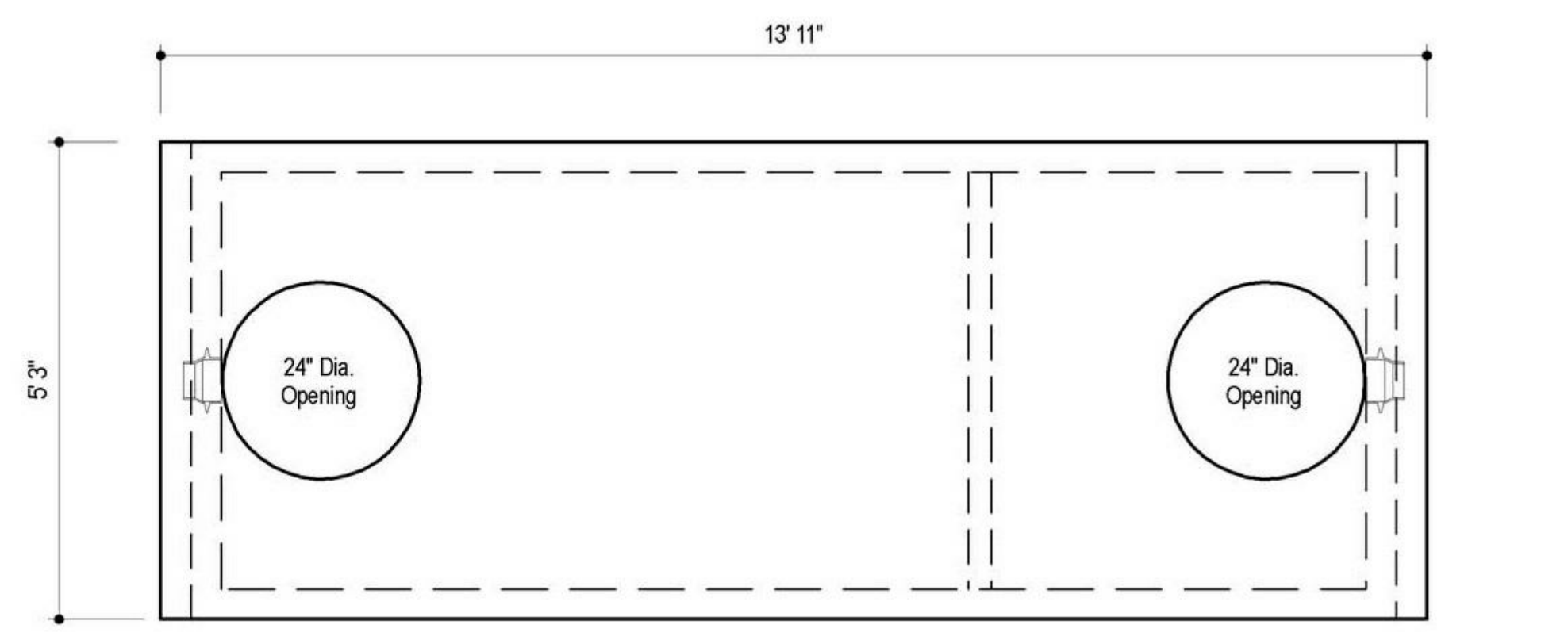
The Whiting-Turner Contracting Company		100 West Main Street , Salisbury, MD 21801	(410) 677-3253		(410) 677-3259
Smoot Construction		5335 Wisconsin Ave. NW Ste. 940, Washington, DC 20015	(202) 243-6688		(202) 243-6689
Hess Construction - Gaithersburg		804 W. Diamond Ave. Ste. 300, Gaithersburg, MD 20878	(301) 670-9000	info@hessconstruction.com	(301) 670-9009
MCN Build LLC	Bill Beschoner	720 S Montford Ave Suite 101, Baltimore, MD 21224	(443) 326-4876	bill.beschoner@mcnbuild.com	(202) 333-3425
Gilbane Building Company / Baltimore		1215 E. Fort Avenue Suite 100, Baltimore, MD 21230	(410) 649-1750		(410) 649-7599

Contracts

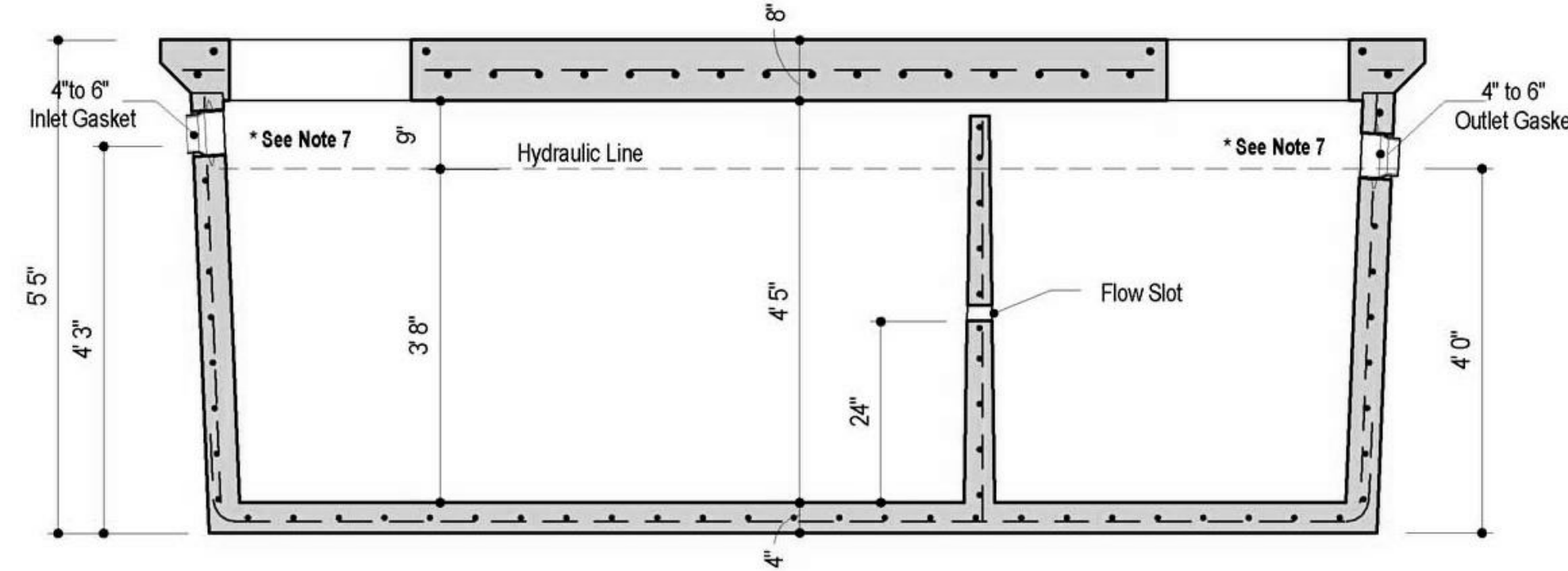
Classification	Conditions	Bonding	Bid Date	Bids To	Bid Type
General Contractor		Perf:100.00%,Pay:10 0.00%	7/12/2018	Construction Manager	Open Bidding

History

User	Viewed	First Viewed Date	Currently Tracked?	Date Tracked
Adam Sweet	True	7/11/2018	True	7/11/2018



PLAN VIEW



SECTION VIEW

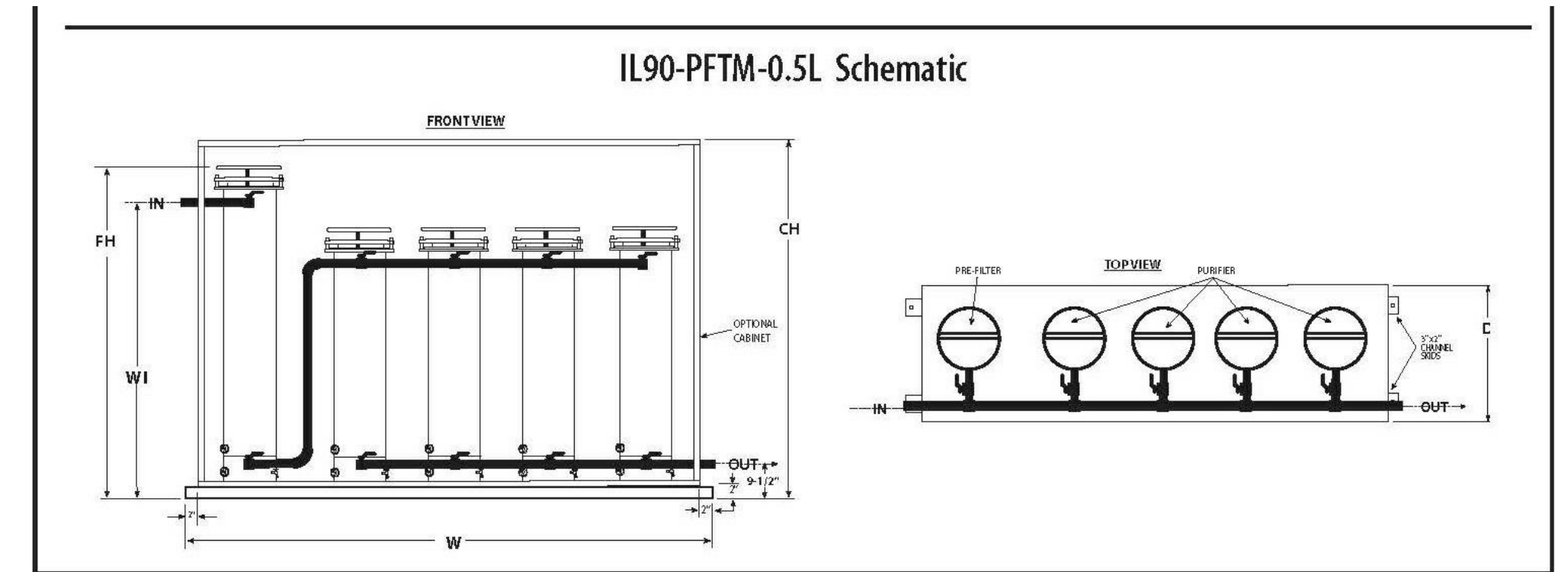
DESIGN DATA & GENERAL NOTES

- [1] Concrete strength $f'c=5,000$ p.s.i. @ 28 days. Density = 160 pcf.
- [2] Cement - Portland Type III per ASTM C 150-92.
- [3] Admixtures & plasticizers per ASTM C 494-92 & C 494-92.
- [4] Reinforcing per ASTM A616, Grade 60, domestic. Min. 1-1/2" cover. Walls, base, & top slab designed for HS-20 loading.
- [5] Top slab sealed with butyl rope mastic.
- [6] Maximum 6" of earth cover over top slab.
- [7] Depending on use of tank, Inlet & Outlet baffle may be required by code.

NOTE: AS PER MANUFACTURER MAYER BROS., INC. THIS TANK COMPLIES WITH ASTM 1613 STANDARD.

**GREASE INTERCEPTOR
1500 GALLON - HEAVY TRAFFIC RATED**

1
P-402 NOT TO SCALE

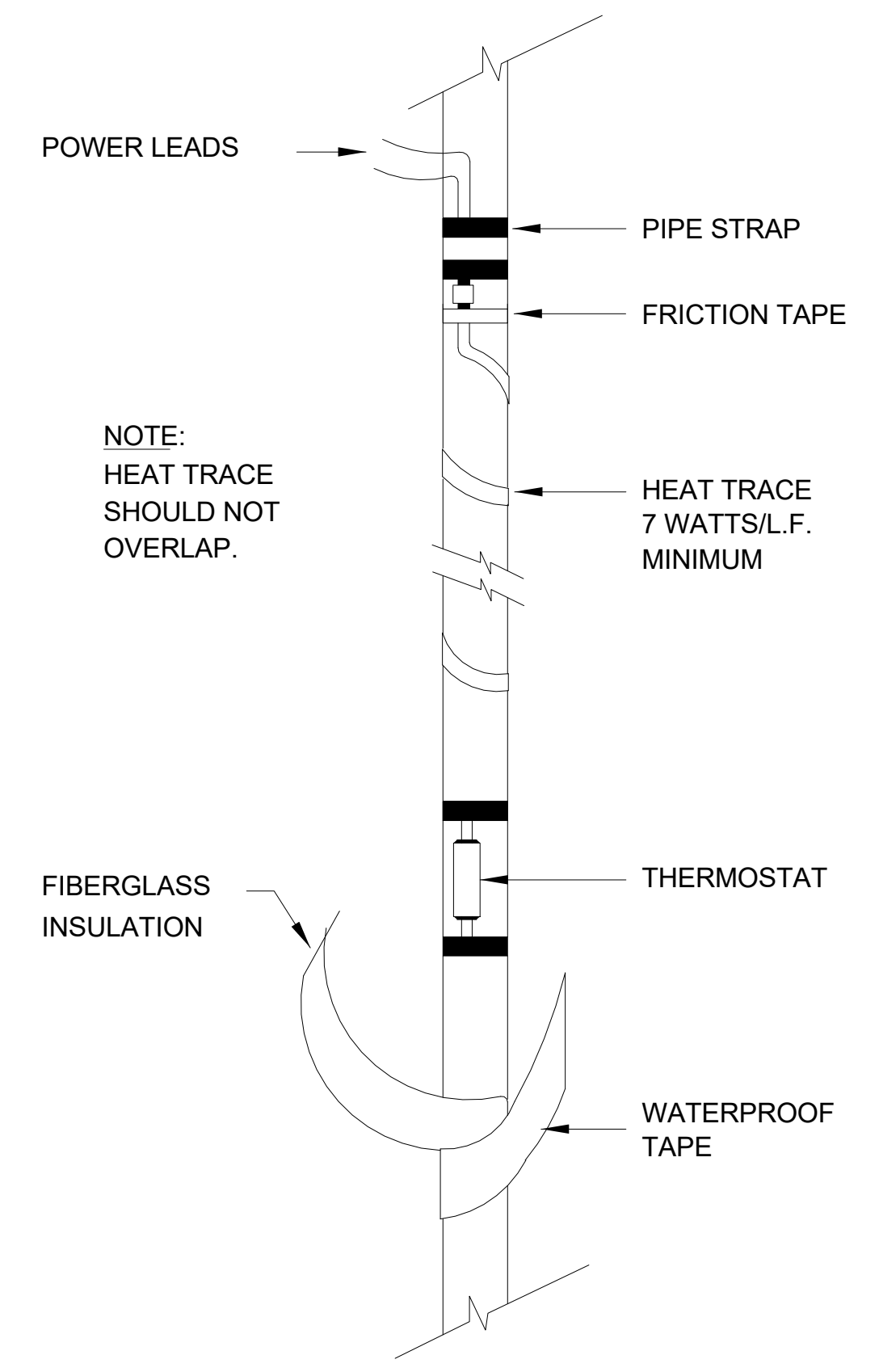


25 - 90 GPM FLOW LEADMISER IN-LINE PURIFIERS							DIMENSIONS - INCHES					CONN IN/OUT	
MODEL NUMBER	FLOW GPM	SPUN POLY PRE-FILTER			CARBON BLOCK PURIFIER		W	D	FH	CH	WI		
		(QTY) HOUSING	(QTY) ELEMENT	ELEMENT ORDER #	(QTY) HOUSING	(QTY) ELEMENT							
IL25-PFTM-0.5L	25	[1] PF40	[4] PF10-17-5-SP	46.0324	[1] TM35	[7] TM3-17-0.5-CBL	46.0610	36	28	41	47	30	1-1/2"
IL45-PFTM-0.5L	45	[1] PF70	[7] PF70-17-5-SP	46.0324	[2] TM35	[14] TM3-17-0.5-CBL	46.0610	70	28	41	47	30	2"
IL90-PFTM-0.5L	90	[1] PF140	[7] PF140-35-5-SP	46.0326	[4] TM35	[28] TM3-17-0.5-CBL	46.0610	80	28	61	66	48	2-1/2"

NOTE: Clean filter pressure drops by 20 psi at the rated flow. Consult factory when in-coming water has high turbidity or low pressure.

Filtrine Mfg. Co. • 15 Kit St. Keene, NH 03431 USA
800-930-3367 • 603-352-5500 • FAX 603-352-0330
www.filtrine.com • drinkingwater@filtrine.com

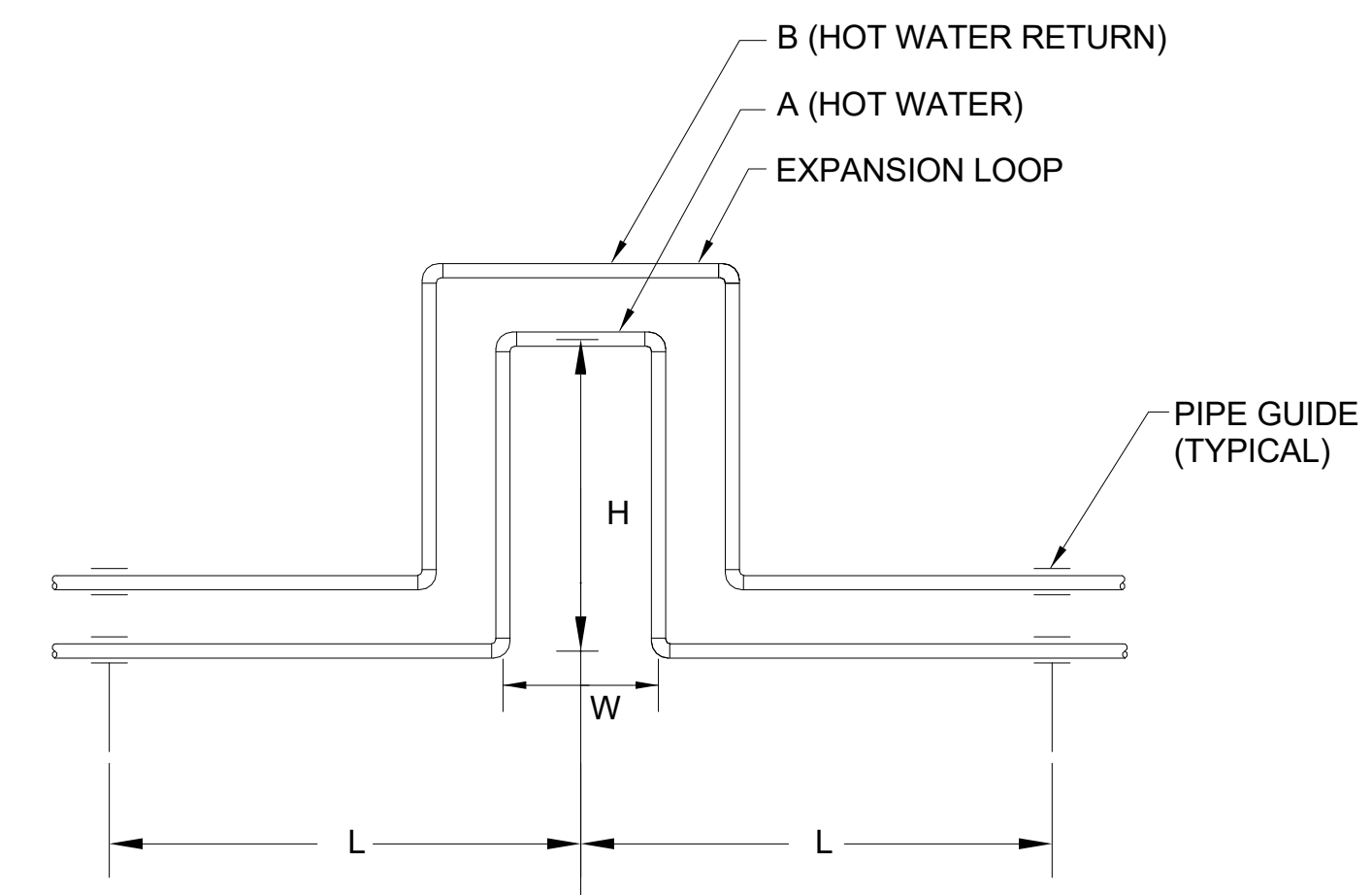
1412 LM 25-90 GPM [EB]
REV. 02.05.16



HEAT TRACE DETAIL
3
P-402 NOT TO SCALE

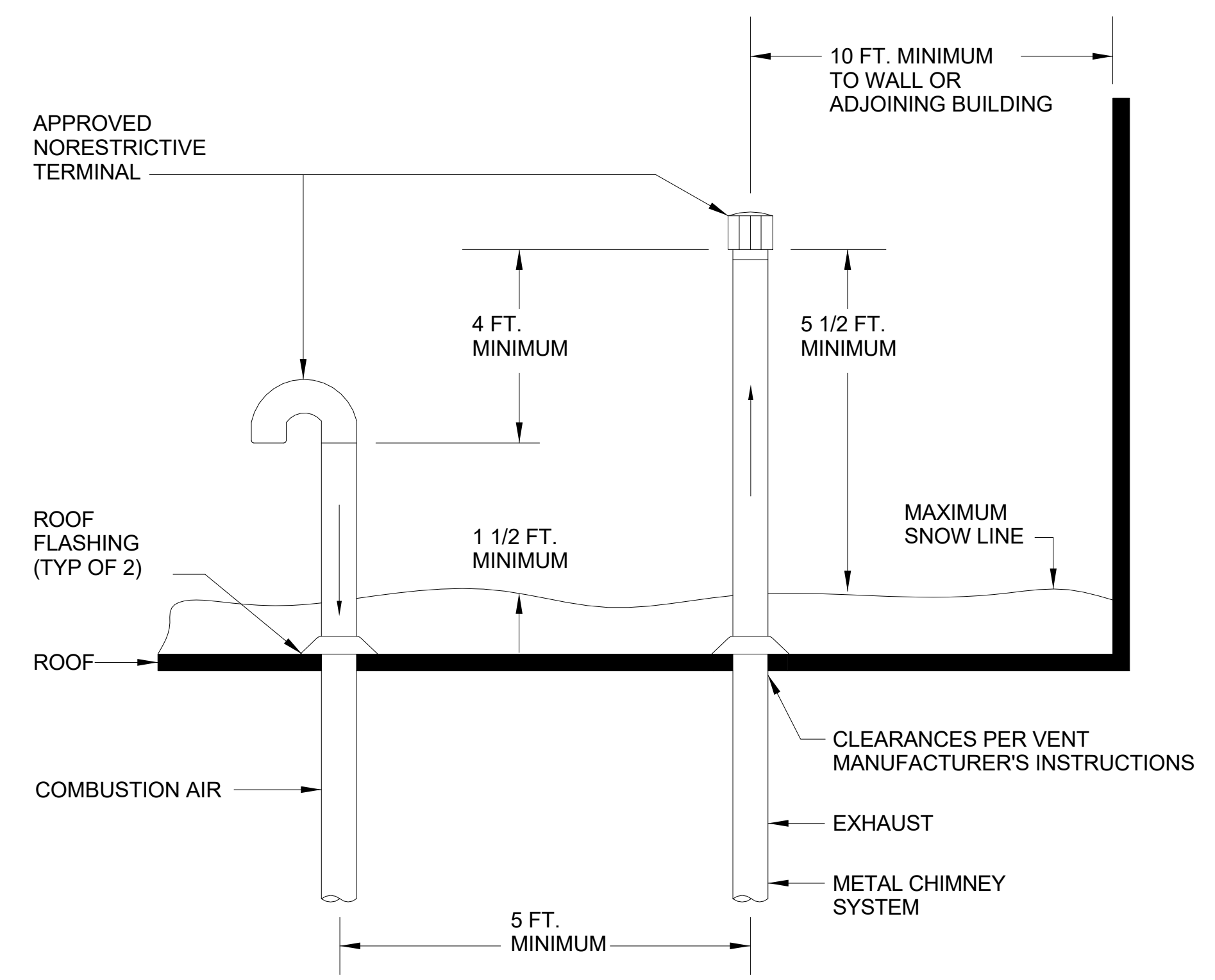
90 GPM IN-LINE PURIFIERS

2
P-402 NOT TO SCALE



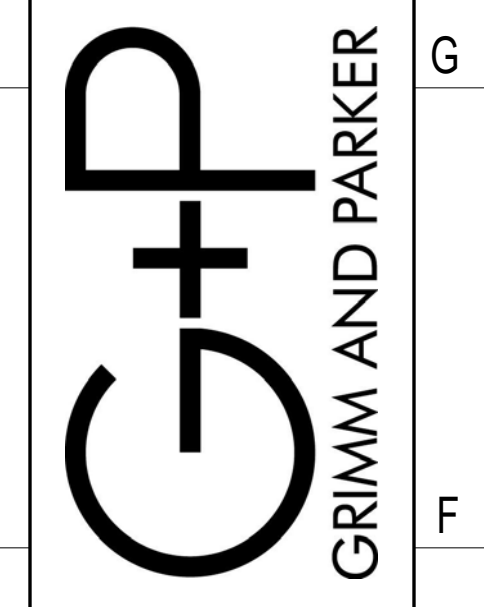
LOOP LABEL	LOOP DIMENSIONS IN FT		
	H	W	L
A	6	3	12
B	8	4	16

EXPANSION LOOP DETAIL
4
P-402 NOT TO SCALE



TYPICAL INSTALLATION FOR COMBUSTION AIR INTAKE AND VENTING OF DIRECT VENT GAS FURNACE
5
P-402 NOT TO SCALE

11720 Beltsville Drive
Suite 600
Calverton, MD 20705
Tel: 301.595.1000
www.grimmandparker.com



GP #21725

PLUMBING DETAILS
JOHN RUHRAH ELEMENTARY MIDDLE SCHOOL
CITY OF BALTIMORE, MD

DATE	DESCRIPTION
05.08.18	50% CD
06.15.18	90% CD BID SET

P402
06/15/18
90% CD BID SET