

# **Baltimore Bid Board**

**Kinsley Construction - March 17, 2012**

**PROJECT: Algonquin Apartments**

11 East Chase Street  
Baltimore, Maryland 21202

**BIDS DUE: Revised!! Wednesday, March 28, 2012 at 2:00 PM**

**PLANS & SPECS NOT AVAILABLE UNTIL FRIDAY, 3.2.2012**

**Site Visits: A pre-bid meeting is scheduled on site, March 8<sup>th</sup> from 10 AM until 2 PM. A Site visit is planned on March 12<sup>th</sup> from 10 AM until 2 PM.** Kinsley requests all subs working with the existing building to attend one of these.

**DESCRIPTION:** Kinsley Construction is competitively bidding the renovation / restoration of the **The Algonquin Apartments** in Baltimore, MD. The existing facility at 11 East Chase Street is to be historically renovated with a total square footage of approximately 65,668 GSF throughout a 9 story building. There will be 56 apartments including 3 handicap accessible units. Parking for the apartment building will be on associated lots designated for such.

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

The project will follow the requirements for Baltimore City Green Building Standards.

**TRADES INCLUDED:** See plans on line for complete scope. demolition, concrete restoration, unit masonry assemblies, masonry restoration, misc metals, rough carpentry, finish carpentry, interior architectural woodwork, roofing, firestopping, fireproofing, waterproofing, joint sealants, doors and hardware, aluminum entrances and storefronts, windows, gypsum board, acoustical tile, ceramic tile, wood flooring, resilient tile, painting, toilet accessories, residential appliances, residential casework, blinds and shades, elevator rehabilitation, fire protection, HVAC mechanical, plumbing and electrical complete. See specifications for complete listing.

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

**Project key: ALG Login ID: ALGGUEST** 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:	Kevin McKim	(410) 453-6799 or ( <a href="mailto:kmckim@rkinsley.com">kmckim@rkinsley.com</a> )
	Nick Kontos	(410) 453-4136 or ( <a href="mailto:nkontos@rkinsley.com">nkontos@rkinsley.com</a> )

**PROJECT: The Patterson**

(Formerly Patterson Park Junior High School or Highlandtown Middle School)  
Ellwood Ave (between Pratt and Lombard Streets; 101 South Ellwood)  
Baltimore, Maryland 21224

**BIDS DUE: Revised!! Friday, March 30 at 2:00 PM**

**Site Visits: Site visits Tuesday March 13 1 PM to 3 PM or Thursday March 15 10 AM to 12 Noon.**

Kinsley requests all subs working with the existing building to attend even if you have visited/budgeted this building before. Please RSVP to Kinsley via e-mail for site visit.

**DESCRIPTION:** Kinsley Construction is accepting final bids for the renovation and construction of the **The Patterson** in Baltimore, MD. The existing facility is an old middle school to be historically renovated with a total square footage of approximately 247,543 GSF. There will be 134 apartments and 148 parking spaces built into existing space (There are some newly constructed apartments on roof level). The parking garage will be constructed from the sub basement level up through the shop level, the ground floor level, the 1<sup>st</sup> floor level, and the 2<sup>nd</sup> floor level. The parking garage is on the north end of the building. There are a total of seven floors not including sub-basement. The seven levels are the shop level (this level is above and below grade), ground floor level, 1<sup>st</sup> level, 2<sup>nd</sup> level, 3<sup>rd</sup> level, 4<sup>th</sup> level, and 5<sup>th</sup> level or existing cafeteria level.

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

**There will be no Davis Bacon wage rates required for this job.** The project will follow the requirements for LEED silver certification.

**TRADES INCLUDED:** See plans on line for complete scope. demolition, haz mats, abatement, cast-in-place concrete, unit masonry assemblies, masonry restoration, structural steel, misc metals, rough carpentry, finish carpentry, interior architectural woodwork, roofing, firestopping, joint sealants, doors and hardware, aluminum entrances and storefronts, window restoration, gypsum board, acoustical tile, ceramic tile, wood flooring, resilient tile, painting, toilet accessories, residential appliances, trash chutes, blinds and shades, elevators, fire protection, HVAC mechanical, plumbing and electrical complete.

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

**Project key: TP Login ID: TPGUEST** 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.

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



**PROJECT: The Gunther**  
**1101-1211 South Conkling St.**  
**Baltimore, Maryland 21224**

**BIDS DUE: Bids Under Review**

**DESCRIPTION:** Kinsley Construction is soliciting bids for the renovation and construction of the **The Gunther** in Baltimore, MD. The existing facility is a series of multi-story buildings to be historically renovated with new construction to comprise 162 apartment units. Building A will be a garage in the lower areas of the buildings, Building B will be residential apartments, Building C will be renovated into residential apts in both a 5 story portion and a two story portion, Building D will be shell building E will be renovated into residential apartments.

**There will be NO Davis Bacon wage rates required for this job.** The project will follow the requirements for LEED silver certification.

**TRADES INCLUDED:** See plans on line for complete scope. Sitework, utilities, storm drainage, landscaping, demolition, haz mats, abatement (demolition and Haz mats have already been awarded and are nearly completed), helical piers-alternate deep foundations, cast-in-place concrete, cast stone, unit masonry assemblies, masonry restoration, structural steel, steel deck, steel joists, misc metals, cold formed structural steel framing, metal fabrications, steel stairs, pipe and tube railings, rough carpentry, finish carpentry, interior architectural woodwork, spray fireproofing, roofing, sheet metal flashing and trim, firestopping, joint sealants, doors and hardware, overhead doors, aluminum entrances and storefronts, aluminum windows, skylights, gypsum board, acoustical tile, ceramic tile, wood flooring, resilient tile, painting & wall covering, toilet compartments, accessories, residential appliances, blinds and shades, mailboxes, elevators, fire protection, HVAC mechanical, plumbing and electrical complete.

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

**Project key: TG Login ID: TGGUEST** 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:

Steve Ruppert	(410) 453-6682 or <a href="mailto:sruppert@rkinsley.com">sruppert@rkinsley.com</a>
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### **KINSLEY CONSTRUCTION WEB PLANS ROOM INSTRUCTIONS**

Go to [www.kinsleyplanroom.com](http://www.kinsleyplanroom.com) or return to plans room from Baltimore Bid Board.

1. Choose the **Project Key** from the plans room you wish to enter from your project above. 2. The **Company Name** requested is your company name. 3. The **Logon ID** is the logon ID from the project above. 4. Password is not required. Hit **enter key** and you're in the Web Plans Room for your project where you can view and download all plans specifications, addendums and any other information you require!

Please let the estimator know you are bidding either by fax or e-mail.

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**Kinsley Construction 1922 Greenspring Drive, Suite 1, Timonium, MD 21093**  
**Phone: 410.252.7301 Fax 1: 410.252.3419 Fax 2: 410.252.0767**