

**RFP Bulletin #1**

Date: February 7, 2023

**Promenade at Granite Run – Apartment 02 & Parking Garage**

**ITEM OF WORK:** Construction of New Apartments, Retail and Parking Garage

**GENERAL PROJECT INFORMATION:**

Address: 1133 W. Baltimore Pike  
Media, PA 19063

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- I. See included preliminary Phasing Diagram for the Project. Per the RFP, the Leasing Office Milestone for TCO is May 23,2024. This shall include a 1BR and 2BR apartments to serve as the model units. The model units are anticipated to be apartments #135, #232 and #234.

The Phase 1B and Phase 1 A (Parking Garage) areas shall be ready to obtain TCO for partial occupancy on July 26,2024.

The Bidder shall propose dates for Phase 1C, Phase 2 and Phase 3 areas of the Project. Substantial Completion Milestone for the overall Project shall be January 31, 2025.

Also, Bidder shall include an Add Alternate to furnish and operate a temporary construction elevator to serve the Phase 3 area of the Project (for duration of the interior upfit of this phase).

- II. For the Outdoor Amenity Area (Pool Terrace/Pool Area Landscaping/Hardscaping/Pool), please include the work depicted within the CDs to construct: The Pool Storage, Pool Equipment, Ramps, Stairs, Storage Under Deck, Elevated Patio (at elevation 355'-0") and Decking. The Elevated Patio, Ramps and Stairs shall be included as stamped concrete. The Decking surface shall be included as synthetic material (Trex or equal).

The area known as P100 Pool Terrace shall be included as a Recommended Allowance. A separate Concept Plan is included for use in developing the Allowance.

Note: This Recommended Allowance should be included In Addition to the Proposal, not within the Proposal.

- III. See included update of Residential Appliance Models dated 2/2/2023.

- IV. The Work required to Furnish & Install the “Radon Mitigation Piping System” shall be included as an Add Alternate.

V. The Precast Parking Garage Shop Drawings for the Horizontal Package and Vertical Packages are included for Bidder reference.

VI. The below list of Contractor Questions and responses are provided for use in developing the Proposal:

#	Page	Detail	Civil
C1	CD1		Please provide site plan that clearly identifies locations of bollards and stair/ramp rails, as detailed on page CD1 of civil drawings. <b>Response: MAG will coordinate with Civil to show these items.</b>
#	Page	Detail	Garage
G1	G6.01	5, 6, 7	The stair rail details conflict between aluminum and steel construction. Please clarify. <b>Response: DK – Painted Steel</b>
G2	G2.01		Please provide finish schedule for garage rooms if specific finishes are desired. <b>Response: MAG: Updated on sheet G2.01</b>
#	Page	Detail	Architectural
A1	G3.02	2 & 3	Please provide specification for "fins" located at garage exterior elevations. <b>Response: MAG: 06 005 VERTICAL 2X8 KNOTWOOD BATTEN (OR EQ.) KEB20050F</b>
A2			Please provide specification for unit balcony privacy fence/screen. <b>Response: DK – PT Lumber, Stained.</b>
A3	A7.02		Commercial door schedules are cut off at the top of the page. Please provide complete door schedules. <b>Response: MAG: Updated on sheet A7.02</b>
A4	A7.02		Certain fire rated doors are listed with 1 3/8" thickness (G101A for example) and 2" thickness (1002), code is 1 3/4". Is it acceptable for said doors to be increased or decreased in thickness to meet 1-3/4" code requirement? <b>Response: DK – Per Code. MAG: Yes</b>
A5	A7.02		Is it the intent to have Masonite doors in aluminum frames as is indicated in the door schedule, or are hollow metal frames acceptable? (C1002, C1003, C202A, etc.) <b>Response: DK – HM frames with wood doors.</b>
A6			Please clarify location of horizontal blinds vs vertical blinds. <b>Response: DK – Horizontal only.</b>

A7	A2.01		<p>Page PR-18 is called out multiple times in drawings, however this page does not exist. Please clarify correct applicable detail.</p> <p><b>Response: MAG: This is in reference to a presentation section that no longer applies. We will remove it.</b></p>
A8	A2.01		<p>Detail 4/A4.01 as called out near column line "S" does not exist. Please advise.</p> <p><b>Response: MAG: does not exist. Section bubble removed.</b></p>
A9	A2.01A		<p>No recess is indicated on architectural or structural drawings at the location of walk-in cooler. This is typically required. Please advise if recess is to be included.</p> <p><b>Response: DK – Include 4” recessed slab. MAG has added to the foundation plan.</b></p>
A10	A2.11		<p>Architectural unit notes call for wall mounted water heaters, while plumbing drawings call for upright water heaters. Please advise.</p> <p><b>Response: DK – Upright is acceptable; EOR verify. MAG: Upright. Notes have been adjusted.</b></p>
A11	A2.11	Note 11	<p>Is neoprene gasket and insulated pipe trap required, or is typical wax ring acceptable?</p> <p><b>Response: DK – Wax is acceptable</b></p>
A12	A2.13		<p>Unit B3, B4, &amp; B5 have bedrooms that appear to receive no natural light. Please confirm this is allowable, or if clerestory window will be required.</p> <p><b>Response: MAG: This is allowable with lighting and mechanical venting.</b></p>
A13	A2.15		<p>Unit B6 kitchen appears to only have 37" between face of range and counter. Bidder believes this requires 40" of clearance. Please advise.</p> <p><b>Response: MAG: Thank you for the check. We agree. 40” is the requirement. B6 on A2.18 is not in-line with the island is 40” + . B3 on 2.15 is also more than 40”.</b></p>
A14	A4.10	1	<p>26/A5.01 is not the correct detail for the area at bottom of wall. Please clarify.</p> <p><b>Response: MAG: 14/A5.01</b></p>
A15	A4.13	3 & 4	<p>Detail 16/A5.01 does not appear to be correct detail for top area of said details. Please clarify.</p> <p><b>Response: MAG: 46/A5.01</b></p>

A16	A4.13	5 & 6	Detail callouts linking to 30/A5.02 do not apply to balcony rail as shown. Please clarify. <b>Response: MAG: 32/A5.02</b>
A17	A5.01	40, 42, 46	Is internal attic insulation acceptable, or is outbound rigid insulation required? <b>Response: MAG: Outbound ridged is required to combat moisture accumulation inside the unit.</b>
A18	A5.01	40 & 42	Is insulation required to continue up past thermal envelope into parapet wall as shown in details? <b>Response: MAG: No. Once the insulation gets to the top of the roof ridged insulation, the rest can be omitted.</b>
A19	A5.01	20	This detail shows an 8”T concrete podium, but structural drawings show steel/concrete podium. Please confirm that structural drawings are to take precedence. <b>Response: DK – Per Structural.</b> <b>MAG: Match Structural. We will graphically update.</b>
A20	A5.02	34, 36, 46	Are pressure treated sleepers acceptable in detailed applications to elevate balcony decking off of podium? <b>Response: DK – No; Pedestal System per 38/ A5.02</b>
A21	A5.03	2	Detail shows (2) 1/2" pieces of GWB used ad draft stopping within wall. Is single 2x12 top plate spanning across gap an acceptable alternative? <b>Response: MAG: No. It causes sound transmission between units.</b>
A22	A5.04	16	Bidder believes settlement may cause issues with liner panels extending through floors as shown in detail. Please advise if this detail is to be followed. <b>Response: MAG: Detail updated. Please add 2” of mineral wool at each end to allow movement.</b>
A23	A5.05	5 & 6	Details call for (2) layers of WRB, while Bidder believes that a single layer and 1x furring is all that is required. Please confirm that 2nd layer of WRB is to be included ILO furring. <b>Response: MAG: These details no longer apply and have been removed.</b>
A24	A5.06	12	Is acoustical caulking as indicated in detail required? This is not considered typical. <b>Response: DK – N/A. MAG: We believe it to be beneficial to manage sound transmission. It is as the owner desires.</b>

A25	A6.09	16	Is 1-1/2" rigid insulation acceptable ILO batt insulation shown in detail? <b>Response: MAG: Yes</b>
A26	A6.09	12	Detail makes mention of 56/A5.02, which does not exist. Please advise. <b>Response: MAG: This detail does not exist and the reference deleted.</b>
A27	A7.02		Are public door types "B" and "BB" required to have 10" bottom rail? <b>Response: DK – Provide 10" bottom stile.</b>
A28	A3.10	1	South elevation of retail is missing from set. If available, please provide. <b>Response: MAG: Updated</b>
A29	A2.01		Please provide "BASE FINISH" for remainder of AMENITY FINISH SCHEDULE (RETAIL LEVEL) if base is desired. <b>Response: DK – All rooms on this Schedule to receive Rubber Base, except R001C Retail.</b>
A30	A2.02		Please provide "BASE FINISH" for all of AMENITY FINISH SCHEDULE (CLUB LEVEL 1). <b>Response: DK – Floor finish and Base Finish to be excluded from this Finish Schedule.</b>
A31	A5.05	3, 4, 5, 6	Windowsill and head details show drywall returns with only wood sill and apron. However, the specification calls for wood casing. Is wood casing to apply only to pre-hung doors, or windows as well? <b>Response: DK – Casing just at PH Doors; No wood Sill and Apron.</b>
A32	A7.02		Door tag GE0 calls for Hardware Set 8, however door type GE0 cannot be found on Hardware Schedule. Please advise. <b>Response: MAG: This door is added in the garage electrical room and will be Set 8.</b>
A33	A7.02		Door tag G101A calls for Hardware Set 40, however the Hardware Schedule indicates set 39 is to be used. Please confirm the correct hardware set for this door. <b>Response: MAG: Updated to Set 40.</b>
A34	A2.02		Please provide finishes for C114 (Mail Room) in AMENITY FINISH SCHEDULE (CLUB LEVEL 1). <b>Response: DK – To be provided with ID Plans</b>

A35      A2.02      Corridor C1002 is not included on AMENITY FINISH SCHEDULE (CLUB LEVEL 1). Please provide finishes for said area.  
**Response: DK – To be provided with ID Plans**

#	Page	Detail	Structural
S1			Apartment elevator hoist beam sizes not provided. Is Bidder to assume same size as garage elevator hoist beam? <b>Response: Bala: Yes</b>
S2	S0.01	Foundation Note 5	Structural foundation note calls for bottom of footers to be located at 2'-4" below grade. Bidder believes this should be minimum of 3' below finish grade. <b>Response: Bala: This dimension is to the top of footing, this was set for utility coordination</b>
S3	S0.02	Wood Frame Note 1	Note 1 of wood framing notes calls for "BE HEM FIR #2, STRESS GRADE LUMBER OR APPROVED EQUAL." This lumber grade may drive prices up. Is more cost-efficient lumber grade acceptable? <b>Response: DK – EOR to confirm other lumber type/grade is acceptable.</b> <b>Engineered Wood plate materials at bearing walls and exterior walls to be provided as an ADD ALTERNATE.</b> <b>Bala: Use Doug Fir larch (North) #2. Please note the LSL T&amp;B plate note in the drawings set.</b>
S4	S0.02	Wood Frame Note 9	Please confirm that TJI's are not included in this project. <b>Response: Bala: No TJIs are specified for this project. Bala will remove all references to TJIs</b>
S5	S2.01	7 & 8	Please provide depth criteria for when each condition applies as shown in details. <b>Response: Bala: Detail 8 is preferred unless utility location intersects with concrete footing</b>
S6	S3.02	5 & 6	Please provide size of brick support angle shown in details. <b>Response: Bala: L8x6x5/8" angle size to be finalized during CDs</b>
S7	S4.02	14	Brick angle mounting method as shown on 14/S4.02 will impede proper installation of GWB. Please provide alternate mounting detail. <b>Response: Bala/MAG: Will provide an alternate detail that does not interfere with drywall.</b>

#	Page	Detail	MEP
MEP1	E0.01	Note 6	<p>Please provide a quantity of backboxes and conduits with pull strings for telecommunication, data, audio/video and security devices. Without this quantity, it is not possible to quote this item.</p> <p><b>Response: BALA: Refer to telecom/security consultant drawings and specifications for exact scope.</b></p>
MEP2	E0.01	Note 10	<p>Please define the "temporary fire protection" which is called for in this note.</p> <p><b>Response: BALA: No temporary fire detection is required during construction, coordinate with general contractor for NFPA 241 compliance.</b></p>
MEP3	E0.01	Telecomm Notes	<p>Telecomm notes reference telecommunications drawings and specifications. These have note provided. Please provide these documents, specifically detail the scope desired, or confirm that this work is not to be included.</p> <p><b>Response: BALA: Refer to telecom consultant drawings and specifications for exact scope.</b></p>
MEP4	E0.01	Security System Notes	<p>Security notes reference security drawings and specifications. These have note provided. Please provide these documents, specifically detail the scope desired, or confirm that this work is not to be included.</p> <p><b>Response: DK – This is not to be included. Separate Access Control Plan to be provided.</b></p>
MEP5	E0.11	Stop Station	<p>General Note 6 directs pricing to include a generator remote manual stop station but leaves the location of this item as a grey area. Please provide a specific location as to where this is desired.</p> <p><b>Response: BALA: Propose location across of Generator on wall near column grid M &amp; 10.1, coordinate exact location with owner.</b></p>
MEP6	E0.31	6	<p>Please confirm that the circuit ID labels are ONLY to occur at common area receptacles, not unit receptacles as well.</p> <p><b>Response: DK – Correct, just at Common / BOH Areas. BALA: Confirmed, no ID labels for unit receptacles.</b></p>
MEP7	E0.32	1 & 3	<p>Detail 1 indicates utility duct bank to utilize schedule 40 PVC for conduit, whereas detail 6 indicates rigid galvanized steel conduit. Please direct us as to which is going to be used / required.</p> <p><b>Response: BALA: Penetration details are generic, EC to provide UL listed</b></p>

MEP8	E0.32	9	<p>This detail shows a light fixture which doesn't appear to be listed on the BOH Lighting Fixture Schedule. Please provide a specification for this light fixture.</p> <p><b>Response: BALA: Detail includes light fixture information "CANLET #68-02-20W-L-W-F-OG-01-1 OR APPROVED EQUAL"</b></p>
MEP9	E4.01	1	<p>Will any of the electrical equipment indicated in this detail require housekeeping pads? If so, please provide details.</p> <p><b>Response: BALA: No housekeeping pads are required.</b></p>
MEP10	E6.01	Note 5	<p>Note 5 indicates "All Above Counter Mounted Receptacles Shall Be Mounted With Receptacle Cover Bottom 2" Above The Counter Back-Splash And Shall Be Mounted In Horizontal Orientation", however this will not work for the accessible units. 24" reach is needed for outlets from the edge of the countertop. Please provide alternate details for these units.</p> <p><b>Response: BALA: Unit general note only apply at islands/peninsulas where counters are double height and receptacles are provided.</b></p>
MEP11	E6.01	Note 5	<p>Note 5 indicates "All Above Counter Mounted Receptacles Shall Be Mounted With Receptacle Cover Bottom 2" Above The Counter Back-Splash And Shall Be Mounted In Horizontal Orientation". Please confirm if this is to occur in islands / peninsulas in the kitchens as well, and if so, that backsplash heights account for this space.</p> <p><b>Response: BALA: Unit general note only apply at islands/peninsulas where counters are double height and receptacles are provided.</b></p>
MEP12	FA0.01	FA Note 11	<p>Note 11 indicates that fire alarm equipment shall be compatible with the existing base building fire alarm system. Does this building's fire alarm system need to be compatible with the first phase's system? If so, please provide details for that system.</p> <p><b>Response: DK – FA System does not require compatibility with Apt #1. BALA: No connection or compatibility required between the apartment buildings.</b></p>
MEP13	FA0.01	FA Note 1	<p>Please specifically indicate which units, if any, will be required to have A/V impaired fire alarm devices, if required.</p> <p><b>Response: BALA: Refer to Architect drawings for ADA &amp; Hearing-impaired unit type/location.</b></p>

MEP14	FA6.01		<p>Please confirm that water heater closets do not require fire alarms.</p> <p><b>Response: BALA: Confirmed, fire alarm is not required in exterior water heater closet.</b></p>
MEP15	FP601-06		<p>Unit fire protection plans do not appear to show sprinkler heads within the HVAC closets. Please confirm that sprinkler heads are not required at these locations.</p> <p><b>Response: BALA: Sprinkler heads shall be provided in HVAC closets</b></p>
MEP16	M0.02	Note 28	<p>Can balancing dampers be located in the register and grill in order to avoid access panels?</p> <p><b>Response: BALA: In residential units this is acceptable. In Amenity spaces with inaccessible ceilings, it is anticipated that cable operated dampers will be used.</b></p>
MEP17	M0.31	6	<p>Will mineral wool work ILO "escutcheon weld to sleeve" as seen on detail 6/M0.31?</p> <p><b>Response: BALA: Insulation should be continuous through floor penetrations. Escutcheon should be provided where pipe is exposed.</b></p>
MEP18	M6.01		<p>Are unit ceiling registers to be located as seen on plans, or is Bidder to assume registers are centered in each room (considered industry standard)?</p> <p><b>Response: BALA: Plans show approximate location of register. Registers should be installed in proximity to exterior walls where shown. Registers should be centered to window/exterior wall where possible.</b></p>
MEP19	M6.01		<p>Angled ductwork as seen in unit plans will be difficult to run through truss webbing. Please confirm that 90-degree bends are acceptable.</p> <p><b>Response: DK – OK, but EOR verify. BALA: 90-degree bends are acceptable in these locations.</b></p>
MEP20	M6.01		<p>The location of thermostats within units cannot be found. Please clarify unit thermostat locations.</p> <p><b>Response: BALA: Thermostats within units are shown on unit plans. See M0.01 for thermostat symbol.</b></p>
MEP21	P0.01	Note 8	<p>Please confirm language. Owner typically obtains and pays for permits.</p> <p><b>Response: DK – Contractor to obtain Permits, Owner to pay for Permits.</b></p>

MEP22	P0.21		<p>Please confirm if specific ADA model fixtures are required, as none are called out.</p> <p><b>Response: BALA: Architect shall confirm fixture model numbers. MAG: See attached cut sheets. (in DropBox folder). Note: DK-These are same fixtures as specified for Type B (typical units).</b></p>
MEP23	P0.31	6 & 7	<p>Details show cast iron pipe. Please confirm whether Schedule 40 PVC is acceptable.</p> <p><b>Response: DK – PVC acceptable, but EOR to confirm. BALA: Per the specifications, Sch 40 PVC is acceptable. PVC shall not be used in return air plenums. Refer to mechanical plans for locations of any return air plenums.</b></p>
MEP24	P0.31	12	<p>3m Fire Barrier Caulk is called out. Is Hilti an acceptable alternate?</p> <p><b>Response: DK – OK, but AOR to verify. MAG: Yes BALA: UL-listed Hilti fire barrier caulk is an acceptable alternate.</b></p>
MEP25	P2.01A		<p>Storm inverts at multiple locations are at variance with civil plans. Please confirm the depth of said inverts.</p> <p><b>Response: BALA: Invert elevations shown on the civil plans are correct. Inverts on plumbing drawings will be revised to match civil drawings.</b></p>
MEP26	P2.01A		<p>Please provide depth of domestic water invert located along column line (18).</p> <p><b>Response: BALA: Domestic water piping shall enter the building below grade at elevation 331.00'</b></p>
MEP27	P2.01B		<p>Storm inverts are at variance with civil plans. Please confirm the depth of said inverts.</p> <p><b>Response: BALA: Invert elevations shown on the civil plans are correct. Inverts on plumbing drawings will be revised to match civil drawings.</b></p>
MEP28	P0.31		<p>Please provide detail for PEX manifold.</p> <p><b>Response: BALA: Detail will be provided in final CDs</b></p>
MEP29	P0.31		<p>Please provide plumbing pipe and equipment insulation schedule if desired to exceed code required minimum.</p> <p><b>Response: DK – Code minimum acceptable, but EOR to confirm. BALA: Refer to Plumbing Piping Insulation spec section.</b></p>

MEP30	P0.31	Please indicate what plumbing equipment is to receive housekeeping pads. <b>Response: BALA: Housekeeping pads shall be provided for EWH-3 and DWP-1</b>
MEP31	P0.11	Please provide storm and gas riser diagrams. <b>Response: BALA: Storm and gas riser diagrams will be provided in final CD set</b>
MEP32	P0.21	Please provide mounting heights for plumbing fixtures. <b>Response: BALA: Mounting heights shall be provided by architect.</b>
MEP33	P0.21	Please provide concrete slope for trench drains. <b>Response: BALA: Concrete slopes shall be provided by architect.</b>
MEP34	P6.01	Floor drains are not indicated in unit water heater closets. Please confirm, as Bidder considers these drains to be typical. <b>Response: BALA: Floor drains shall be provided in the water heater closets on the lowest level of the building for units that have the water heater within the apartment. Floor drains are not required for the water heater closets that are located outside the apartment on the balcony.</b>

#	Page	Detail	Interior Design
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II			When do you expect to provide ID drawings? <b>Response: DK – Post Bid; Provide recommended Allowance for Amenity Space. Said Allowance to be outside of Bid Amount.</b>
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#	Page	Detail	Specifications
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SP1			Please provide Fireplace specs and product details. <b>Response: DK – To be provided with ID Plans.</b>
SP2			Please provide Toilet Partition specs and product details. <b>Response: DK – This will be provided with ID Plans.</b>

SP3	087100.2.02	C1	Continuous Gear Hinges appears to be missing a section of information, please review and provide if missing. <b>Response: MAG: The section is fine, there is just a space from editing. Regarding Hardware Sets 1, 2, 3, &amp; 4. We will be removing continuous hinge from the stair tower doors.</b>
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S4	062023	2.2.B	<p>Please clarify where chair rail, crown moulding, and half-round are to be utilized in buildings.</p> <p><b>Response: MAG: In the units, no chair rail or crown. Shoe at all LVT conditions.</b></p>
S5	113100.2.2		<p>Several of the residential appliances listed in the specification are either discontinued or no longer being produced en masse. Please provide an updated residential appliance schedule.</p> <p><b>Response: DK – Will be provided under separate cover.</b></p>
S6	113100		<p>Will "equal" alternate appliance packages be accepted?</p> <p><b>Response: DK – Yes, as per the RFP Voluntary Alternate request.</b></p>