

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DIVISION OF CONSTRUCTION CONTRACTS ADMINISTRATION
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204



Contract No. 24167 PO0
Project No. 10000718
Fullerton Utilities New Truck Garage -
4419A Buck Schoolhouse Road, Rosedale, Maryland 21237
Rosedale – District 14c5

ADDENDUM NO. 3

DATE: 5/21/2025

Contact: Anthony Crews, 410-887-3531, tcrews@baltimorecountymd.gov

To All Bidders

This addendum is hereby made a part of the Proposal and the Special Provisions, and is hereby incorporated into the Contract. Should this addendum conflict with any portion of the Special Provisions, the Proposal, or any prior addenda, this addendum shall supersede and control.

Please note the attached changes, corrections, and/or information in connection with the contract and submit bids and be otherwise governed accordingly.

For Your Information

Attached are questions and answers received from contractors.

In The Specification

Remove and attached to be inserted:

Remove Old Page 261, Section 13 34 19 - 2.2 System Description, C – End Wall Framing and
Replace with Revised Page 261, Section 13 34 19 - 2.2 System Description, C – End Wall Framing.

On The Drawings

Drawings C500 and C501 – Supplemental Stormdrain Structure Part Schedule provided.

Attachments – 6

Please sign below acknowledging receipt of this addendum and return with your bid.

Company Name

Signature

| | | | | | | | |
|-----------------------------------|------|-------------------|----------------------------|--|---------------|--------------------------|--|
| | | | FULLERTON NEW TRUCK GARAGE | | | | G+P Architects, LLC 5/14/2025 |
| | | | | BID RFI'S | | | |
| DATE RECEIVED | RFI# | SPEC SECTION | DRAWING | QUESTION | RESPONSE DATE | RESPOND BY | ANSWERS |
| CONTRACTOR - NORTH POINT BUILDERS | | | | | | | |
| Emailed: Stuart Williams | | | | | | | |
| 5/14/2025 | 1 | Spec 13 34 19 | | 2.1 Manufacturers: Request to allow American Buildings, a NUCOR company as an approved metal building manufacturer. Should be an or equal option. | 5/16/2025 | G+P, Brian Wolf | Acceptable subject to compliance with Contract Document requirements |
| 5/14/2025 | 2 | | | Please confirm that EMT conduit is allowed inside the building above 10', and rigid conduit is allowed below 10' where it is exposed. | 5/16/2025 | BKM | Confirmed. No exception taken. |
| 5/14/2025 | 3 | | | Is BGE aware of this project? Has a design been completed by BGE? Will Baltimore County coordinate? | 5/15/2025 | BC - Dept PWT | BGE design has been completed by BC. |
| 5/14/2025 | 4 | 02 30 00 | C101/C102 | Confirm that new borings are required. | 5/15/2025 | Carroll Eng., Mark Mahan | Soil borings are not within the contractors scope. Borings shown have been completed. |
| 5/14/2025 | 5 | | C300 | Confirm that there is not a requirement for new C & G along the median between the parking lot and the main driveway. | 5/15/2025 | Carroll Eng., Mark Mahan | Confirmed. Existing curbing to remain at median area. |
| 5/14/2025 | 6 | | C300 | Confirm the edge of asphalt detail at the existitng storm water inlets at the parking lot. | 5/15/2025 | Carroll Eng., Mark Mahan | Question isnt clear. New pavement shall be provided per the asphalt details. |
| 5/14/2025 | 7 | | C601 | Detail MBR-1 at SWMP calls for 3" of mulch on a 3:1 slope. Can this be seed and curlex ilo mulch to prevent wash outs? | 5/15/2025 | Carroll Eng., Mark Mahan | No. Per C603 the 3:1 slopes are planted with switch grass plantings 36" OC. Mulch around the switch grass. |
| 5/14/2025 | 8 | | | Is a telecom ductbank required? None shown. If so, please provide a design. | 5/16/2025 | BKM | No telecom ductbank required. |
| 5/14/2025 | 9 | | E002 | Please confirm if EMT conduit is ok for use inside above 10', and rigid conduit below 10' where it is exposed. | 5/16/2025 | BKM | Confirmed. No exception taken. |
| 5/14/2025 | 10 | 26 01 00 /1.2 | | Fire alarm system is listed in specs, but not shown in the drawings. Please confirm that FA notification system is not required. | 5/16/2025 | BKM | Confirmed. Fire alarm system for the new truck garage is not required. |
| 5/14/2025 | 11 | 26 01 00/ 1.2 | | Motor starters are listed in specs, but none are shown in drawings. Please confirm. | 5/16/2025 | BKM | Confirmed. Motor starters are not required by div 26. |
| 5/14/2025 | 12 | | S301 | Confirm location on drawing S101 for detail E/S301 | 5/14/2025 | CEI, Cheryl Zaron | E/S301 is at the base of the C1 columns at the door openings. |
| 5/14/2025 | 13 | | A301 | Hardware Set(Overhead Doors) indicates HW by Others. Please confirm. E101 Note 2 states "controller by door supplier" | 5/15/2025 | G+P, Blanca Flores | Door hardware by door manufacturer for overhead doors. |
| 5/14/2025 | 14 | Table of Contents | | Page 2, IV. Proposal- Missing page 549 "Description of work" | 5/15/2025 | BC - Dept PWT | Description of work not required in Proposal form. |

FULLERTON BID RFIs

| | | | FULLERTON NEW TRUCK GARAGE | | | | G+P Architects, LLC 5/14/2025 |
|---------------|------|----------------|----------------------------|---|---------------|--------------------------|---|
| | | | | BID RFI'S | | | |
| DATE RECEIVED | RFI# | SPEC SECTION | DRAWING | QUESTION | RESPONSE DATE | RESPOND BY | ANSWERS |
| 5/14/2025 | 15 | | | Can the bid be extended (1) week since the site visit is scheduled the day before RFIs are due, and there will only be 4-5 working days from bid day for A/E to review and answer RFIs, and for contractors to review and apply answers to their bids. | 5/15/2025 | BC - Dept PWT | Addendum # 2 was issued to extend bid date to Thursday, May 29, 2025 |
| 5/15/2025 | 16 | | | Confirm that the balance of the existing parking lot will be available to contractors as a laydown and equipment/maerial storage area for the project | 5/16/2025 | Carroll Eng., Mark Mahan | The entire parking lot will be available to the contractor during construction. Contractor may use this area to provide laydown of construction trailer, parking of vehicles, storage of non-sediment laden materials. A stockpile area has not been designated for this site. If a stockpile location is desired by the contractor, they may discuss it with the Baltimore County Sediment Control Inspector at the Pre-Construction Meeting. See other comment responses about reuse of existing soil materials. |
| 5/15/2025 | 17 | | C500 | Please provide a detail for inlets I12, I13, I14 and I15. | 5/16/2025 | Carroll Eng., Mark Mahan | A supplemental Stormdrain Structure Part Schedule has been provided. |
| 5/15/2025 | 18 | 31 20 00, 2.1B | | States "Provide select borrow soil materials for replacement of all excavated material removed from the pipe trench. All excavated material removed from the trench excavations shall be hauled and disposed off-site. Provide test results or certification that borrow material meets the requirements for the specified material." Does all the excavated pipe trench material need to be hauled from the site and replaced with select backfill? The bulk of the utility work is located in non-structural areas. | 5/16/2025 | Carroll Eng., Mark Mahan | Test borings indicate that the site is generally underlain by loose existing fill (Stratum A A-2-4/SM) extending to depths of 13.5 to 14.5 ft below grade. Dense sand and silt with gravel (Stratum B A-4/ML) was encountered below the existing fill. Controlled fill is expected to be required for the proposed construction. Materials classified as SC, SM, SP, SW, GM, GC, GP, GW or more granular soils per ASTM D-2487 are considered suitable for new controlled fill. Controlled fill should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D-1557. Excavated sand from Strata A, free of organic and construction debris, is generally considered suitable for reuse as controlled fill. Please review comment response about stockpile locations. |
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| | | | FULLERTON NEW TRUCK GARAGE | | | | G+P Architects, LLC 5/14/2025 |
| | | | | BID RFI'S | | | |
| DATE RECEIVED | RFI# | SPEC SECTION | DRAWING | QUESTION | RESPONSE DATE | RESPOND BY | ANSWERS |
| CONTRACTOR - BUILDING CONCEPTS, LLC | | | | | | | |
| Emailed: Breana Montoya | | | | | | | |
| 5/14/2025 | 1 | | | Will the entire parking lot be turned over to the contractor for staging? | 5/15/2025 | BC - Dept PWT | Parking will be turned over for construction and staging. |
| 5/14/2025 | 2 | | | Who is responsible for special inspections? | 5/15/2025 | G+P. Blanca Flores | Contractor is to hire an independent inspector. |
| 5/14/2025 | 3 | 133419 2.2 C | | Spec page 261, 133419 2.2 C indicates that the end wall to be designed as expandable. Is this necessary as it will add cost to the project or is this note left over from another project? | 5/16/2025 | G+P. Blanca Flores | End wall sections not required. Spec language to be revised as follow: 1. Manufacturer's standard, for buildings not required to be expandable, consisting of [primary frame, capable of supporting one-half of a bay design load, and end-wall columns] [load-bearing end-wall and corner columns and rafters]. |
| 5/14/2025 | 4 | | S101 | There are 14 HSS (C1) columns and headers shown on S101. Are these members necessary or can the PEMB manufacturer provide alternate methods of framing the door openings since they will be designing the entire building? | 5/14/2025 | CEI, Cheryl Zaron | CEI takes no exception to the door opening framing being part of the PEMB scope. Members must be designed for the door loading and attachment. |
| 5/15/2025 | 5 | | | Is there a designated onsite area to place the excess spoils from the excavation or do the spoils need to be disposed offsite? | 5/19/2025 | Carroll Eng., Mark Mahan +BC | A stockpile area has not been designated for this site. Excess spoils must be disposed offsite. |
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| | | | FULLERTON NEW TRUCK GARAGE | | | | G+P Architects, LLC 5/14/2025 |
|-----------------------------------|------|--------------|----------------------------|---|---------------|--------------------------|---|
| | | | | BID RFI'S | | | |
| DATE RECEIVED | RFI# | SPEC SECTION | DRAWING | QUESTION | RESPONSE DATE | RESPOND BY | ANSWERS |
| CONTRACTOR - WOHLSEN CONSTRUCTION | | | | | | | |
| Emailed: Curtis Dalsimer | | | | | | | |
| 5/15/2025 | 1 | | | Is a fire alarm required in the building? Please provide plans and specs for Fire Alarm if required. | 5/16/2025 | BKM | Confirmed. Fire alarm system for the new truck garage is not required. |
| 5/15/2025 | 2 | | A301 | A301 – The finish materials schedule lists CONC1 (Concrete with Hardner) and CONC2 (Concrete with Traffic Coating). The finish schedule on the same page just lists CONC for the floor finish. Please clarify what type of coating is to be applied to the finished floor in A100. | 5/16/2025 | G+P, Blanca Flores | Use CONC1 should be used for the finished floor. |
| 5/15/2025 | 3 | 133419.2.6 | A301 | Please clarify the finish of the interior wall panels of the building. Specification 133419.2.6 is calling for these metal wall panels to be prefinished a Metal Gray color. Numbered Remark 2 on the Finish Notes on A301 seem to call for the interior of the metal building walls to be painted black. | 5/16/2025 | G+P, Blanca Flores | Insulated metal panel colors will be selected from the manufacturer colors. Provide Gray exterior finish with a white interior liner. |
| 5/15/2025 | 4 | | | Please clarify if we are to paint the underside of the roof deck. | 5/16/2025 | G+P, Blanca Flores | As noted in the specs, Roof deck will come with a multipurpose deck liner. Deck liner color to be selected from manufacturers colors |
| 5/15/2025 | 5 | | | Please clarify if we are to paint the metal building framing structure. | 5/16/2025 | G+P, Blanca Flores | Structure comes primed as noted in the specs, 133419. 2.5 Structural will be painted, color to be chosen from manufactures range of color |
| 5/15/2025 | 6 | | | Please clarify any additional items we are to field paint in the interior of the building. | 5/16/2025 | G+P, Blanca Flores | As noted on page A301 remark 1, exposed structure will be painted. |
| 5/15/2025 | 7 | | E003/E005 | Two of the existing light poles are shown with two heads each on E003. On E005 these relocated poles and heads are only shown with one head. Please clarify if we are to relocate both or just one of the heads as shown. | 5/16/2025 | BKM | On E003, drawing note 3 applies to both of the existing twin luminaire light poles. |
| 5/15/2025 | 8 | 312319 | C102 | There is a performance specification for Dewatering 312319. None of the borings shown on sheet C102. Please clarify what we are to include for dewatering with our lump sum bid. | 5/16/2025 | Carroll Eng., Mark Mahan | Groundwater is not anticipated to be encountered during the course of construction. Contractor dewatering will be limited to removing stormwater from any excavations after a stormevent. It's expected that the contractor may need a small pump and filter bag. |
| 5/15/2025 | 9 | | C500/C501 | Inlets I13, I14, & I15 are not shown on the Storm Drain Structure/Part Schedule on C500. Are these Inlets/Drain Basins to be the same as what is listed for I12 and shown on C501? | 5/16/2025 | Carroll Eng., Mark Mahan | A supplemental Stormdrain Structure Part Schedule has been provided. |
| 5/15/2025 | 10 | | C500 | SDS-16 is not listed on the stormdrain structure schedule on C500. What are we to provide for SDS-16? | 5/16/2025 | Carroll Eng., Mark Mahan | A supplemental Stormdrain Structure Part Schedule has been provided. |

C. End-Wall Framing:

1. Manufacturer's standard, for buildings not required to be expandable, consisting of [primary frame, capable of supporting one-half of a bay design load, and end-wall columns] [load-bearing end-wall and corner columns and rafters].

D. Secondary-Frame Type: Manufacturer's standard purlins and joists and exterior-framed (bypass) girts.

E. Eave Height: Manufacturer's standard height, as indicated by nominal height on Drawings.

F. Bay Spacing: As indicated on Drawings.

G. Roof Slope: 1/4 inch per 12 inches.

H. Roof System: Manufacturer's standard standing-seam, vertical-rib, metal roof panels.

I. Exterior Wall System: Foamed-insulation-core metal wall panels.

2.3 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a qualified professional engineer, as defined in Section 01 40 00 "Quality Requirements," to design metal building system.

B. Structural Performance: Metal building systems to withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated according to procedures in MBMA's "Metal Building Systems Manual."

1. Design Loads: As indicated on Drawings.

2. Collateral Load:

- a. Collateral load in pounds per square foot shall be applied to the entire structure to account for the weight of additional permanent materials other than the building system, such as sprinklers, mechanical systems, electrical systems, hung partitions, and ceilings.
- b. This allowance does not include the weight of hung equipment weighing 50 pounds or more.
- c. Equipment loads of 50 pounds or more are indicated on the Drawings and the structure shall be strengthened as required.

3. Deflection and Drift Limits:

- a. Design metal building system assemblies to withstand serviceability design loads without exceeding deflections and drift limits recommended in AISC Steel Design Guide No. 3 "Serviceability Design Considerations for Steel Buildings."

C. Seismic Performance: Metal building system to withstand the effects of earthquake motions determined according to ASCE/SEI 7.

D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

E. Structural Performance for Metal Roof and Wall Panels: Provide metal panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E1592:

1. Wind Loads: As indicated on Drawings.

F. Air Infiltration for Metal Roof Panels: Air leakage of not more than 0.06 cfm/sq. ft. when tested according to ASTM E1680 or ASTM E283 at the following test-pressure difference:

1. Test-Pressure Difference: 6.24 lbf/sq. ft.

G. Air Infiltration for Metal Wall Panels: Air leakage of not more than 0.06 cfm/sq. ft. when tested according to ASTM E283 at the following test-pressure difference:

1. Test-Pressure Difference: 6.24 lbf/sq. ft.

ADDENDUM # 03

 Fullerton Utilities
 New Garage

5/16/2025

STORMDRAIN STRUCTURE/PART SCHEDULE

| No. | Type | Inv. In | Inv. Out | Diameter | Reducer Required? | Rim Size | Rim Inv. | Northing | Easting |
|--------|--------------------|-------------------------|------------|----------|-------------------|----------|----------|------------|--------------|
| MH-1 | EXISTING MH | 211.36 | 205.22 | 48" | - | - | 219.57 | 622,752.90 | 1,453,980.17 |
| OCS-02 | INLET/BASIN | 211.94(12")/214.20 (4") | 211.84 | 15" | YES | 8" DOME | 217.70 | 622,723.03 | 1,453,943.80 |
| - | 45° BEND | 217.12 | 217.12 | 8" | - | - | - | - | - |
| - | VERTICAL WYE | 217.12 | 217.12 | 8"X8"X6" | - | - | - | - | - |
| - | 6" CO ADAPT FPT | - | - | - | - | 6" | 219.25 | 622,681.82 | 1,453,878.70 |
| CO-17 | 6" PLUG MPT | - | - | - | - | 6" | 219.25 | 622,681.82 | 1,453,878.70 |
| - | REDUCER | 217.29 | 217.21 | 6"x 8" | YES | - | - | - | - |
| WYE-3 | HORZ WYE | 217.38(4")/217.29 (6") | 217.29(6") | 6"x6"x4" | - | - | - | 622,681.82 | 1,453,878.70 |
| - | 45° BEND | 217.38 | 217.59 | 4" | - | - | - | - | - |
| RL-4 | DS BOOT | 217.46 | 217.46 | 4" | - | - | - | 622,680.45 | 1,453,879.50 |
| WYE-5 | HORZ WYE | 217.70(4")/217.61 (6") | 217.61(6") | 6"x6"x4" | - | - | - | 622,648.88 | 1,453,856.41 |
| - | 45° BEND | 217.70 | 217.70 | 4" | - | - | - | - | - |
| RL-6 | DS BOOT | 217.78 | 217.78 | 4" | - | - | - | 622,647.50 | 1,453,856.81 |
| WYE-7 | HORZ WYE | 218.12(4")/218.03 (6") | 218.33(6") | 6"x6"x4" | - | - | - | 622,614.66 | 1,453,833.24 |
| - | 45° BEND | 218.12 | 218.12 | 4" | - | - | - | - | - |
| RL-8 | DS BOOT | 218.20 | 218.20 | 4" | - | - | - | 622,613.07 | 1,453,833.93 |
| - | (2) 45° BEND | - | 218.03 | 6" | - | - | - | - | - |
| - | CO ADAPT FPT | - | - | - | - | 6" | 217.66 | - | - |
| CO-9 | 6" PLUG MPT | - | - | - | - | 6" | 217.66 | 622,615.49 | 1,453,830.47 |
| - | CO ADAPT FPT | - | - | - | - | 4" | 217.95 | - | - |
| CO-10 | 4" PLUG MPT | - | - | - | - | 4" | 217.95 | 622,705.58 | 1,453,924.11 |
| - | (2) 45 DEG. BEND | - | 213.33 | 4"x4"x4" | - | - | - | - | - |
| - | CO ADAPT FPT | - | - | - | - | 4" | 217.95 | - | - |
| CO-11 | 4" PLUG MPT | - | - | - | - | 4" | 217.95 | 622,700.56 | 1,453,920.46 |
| I-12 | 12" DOME INLET | - | 214.50 | 12" | - | 12" | 219.25 | 622,626.75 | 1,453,839.75 |
| I-13 | 12" DOME INLET | 214.18 | 214.08 | 12" | - | 12" | 219.00 | 622,652.58 | 1,453,857.22 |
| I-14 | 12" DOME INLET | 213.76 | 213.66 | 12" | - | 12" | 218.85 | 622,678.41 | 1,453,874.69 |
| I-15 | 12" DOME INLET | 213.34 | 213.01 | 15" | YES | 12" | 218.75 | 622,704.23 | 1,453,892.16 |
| SDS-16 | 8" SOLID COVER LID | 212.58 | 212.48 | 15" | YES | 8" | 220.20 | 622,677.06 | 1,453,926.41 |

 Contract No. 24167 PO0
 Addendum No. 3
 May 21, 2025