

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



Contract No. 25022 PP0
Project No's. 10000636
Essex Police Precinct 11 New Addition & Renovations (LEED SILVER CERTIFICATION) -
216 & 222 North Marlyn Avenue, Essex, Maryland 21221
Essex – District 15c7

ADDENDUM NO. 1

DATE: 12/1/2025

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 is the Pre-bid Site Meeting Agenda.

In the Drawings

Revised and attached to be inserted: Sheet 70 of 295, Drawing No. 2025-0961 – Planting Plan.
Sheet 73 of 295, Drawing No. 2025-0964 – Planting Plan Enlarged.

Attachments – 3

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

Company Name

Signature



Baltimore County Office of Budget & Finance Property Management Division

PRE-BID SITE MEETING AGENDA

Essex Police Precinct – Renovation and Addition
Job Order #: PROJ-10000636

December 19, 2025
WO#: 961528

Time: 9:00 am

Location: 216 N. Marlyn Avenue, Essex, MD 21221

1.0 Role of Baltimore County Property Management

Baltimore County Property Management will administer the contract, inspect the work and authorize payment with the Consultant’s aid.

2.0 Project Team

2.1 Contact and address for Baltimore County Property Management:

Baltimore County Property Management (BCPM)
12200 Long Green Pike
Glen Arm, Maryland 21057

Senior Project Manager: David Earling
dearling@baltimorecountymd.gov
Office: 410-887-2964
Cell Phone: 443-901-6535

Project Manager: Matthew Leebel
mleebel@baltimorecountymd.gov
Office: 410-887-3834
Cell Phone: 443-761-4862

2.2 Contact and address for Consultant:

Murphy & Dittenhafer Architects
226 West Market Street,
York, PA 17401

Project Architect: Rebecca McCormick, AIA
rlm@murphdittarch.com
Office: 410-848-8627

3.0 Project Schedule

3.1

Pre-Bid virtual meeting (PWLH & MWBE):	December 17, 2025 @ 10:00 am
Pre-Bid site walkthrough meeting:	December 19, 2025 @ 9:00 am
Due Date for RFIs from contractors:	December 31, 2025 @ 2:00 pm



Baltimore County Office of Budget & Finance

Property Management Division

RFI responses uploaded to solicitation: January 9, 2026 @ COB

Bids Opened: January 22, 2026 @ 10:30 am

- **Late Proposal submissions will not be opened.**

Estimated Construction Start: May 18, 2026

Estimated Construction Completion: May 29, 2028

3.2 Target dates are subject to the conditions encountered post bid. Period of Performance is 730 calendar days from NTP as noted in the bid documents. Liquidated Damages: \$1,500.00 per Calendar Day as noted in the bid documents.

3.3 Period of performance is required and may necessitate additional work days and hours to ensure completion

4.0. Safety

4.1 It is the contractor's responsibility to comply with all State and Federal Safety requirements, and to provide a safe working place for their own personnel and those of all parties associated with this project.

4.2 The Consultant, BCPM, and BCPAI personnel are instructed not to enter any area where conditions are unsafe. Work not inspected, because of such conditions, will not be accepted and paid for until safe access is provided to inspection's personnel.

5.0. Discussion lead by BCPM

5.1 Using Agency will direct their questions and concerns to Property Management only. No correspondence between the Contractor, Consultant and the Using Agencies will not have any impact on the project's scope, terms or schedule without Baltimore County Property Management's knowledge and consent in writing.

5.2 Progress meetings will be held bi-weekly. The first meeting will be after the project starts. RFIs, submittal, and procurement logs to be updated for each progress meeting.

5.3 Contractor to submit CPM schedule within (30) days from award. Updated CPM schedule due with each pencil copy each month.

5.4 Contractor to submit schedule of values for approval. Contractor is to be paid from End of Month Report. Retainage will be 5%. Invoices due by the 15th of the month.

5.5 Contractor is to have a **full-time superintendent** on the project when work is in progress.

5.6 The Contractor to submit a 24-hour/7 day emergency contact telephone numbers.

5.7 Smoking, tobacco products or vaping are prohibited anywhere on site.

5.8 Refer to GC-21, Article 31 for information concerning permits and fees.

5.9 The Contractor is responsible to keep up to date as-built documents.

5.10 The Contractor is to notify the County no less than 14 days in advance of proposed utility or site access interruptions. Refer to the Contract Specifications.

5.11 Change orders must be approved before proceeding.

5.12 Contractor will provide construction set up as described in the specifications.

5.13 Contractor to submit daily activity reports.

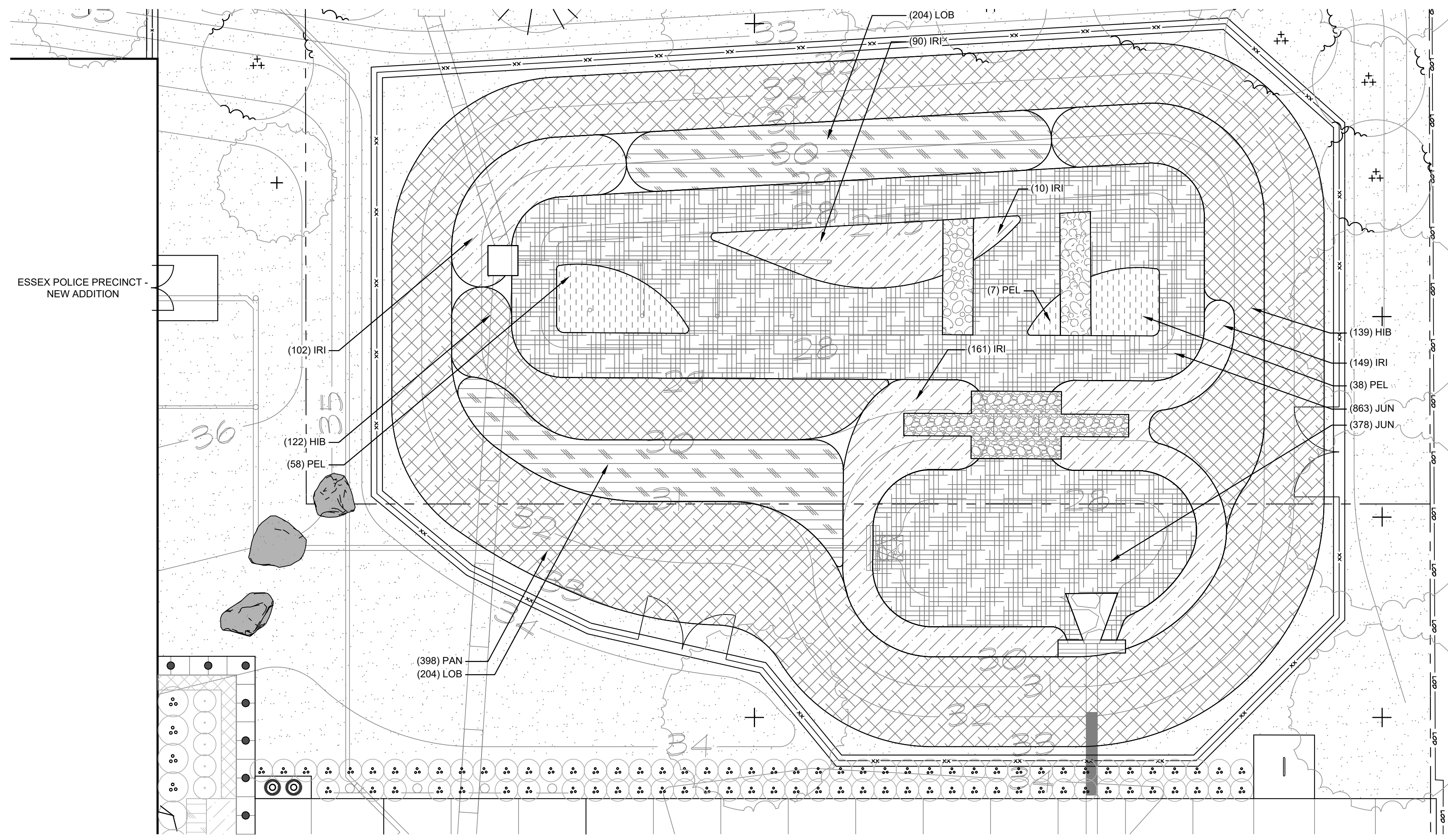


Baltimore County Office of Budget & Finance Property Management Division

- 5.14 Contractor to perform start-up demonstration by manufacturers rep, including video recording.
- 5.15 Contractor to submit O & M manuals and warranty information within 30 days of completion.
- 5.16 **ALL QUESTIONS should be submitted as RFIs via email** to Rebecca McCormick of Murphy & Dittenhafer, and copy Matt Leebel and David Earling
- 5.17 Minutes and attendance sign-in sheet of this meeting will be uploaded to the solicitation as an addendum and included as part of the contract.
- 5.18 Contractors must comply with Baltimore County Prevailing Wage and Local Hiring Laws.
- 5.19 Contract includes a 30% MWBE participation goal.
- 5.20 Project will be seeking LEED Silver Certification.
- 5.21 Contractors provided opportunity to view precinct and grounds.
- 5.21 Contractors provided opportunity to view residential home and grounds.

No proposal or project scope questions will be answered at this time. Please submit all questions as RFIs by December 31, 2025.

Thank you for your time and interest on this Project



PLANT SCHEDULE - NORTH SWM

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
PERENNIALS, GROUNDCOVER, AND ORNAMENTAL GRASSES						
IRI	96	Iris versicolor Blue Flag	#1	Cont.	18" o.c.	
JUN	105	Juncus effusus Soft Rush	#1	Cont.	18" o.c.	
PAN	55	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	#1	Cont.	36" o.c.	
RUD	37	Rudbeckia x 'American Gold Rush' American Gold Rush Coneflower	#1	Cont.	24" o.c.	
SOL	25	Solidago rugosa Wrinkleleaf Goldenrod	#1	Cont.	18" o.c.	

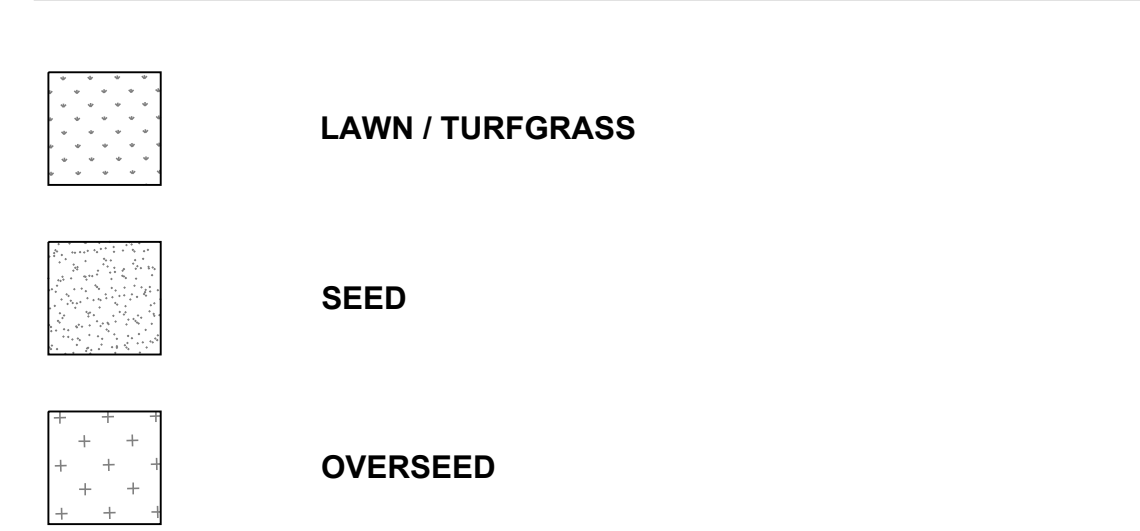
PLANT SCHEDULE - EAST SWM

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
AQUATIC						
PEL	103	Peltandra virginica Arrow Arum	SP#4	Cont.	18" o.c.	
PERENNIALS, GROUNDCOVER, AND ORNAMENTAL GRASSES						
HIB	261	Hibiscus moscheutos Rose Mallow	#1	Cont.	24" o.c.	
IRI	512	Iris versicolor Blue Flag	#1	Cont.	18" o.c.	
JUN	1,241	Juncus effusus Soft Rush	#1	Cont.	18" o.c.	
LOB	408	Lobelia cardinalis Cardinal Flower	#1	Cont.	18" o.c.	
PAN	398	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	#1	Cont.	36" o.c.	

PLANT SCHEDULE - SOUTH SWM

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
PERENNIALS, GROUNDCOVER, AND ORNAMENTAL GRASSES						
IRI	297	Iris versicolor Blue Flag	#1	Cont.	18" o.c.	
JUN	173	Juncus effusus Soft Rush	#1	Cont.	18" o.c.	
LOS	87	Lobelia siphilitica Great Lobelia	#1	Cont.	18" o.c.	
PAN	80	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	#1	Cont.	36" o.c.	

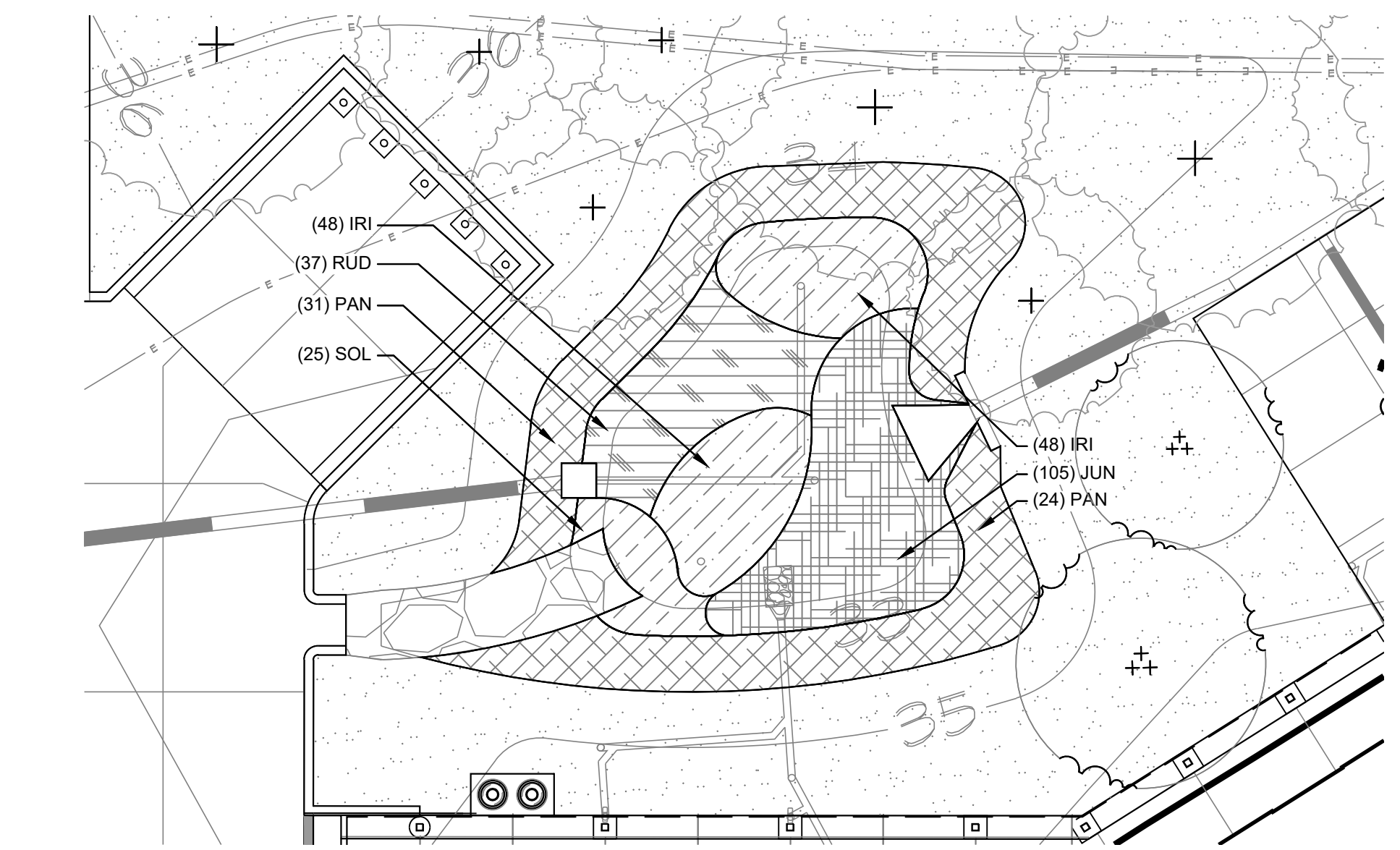
PLANTING LEGEND



NOTES:

- LANDSCAPE SITE LIGHTING AND LANDSCAPE ACCENT LIGHTING TO BE COORDINATED IN LIGHTING CONSULTANT'S DRAWINGS.
- CENTER TREES IN PLANTER BEDS UNLESS NOTED OTHERWISE.
- LANDSCAPE ARCHITECT TO APPROVE ALL PROPOSED PLANT LAYOUT/LOCATIONS PRIOR TO INSTALLATION.

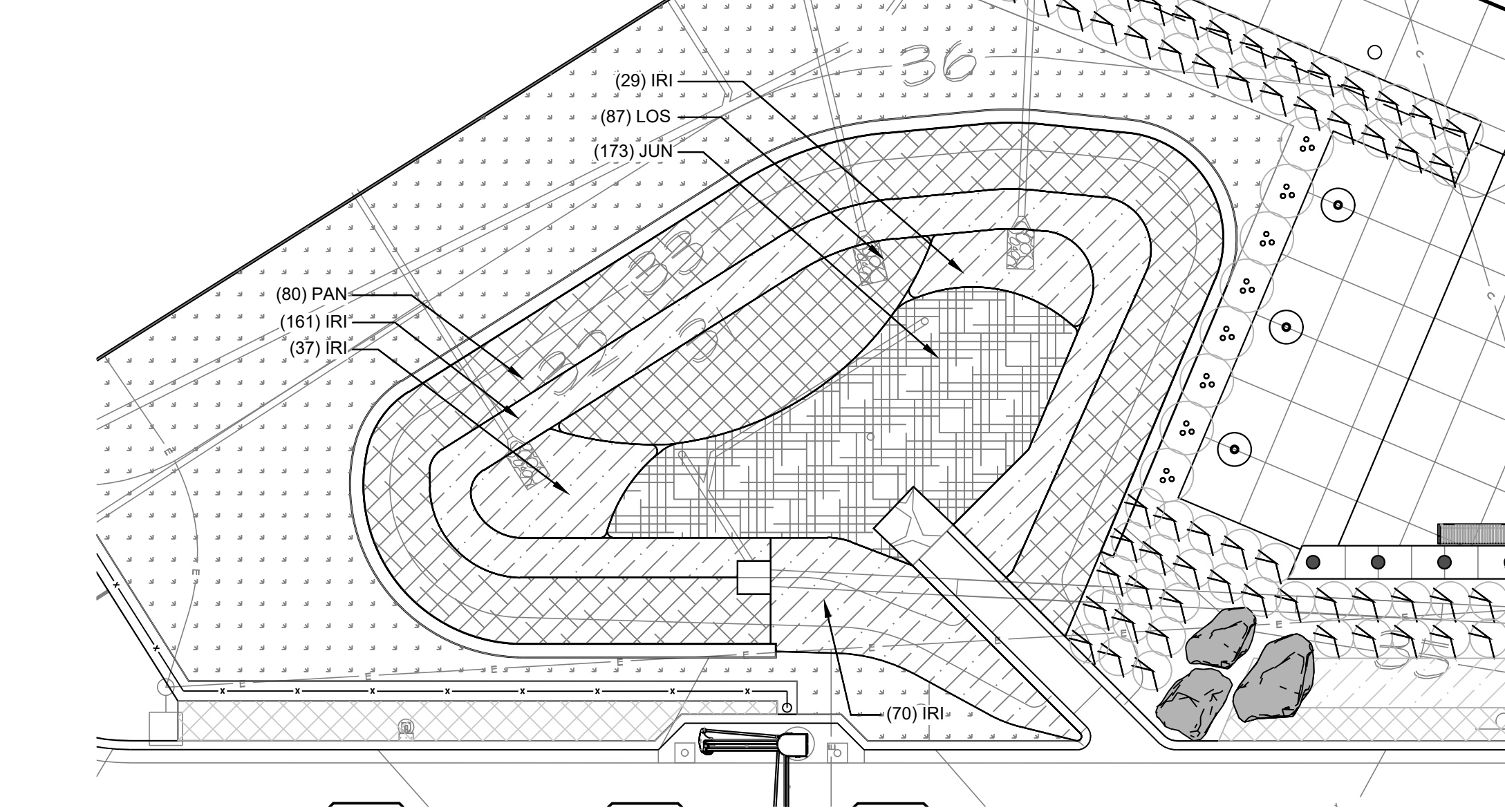
1 PLANTING PLAN ENLARGEMENT - EAST SWM



2 PLANTING PLAN ENLARGEMENT - NORTH SWM



3 PLANTING PLAN ENLARGEMENT - SOUTH SWM



APPROVED: _____ Chief
**STORMWATER ENGINEERING
 BALTO. CO. DEPT. OF
 ENVIRONMENTAL PROTECTION
 AND SUSTAINABILITY**

PROFESSIONAL CERTIFICATION	AS-BUILT / REVISION	BY	DATE	P.W.A. NO.	KEY SHEET	POSITION SHI	DRAWING SCALE	PROPERTY MANAGEMENT
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 1152 EXPIRATION DATE: 09/10/2026 LANDSCAPE ARCHITECT: Mark Edward Pelusi, Jr. AS-BUILT PER RECORD PRINT BY: _____ DATE: _____ CHD BY: MEP	CONTRACT COMPLETION BOX				ISW	7NE28 8NE28 8NE29	PLAN SCALE: AS SHOWN PROFILE SCALE: _____	APPROVED BY: _____ PROPERTY MANAGER
	BUREAU OF ENGINEERING AND CONSTRUCTION	TRAFFIC	HIGHWAYS	STRUCTURES	STORM DRAINS	SEWER	WATER	FIELD ENGINEER
	REVIEWED BY: _____							
	DATE REVIEWED: _____							

BALTIMORE COUNTY OFFICE OF BUDGET AND FINANCE - PROPERTY MANAGEMENT

ESSEX POLICE PRECINCT - 11
LANDSCAPE - PLANTING PLAN ENLARGEMENT

RENOVATION & ADDITION

216 & 222 North Marlyn Ave, Essex, MD 21221

ELECTION DIST. NO.: 15C7

SHEET DESIGNATION	CONTRACT NUMBER
L7.04	25022 PPO
	JOB ORDER NUMBER
	PROJ-10000636
	SHEET 73 OF 295
	DRAWING NUMBER
	2025 - 0964
	FILE NO.: 8

