

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. 2

DATE: 12/23/2025

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 the pre-bid meeting minutes along with the list of attendees that was held on Wednesday, December 17, 2025 @ 10:00 A.M. EST. via Webex. Also the pre-bid site meeting minutes along with the list of attendees held on Friday, December 19, 2025 @ 9:00 A.M. EST. at the site.

Attachments – 9

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 MWBE/PWLH MEETING MINUTES

Essex Police Department – Renovation & Addition
Job Order #: PROJ-10000636

December 17, 2025
WO#: 961528

Time: 10:00am **Location:** Webex

1.0 Attendees:

- David Earling – Baltimore County Property Management
- Matthew Leebel – Baltimore County Property Management
- Gary Brown – Baltimore County Minority Business Enterprise
- Shane Harbo – Baltimore County Prevailing Wage
- Major Chimelli – Baltimore County Police Department
- Lt. Huber – Baltimore County Police Department
- Brian Gaddis – Baltimore County Police Department
- Michelle Clements – Keller Brothers
- Sharna Graham – G&H Construction Services
- Luke Brister – Glenelg Construction
- Rick Tyler - Mullan Contracting
- Brian Adams - Patuxent Roofing
- Tony Butta – TMI
- Sarah Mouradian – Dustin Construction
- Melissa Hill – Dustin Construction
- Courtney Manley – Towson Mechanical
- Hunter Parrott – North Point Builders
- Tushar Wadhvani – Doyle Construction Company
- Nichols Contracting – John Calantonio
- Drew Manning – Oak Contracting
- Alli Melrath – Lewis Contractor
- Megan Frank - Manor General
- Lance Feree – Wagman
- Lynn Imbrogulio – Patuxent Materials
- Noah Grover – Bristol Environmental
- DuWayne Baird – EA Energy Solutions
- Lindsay Milne – Nichols Contractors
- Eric Mahala – FCR Electric
- Joseph Rode – unidentified company
- 614...21 Phone number – unidentified contractor
- 443...26 Phone number – unidentified contractor
- 410...99 phone number – unidentified contractor



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2.0 Start of Meeting:

- 2.1 Meeting started at 10:05am by David Early, Senior Project Manager, with Baltimore County Property Management. Project contract number 25022 PPO and Job Order: PROJ-10000636. Project carries a 30% MWBE goal.
- 2.2 Dave Earling reminded contractors that they should be pre-qualified to bid on the project and that can be found through the DPWT website.
- 2.3 RFIs should come through the pre-qualified GC and not the subcontractors.

3.0 Prevailing Wage

- 3.1 Presentation by Shane Harbo
- 3.2 Baltimore County's Prevailing Wage and Local Hire unit is the county's designated authority to enforce the Prevailing Wage and Local Hiring laws.
- 3.3 Violations of these laws may be subject to liquidated damages, withholding of payment, and in some cases could cause the contract to be terminated or debarment for one year
- 3.4 Performing construction work onsite or an adjacent site subject to the contract terms
- 3.5 All contractors must register with the Baltimore County preferred Certified Payroll system, LCP tracker, and certified payrolls are to be submitted within 14 days after the CPR week ending date.
- 3.6 If your company is selected, the required information to submit on the certified payrolls.
- 3.7 Workers will be properly classified by the work performed and are paid on the type of tools used throughout the workday, not job titles. Evaluate the Wage rate sheet attached to the bid, if unable to locate a proper classification on the list please notify the Prevailing Wage and Local Hire Unit at PrevailingWage@BaltimoreCountyMD.gov
- 3.8 Use of Apprentices and the proper ratio of workers to supervision will be followed pursuant to Maryland law, which is currently 1 to 1 as well as Apprentice wage rates in accordance with your programs Standards.
- 3.9 Workers classified as helpers are not allowed on county projects.
- 3.10 Overtime is paid for more than 8 hours in a day and more than 40 hours in one week. Overtime is also paid for ALL work on Sundays and Holidays.
- 3.11 Overtime is 1.5 times the base rate and only 1 time on fringes
- 3.12 You must Permit Baltimore County or their designee CCMI access to the worksite for audits as necessary, monthly.
- 3.13 You must do your due diligence to hire according to the Local Hiring requirement.
- 3.14 Before a Notice to Proceed is issued all contractors on the project must perform an employment analysis, the analysis is used to determine how many jobs will be required to complete the project and evaluate the current staffing availability.
- 3.15 A monthly local hire report is also required for local hire workforce compliance.
- 3.16 The county Prevailing wage website: www.baltimorecountymd.gov/departments/prevailing-wage/ or enter prevailing wage in the search box on the county website and it will also direct you.



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Property Management Division

3.17 Opportunity for Questions provided, no questions asked.

4.0 MWBE

- 4.1 Gary Brown introduced project with a MWBE Goal of 30% participation.
- 4.2 Contractors must complete MWBE documents and submit with their proposal, any incomplete or missing MWBE forms with proposal will not be accepted.
- 4.3 Only MDOT certified or Baltimore City Minorities approved qualify towards goal.
- 4.4 Minority owned prime may self-perform up to 50% of the goal.
- 4.5 Supplies can only count towards 60% of the goal.
- 4.6 Prime is expected to submit a monthly goal and monthly payment reports.
- 4.7 Mr. Brown will be making periodic visits to the project and/or contractor's office.
- 4.8 Email for MWBE office is mwbe@baltimorecountymd.gov, website is <https://www.baltimorecountymd.gov/departments/budfin/purchasing/supplier-diversity/MWBE>
- 4.9 Contractors can email dearling@baltimorecountymd.gov and mleebel@baltimorecountymd.gov, they will send the messages through to the MWBE office.

5.0 Schedule

- 5.1 Pre-bid site meeting 12/19/25 at 9am.
- 5.2 RFI Upload 1: 12/22/25 by 5pm.
- 5.3 RFIs due 12/31/25 at 5pm.
- 5.4 RFI Upload 2 (Final): 1/9/26 by 5pm.
- 5.5 Bids Opened: 1/22/26 at 10:30am.

6.0 Meeting Closing

- 6.1 Dave Earling asked if there were any final closing questions as the meeting is closing.
- 6.2 Meeting adjourned 10:18am.



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Property Management Division

PRE-BID SITE MEETING MINUTES

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 |
| 3.2 Pre-Bid site walkthrough meeting: | December 19, 2025 @ 9:00 am |
| 3.3 Initial RFI Upload | December 22, 2025 @ 5:00 pm |
| 3.4 Due Date for RFIs from contractors: | December 31, 2025 @ 5:00 pm |



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Property Management Division

3.5 Final RFI responses uploaded to solicitation: January 9, 2026 @ 5pm

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

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

3.7 Estimated Construction Start: May 18, 2026

3.8 Estimated Construction Completion: May 29, 2028

3.9 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.

3.10 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 led 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 schedule of values for approval.

5.4 Contractor to submit CPM schedule within (30) days from award.

5.5 Updated CPM schedule due with each pencil copy each month.

5.6 Contractor is to be paid from End of Month Report. Retainage will be 5%. Invoices due by the 15th of the month.

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

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

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

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

5.11 The Contractor is responsible to keep up to date as-built documents and deliver CAD as-builts performed by professional surveyor at end of project.

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.



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- 5.12 Contractor will provide construction set up as described in the specifications.
- 5.13 Contractor to submit daily activity reports.
- 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 in this Project!



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Property Management Division

Sign-in Sheet

Project Name: Essex Police Department - Renovation and Addition Work Order# 961528 Contract: 25022 PPO				
Date of Meeting: December 19, 2025, 9:00am Location: 216 N. Marlyn Avenue Essex, MD 21221				
Name (Please Print)	Company	Phone	Initials	Email Address
Brett Hanson	Banco Emt	4103350660	BH	banc@bancoemt.com
Rob McCall	North Point	410-477-8541	RM	RMcCall@NPBINC.COM
PATRICK WARD	KELLER BROTHERS	301-233-2826	PBW	PWARD@KELLERBROTHERS.COM
Michelle Clements	Keller Brothers	C: 301-456-9032 301-609-9300	MC	mclements@kellerbrothers.com
Keith D. Venanzio	Malstrom Electric	410-962-0116	KSD	Keith@malstromelectric.com
Rick Tyler	Mullaw Contracting	410-842-1426	RT	RTyler@mullawei.com
Joseph Reda	MULLAW CONTRACTING	410-494-9200	JR	JReda@mullawei.com
Casey Collier	PCS	275-242-7364	CC	ccollier@powercomponents.com
Eric Mahala	FCE	443-877-0573	EM	emahala@fcenterprises.com
Marc McGovern	Mullaw	443-386-2671	MM	morgovern@mullawei.com

Name (Please Print)	Company	Phone	Initials	Email Address
DREW MANNING	OAK	40-258-9378	DMJ	DMANNING@OAKCONTRACTING.COM
Melissa Hill	Dustin Construction	301-810-4320	MH	mhill@dustinconstruction.com
KEVIN SINGH	TMS	443 531 1115	KS	Ksingh@townsmechanical.com
Anthony Butta	TMTI	410-668-1210	AB	abutta@townsmechanical.com
Brian Adams	Putnam Roofing	840 930 0107	BA	Badams@putnamroofing.com
Chike OKORO	Temporary Wall Systems	301-437-4788	CO	chike.okoro@tempwallsystems.com
Steve Gaugh	AEI	410-967-2070	SG	Steve@AEElectrical.com
LANE FERREE	WAGMAN	717.915.6587	LF	LCFERREE@WAGMAN.COM
Deirdre Miller	Doyle	410 984 4869	DM	dmler@doyleconco.com
Chela Pagan	Doyle	610 533 9393	CP	cpagan@doyleconco.com
Lindsay Milne	Nichols	443 656 5066	LM	Lmilne@nicholscontracting.com
Chop. Essel	Stokside	443-336-0733	CE	est.essel@stoksidegroup.com
Megan Frank	Manor General	717-688-1753	MRF	Info@ManorGeneral.com

Name (Please Print)	Company	Phone	Initials	Email Address
Detmering Inthason	Dvorak	443-530-6205	DI	DInthason@DvorakLLC.com
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Joey Fallon	Dvorak	4437525511	JF	JFallon@DvorakLLC.com
Joe Dohony	CS MILLER	410-375-9243	JD	JDOHONY@CSMILLERLLC.COM
Styanne Lewis	ROCKNES 11942	410-325-7622	SL	RLewis11942@Gmail.com