

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



Contract No. 25033 GX0
Project No.
10000865

Rockdale Park Renovations & Enhancements –
3326 North Rolling Road, Gwynn Oak, Maryland 21244
Gwynn Oak – District 2c4

ADDENDUM NO. 1

DATE: 9/10/2025

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 meeting agenda.

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

Rockdale Park – Revitalization
Job Order #: PROJ-10000865

September 25, 2025
WO#: 908636

Time: 11:00 am

Location: 3326 N. Rolling Road Gwynn Oak, MD 21244

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:

Mahan Rykiel Associates Inc.
3300 Clipper Mill Road, Ste. 200
Baltimore MD, 21211
Project Architect: Mark Pelusi
mpelusi@mahanyrykiel.com
Office: 410-235-6001

3.0 Project Schedule

3.1

Pre-bid virtual meeting (PWLH & MWBE):	September 24, 2025 @ 10:00 am
Pre-bid site meeting:	September 25, 2025 @ 11:00am
Due Date for RFIs from contractors:	October 1, 2025 @ COB



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RFI responses uploaded as Addendum: October 8, 2025 @ COB

Bids Opened: October 16, 2025 @ 10:30am

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

Start of construction: January 12, 2026

Full and final completion of contract: January 18, 2027

- 3.2** Target dates are subject to the conditions encountered post bid. Period of Performance is 371 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** 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.



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- 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. Daily Report to include time and number of employees on-site.
- 5.14 Contractor to submit as-builts by professional surveyor, O & M manuals, and warranty information within 30 days of completion.
- 5.15 **ALL QUESTIONS should be submitted as RFIs via email** to Mark Pelusi of Mahan Rykiel Associates, and copy Matt Leebel and David Earling.
- 5.16 Minutes and attendance sign-in sheet of this meeting will be uploaded as an addendum and included as part of the contract.
- 5.17 Contractors must comply with Baltimore County Prevailing Wage and Local Hiring Laws.
- 5.18 Project carries a 25% MWBE goal.

No proposal or project scope questions will be answered at this time. Please submit all questions as RFIs by October 1, 2025.

Thank you for your time and interest on this Project