

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



Contract No. 25114 GX0
Project No. 10000634
Northwest Regional Park Splash Pad and Supporting Facilities
4515 Deer Park Road, Owings Mills, MD 21117
Owings Mills – District 2c4

ADDENDUM NO. 3

DATE: 2/19/2026

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 held on Wednesday, February 18, 2026 @ 10:00 A.M. EST. via Webex. Also attached are the site visit meeting minutes along with the list of attendees held on Thursday, February 19, 2026 @ 11:00 A.M. EST. at the site.

Attachments – 6

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-CON MWBE MEETING MINUTES

Northwest Regional Park – Splash Pad
Job Order #: PROJ-10000634

February 18, 2025
WO#: 971383

Time: 10:00 am

Location: Webex

1.0 Introduction of Project

1.1 Matthew Leebel introduced project as Northwest Regional Park – Splash Pad under contract number 25114 GX0, Baltimore County work order number and Job Order number PROJ-10000634. Project is State of Maryland Prevailing Wage and carries a MWBE goal of 30%.

2.0 Attendees

- 2.1 Matthew Leebel – Baltimore County Property Management
- 2.2 David Earling – Baltimore County Property Management
- 2.3 Amy Horning – Baltimore County Property Management
- 2.4 Gary Brown – Baltimore County Minority Business Enterprise
- 2.5 David O’dell – Baltimore County Rec and Parks
- 2.6 Greg Eberwein – Horton Mechanical
- 2.7 Dillon Toms - Warwick Contracting
- 2.8 Jeffrey Hebditch – Trinity Subsurface
- 2.9 Michael Grimes – Main line com pools
- 2.10 Ethan Benjamin – Nichols
- 2.11 Hunter Parrot – North Point Builders
- 2.12 Rocio Villatoro – BMC Services
- 2.13 Tommy Thompson – SAI
- 2.14 Wesley – Allied Contractors
- 2.15 Dawn Holden – Mid Atlantic products
- 2.16 Samir – Company Unknown
- 2.17 Sean Briggs – Parks at Play

3.0 MWBE Presentation

- 3.1 Presentation of MWBE information made by Angela Estes.
- 3.2 Introduced project MWBE Goal is 30%.
- 3.3 Make sure to complete forms in their entirety.
- 3.4 Only MDOT certified or Baltimore City Minorities approved qualify towards goal.
- 3.5 Minority owned prime may self-perform up to 50% of the goal.
- 3.6 Supplies can only count towards 60% of the goal.



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- 3.7 Prime is expected to submit a monthly goal and monthly payment reports.
 - 3.8 Mr. Brown will be making periodic visits to the project and/or contractor's office.
 - 3.9 Any changes to the MWBE plan must be submitted to the Baltimore County MWBE office and need to be approved after plans have been previously approved.
 - 3.10 Monthly reports must be submitted by prime and subcontractors even if no work was performed.
 - 3.11 Failure to report in a timely manner could result in non-compliance.
 - 3.12 Opportunity provided for additional MWBE questions; none asked.
- 4.0 PWLH Presentation**
- 4.1 Matthew Leebel reminded call participants that project was State of Maryland PWLH.
 - 4.2 Amy Horning stated rates are in the proposal book and stated that a PWLH pre-con meeting will be held with the qualified low bid.
- 5.0 Schedule presented by Matthew Leebel**
- 5.1 Pre-bid MWBE meeting held today, 2/18/2026.
 - 5.2 Pre-bid site meeting held at the site 2/19/2026 11:00am, address is 9900 Lyons Mill Road, Owings Mills, MD 21117.
 - 5.3 RFIs are due from contractors 2/19/2026 at 3pm, please make sure to get them in as early as possible.
 - 5.4 Minutes from this meeting, the Pre-bid site meeting sign in sheet, and minutes from the Pre-bid site meeting will be uploaded as addendum 3 on or before 2/20/2026.
 - 5.5 RFI responses uploaded as an addendum by 2/26/2026 at 3pm.
 - 5.6 Bids are scheduled to be opened 3/5/2026. Reminder that DPWT does not open late bids.
 - 5.7 Target construction dates are beginning June 2026, and completion June 2027. Those dates are subject to conditions encountered post bid.
- 6.0 Meeting Adjournment**
- 6.1 Opportunity for Questions provided
 - 6.2 Samir asked about mechanical equipment substitutions. Response that we are not taking substitution requests during bidding and that contractors are to bid project as designed.
 - 6.3 Ethan asked where to submit RFIs, response that they should submit RFIs to the architect and copy Matt Leebel and David Earling. RFI email addresses are on Addendum 2.
 - 6.4 Meeting ended 10:16am.



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Sign-in Sheet

Project Name: Northwest Regional Park - Splash Pad | Work Order# 971383 | Contract: 25114 GX0 | Job Order: PROJ-10000634

Date of Meeting: February 19, 2026, 11:00am | Location: 9900 Lyons Mill Road Owings Mills, MD 21117

| Name (Please Print) | Company | Phone | Initials | Email Address |
|---------------------|--------------------------|--------------|----------|-----------------------------------|
| SEAN SIMMONS | LITTSCHLOSSER | 301.777.1300 | SS | BIDS@LITTSCHLOSSER.COM |
| Ethan Benjamin | Nichols Contractors | 301-201-7151 | EB | e.benjamin@nicholscontractors.com |
| Hunter Parrott | RB | 410-477-8541 | HP | estmatti@npbinc.com |
| Steve Gault | AET | 410-967-2072 | SG | Steve@Aetlectric.com |
| Brandford Y | CEDAR LANE | 443-510-6445 | BY | bids@cedarlanemd.com |
| 1 Dan Toms | WarnickContract | 443-391-3207 | DT | Dillanton@warnickcontract.com |
| Danly Addison | B R Sparks at Plan | 443-615-219 | DGA | DanlyAddison1812@gmail.com |
| Brett H., Per | Sparks at Plan | 443-304-9045 | BH | Bhosper@sparksatplan.com |
| BRIGID BELAKOFF | ACI | 410-365-7205 | BB | bki@alliedcontractor.com |



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PRE-BID SITE MEETING AGENDA

Northwest Regional Park – Splash Pad
Job Order #: PROJ-10000634

February 19, 2026
WO#: 971383

Time: 11:00 am

Location: 9900 Lyons Mill Road Owings Mills, MD 21117

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 Associate: Mia Quinto
mquinto@mahanrykiel.com
Office: 410-235-6001



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3.0 Project Schedule

3.1

| | |
|---|---|
| Pre-bid virtual meeting (MWBE): | February 18, 2026 @ 10:00 am |
| Pre-bid site meeting: | February 19, 2026 @ 11:00am |
| Due Date for RFIs from contractors: | February 19, 2026 @ 3:00pm |
| RFI responses uploaded as Addendum: | February 26, 2026 @ 3:00pm |
| Bids Opened: | March 5, 2026 @ 10:30am |
| | ▪ Late bid submissions will not be opened. |
| Target start of construction: | June, 2026 |
| Target full and final completion of contract: | June, 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 are \$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 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 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.



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- 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. Change orders must be approved before proceeding.
- 5.11 Contractor will provide construction set up as described in the specifications.
- 5.12 Contractor to submit daily activity reports on a weekly basis. Daily Report to include time and number of employees on-site.
- 5.13 Contractor to submit as-builts by professional surveyor, O & M manuals, and warranty information within 30 days of completion.
- 5.14 **ALL QUESTIONS should be submitted as RFIs via email** to Mia Quinto of Mahan Rykiel Associates, and copy Matt Leebel and David Earling from Baltimore County using the email addresses above.
- 5.15 Minutes and attendance sign-in sheet of this meeting will be uploaded as an addendum and included as part of the contract.
- 5.16 Contractors must comply with State of Maryland Prevailing Wage and Local Hiring Laws.
- 5.17 Project carries a 30% MWBE goal.

No proposal or project scope questions will be answered at this time. Please submit all questions as RFIs by February 19, 2026.

Thank you for your time and interest on this Project !