

ROBERT G. CASSILLY
Harford County Executive

ROBERT S. McCORD
Director of Administration



SPENCER EBANN
Director of Procurement

INVITATION FOR BIDS

BID NO. 25-088

TITLE

ADDENDUM NO. EMMORTON REC INTERIOR RENOVATIONS – BATTING CAGE AREA. LOCKER TOOM AREAS, AND THE FRONT LOBBY

December 23, 2025

Ladies and Gentleman:

The purpose of this addendum is to provide clarification(s) to prospective bidders.

QUESTION #1: Reference Drawing AD101. There is a note on this drawing that states an Electrical Demolition Permit must be obtained, and the County will not issue a Building Demolition Permit or New Work Permit (Building Permit) until the Electrical Demolition permit has received an approved final inspection. Does this mean the work under the Electrical Demolition Permit must be completed and inspected by the County before the County releases the Building Demolition and/or New Work Permit (Building Permit)? What concerns led the County to add this note to the drawing? Please be specific in your response.

ANSWER #1: The electrical demolition must be completed first, then inspected and approved by the County Code Compliance Inspector before any other demolition or new work begins. This is standard county practice and procedure for a project like this. The safety of the project requires that the proper electrical demolition be completed before other demolition or new work activities commence. This can happen during the pre-construction submittal phase. A building permit will be issued after the electrical demolition has been signed off as complete.

#25-088 Add.1 Page 1 of 6

QUESTION #2: Refer to GC-24 Insurance Requirements. This project involves interior renovations in an existing building, with minimal pollution risk. This section requires all subcontractors to provide Contractor's Pollution Liability insurance. Typically, as a General Contractor, we require subcontractors performing excavation, plumbing, fire sprinkler, electrical, drywall, and painting work to carry this insurance. There is no exterior building envelope work or hazardous materials abatement involved in this project. Requiring all subcontractors to carry Contractor's Pollution Insurance may prevent many from bidding, as they do not and will not carry this coverage. Please clarify.

ANSWER #2: Pollution Liability insurance will be waived for this project; see the attached new document. insurance requirements. Pages 1-6

QUESTION #3: Reference GC-24 Insurance Requirements. Subcontractors will not be required to provide Contractor's Professional Liability Insurance unless they must provide delegated design with engineered/stamped drawings. If all subcontractors must obtain this insurance, it could prevent many from bidding on this project, as they do not and will not carry such insurance. Please clarify.

ANSWER #3: GC-24 Field Engineering is a general condition requirement; it is not an insurance requirement. The Contractor is responsible for providing and paying for any Civil, Structural, or other professional field engineering services needed to execute the Contractor's construction methods, such as engineered shop drawings, scaffolding, deviations from existing plans and specs, etc.

QUESTION #4: Refer to GC-24 Insurance Requirements. Subcontractors will not provide Builders' Risk Insurance. The Contractor will secure Builders' Risk Insurance for the project. Confirm that subcontractors are not required to provide Builders' Risk Insurance.

ANSWER #4: GC-24 does not specify "insurance requirements." Yes, the General Contractor is responsible for providing Builders' Risk insurance as outlined in the insurance requirements attached to this addendum. Pages 1-6.

QUESTION #5: Reference GC.9 Permits. Does the (245) day completion duration from the date Does the Notice to Proceed include the time for the Contractor to obtain the Building Permit? If so, does Harford County guarantee that the

Building Permit will be approved during the (30) day Preconstruction Submittal Phase of the project?

ANSWER #5: A building permit will be issued once the project is awarded. This will not impact the preconstruction submittal phase. The electrical demo permit must be signed off before the building permit is issued. The Building Permit is awaiting issuance since plan review has already occurred.

QUESTION #6: Confirm that there are no MBE/DBE participation goals for this project.

ANSWER #6: MBE/DBE participation is not required for this project, and no wage scale is necessary.

QUESTION #7: Please identify the phase where the Add Alternate pricing (A101) should be included on the bid form.

ANSWER #7: Alternate Bid Items #1 through #3 have their own section on the Bid Form on Bonfire. The same materials and finishes as Base Bid Item #2 and Item #3. Please refer to sheet A101. If any of these alternates are elected, all the work will be performed with bid item #2 if awarded.

QUESTION #8: Please verify the height of the tiles in the restrooms.

ANSWER #8: The Ceramic tile shall extend to 48 inches in height. See the attached A301-S1 Wall Tile Elevation/ Section Detail, dated 12/17/2025.

QUESTION #9: Please provide the basis of design for the turf and rubber flooring.

ANSWER #9: The Basis for Design for the Turf flooring is PGPN 5mm Turf as manufactured by Astro Turf Corporation, 2680 Abutment Rd, Dalton, GA 30721 (800) 723-TURF, www.astroturf.com. Any alternate manufacturers must be submitted prior to the bid date for owner review and approval in accordance with General instructions page GI-2, section 8, Deviation from Specifications.

Drawing A101; New Work note 22 is revised to read "PATCH EXISTING ASPHALT FLOOR AND INSTALL NEW RUBBER TILES FROM PERIMETER OF TURF TO THE WALL - Basis of Design is Fit-lock Rubber Tiles (3/8" thick, 2' x 2' tiles) as manufactured by American Floor Mats, 152 Rollins Ave #102, Rockville MD or equal. Install in accordance with manufacturer's instructions. Provide floor height rubber beveled transition strip from rubber floor to artificial turf as required to meet ADA.

QUESTION #10: What fire alarm system is currently in place?

ANSWER #10: Fire-Lite Model MS-5VD & Bosh Model FPD7024, is the existing Fire Alarm system, which is to remain in operation and the existing components will be relocated and reused as noted.

QUESTION #11: Please explain how and where the new receptacles and wiring on the top side of Drawing E102 should be installed, including access through the wall. Also, Drawing A101 Note #13 mentions wall padding at this location. Please confirm whether the receptacles will be recessed, relocated, or omitted to coordinate with the wall padding.

ANSWER #11: Drawing E102 shows the electrical outlets on the batting cage wall between the gym, and the batting cage area are surface-mounted with surface-mount conduit. The padding (as indicated on drawing A101) must be cut out at each outlet, following the instructions on the attached padding installation guide (page 7). Padding should be furred out from the existing wall to make space for the surface conduit (see Installation guide page 4). The General Contractor is responsible for coordinating between trades.

QUESTION #12: Please refer to spec sections 096813 Tile Carpeting and 097813 Artificial Turf. The Tile Carpeting spec requires a 15-Year special warranty from the MFR, and the Artificial Turf spec requires a 9-Year special warranty from the MFR. These warranty requirements far exceed a typical 12-month warranty period. Please confirm that these warranties do not apply.

ANSWER #12: These product warranties still apply. Please refer to the revised Specs attached in Addendum No. 1, for Sections 096813 and 097813 relative to required product warranty periods.

QUESTION #13: Please confirm how high the wall tile is going to be in the ADA Family room 114.

ANSWER #13: The Ceramic tile shall extend to 48 inches in height. See the attached A301-S1 Wall Tile Elevation/ Section Detail, dated 12/17/2025.

QUESTION #14: Confirm Fit Turf with Pad by the Easy Turf Collection is an approved equal for the flooring specified in section 097813.

ANSWER #14: Please refer to question and answer #9 above.

QUESTION #15: Confirm Grasstex v-max as being an approved equal for the flooring specified in section 097813.

ANSWER #15: Please refer to question and answer #9 above.

QUESTION #16: The quantity of nets under item A and item B on drawing A103 does not coincide with what is shown on the drawing on this same sheet. Can each length and style of net be called out on the drawing for a clear scope of work?

ANSWER #16: See attached revised drawing A103 with revised netting quantity.

QUESTION #17: Item C on drawing A103 states that the batting cage doors are to have vinyl-bound edges, but carabiners are not allowed to hold them closed while in use. Should the vinyl-bound edges have Velcro to prevent them from opening when the cages are occupied?

ANSWER #17: Yes, as shown on drawing A103 for vinyl-bound edges with Velcro.

QUESTION #18: Per the light fixture schedule, surface-mounted LED should be selected by the owner. Is there an allowance we should carry for these fixtures? Per the light fixture schedule 2x4 high bay light should match the existing. Do you have a model number for the fixture?

QUESTION #19: Who is paying for the building permit? Do you know the amount the contractor has to pay for it? Is an engineering office required?

ANSWER #19: There is no cost for the building permit, since this is a county project. Trades permits are required to be applied for, but also at no cost.

QUESTION #20: It appears only OSB at perimeter walls is scheduled for new painting from floor to +/- 16' AFF. Everything above 16', including exposed ceiling/structure/MEP, is to remain as is?

ANSWER #20: That is correct.

QUESTION #21: We are preparing pricing for this project and need clarification on the following items shown in Rooms 106 and 107:

Rubber Flooring – No manufacturer, product type, thickness, or installation details are provided. Please confirm the specified product (assumed rubber tile unless noted otherwise) and any performance requirements.

VB Finish – The drawings reference “VB,” but no description or specification is provided. Please clarify what “VB” denotes and provide associated material and installation requirements.

ANSWER #21: Rubber is the Rubber tiles floor, Note 22 on A101; Drawing A301, Roof Finish Schedule – “VB” in the Floor Base material column denotes 6” Coved Vinyl Base (Johnsonite – 100’ rolls to minimize seams) installed in strict accordance with manufacturer's installation instructions.

Sincerely,



Keith Wolcott
Procurement Agent

cc: Barkley Creighton, DPW
Drew White, DPW

Insurance Requirements

Harford County, Maryland

New and/or Large-Scale Construction

The coverage required below will not be limited by any other provisions in the contract documents or elsewhere. Contractor or Sub-Contractor must comply, and cause all sub-contractors of any level to comply, with the following insurance requirements:

Minimum limits required:

Commercial General Liability

Each Occurrence	\$1,000,000
Personal & Advertising Injury	\$1,000,000
General Aggregate Limit	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Damage to Premises Rented to You	\$500,000
Medical Expense Limit	\$10,000
	ISO form CG 00 01 or equivalent
	Aggregate limit to apply per project
	Coverage must be on Occurrence form, covering liability for all ongoing and completed operations of the Contractor, including ongoing and completed operations under all Subcontracts. "Claims Made" is not acceptable.

Additional Insured Entities:

Harford County, Maryland and its elected or appointed officials, related entities and employees must be named as Additional Insured

Additional Insured Endorsement Form Required:

CG 20 10 Additional Insured-Owners, Lessees or Contractors (Premises/Operations)

AND

CG 20 37 Additional Insured-Owners, Lessees or Contractors (Products / Completed Operations)

No other forms are acceptable unless equivalent to CG 20 10 and CG 20 37. Both endorsements are required and edition date of 11-85; where available. If not available, then edition dates of 10-01 are acceptable.

Coverage may not exclude or limit coverage for:

- a) If applicable, coverage for work performed on single or multi-family housing (residential construction);
- b) Cross liability exclusions except Named Insured vs. Named Insured;
- c) Exclusions for the Contractor's scope of work;
- d) Explosion, Collapse and Underground;
- e) Contractual Liability (beyond standard ISO GL form).
- f) The Employer's Liability exclusion may not exclude coverage for an employee of "any" insured, only employees of a "Named" Insured.

Commercial Auto Liability

ISO form CA 00 01 or equivalent

\$1,000,000 Each Accident (bodily injury, death or property damage)

Includes owned, hired, borrowed and non-owned vehicles and equipment used by the Contractor. This insurance shall also be endorsed to include coverage for claims under the Motor Carrier Act of 1980 (e.g., MCS-90 endorsement) resulting from the transportation of materials identified as hazardous during the performance of the work or services and ISO form CA 99 48 Pollution Liability for spills, upsets and overturns while in transport, where applicable.

Additional Insured Entities:

Harford County, Maryland and its elected or appointed officials, related entities and employees must be named as Additional Insured

Workers Compensation**Employers Liability Limits**

Bodily Injury by Accident – Each Accident

Statutory Benefits as required by law

Bodily Injury by Disease – Policy Limit

\$1,000,000

Bodily Injury by Disease – Each Employee

\$1,000,000

\$1,000,000

The policy (ies) shall include "other states" coverage. Coverage shall be provided by the Contractor whether or not such party utilizes some or all of its own employees, leased employees, temporary employees or other labor services, and shall include voluntary compensation coverage and, where the Contractor has leased employees, alternate employer endorsement, and occupational disease coverage shall be included for the injuries or claims thereunder of such employees.

Waiver of Subrogation endorsement in favor of Harford County, Maryland and its elected or appointed officials, related entities and employees.

Commercial Umbrella

Coverage to be as broad as primary including Additional Insured as required hereunder

\$5,000,000 Each Occurrence

\$5,000,000 Aggregate

Providing Coverage following the form of the underlying Employers' Liability, Commercial General Liability, and Commercial Automobile Liability Policies.

Harford County, Maryland and its elected or appointed officials, related entities and employees must be named as Additional Insured

Each Occurrence and in the Aggregate

Additional Insured Entities:

Third Party Crime (Client Coverage)

\$250,000 per occurrence

Policy to cover dishonest acts of Contractor's employees, which result in a loss to the County.

Builders Risk Insurance

Contractor shall maintain builders risk insurance on an "All Risk" basis including theft, covering 100% of the entire project scope of work. Coverage shall be maintained continuously until final acceptance by Owner of the completed work. Coverage is to include the interests of Harford County, MD and its lenders, Subcontractors and Sub-subcontractors performing work in the project.

Such insurance shall be written to include the following coverage:

- Physical building including all below and above ground foundations, piping, water and sewer mains, excavation, backfilling, filling and grading, fixtures and machinery
- Architect fees and expenses
- Temporary structures and construction materials
- Debris Removal and Pollutant cleanup expenses
- Business Income
- Ordinance or Law including demolition and increased costs of construction
- Start up and testing
- Equipment breakdown
- Contract penalties
- Transit and on and off-site storage;
- Waiver of Subrogation in favor of Harford County, MD and its' elected or appointed officials, related entities and employees
- Agreed Amount basis; no coinsurance
- Soft costs and expediting expenses
- Ensuing loss from faulty workmanship, materials or error in design;
- False-work;
- Flood, including water damage and surface waters, sinkhole and collapse, and Earthquake
- Named Insured and Loss Payee wording included for Harford County, MD
- Labor cost reimbursement

The policy deductible shall not exceed \$25,000 unless approved in advance by Harford County, Maryland in its sole discretion. Contractor shall be responsible for payment of claims within the deductible or above the policy limits. Contractor's insurance shall be primary to any other insurance maintained by Harford County, Maryland at its' sole discretion and benefit.

Contractor's Property Insurance

Property Insurance must include:

Perils:

Deductible no higher than

Valuation:

Under no circumstances will Harford County, Maryland be liable for any loss or damage to any property.

All owned and rented equipment and tools, including employee tools, used for the work

Special Form perils including Theft

\$1,000

Replacement Cost

Contractor waives any claims and rights of recovery against Harford County, Maryland and its elected or appointed officials, related entities and employees.

Contractor's Professional Liability

Contractor shall provide Professional Liability Errors & Omissions Insurance (including Technology Professional Liability Errors and Omissions, if applicable), appropriate to the Contractor's professional work to cover liability resulting from negligence in the performance of professional services.

\$2,000,000 Each Claim

\$2,000,000 Annual Aggregate

Limit to apply per project or have a limit dedicated solely to this project. This insurance shall be effective (retroactively, if applicable) from the date of commencement of all professional activities in connection with the work and continuous coverage will be maintained or an Extended Reporting Period will be exercised throughout the statute of repose following final completion of the work.

ADDITIONAL REQUIREMENTS

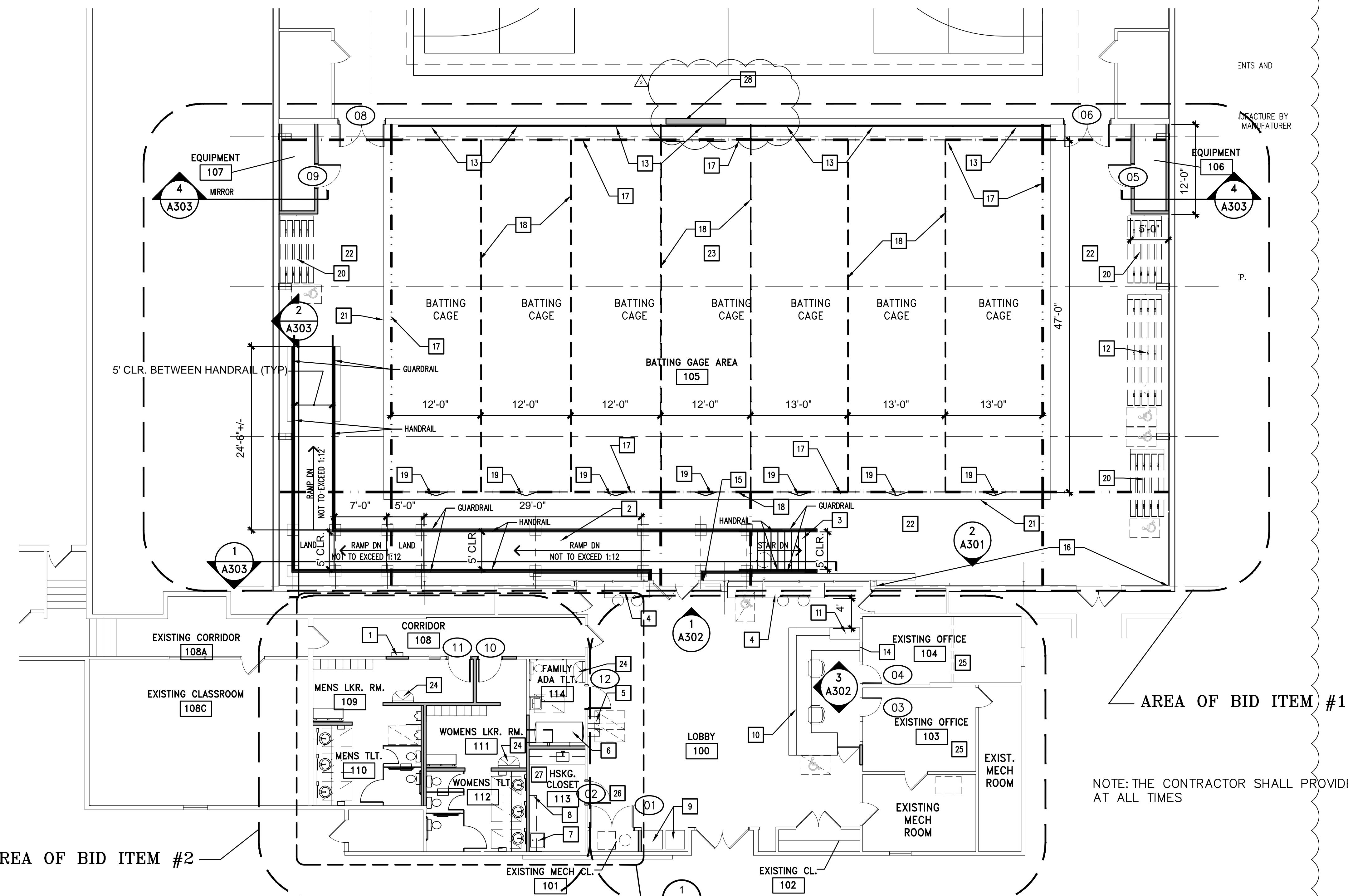
1. All policies must be written with insurers maintaining an A.M. Best Rating of A-IX or better and admitted doing business in the State where the contract is to be performed.
2. Where applicable, all requirements in the Prime contract are required to be met in addition to these requirements. Where conflicts exist, the greater requirement shall apply.
3. General Liability coverage for Premises & Operations and Products & Completed Operations is to be maintained throughout the project and maintenance phases. Evidence of such insurance must be provided at inception of the contract, and annually thereafter during the project and maintenance phases.
4. All coverage required in this contract, with the exception of Workers' Compensation, must be primary and non-contributory to any insurance maintained by Harford County, Maryland. "Primary and non-contributory" in this clause means that Contractor or Sub-Contractor's policies must provide coverage before any other applicable policy of insurance, deductible or self-insured retention program maintained by Harford County, Maryland without seeking contribution from other insurance carried by Harford County, Maryland and its elected or appointed officials, related entities and employees.
5. The additional insured coverage shall apply to both ongoing and completed operations.
6. No deductible or self-insured retention shall apply to any insurance required hereunder without the express written consent of Harford County, Maryland. Should Harford County, Maryland agree to a deductible or self-insured retention, Contractor or Sub-Contractor agrees to be responsible for defense, including all claims and investigation expenses and any loss payments to the extent coverage would have been provided by the insurer had no deductible or self-insured retention applied to such insurance. Harford County, Maryland may provide express written consent for a deductible or self-insured retention at the County's discretion, if requested by the Contractor prior to any project work beginning.

7. Each policy must be endorsed to require at least 30-day notice of cancellation (10 days for non-payment of premium) to Harford County, Maryland. If, after reasonable effort, Contractor or Sub-Contractor is unable to secure such endorsement, Contractor or Sub-Contractor must provide Harford County, Maryland written notice of any cancellation within 3 working days of any written or oral notice of such cancellation.
8. Contractor or Sub-Contractor waives all rights against Harford County, Maryland to the extent of any insurance carried or required to be carried under this agreement. Policies of insurance must be endorsed, as needed, to provide such waivers. Such waivers will be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged. Such waiver shall also apply to the extent that any deductible or self-insured retention applies to any such policy and to the extent that the insured party is underinsured.
9. These requirements apply to all work done at any time in connection with or related to this project including any warranty, rework or additional work performed following the completion of this contract, except that the products and completed operations coverage under the Commercial General Liability and Pollution Legal Liability insurance and coverage under the Professional Liability insurance shall be maintained (or if applicable, an Extended Reporting Period shall be obtained) throughout the statute of repose, following final completion of the work.
10. Neither failure to monitor compliance with these requirements nor failure to identify a deficiency from evidence provided will be considered a waiver of such requirements.
11. Failure to obtain and to keep in force any of the required insurance coverage shall be deemed sufficient cause for termination of this contract for default.
12. Contractor or Sub-Contractor's liability shall not be limited to the limits of any required insurance.
13. Contractor or sub-contractor may at their own cost and expense obtain additional insurance to that which is required by the County under this Contract.
14. To the fullest extent permitted by law, the Contractor or Sub-Contractor agrees to indemnify and save harmless Harford County, Maryland, from any and all losses, liabilities, damages, costs and expenses (including cost of defense, settlement, and reasonable attorney's fees), which the County may hereafter incur or be responsible for or pay for (to the extent that the same arises out of or are in connection with providing goods or services) as a result of bodily injuries (including death) to any one person or damage (including loss of use) to any property caused by the negligence or wrongful acts of the Contractor or Sub-Contractor (or any of their employees) or any person, firm or corporation (or any employees thereof) directly or indirectly employed or engaged by the Contractor or Sub-Contractor.
15. Harford County, Maryland shall not be liable for payment of any premiums under any required policies of insurance.
16. Harford County, Maryland reserves the right to require complete copies of all required insurance policies at any time. If requested, copies must be furnished within 10 working days from the date of the request.
17. In the event the Contractor enters into subcontract for the work to be performed, it shall be the obligation of Contractor to require the Subcontractor maintain all insurances specified in the Contract, in like form and amount, and to include Harford County, Maryland and its elected or appointed officials, related entities and employees to be named additional insured under Subcontractor's liability policies. All policies of Subcontractor shall be primary and non-contributory, with the exception of the Workers' Compensation, to any coverage or self-insurance program available to the County and shall include waiver of each insurer's rights of subrogation in favor of the County.
18. All subcontractors will be required to comply with the above requirements and insurance coverage as well. It is the Contractor responsibility to obtain certificates from Subcontractors as evidence of compliance, and all shall include Harford County, Maryland and its elected or appointed officials, related entities and employees as an Additional Insured. However, limits required may be lower at the discretion of Harford County, Maryland or the Contractor.
19. The contractor shall comply with and qualify under current Workers' Compensation laws and at all times cause every Subcontractor who shall be engaged in the work, to comply with and qualify under such laws.
20. The Contractor shall save the County harmless against loss or damage arising from the Contractor's failure to comply with and qualify under such laws.

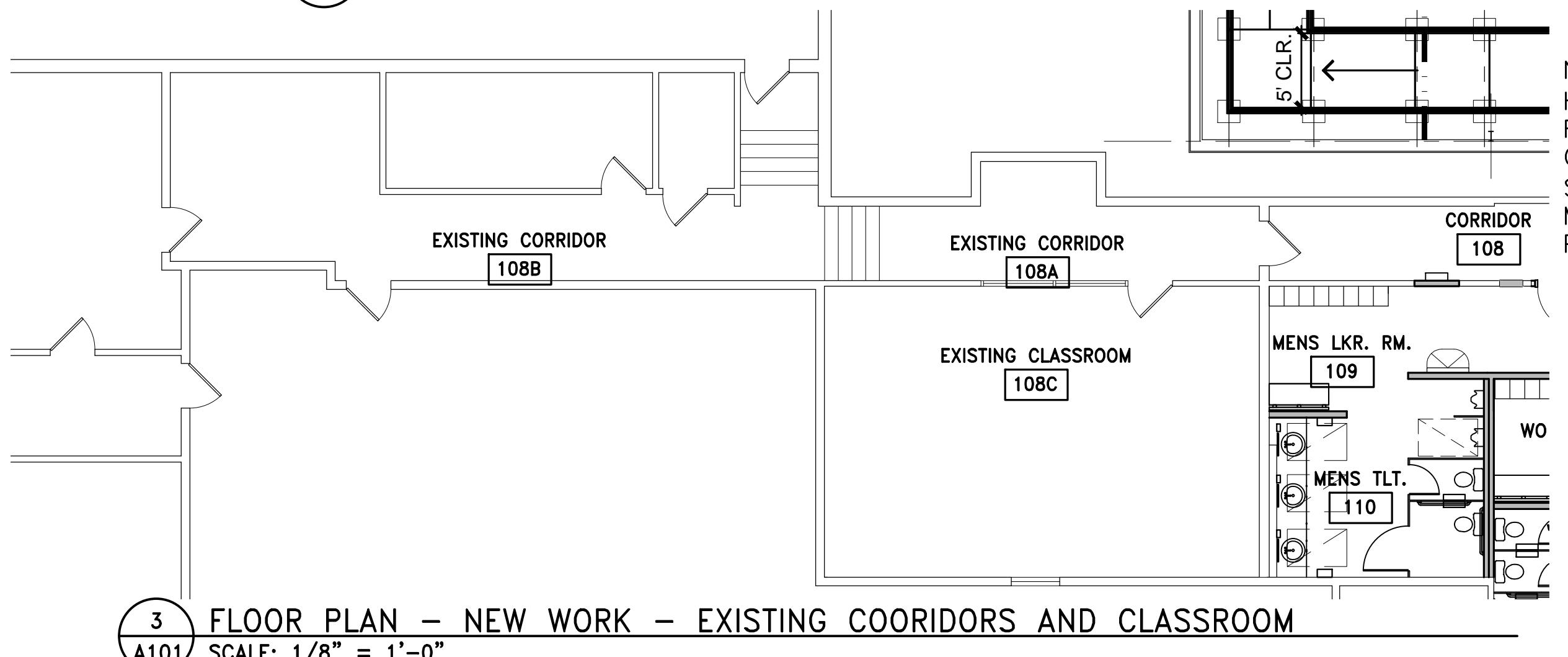
21. The Contractor agrees that if, by any reason of its failure, or failure of any such Subcontractor to comply with and qualify under said laws, the County shall be required at any time to pay any sum because any employee of Contractor or Subcontractor is or shall be considered as the employee of the County as provided in such Workers' Compensation laws, the Contractor shall repay to the County such sums paid by the County.
22. Evidence satisfactory to the County that the Contractor and each of its Subcontractors have qualified under the Workers' Compensation laws shall be submitted prior to the commencement of the work contemplated.
23. Policies for Commercial General Liability insurance must be written to protect the Contractor against claims arising from operations of Subcontractors.
24. In all cases, Certificates of Insurance shall be forwarded to the County. The County shall be listed for notification in event of cancellation. Certificates must be submitted along with the signed Contract.
25. Contractor or Sub-Contractor shall give prompt notice to Harford County, Maryland in the event of any accident or occurrence on the premises or related in any way to this contract
26. Limits required may be purchased in any combination of primary and excess to achieve the required total limits.

DOCUMENTATION TO BE SUBMITTED PRIOR TO THE START OF THE WORK AND AT EACH INSURANCE RENEWAL OR REPLACEMENT UNTIL INSURANCE IS NO LONGER REQUIRED

- a. Certificates of Insurance, Certificate Holder must read:
Harford County, Maryland
220 South Main Street
Bel Air, MD 21014
- b. Contract Number shall be referenced in the Description of Operations
- c. Copy of Additional Insured endorsement(s)
- d. Copy of Waiver of Subrogation endorsement on Workers Compensation policy



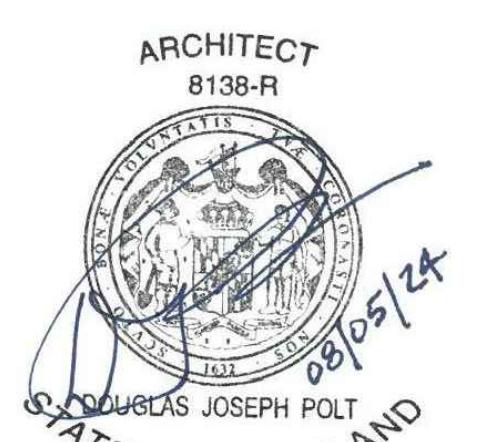
2 FLOOR PLAN - NEW WORK - FRONT LOBBY, LOCKER ROOMS AND BATTING CAGES
A101 SCALE: 1/8" = 1'-0"



3 FLOOR PLAN - NEW WORK - EXISTING COORIDORS AND CLASSROOM
A101 SCALE: 1/8" = 1'-0"

NEW WORK NOTES

- 1 BOTTLE FILLER
- 2 GALVANIZED STEEL RAMP WITH SEALED CONCRETE FILL - PRIMED AND PAINTED
- 3 NEW CONCRETE FILLED METAL PAN STAIR - PRIMED AND PAINTED
- 4 BAR HEIGHT COUNTER
- 5 DUAL HEIGHT WATER COOLER
- 6 WALL MOUNTED FIXED ADULT CHANGING TABLE MODEL SCT 3000 AS MANUFACTURE BY PATIENT SAFETY USA. PROVIDE BLOCKING IN WALL AS RECOMMENDED BY MANUFACTURER
- 7 MOP SINK WITH BUCKET FILLING FAUCET
- 8 WALL CABINETS
- 9 VENDING MACHINES PROVIDED AND INSTALLED BY OWNER
- 10 CLIENT SERVICES DESK
- 11 MAIL STATION
- 12 3 ROW, 15' L. ALUMINUM BLEACHER AS MANUFACTURED BY PERFORMANCE SPORTS SYSTEMS TRB0315DF TIP-N-ROLL WITH DOUBLE FOOT BLANK OR EQUAL
- 13 WALL PADDING - PERFORMANCE SPORTS SYSTEM 4120 WALL PADS, 2' WIDE X 8' HIGH WITH 1" LIPS TOP AND BOTTOM OR EQUAL
- 14 RELOCATED EXISTING WINDOW
- 15 WALL HUNG BANNER
- 16 FIRE-RETARDANT-TREATED & PAINTED OSB OVER EXISTING SUBSTRATE
- 17 SHELL STATIONARY BATTING GAGE NETTING - SEE DRAWING A103 FOR ADDITIONAL INFORMATION
- 18 SLIDING DIVIDER NET - SEE DRAWING A103 FOR ADDITIONAL INFORMATION
- 19 BATTING GAGE DOOR
- 20 3 ROW, 9' L. ALUMINUM BLEACHER AS MANUFACTURED BY PERFORMANCE SPORTS SYSTEMS TRB0309DF TIP-N-ROLL WITH DOUBLE FOOT BLANK OR EQUAL
- 21 FLOOR FINISH TRANSITION
- 22 PATCH EXISTING ASPHALT FLOOR AND INSTALL NEW RUBBER TILES FROM PERIMETER TO THE WALL - BASIS OF DESIGN IS FIT-LOCK RUBBER TILES (3/8" THICK, 2' x 2' TILES) AS MANUFACTURED BY AMERICAN FLOOR MATS, 152 ROLLINS AVE #102, ROCKVILLE MD OR EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE FLOOR HEIGHT RUBBER BEVELED TRANSITION STRIP FROM RUBBER FLOOR TO ARTIFICIAL TURF TO MEET ADA.
- 23 PATCH EXISTING ASPHALT FLOOR AND INSTALL 5 MIL PGP VINYL ARTIFICIAL TURF OR EQUAL
- 24 KOALA KB-200 BABY CHANGING STATION, HORIZONTAL FOR COMMERCIAL RESTROOMS OR EQUAL
- 25 NEW FLOOR AND WALL FINISHES. SEE ROOM FINISH SCHEDULE
- 26 DUCT UP THROUGH ROOF TO GOOSENECK ABOVE. CUT OPENING THROUGH ROOF DECK AND PATCH AND FLASH INTO THE EXISTING ROOF. THE EXISTING ROOF IS A GARLAND ROOF SYSTEM. A CERTIFIED GARLAND CONTRACTOR NEEDS TO PERFORM THE ROOFING WORK TO MAINTAIN THE ROOF WARRANTY.
- 27 PROVIDE FULL HEIGHT FRP ON ALL WALLS
- 28 INFILL EXISTING DOOR 6" METAL STUDS AND 3" PAINTED FIRE TREATED OSB EACH SIDE



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 8138, EXPIRATION DATE 5/23/26, SEAL.

CHECKED BY:

DJP

DRAWN BY:

CAJ

25-088 EMMORTON
REC. INTERIOR
RENOVATIONS -
BATTING CAGE AREA,
LOCKER ROOM AREAS,
AND THE FRONT
LOBBY

2213 OLD EMMORTON RD.
BEL AIR, MARYLAND

ARCHITECTURE
PLANNING
INTERIOR DESIGN

POLT DESIGN GROUP

2215 Conowingo Road, Suite 101 410.803.2141
Bel Air, Maryland 21015-1457 fax 410.836.6611
www.polt-design.com

REVISIONS

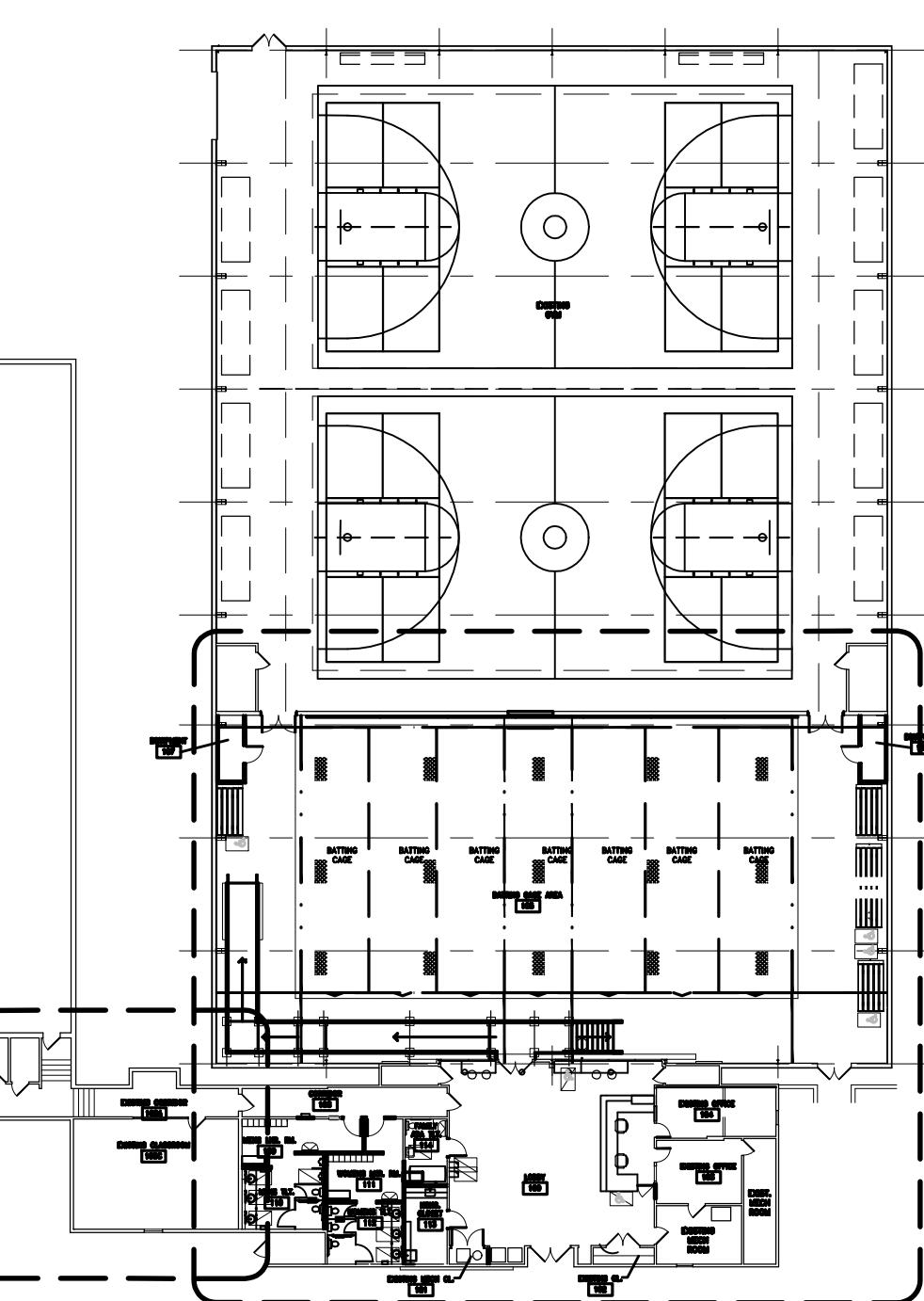
no.	date	comments
1	6/23/25	PERMIT COMMENTS
2	8/27/25	PERMIT COMMENTS
3	10/30/25	PERMIT COMMENTS
4	12/19/25	ADDENDUM 1

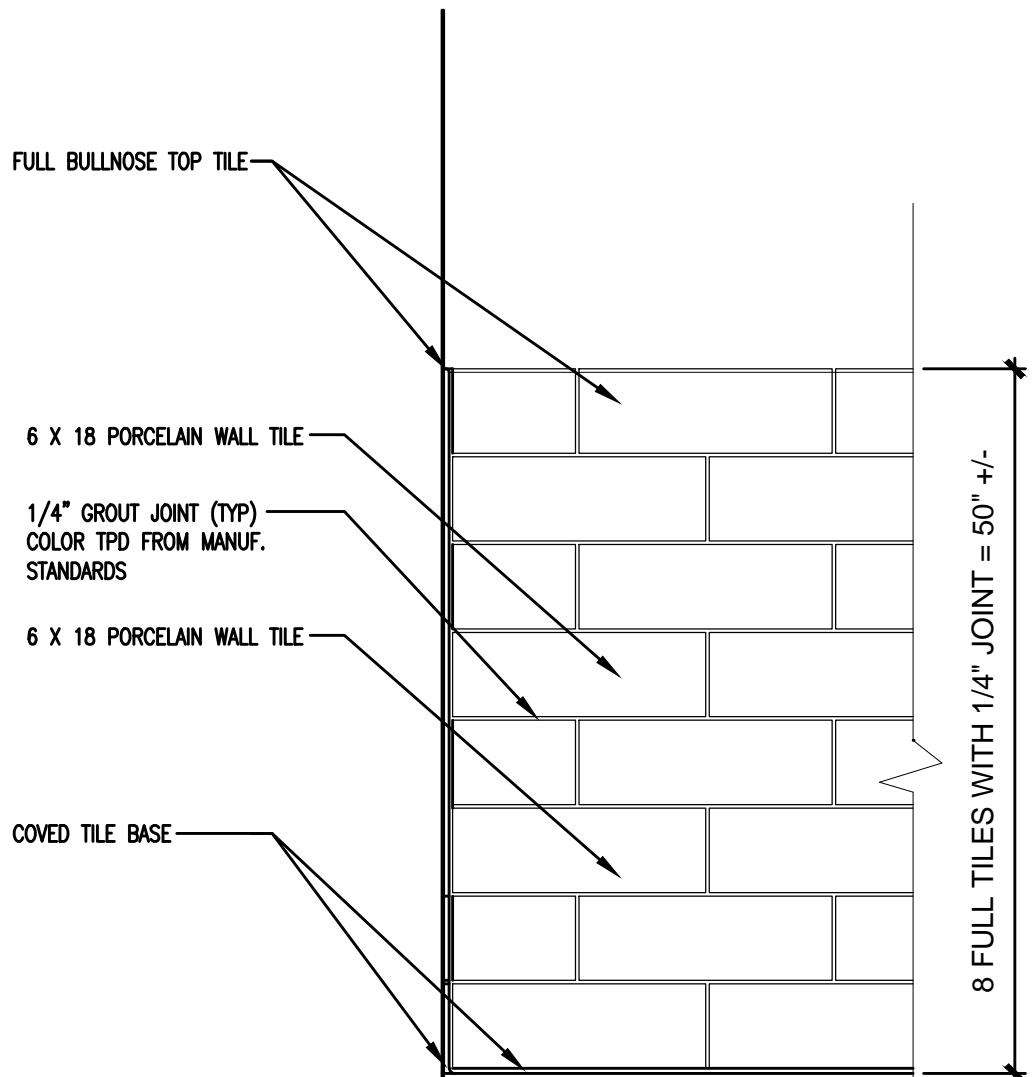
PARTIAL FLOOR PLAN
- NEW WORK -
FRONT LOBBY AND
BATTING CAGES

SCALE	AS NOTED
JOB NO	230103.04
DATE	8/23/24

A101

1 KEY PLAN
A101 SCALE: N.T.S.





1
A301-S1

WALL TILE ELEVATION/SECTION DETAIL

SCALE: NTS

Drawing Title

WALL TILE DETAIL

Project Title

25-088 EMMORTON REC. INTERIOR RENOVATIONS -
BATTING CAGE AREA, LOCKER ROOM AREAS,
AND THE FRONT LOBBY

Date

12/17/25

Project No.

230103.04



POLT DESIGN GROUP

2215 Conowingo Road, Suite 101
BEL AIR, MARYLAND 21015-1436
PHONE: (410) 803-2141
FAX: (410) 836-6611

Scale:

AS NOTED

Checked

CAJ

Drawn

CAJ

Revisions:

—

DRAWING NO.

A301-S1

Dwg. 1 of 1

The following pages of this document provides guidelines and instructions for the proper and safe installation of wall pads. It is important to read and understand all instructions, cautions, and warnings in this document.

⚠ WARNING

READ, UNDERSTAND AND FOLLOW ALL INSTRUCTIONS BEFORE STARTING INSTALLATION OF THESE WALL PADS. FAILURE TO UNDERSTAND AND FOLLOW THESE INSTRUCTIONS COULD RESULT IN DAMAGE TO THE PRODUCT.

⚠ CAUTION

PADS SHOULD BE STORED ON THEIR SIDES WHILE AWAITING INSTALLATION. FAILURE TO KEEP PADS STORED ON THEIR SIDES COULD RESULT IN COMPRESSION OF THE FOAM THAT CAN CAUSE WRINKLES IN THE VINYL AND OR LOOSE VINYL

NOTICE

ASTM (American Society for Testing and Materials) Standard F2440-04 establishes minimum levels of protection for impact and shock absorption properties for wall padding. Further, the specification sets precise recommendations on installing these pads. Padding should not be installed more than 4 inches from the finished floor and be tall enough to be at least 6 feet above the floor.

In the NCAA Men's and Women's Basketball Rules, the following statement is made:
It is recommended that padding that meets current ASTM standards be used on walls and other facility features in or around the playing area that a student-athlete might contact during play.
Padding should be installed no more than 4 inches from the floor up to 6 feet.

⚠ WARNING

DO NOT INSTALL PADS MORE THAN 4" ABOVE THE FINISHED FLOOR. INSTALLING PADS ABOVE 4" CAN RESULT IN BODY CONTACT WITH THE WALL AND PERSONAL INJURY.

IMPORTANT

IF PAD IS BOWED OUT FROM THE WALL, PUSH THE PAD AGAINST THE WALL AND TOENAIL THE PAD ON EACH SIDE AT THE CENTER TO THE WALL OR FURRING STRIP.

Refer to installation and architectural drawings specific to this project for proper location of wall pads within the facility. Make certain the Gared Performance Sports Systems production drawing package is used for installation and NOT the submittal drawings.

Wall pads should be inspected before installation. Make sure the individual pads are not damaged and are free of any major wrinkles or defects.

In order to minimize fabric wrinkles during installation, the walls should be perfectly plumb or slightly bowed out over the area to be covered. If walls are bowed in, shims must be used in the recessed areas of the wall to provide a plumb or slightly bowed out surface.

The following pages provide details for installing pads:

Sheet 2 - Installing standard pads in flat runs with nail lips

Sheet 3 - Installing standard pads in flat runs with Z-clips

Sheet 4 - Installing standard pads with optional furring strips

Sheet 5 - Installing standard pads with "J" channel system

Sheet 6 - Installing pads on corners (inside and outside corners)

Sheet 7 - Modifying pads to add cut outs

Installation and Assembly Instructions



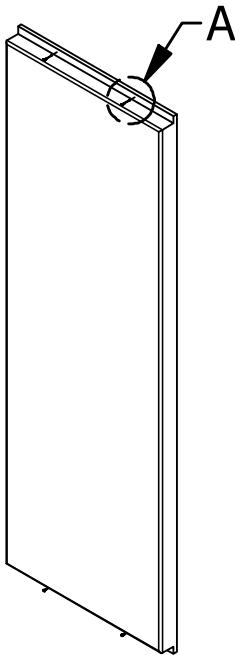
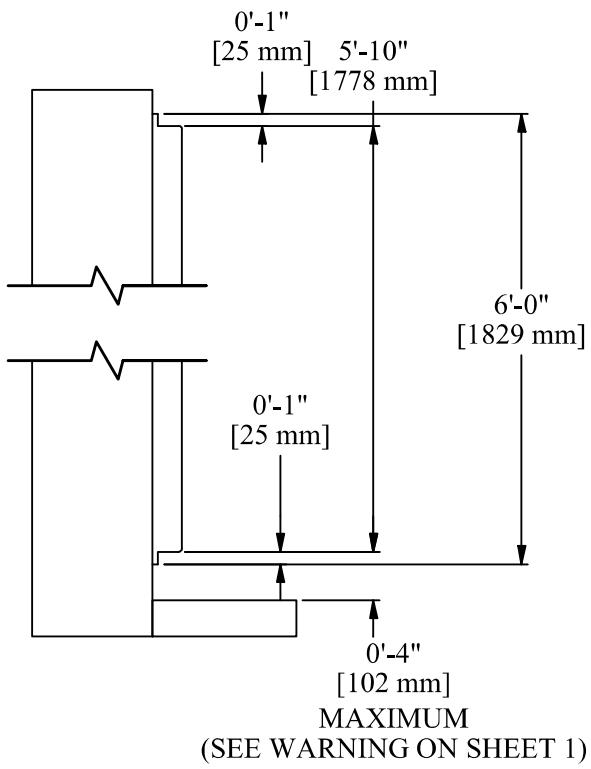
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Sports Systems
9200 East 146th Street, Suite A
Noblesville, IN 46060

WALL PAD INSTALLATION INSTRUCTIONS

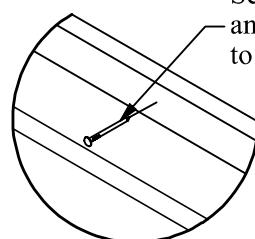
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STANDARD INSTALLATION

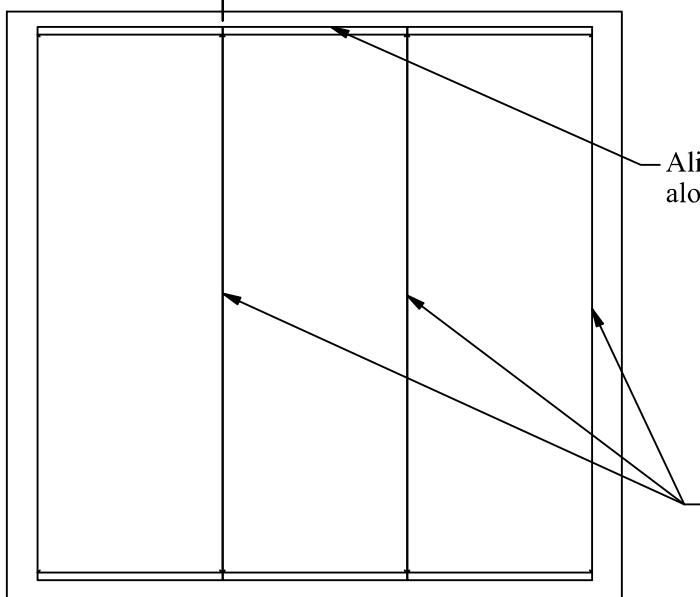
WALL PAD WITH NAILING LIP



Select mounting hardware and placement according to wall composition



DETAIL A



IMPORTANT

IF PAD IS BOWED OUT FROM THE WALL,
PUSH THE PAD AGAINST THE WALL AND
TOENAIL THE PAD ON EACH SIDE AT THE
CENTER TO THE WALL OR FURRING STRIP.

Installation and Assembly Instructions



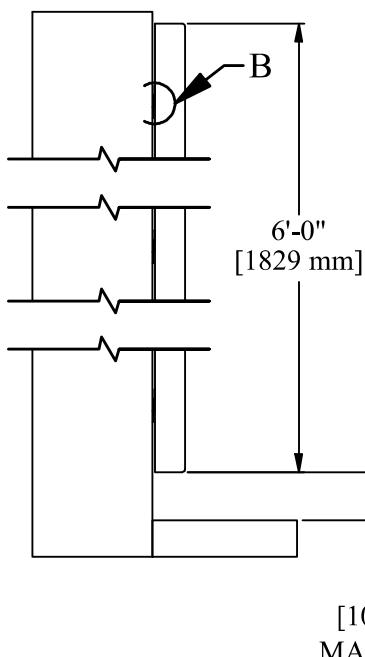
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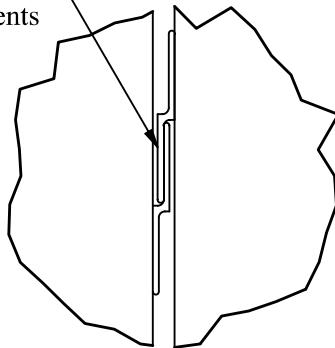
STANDARD INSTALLATION

WALL PAD WITHOUT NAILING LIP

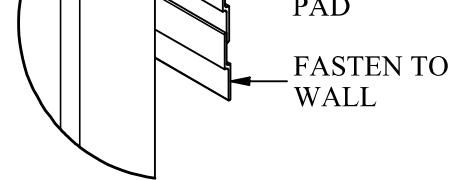


MAXIMUM
(SEE WARNING ON SHEET 1)

Z-Clip Wall Attachments



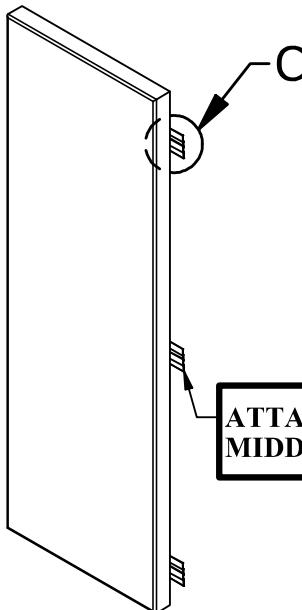
DETAIL B



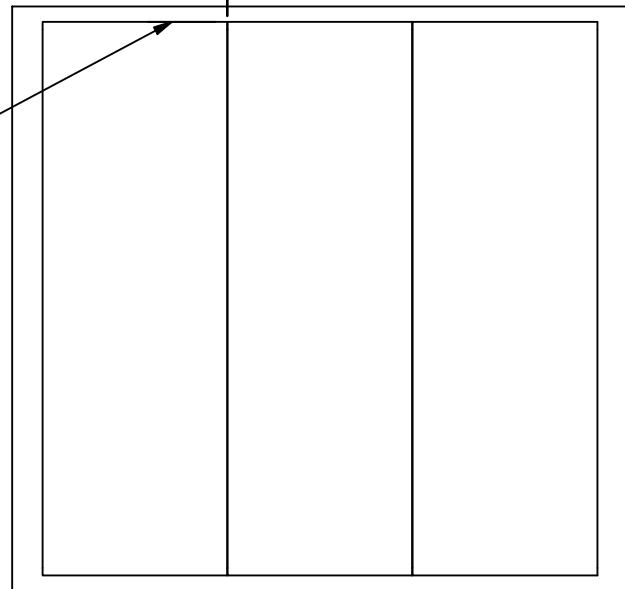
DETAIL C

0'- 1/16"
[2 mm]

Leave a gap of 1/16" to a maximum of 1/8" gap between pads to allow for expansion and contraction of pads



Align the tops of the pads along the wall



Use of furring strips and/or shims may be needed for uneven walls or obstructions. (See sheet 4)

Installation and Assembly Instructions



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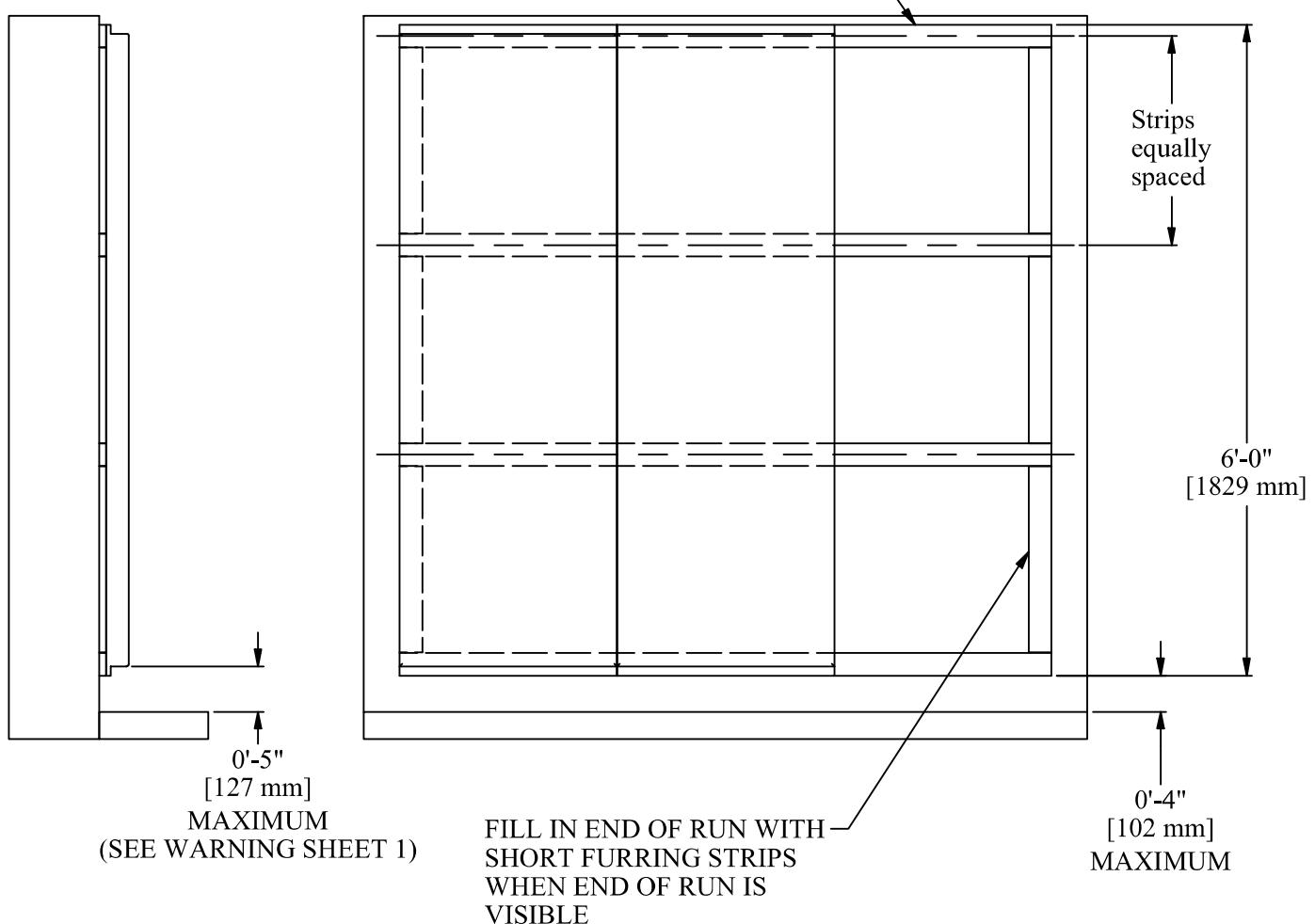
WALL PAD INSTALLATION INSTRUCTIONS

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FURRING STRIP INSTALLATION

INSTALL A MINIMUM OF 3 FURRING STRIPS EQUALLY SPACED ALONG THE ENTIRE RUN OF WALL PADS.

3 STRIPS MINIMUM, 4 STRIPS RECOMMENDED



Install the furring strips to the wall using a high quality industrial adhesive and mechanical fasteners. Mechanical fasteners can be concrete nails, flat head wood screws with plastic anchors, etc. as long as the heads of the fasteners are flush with the surface of the furring strip.

IMPORTANT

IF PAD IS BOWED OUT FROM THE WALL,
PUSH THE PAD AGAINST THE WALL AND
TOENAIL THE PAD ON EACH SIDE AT THE
CENTER TO THE WALL OR FURRING STRIP.

Attach the pads to the furring strips using wood screw, etc.

Installation and Assembly Instructions



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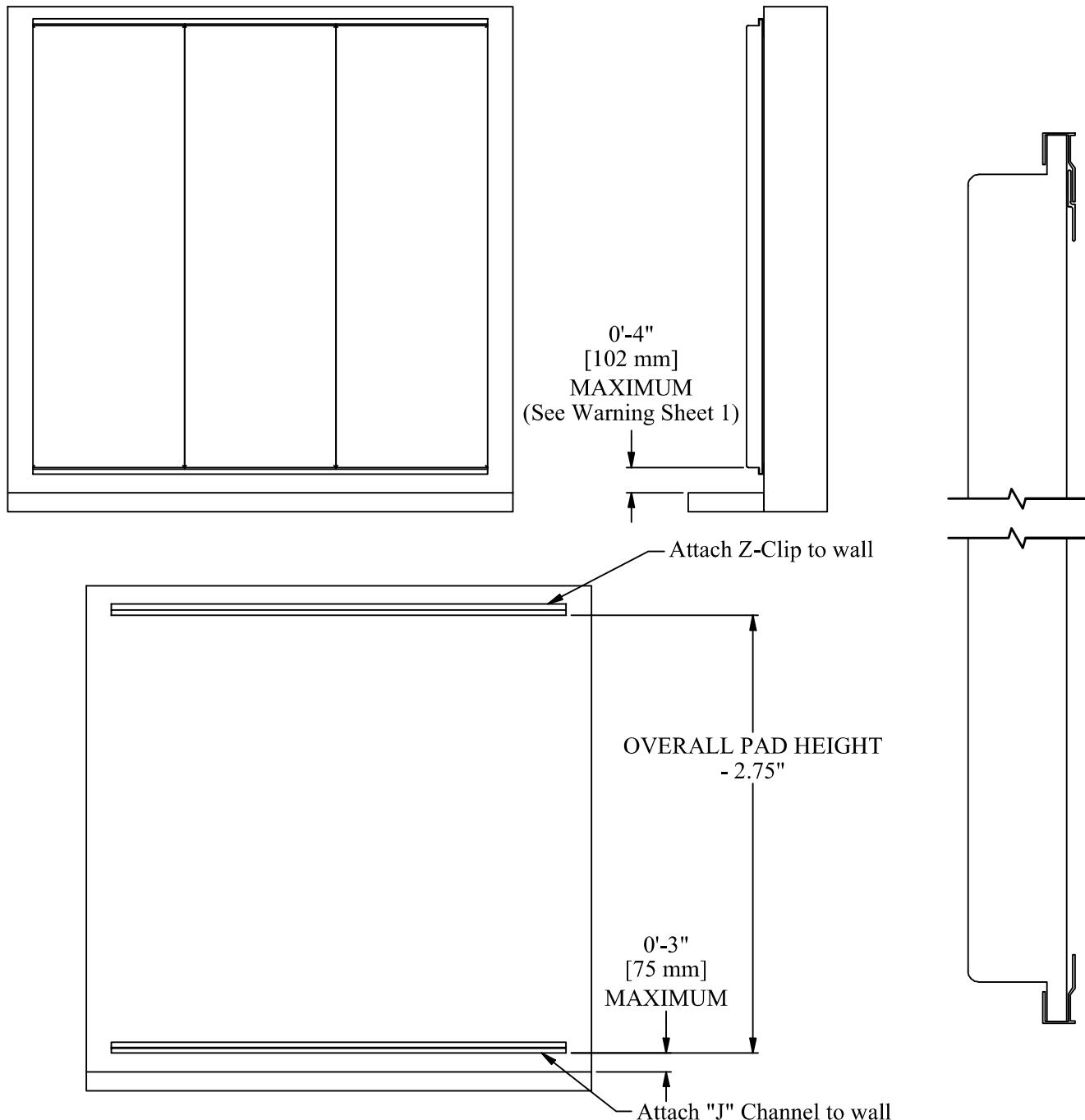
WALL PAD INSTALLATION INSTRUCTIONS

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J-CHANNEL INSTALLATION

Attach the lower "J" channel to the wall as shown below, making sure the bottom is no more than 3" above the floor. Then attach the Z-Clip to the wall (open portion facing up). The dimension from the bottom of the "J" channel to the bottom of the Z-Clip must be equal to the pad height (nail lip to nail lip) minus 2-3/4".

Slide the lower nail lip of the pad into the lower "J" channel. Then slide the upper "J" channel over the top nailing lip and into the Z-Clip groove.



Installation and Assembly Instructions



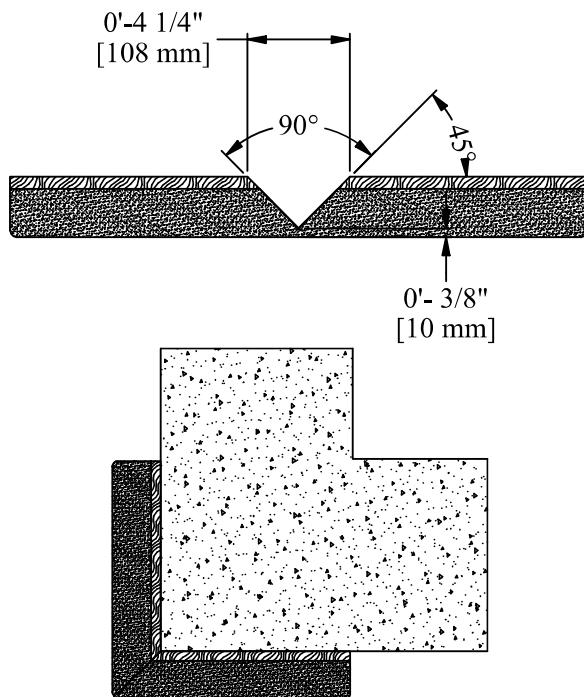
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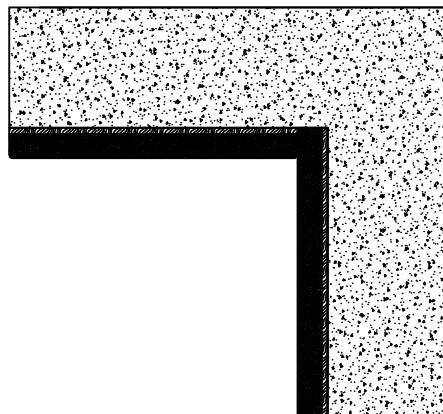
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CORNER INSTALLATION

OUTSIDE CORNER CONSTRUCTION



INSIDE CORNER CONSTRUCTION



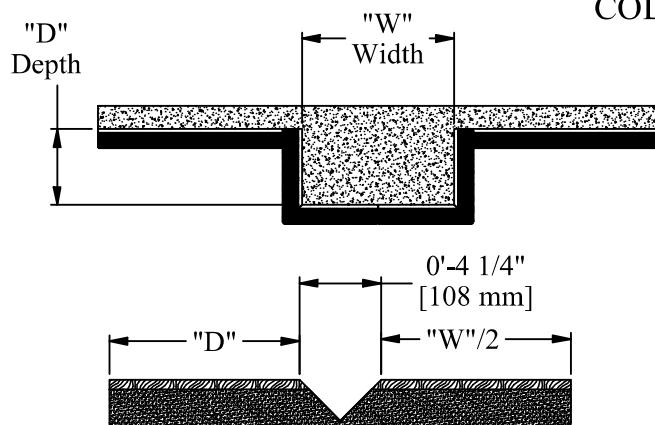
Before cutting the notch in the panel as shown above, loosen the vinyl at the top and bottom of the pad in the area where the cut will be made.

Carefully remove the staples and fold back the vinyl

After the notch is made, fold the vinyl back over the panel and staple it to the backer board.

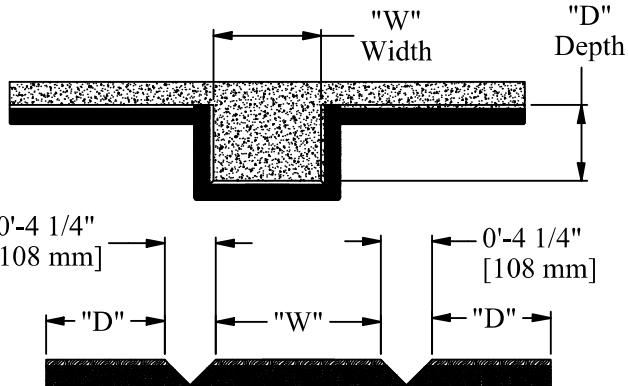
When installing pads at an inside corner, first check the corner walls for plumb and square. If walls are plumb and square, the overlap the pads as shown above.

If wall is not plumb, it may be necessary to shim the first pad to avoid a gap in the corner when the overlapping pads are installed.



Wider columns will require the use of the two corner pads pre-cut from the factory and butted together.

COLUMN PADS



Shallow and narrow columns can be wrapped from one pad pre-cut from the factory.

Installation and Assembly Instructions



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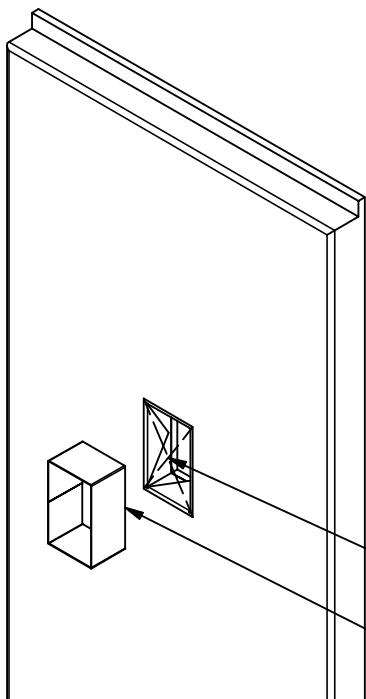
WALL PAD INSTALLATION INSTRUCTIONS

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CUTOUT INSTALLATION

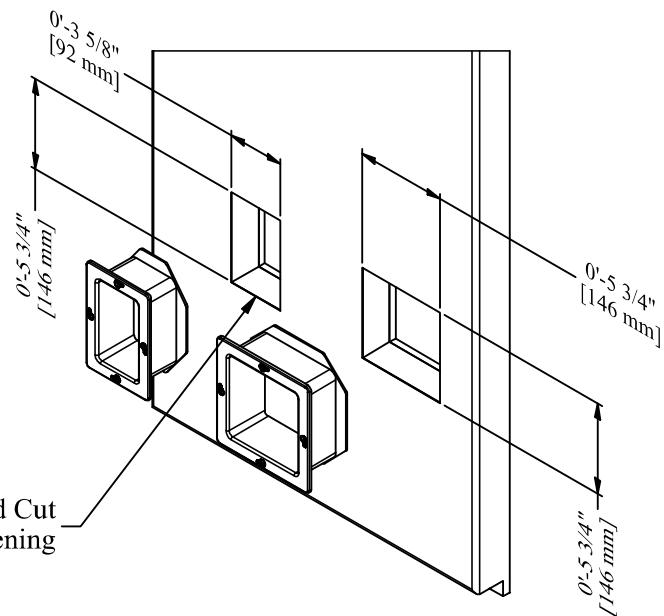
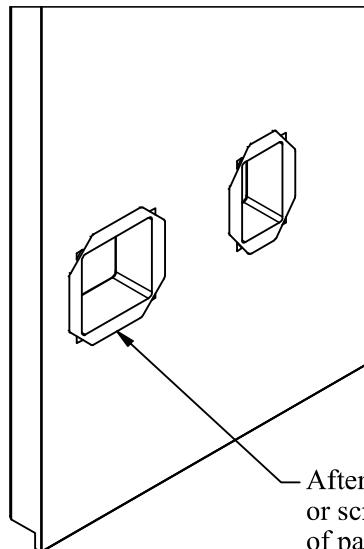
CUTOUT DETAILS

1. Mark location of cutout on back of pad. Remove the backer board and foam from the cutout being carefull to not damage the vinyl.
2. After the backer board and foam have been removed from the cutout area, cut the vinyl diagonally from corner to corner and fold the loose flaps into the cutout and staple to the backer board.
3. Take a strip of matching vinyl and glue to the sides of the cutout area using a quality vinyl adhesive.



Slit vinyl from corner to corner
Form a strip of vinyl the same color as the pad to loop around the inside edge of the cutout opening.

Optional Molded Inserts Ordered and Sold Separately



Installation and Assembly Instructions



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WALL PAD INSTALLATION INSTRUCTIONS

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SECTION 096813 – TILE CARPETING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Modular carpet tile.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For carpet tile installation, plans showing the following:

1. Type of subfloor.
2. Type of installation.
3. Pattern of installation.
4. Pattern type, location, and direction.
5. Pile direction.
6. Type, color, and location of edge, transition, and other accessory strips.
7. Transition details to other flooring materials.

C. Samples: For each exposed product and for each color and texture required.

1.3 INFORMATIONAL SUBMITTALS

A. Product test reports.

B. Sample warranty.

1.4 CLOSEOUT SUBMITTALS

A. Maintenance data.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Certified by the International Certified Floorcovering Installers Association at the Commercial II certification level.

1.6 WARRANTY

A. Warranty for Carpet Tiles: Manufacturer agrees to repair or replace components of carpet tile installation that fail in materials or workmanship within specified warranty period.

1. Warranty Period: 15 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 CARPET TILE

- A. As indicated on the drawings.
- B. Color: As indicated on the drawings
- C. Pattern: As indicated on the drawings,
- D. Fiber Content: See specified product data.
- E. Per manufacturers requirements.
- F. Size: 24 by 24 inches (610 by 610 mm).

2.2 INSTALLATION ACCESSORIES

- A. Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided or recommended by carpet tile manufacturer.
- B. Adhesives: Water-resistant, mildew-resistant, nonstaining, pressure-sensitive type to suit products and subfloor conditions indicated, that comply with flammability requirements for installed carpet tile, and are recommended by carpet tile manufacturer for releasable installation.

PART 3 - EXECUTION

3.1 PREPARATION

- A. General: Comply with the Carpet and Rug Institute's CRI 104 and with carpet tile manufacturer's written installation instructions for preparing substrates indicated to receive carpet tile.
- B. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, depressions, and protrusions in substrates. Fill or level cracks, holes and depressions 1/8 inch (3 mm) wide or wider, and protrusions more than 1/32 inch (0.8 mm) unless more stringent requirements are required by manufacturer's written instructions.

- C. Concrete Substrates: Remove coatings, including curing compounds, and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, without using solvents. Use mechanical methods recommended in writing by adhesive and carpet tile manufacturers.
- D. Metal Substrates: Clean grease, oil, soil and rust, and prime if recommended in writing by adhesive manufacturer. Rough sand painted metal surfaces and remove loose paint. Sand aluminum surfaces, to remove metal oxides, immediately before applying adhesive.
- E. Broom and vacuum clean substrates to be covered immediately before installing carpet tile.

3.2 INSTALLATION

- A. General: Comply with the Carpet and Rug Institute's CRI 104, Section 10, "Carpet Tile," and with carpet tile manufacturer's written installation instructions.
- B. Installation Method: As recommended in writing by carpet tile manufacturer.
- C. Maintain dye-lot integrity. Do not mix dye lots in same area.
- D. Maintain pile-direction patterns recommended in writing by carpet tile manufacturer.
- E. Cut and fit carpet tile to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet tile manufacturer.
- F. Extend carpet tile into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.
- G. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on carpet tile as marked on subfloor. Use nonpermanent, nonstaining marking device.
- H. Install pattern parallel to walls and borders.
- I. Protect carpet tile against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods indicated or recommended in writing by carpet tile manufacturer.

END OF SECTION 096813

25-088 Emmorton Rec. Interior Renovations – Batting Cage Area, Locker Room Areas, and the Front Lobby

10/30/25

Rev. Addendum 1 12/23/25

SECTION 097813 – ARTIFICIAL TURF

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Artificial Turf

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For carpet tile installation, plans showing the following:
 - 1. Type of subfloor.
 - 2. Type of installation.
 - 3. Transition details to other flooring materials.
- C. Samples: 12" x 12" minimum.

1.3 INFORMATIONAL SUBMITTALS

- A. Product test reports.
- B. Sample warranty.

1.4 CLOSEOUT SUBMITTALS

- A. Maintenance data.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Certified by manufacturer.

25-088 Emmorton Rec. Interior Renovations – Batting Cage Area, Locker Room Areas, and the Front Lobby

10/30/25

Rev. Addendum 1 12/23/25

1.6 WARRANTY

A. The Contractor shall provide a eight (8) year standard warranty.

PART 2 - PRODUCTS

2.1 ARTIFICIAL TURF: PGPN 5mm as manufactured by AstroTurf Corporation, 2680 Abutment Rd. Dalton, GA

- A. As indicated on the drawings.
- B. Color: Field Green
- C. Face Yarn: Polyethylene Slit Film and nylon Root Zone
- D. Yarn Denier: 15,200 (10,000 per end for Slit Film, 8 end/750 denier per end for RootZone)
- E. Yarn Thickness: 115 microns
- F. Pile Weight: 58 oz per SY
- G. Finished Pile Height: 0.75"
- H. Construction: Tufted
- I. Tuff Density: 2,784 oz/yd³
- J. Gauge: 3/16"
- K. Primary Backing: 6.5 oz per SY Multilayer Polypropylene/Polyester
- L. Secondary Backing: 20 oz SY Polyurethane (PGPN)
- M. Total Carpet Weight: 84.5 oz per SY (PGPN)
- N. Turf Roll Dimensions: 15' wide by custom lengths up to 100'
- O. Turf Permeability: >30" +/- per hour
- P. Tuft Bind: >8 lbs
- Q. Grab Tear Strength (average) >200 lbs.
- R. Lead Content: <50 ppm

- S. Elongation to Break: >50%
- T. Yarn Breaking Strength: >20 lbs.
- U. Yarn Melting Point: 248 degrees F
- V. Flammability ASTM D-2859: Test Past

2.2 INSTALLATION ACCESSORIES

- A. Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided or recommended by turf manufacturer.

PART 3 - EXECUTION

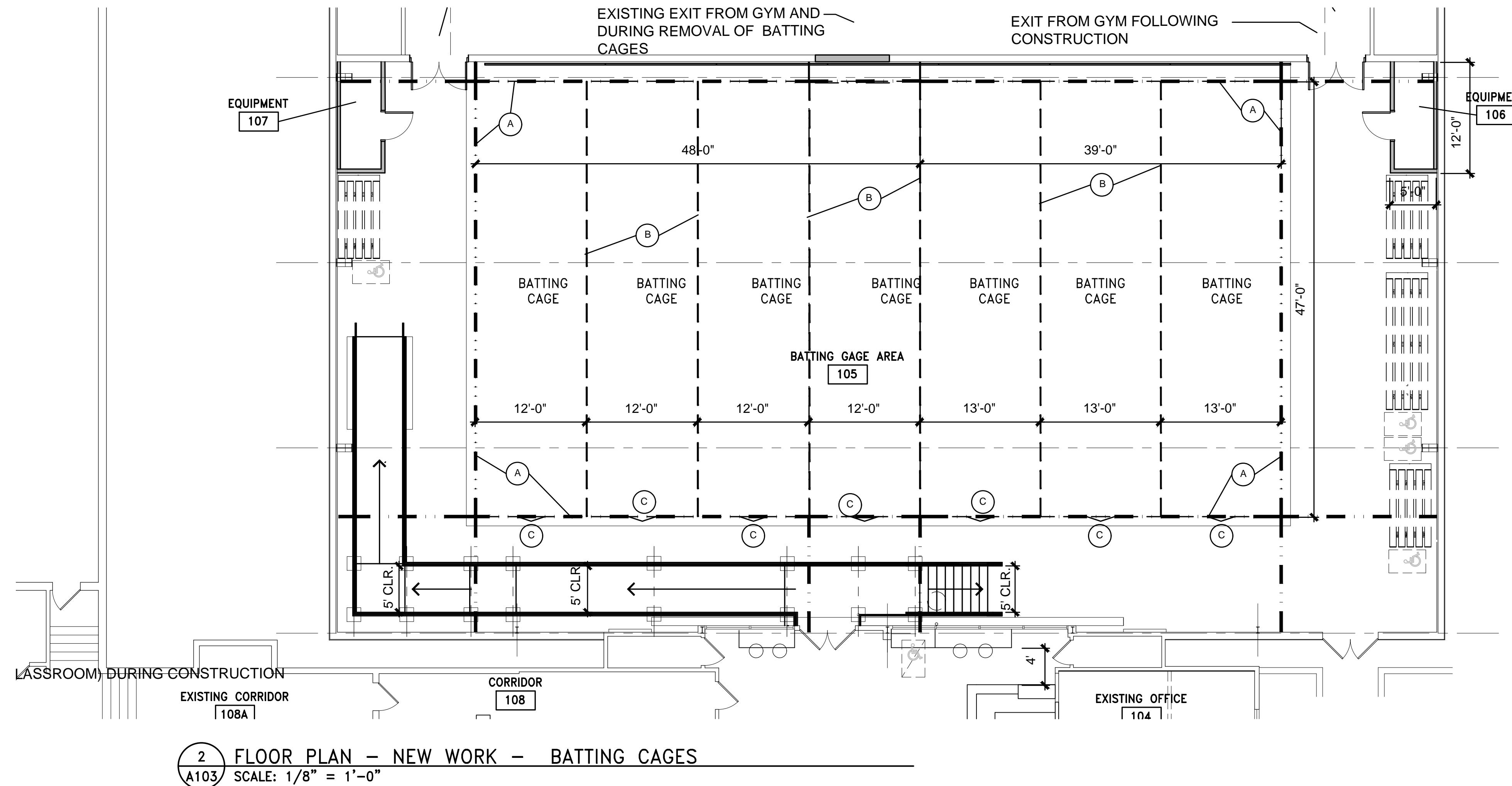
3.1 PREPARATION

- A. General: Comply with the Turf manufacturer's written installation instructions for preparing substrates indicated to receive turf.
- B. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, depressions, and protrusions in substrates. Fill or level cracks, holes and depressions 1/8 inch (3 mm) wide or wider, and protrusions more than 1/32 inch (0.8 mm) unless more stringent requirements are required by manufacturer's written instructions.
- C. Broom and vacuum clean substrates to be covered immediately before installing turf.

3.2 INSTALLATION

- A. General: Comply with the Turf manufacturer's written installation instructions.
- B. Installation Method: As recommended in writing by Turf manufacturer.
- C. Protect Turf against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods indicated or recommended in writing by turf manufacturer.

END OF SECTION 097813



2 FLOOR PLAN - NEW WORK - BATTING CAGES
A103 SCALE: 1/8" = 1'-0"

CAGE NETTING DETAILS AND SPECIFICATION

Performance Sports Systems #4071 black polyethylene netting with 1 1/8" square mesh and in the following sizes:

- (1) Stationary ceiling net, 87'-0" long by 47'-0" wide
- (2) Stationary sides, 47'-0" long by 13'-0" high
- (2) Stationary ends, 48'-0" long by 13'-0" high (one with four door openings with Velcro closer)
- (2) Stationary ends, 39'-0" long by 13'-0" high (one with three door openings with Velcro closer)
- (6) Movable sides, 47'-0" long by 11'-11" high with 1" vinyl bottom and pocket with weighted chain

Stationary nets will be have 12" of additonal netting to drape on the floor to prevent passage of balls

Stationary nets will be connected to the other stationary netting sections with rope binding

Movable nets will be connected to the stationary netting with removable carabiner clips when in use

All netting shall have a flame spread index of not more than 25. ▲¹

The 47'-0" lengths will be supported by the bottom of the 1 7/8" pipe at each end and in between they will be supported by the structure above with 1/8" aircraft cable and/or chain.

C Batting Cage Door. The netting doors will have vinyl bound edges. Carabineers are not allowed.

NOTES:

1. CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWING SHOWING BATTING CAGE SUPPORTS, UNI-STRUT, CABLES, ANCHORS, CONNECTIONS, NETTING, CAGE DOORS FLAME SPREAD RATING AND OTHER COMPONENTS FOR THE COMPLETE INSTALLATION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

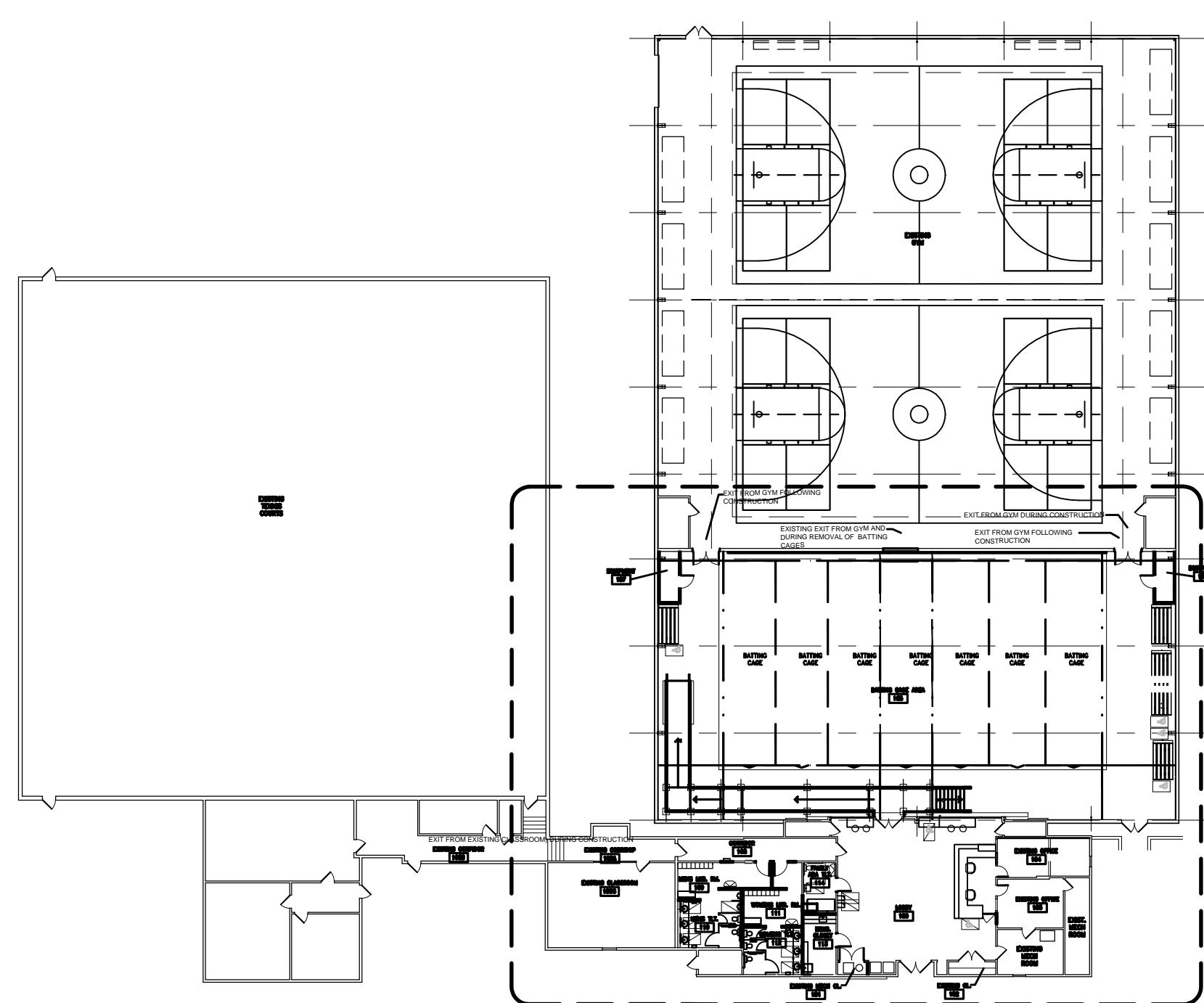
CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NUMBER 8138, EXPIRATION DATE 5/23/26.

25-088 EMMORTON
REC. INTERIOR
RENOVATIONS -
BATTING CAGE AREA,
LOCKER ROOM AREAS,
AND THE FRONT
LOBBY

LOBBY
2213 OLD EMMORTON RD.
BEL AIR, MARYLAND

REVISIONS		
no.	date	comments
1	6/23/25	PERMIT COMMENTS
2	12/22/25	NET QUANTITY

PARTIAL FLOOR PLAN — NEW WORK — BATTING CAGES



1 KEY PLAN
A103 SCALE: N.T.S.

CALE	AS NOTED
DB NO	230103.04
ATE	8/23/24