BOARD OF PUBLIC WORKS

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AUGUST 16, 2017

MEETING LOCATION: TREASURY BLDG, 80 CALVERT STREET
ASSEMBLY ROOM, ANNAPOLIS, MD 21401

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Contact: Phil Fleischer 410-767-2635
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1. DEPARTMENT OF AGING
Carroll County – Taneytown Senior Center

Recommendation: That the Board of Public Works approve a grant of general obligation bond proceeds.

Recipient: Carroll County

Project: Taneytown Senior Center Parking Lot Expansion

Purpose: Expand parking lot

Amount: $146,000

Authority: MCCBL 2017: *Senior Centers Capital Grant Program*

Funding Sources:	Local Government	$ 227,000
	Dept of Aging (MCCBL 2014) *Sec. Item 2 (10/1/14)*	$ 81,000
	Dept of Aging (this Item)	**$ 146,000**
		$ 454,000

Description: Continued expansion of the Taneytown Senior Center parking lot on Roberts Mill Road in Carroll County is needed to address insufficient parking and need for improved traffic flow. Reference is made to Secretary Item 2 (10/1/14) in which the Board of Public Works approved the Department of Aging granting $81,000 in general obligation bond proceeds for this project. However, storm water issues and additional pavement to expand the lot delayed the project and increased costs.

Additional funding for this project will allow Carroll County to continue expansion of the lot to a total of 52 spaces and allow for resurfacing to a one-way traffic flow to improve safety and best use the current space. The additional spaces and improvements will increase center participation for valuable Senior Center activities that promote well-being and educational socialization.

The Maryland Department of Aging has determined that the cost includes sufficient amounts for the project to conform to building, fire, accessibility for persons with disabilities and other code requirements, and that the project may be reasonably completed with the funds being requested.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Norman Astle (410)841-5864
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2. DEPARTMENT OF AGRICULTURE
Maryland Agricultural Cost-Share Program

***Recommendation*:** That the Board of Public Works approve funding 38 individual grants under the Maryland Agricultural Cost-Share Program.

Fund Source: MCCBL of 2015/Item 15185: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.*

Amount: $1,237,892

Agreement #	Recipient	County	Amount $
AT-2017-2946	Springfield Farms of Kent Co., Inc.	Kent	1,600
AT-2017-2948	Springfield Farms of Kent Co., Inc.	Kent	2,500
AT-2017-2950	Springfield Farms of Kent Co., Inc.	Kent	1,900
AT-2017-2951	Springfield Farms of Kent Co., Inc.	Kent	2,900
AT-2017-3059	John C. Eliason Trustee	Kent	17,800
AT-2017-3070	Grace Ridge, LLC	Worcester	142,200
AT-2017-3071-B	Grace Ridge, LLC	Worcester	43,750
AT-2017-3088	Dennis L. Tran	Wicomico	85,300
AT-2017-3089	Dennis L. Tran	Wicomico	82,400
AT-2017-3090-B	Dennis L. Tran	Wicomico	48,100
AT-2017-3097	D. R. Mc Donald & Sons, Inc.	Kent	5,500
AT-2017-3098	D. R. Mc Donald & Sons, Inc.	Kent	15,100
AT-2017-3099	D. R. Mc Donald & Sons, Inc.	Kent	20,400
AT-2017-3102	Luther B. Marsh	Queen Anne's	24,900
AT-2017-3138	Harry R. Broadwater	Garrett	11,600
AT-2018-2506-B	Angel's Legacy LLC	Wicomico	43,750
AT-2018-2507	Angel's Legacy LLC	Wicomico	80,500
CH-2017-3032	Harvey R. Chase	Kent	3,100
CH-2017-3033	Harvey R. Chase	Kent	400
CH-2017-3126	Kc Farms, LLC.	Queen Anne's	71,300
CH-2017-3128-B	Kc Farms, LLC.	Queen Anne's	50,000

2. DEPARTMENT OF AGRICULTURE *(cont'd)*
Maryland Agricultural Cost-Share Program Grant

Agreement #	Recipient	County	Amount
CR-2017-3086	W. Harold Lyons	Talbot	2,000
CR-2017-3109	Alice M. Tribbett	Queen Anne's	4,700
MP-2017-2529	Gerald E. Wine, Sr	Carroll	225
MP-2017-2530	Gerald E. Wine, Sr	Carroll	700
MP-2017-3087	Steven K. Stambaugh, Jr.	Carroll	16,800
MP-2017-3115	Matthew M. Hoff	Carroll	10,700
MP-2017-3139	Paul Sudano	Carroll	500
NW-2018-2505	Alice H. Tracey	Wicomico	10,700
PA-2017-3061	Thomas P. Trossbach	St. Mary's	46,467
PA-2017-3062	Thomas P. Trossbach	St. Mary's	44,100
PR-2017-3091	Freddy Massey	Wicomico	84,000
PR-2017-3092-B	Freddy Massey	Wicomico	48,100
PR-2017-3129	Tom C. Duong	Wicomico	71,900
PR-2017-3131-B	Tom C. Duong	Wicomico	43,750
PR-2017-3132-B	Gerald A. Lewis	Wicomico	36,750
PR-2017-3133	Gerald A. Lewis	Wicomico	45,800
UP-2017-3084	William W. Zepp	Washington	15,700

Authority: "Cost-Sharing-Water Pollution Control," §§ 8-701 to 8-705, Agriculture Article, Annotated Code of Maryland; COMAR 15.01.05

Remarks: The Maryland Department of Agriculture has determined that each of these projects is eligible for cost-share funds. Each project has received technical certification from the appropriate Soil Conservation District Office. The farmer has signed the requisite cost-share agreement and accepts the grant conditions.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Gabriel Gnall 410.260.7335
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3. BOARD OF PUBLIC WORKS
Procurement Agency Activity Report

Recommendation: That the Board of Public Works approve the Procurement Agency Activity Reports submitted by:

General Services	*Nov & Dec 2016*
Public Safety & Correctional Svs	*June 2017*
State Treasurer's Office	*2nd Quarter 2017 (Apr – Jun)*

Authority: COMAR 21.02.01.05

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Bill Morgante 410-260-7791
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4. BOARD OF PUBLIC WORKS

Wetlands Licenses
Concurrence Cases

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board grant the licenses for projects involving dredging and filling in the navigable waters of Maryland.

MDE: The Department of the Environment concurs with this recommendation.

Authority: Section 16-202, Environment Article, Annotated Code of Maryland: "The Board shall decide if issuance of the [tidal wetlands] license is in the best interest of the State, taking into account the varying ecological, economic, developmental, recreational, and aesthetic values [the] application presents." See also COMAR 23.02.04.

ANNE ARUNDEL COUNTY

16-1075 *JENNIFER HOMES KNOEPFLE* – To limit shore erosion, provide recreational access and improve navigable access by removing a pier, platform, piles and bulkhead; dredging two adjacent areas; constructing a timber pier, finger piers, piles, boat lifts, walkway, stairway, osprey poles, stone revetment, and groins; and filling with sand, grading, and planting marsh vegetation.

Arnold, Spriggs Pond

Special conditions: Revetment content, pier removal sequencing, marsh establishment and maintenance plans, staking, bathymetric survey, dredge material transport, and maintenance dredging. Restrictions for number of slips, lifts or hoists, accessory platforms, and platform size.
Wetland creation: 5,200 square feet.

BALTIMORE CITY

17-0057 *THE ARUNDEL COMPANY, LLC* – To repair or replace concrete and steel/composite bulkhead, steel tripod dolphins, and wooden cluster pile dolphins.

Baltimore City, Patapsco River

Special conditions: None.

4. BOARD OF PUBLIC WORKS (*cont'd*)
Wetlands Licenses
Concurrence Cases

HARFORD COUNTY

17-0075 *DEPT. OF NATURAL RESOURCES* – To provide adequate water depth for navigation at Susquehanna State Park by dredging a boat ramp area and adjacent entrance channel, and providing for a 6-year dredging period.
Lapidum Boating Facility, Susquehanna River

Special conditions: Time-of-year restriction, dredging requirements.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contacts: Elaine Cornick (301) 429-7777 elaine.cornick@maryland.gov
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5. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development allowing a borrower to enter into right-of-way agreements to grant utility easements over property that secures the DHCD loan. The electric utility lines easements will be conveyed to The Potomac Edison Company and the telephone utility lines to Verizon.

Authority:	Maryland HOME Program § 4-211(a)(8),(9), Housing & Community Dev't Article, Annotated Code of Maryland; COMAR 05.12.01	
Authority to Grant Easement:	State Finance & Procurement Article, § 10-305, Annotated Code of Maryland	
Borrower:	520 North Market Apartments, LLC	
Project Address:	20 North Market Street, Frederick 21701	
Amount:	Original HOME Loan:	$1,268,000
	Current Balance:	$1,268,000

Description: In 2015, DHCD lent 520 North Market Apartments LLC funds to assist in the acquisition and construction of a 59-unit affordable housing project in Frederick. The loan is in good standing. The borrower is requesting to be allowed to grant electric utility easement so that new underground electric service can replace the existing above-ground utilities. There is an existing right of way for utility poles and other above-ground equipment that will be released after the utilities poles and equipment have been removed. The telephone utility easement is needed because the telephone utility is installing underground utilities to provide high speed internet, direct TV, and telephone services to the project.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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6. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Recommendation: That the Board of Public Works approve lending general obligation bond proceeds for this project.

Borrowers: Pennrose Properties, LLC
and
Wicomico County Housing Authority

Project: Merritt Mill Townhouses
2700 Block of Merritt Mill Road, Salisbury 21804, Wicomico County

Authority: §§4-1201 through 4-1209, Housing & Community Development Article, Annotated Code of Maryland; COMAR Chapter 05.05.05

Partnership Rental Housing finances rental housing units that will be occupied by individuals with incomes of 50% below of the State-wide area median income.

Loan Amount: $1,650,000
Fund Source: MCCBL 2017 – *Partnership Rental Housing Program*
Collateral: Deed of Trust

Description: The project entails the new construction of a 75-unit rental community in Salisbury. The new construction will include eight townhouse apartment buildings with one-, two-, and three- bedroom units and community amenities. Units will be targeted to 50 households earning up to 30% of area median income, 17 households earning up to 60% of area median income, and eight households without income restrictions. The project sponsors are Pennrose Properties, LLC and Wicomico County Housing Authority.

Sources	Amount
Partnership Rental Housing (this Item)	**$1,650,000**
Private Loan	$828,150
Rental Housing Funds	$2,000,000
9% Low Income Housing Tax Credit Equity	$14,848,515
Developer Equity/Deferred Developer Fee	$308,288
Total	$19,634,953

The Maryland Department of Planning approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy (Project #SP20150701-6019) on July 16, 2016.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Bhaskaran Subramanian (410) 260-8786
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7. DEPARTMENT OF NATURAL RESOURCES
Shoreline Conservation Service

Recommendation: That the Board of Public Works approve releasing the shore erosion control liens on the following projects. The contractual requirements between the Department of Natural Resources and the property owners have been satisfied.

Project #	Owner	Description	County/District	Amount
SEC 09-85	Clemson, DB	Construct timber bulkhead	Anne Arundel/30	$24,980
SEC 07-87	Coar, WS/LS	Construct stone revetment	Kent/36	$61,747
SEC 09-87	Coaches Island Corp, Lot #1	Construct stone revetment	Talbot/37B	$42,822
	Coaches Island Corp, Lot #6			$54,241
	Coaches Island Corp, 35.5 ac			$30,718
	Cox, CC			$53,886
	Cox, WH			$54,414
	Hostetter Jr, AB			$57,111
	Parker, G			$50,543
	Schmitz Jr., JA			$56,901
	Taber, JH			$56,981
	Tulloch, PH			$61,314
	Vernon, JG			$56,819
SEC 01-89	Schroeder, MB Lot#3 and #4	Construct timber bulkhead	Calvert/29C	$42,840 $45,920
SEC 04-89	Whittington, AE	Construct stone revetment	Anne Arundel/30	$60,617
SEC 05-89	Diamond, A/R	Construct stone revetment	Anne Arundel/31	$30,543
SEC 08-91	Sheff, RN	Construct stone revetment, wetlands vegetation	Queen Anne's/36	$41,758
SEC 06-92	Schmidt, MY	Construct stone revetment	Anne Arundel/30	$31,985

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Katherine Z. Dixon (410) 585-3035
Katherine.Dixon@maryland.gov

8. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
Baltimore City Detention Center Youth Detention Center

***Recommendation*:** That the Board of Public Works approve the use of general obligation bond funding proceeds for the following contract.

***Authority*:** State Finance and Procurement Article, Annotated Code of Maryland, § 8-301

***Contract ID*:**	Baltimore City Detention Center Youth Detention Center Audio/Visual Cabling Contract #KT-000-170-IT4, ADPICS BPO No.: 603B8400003
Description:	Install audio/visual cabling at the BCDC Youth Detention Center for the projectors in the classroom areas
Procurement Method:	Small Procurement
Award:	Fiber Plus, Inc., Jessup, MD
Amount:	$4,593
Fund Source:	MCCBL of 2016***:*** *New Youth Detention Center. Provide funds to continue to construct and equip a new Youth Detention Center*, Item 152
Resident Business:	Yes
MD Tax Clearance:	17-2227-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Katherine Z. Dixon (410) 585-3035
Katherine.Dixon@maryland.gov

9. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
Division of Corrections

Contract ID: Exercise Cages and Site Work
Maryland Correctional Institution-Jessup
Jessup, KF-001-170-C02, ADPICS No. Q00B8400022

Description: Labor, materials, equipment, permits, testing and all work necessary to install eight metal exercise cages on a newly-constructed concrete pad, construct two sidewalks, retaining wall, metal fence, temporary stone road, grading, sediment control and seeding the disturbed area.

Procurement Method Competitive Sealed Bidding

Bidder	Bid $
Veterans Kitchen Maintenance, Inc., *Alexandria, VA*	276,000
DSM Properties, LLC, *Randallstown, MD*	277,336
PJ Dick, Inc., *Pittsburgh, PA*	343,000
Old Line Construction, Inc., *Huntingtown, MD*	438,620

Award Veterans Kitchen Maintenance, Inc.

Amount $ 276,000

Government Estimate $ 195,000

Performance Bond 100% of contract amount

Performance Period 90 Calendar Days

MBE Participation 20%

Fund Source: FY18 DPSCS Operating Funds
PCA S2210, AOBJ 1017

Remarks: This construction project is to install eight exercise cages (purchased through Maryland Correctional Enterprises) and related site work at MCI-J. The work is necessary for accreditation through the American Correctional Association. The solicitation was announced on *eMaryland Marketplace*. A pre-bid meeting with MBE networking was held. Four qualified bids were received. The bid from Veterans Kitchen Maintenance, Inc. was determined to be fair and reasonable.

Tax Compliance 17-2163-1111 ***Resident Business*** No

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

Contact: Terri Wilson (410) 537-4155
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10. MARYLAND DEPARTMENT OF THE ENVIRONMENT

***Recommendation*:** That the Board of Public Works approve new loan funding up to $3,368,474 to St. Mary's County Metropolitan Commission for the **St. Clement Shores Water System Replacement – Phase I** project in St. Mary's County**.** Funding may involve multiple sources, including general obligation bond proceeds as the required 20% match to federal funds and other funds. (Legislative District 29B)

New Loan of $3,368,474 (estimated) **– Drinking Water State Revolving Loan Fund.** Borrower will repay this loan over a period not to exceed 20 years following project completion, at an interest rate of 50% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, recent loan recipients have received a 1.5% interest rate. To secure this debt, Borrower will deliver its bond, along with its full faith and credit endorsement, to the Maryland Water Quality Financing Administration.

Project Description: This multi-phased project involves the design and construction of waterlines, valves, fire hydrants, and all necessary appurtenances to replace the existing aging and deteriorated water distribution system.

Project Funding Sources:

Drinking Water State Revolving Loan Fund	$ 3,368,474
TOTAL ESTIMATED PROJECT COST:	$ 3,368,474

Authority: Sections 9-1601 through 9-1622 of the Environment Article, Maryland Code, known as the Maryland Water Quality Financing Administration Act.

MDE has determined that its recommendation is consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

Contact: Terri Wilson (410) 537-4155
terria.wilson@maryland.gov / cheryl.reilly@maryland.gov

11. MARYLAND DEPARTMENT OF THE ENVIRONMENT

***Recommendation*:** That the Board of Public Works approve new loan funding up to $2,491,768 to St. Mary's County Metropolitan Commission for the **Piney Point Water System Replacement** project in St. Mary's County**.** Funding may involve multiple sources, including general obligation bond proceeds as the required 20% match to federal funds and other funds. (Legislative District 29B)

New Loan of $2,491,768 (estimated) **– Drinking Water State Revolving Loan Fund.** Borrower will repay this loan over a period not to exceed 20 years following project completion, at an interest rate of 50% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, recent loan recipients have received a 1.5% interest rate. To secure this debt, Borrower will deliver its bond, along with its full faith and credit endorsement, to the Maryland Water Quality Financing Administration.

Project Description: This project involves the design and construction of waterlines, valves, fire hydrants, and all necessary appurtenances to replace the existing aging and deteriorated water distribution system.

Project Funding Sources:

Drinking Water State Revolving Loan Fund	$ 2,491,768
TOTAL ESTIMATED PROJECT COST:	$ 2,491,768

Authority: Sections 9-1601 through 9-1622 of the Environment Article, Maryland Code, known as the Maryland Water Quality Financing Administration Act.

MDE has determined that its recommendation is consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Terri Wilson (410) 537-4155
terria.wilson@maryland.gov/cheryl.reilly@maryland.gov

12. MARYLAND DEPARTMENT OF THE ENVIRONMENT

Recommendation: That the Board of Public Works approve new grant funding up to $963,900 to Howard County for the **Little Patuxent Water Reclamation Plant Influent Pump Station Pump Replacement** project. The funding is 100% special funds from the Strategic Energy Investment Fund. (Legislative District 13)

***Project Description*:** This project entails replacement of two existing pumps in the influent pump station located at the Little Patuxent Water Reclamation Plant. The existing influent pumps are at the end of their service life with decreased efficiency and higher power usage. The upgrade includes two new pumps and associated appurtenances, which are more efficient and will reduce pump operating time, thereby resulting in energy savings.

Project Funding Sources:

Energy Water Infrastructure Program Grant, EWIP 01.14	$ 963,900
Local Funds	$1,578,408
TOTAL ESTIMATED PROJECT COST	$2,542,308

Authority: Sections 9-20B-01 through 9-20B-12 of the State Government Article, Annotated Code of Maryland, FY 2017 Capital Budget Appropriation - Energy Water Infrastructure Program (U00A01.14)

Pursuant to a written agreement between the Maryland Energy Administration and the Maryland Department of the Environment, funding will be provided from the Strategic Energy Investment Fund for this project.

MDE has determined that its recommendation is consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Terri Wilson (410) 537-4155
terria.wilson@maryland.gov/cheryl.reilly@maryland.gov

13. MARYLAND DEPARTMENT OF THE ENVIRONMENT

Recommendation: That the Board of Public Works approve new grant funding up to $132,000 to City of Salisbury for the **High Service Pump Replacement at Salisbury Park Water Treatment Plant** project in Wicomico County. The funding is 100% special funds from the Strategic Energy Investment Fund. (Legislative District 37A)

***Project Description*:** The project entails the replacement of existing high service pumps at the City of Salisbury's Park Water Treatment Plant. The pumps have reached the end of their useful life. The work includes installation of new energy efficient pumps, piping, valves and other ancillary improvements. This project will reduce energy consumption at the plant by improving pump efficiencies.

Project Funding Sources:

Energy Water Infrastructure Program Grant, EWIP 02.23	$ 132,000
Local Funds	$ 100,000
TOTAL ESTIMATED PROJECT COST	$ 232,000

Authority: Sections 9-20B-01 through 9-20B-12 of the State Government Article, Annotated Code of Maryland, FY 2017 Capital Budget Appropriation - Energy Water Infrastructure Program (U00A01.14)

Pursuant to a written agreement between the Maryland Energy Administration and the Maryland Department of the Environment, funding will be provided from the Strategic Energy Investment Fund for this project.

MDE has determined that its recommendation is consistent with Maryland's Priority Places Strategy in accordance with Executive Order 01.01.2003.33, and State Clearinghouse comments and recommendations.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Ellen Frketic 410-729-8307
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14. MARYLAND ENVIRONMENTAL SERVICE
Cunningham Falls State Park

Construction Contract: Water Treatment Plant Upgrade
MES Project # 1-17-2-11-5

Original Approval Secretary Item 20 (2/22/17)

Award: M2 Construction LLC, Landisville, PA

Contract Description: Furnish and install materials to upgrade water treatment plant

Modification Description: Electrical upgrades at South Beach raw water pump station, including new electrical service, transformer, panels and cabinets, emergency generator, controls, fenced enclosure, and associated piping and site work.

Original Contract Term: 365 Calendar days from Notice to Proceed
Modified Contract Term: No change

Original Contract Amount: $2,548,275
This Modification: $ 223,899
Revised Total Amount: $2,772,174

MBE Goal: 10%
MBE Compliance: 11.3%

Remarks: MES and DNR have capital construction projects in the South Beach area that require coordination. The location of the transformer and electrical panels was not finalized until after the contractor received notice to proceed.

Fund Sources: MCCBL of 2017

Appropriation Code: 198 MCCBL 17 (PCA # 12035)

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Ellen Frketic 410-729-8307
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15. MARYLAND ENVIRONMENTAL SERVICE
Rocky Gap State Park

Construction Contract: Wastewater Treatment Plant Improvements
MES Project # 1-16-2-41-5

Original Approval: Secretary Item 12 (10/19/16)

Award: Carl Belt, Inc., Cumberland

Contract Description: Furnish and install materials to upgrade wastewater treatment process

Modification Description: Interior demolition and rehabilitation of filter building; install emergency backup generator, new enclosure over wastewater treatment plant tanks, and new blowers.

Original Contract Term: 300 calendar days

Modified Contract Term: 360 calendar days

Original Contract Amount: $2,879,778

Prior Modifications: $ 49,952

This Modification: $ 911,000

Revised Total Amount: $3,840,730

Percentage Increase: 31%

MBE Goal: 10%

MBE Compliance: 10%

15. MARYLAND ENVIRONMENTAL SERVICE (*cont'd)*
Rocky Gap State Park

Remarks: The filter building will be reused for a lab, electric room, and office space. The new generator provides backup power to ensure uninterrupted operation of the facility. The new enclosure is necessary to prevent freezing. New blowers are necessary to provide sufficient aeration for treatment to comply with discharge permit requirements.

This work was in the original bid as add-on items, but not awarded since sufficient funding was not available at that time. Had the funding been available at the time of award, this contractor would have still been the low bidder and been awarded the contract.

Fund Sources:

176 MCCBL of 2015	$203,139.58	(PCA 11071)
177 MCCBL of 2016	$7,860.42	(PCA 12016)
198 MCCBL of 2017	$700,000.00	(PCA 12030)

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Ellen Frketic 410-729-8307
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16. MARYLAND ENVIRONMENTAL SERVICE
Woodstock Job Corps Center

A/E Contract: Wastewater Treatment Plant System Upgrade
MES Project # 1-18-2-01-3

Description: Provide engineering services for a new advanced wastewater treatment system and related structures at the Woodstock Job Corps Center facility in Baltimore County.

Procurement: A/E Shortlist

Award: George Miles and Buhr, LLC

Amount: $ 273,608

Term: 4 years

MBE Participation: 14.02 %

Remarks: The total contract amount of $476,376 will be awarded in phases. Approval to award Phase 1 (pre-selection) and Phase 2 (final design) is requested at this time. The remaining phases (Phase 2a-contingent permits; Phase 3-bidding assistance; Phase 4-construction administration) will be requested as funds become available.

Fund Sources: MCCBL of 2016

Appropriation Codes: 177 MCCBL 16 (PCA # 12011)

Resident Business: Yes

Tax Compliance No.: 17-2229-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Lois Whitaker 443-885-3074
lois.whitaker@morgan.edu

17. MORGAN STATE UNIVERSITY
Bookstore Services Contract

Contract ID: Management and Operation of Morgan State University Bookstore
Project No. 16/PRO-0021S

Award: Barnes and Noble College Booksellers, LLC
120 Mountain View Blvd., Basking Ridge, NJ 07920

Contract Description: Revenue-generating contract to manage and operate the University Book Store at Morgan State University. Full-service operations will include all financial resources, labor, equipment, goods, and supplies necessary to manage and operate the bookstore.

Contract Term: 10/2/17 – 10/1/22 (5 years w/two 5-year renewal options)

Procurement Method: Competitive Sealed Proposal

Proposals:	Technical	Financial	Overall
Barnes and Noble, Basking Ridge, NJ	1	1	1
Follett Higher Education, Westchester, IL	2	2	2

Compensation: For the first two contract years, Barnes and Noble will operate the Morgan State University Bookstore at its current campus location in the Student Union. After that, the University and the Contractor intend to move the Bookstore to a new location at the Northwood Plaza as a co-branded facility. The revenue-generating contract provides for compensation for each of two scenarios: (A) if the bookstore does not relocate but remains in its campus location; and (B) if the relocation occurs.

A. Campus (Student Union) Bookstore

(1) Contract Year 1 Guaranteed Amount: $280,000

(2) Contract Year 2 and after:

Annually, Barnes & Noble will provide a guaranteed amount of 90% of the Calculated Commission of the immediately preceding year.

Calculated Commission Amounts:

2% of all gross sales up to $5,000,000
14% of all gross sales from $5,000,001 to $7,000,000
16% of all gross sales over $7,000,001

(3) Capital Investment for Renovations & Computer Systems*

Barnes & Noble commits $280,000 to renovate, fixture, and equip the Student Union Bookstore

(4) Scholarships

Barnes & Noble commits $15,000 for annual textbook scholarships to be awarded at the discretion of Morgan State University.

17. MORGAN STATE UNIVERSITY *(cont'd)*
Bookstore Services Contract

B. Northwood Plaza (Co-Branded) Store

(1) Year 1 at New Location Guaranteed Amount: $200,000

(2) Year 2 and after at New Location:
Annually, Barnes & Noble will provide a guaranteed amount of 90% of the Calculated Commission of the immediately preceding year.

Calculated Commission Amounts:

7% of all gross sales up to $5,000,000
9% of all gross sales from $5,000,001 to $7,000,000
11% of all gross sales over $7,000,001

(3) Capital Investment for Renovations & Computer Systems*
Barnes & Noble commits $325,000 to renovate, fixture, and equip the co-branded Bookstore

(4) Scholarships
Barnes & Noble commits $15,000 for annual textbook scholarships to be awarded at the discretion of Morgan State University.

***NOTE**: Barnes & Noble will make only one "capital investment for renovations and computer systems" contribution. Whether that is the $280,000 or $325,000 depends on the decision whether to locate the Bookstore permanently in the Student Union or at Northwood Plaza.

MBE Participation: None

Performance Security: Payment and performance bonds equal to the contract amount

Remarks:
This solicitation was advertised on *eMaryland Marketplace* and on the University's Procurement website. Three proposals were received; two were found responsive in meeting the RFP criteria. The University's evaluation and selection committee recommends Barnes and Noble based on its overall national performance in a higher education environment; that it offered a higher revenue over the contract term; and met the RFP criteria.

The University is proposing October 2, 2017 as the start date. This allows Barnes and Noble to access and conduct an inventory of the merchandise housed at the current University-run facility.

There was no MBE goal established for this procurement. The core business of the bookstore operator is the sale of textbooks, and course material. No major publishers are MBEs, and course material selections are made exclusively by the University faculty.

The Morgan State University Board of Regents approved this contract at its June 30, 2017, meeting.

17. MORGAN STATE UNIVERSITY *(cont'd)*
Bookstore Services Contract

Fund Source: 100% Revenue-generating contract.

MD Tax Clearance: 17-2010-1110

Resident Business: No

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Lois Whitaker 443-885-3074
lois.whitaker@morgan.edu

18. MORGAN STATE UNIVERSITY
Student Services Building
Bid Package A

***Contract ID*:** Student Services Building, DCM-SSB-16-1CMAR

Recommendation: Approve award of Bid Package A

Contractor: Barton Malow Company, Baltimore, MD

Prior Approval: Sec Item 20 (6/22/16) (Pre-Construction Services)

***Amount*:** $32,714

Fund Source: MCCBL 2017 Item #208: *Provide funds to continue design and begin construction of a new Student Services Building to house student service functions, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete the project.* $32,714

Project: The Student Services Building is on the corner of Hillen Road and Cold Spring Lane. The building will support the University's programs, services and activities related student services such as enrollment management, financial aid, bursar, registrar, recruitment, career development, to name a few. The project is striving to exceed the minimum LEED Silver certification.

Bid Package A: Purchase and erect construction fence and job signs. The amount of $32,714 includes the signage and the low bid fencing bid plus an allowance of $3,000.

Background: Reference is made to Secretary Item 20 (6/22/16) in which the Board of Public Works approved the University awarding pre-construction services contract for $311,000. Funds in the amount of $32,714 have been made available for FY 18.

MBE Participation: Bid Package A = 7.9%

Performance Bond: Not required

Contract Term: 72 months from Notice to Proceed

MD Tax Clearance: 17-2178-1111 ***Residence Business:*** No

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Lois Whitaker 443-885-3074
lois.whitaker@morgan.edu

19. MORGAN STATE UNIVERSITY
Student Services Building Design Services

***Contract ID*:** Student Services Building, DCM-SSB-15-1AE

Recommendation: Approve expenditure of $1,574,127 appropriated in 2017 MCCBL to previously-approved contract.

Fund Source: MCCBL 2017 Item #208: *Provide funds to continue design and begin construction of a new Student Services Building to house student service functions, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete the project.* $1,574,127

Contractor: GWWO, Baltimore, MD

Prior Approvals: Secretary Item 16 (2/24/16):
Design Services/Pre Construction/ Schematic Design
Secretary Item 14 (7/6/16):
Design Services/Design Development/Bidding

Project: The Student Services Building is at the corner of Hillen Road and Cold Spring Lane. The building will support the University's programs, services and activities related student services such as enrollment management, financial aid, bursar, registrar, recruitment, career development, to name a few. The project is striving to exceed the minimum LEED Silver certification.

Background: Reference is made to Secretary Item 16 (2/24/16) in which the Board of Public Works approved the University awarding the initial design phase and Secretary Item 14 (7/6/16) expanding the design services through bidding to the AE for a contract amount of $6,815,758; however, all funding was not available at that time.

Funds in the amount of $1,574,127 have now become available in the 2017 MCCBL. These funds are to continue to fund the AE contract through construction administration.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Eric Johnson (410) 223-4150
ejohnson@mdstad.com

20. MARYLAND STADIUM AUTHORITY
Baltimore City Public Schools

Recommendation: The Maryland Stadium Authority, the Interagency Committee on School Construction, the Baltimore City Board of School Commissioners, and the Mayor and City Council of Baltimore recommend that the Board of Public Works approve an amendment to the Memorandum of Understanding that memorialized the agreement among the four parties concerning construction and revitalization of Baltimore City Schools. The amended Memorandum of Understanding recognizes the Stadium Authority as managing all projects within the program.

Prior Approval: Secretary Item 14 (10/16/13)

Authority: Baltimore City Public Schools Construction and Revitalization Act of 2013
Chapter 647 (2013 Laws of MD)
[portion codified at § 10-646, Economic Dev't Article, Annotated Code of MD]

***Remarks*:** The 2013 General Assembly, with the Governor's approval, enacted a multi-year public school construction and renovation initiative in Baltimore City. This program authorizes the Stadium Authority to issue up to $1.1 billion in bonds to fund Baltimore City public school construction and renovation projects in accordance with the 10-Year Plan for School Construction adopted by the City Board on January 8, 2013.

State and local funds dedicated to the initiative are pledged to pay debt service on the bonds, and may also be used to cover administrative costs incurred in implementing the program. Among other things, the law required the Stadium Authority, the IAC, the Baltimore City Board of School Commissioners, and Baltimore City to enter into a Memorandum of Understanding that governs the four-party relationship and sets parameters for the program.

This amended Memorandum of Understanding identifies the Stadium Authority as now managing all projects within the program. Originally, the Memorandum included language and intent that the Stadium Authority would manage all new and replacement projects, and some of the renovation projects. Amending the Memorandum aligns the processes and procedures established for administering the program. The boards of all four parties have approved the change.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Eric Johnson (410) 223-4150
ejohnson@mdstad.com

21. MARYLAND STADIUM AUTHORITY

Baltimore City Public Schools
Bay-Brook Elementary/Middle School
Architect/Engineering Services

Contract ID: Bay-Brook PK-8 #124/BCS-02-004-AE

Recommendation: That the Board of Public Works approve the award for architectural design & engineering services for Bay-Brook Elementary/Middle School replacement project.

Procurement Method: Competitive Sealed Proposals

Proposals:

Offeror	*Overall Score*	*Lump Sum Bid*
Crabtree, Rohrbaugh & Associates	93	$ 2,129,417
USA Architects, Planners + Interior Design	91	$ 2,073,382
Penza Bailey/Newman	87	$ 2,175,170

Contract Description: Architectural design and engineering services for the Bay-Brook Elementary/Middle School project, 4301 10th Street, Baltimore

Contractor: Crabtree, Rohrbaugh & Associates, Towson, MD 21204

Amount: $ 2,129,417

Term: 8/2017 – 8/2019

MBE Goal: 31%

***Remarks*:** The Stadium Authority recommends this firm for architectural design and engineering services for the Bay-Brook Elementary/Middle School project.

A Request for Qualifications was posted on *eMaryland Marketplace* and the Stadium Authority's website, and was sent out directly. Forty-seven firms responded. A selection committee, comprising members from Baltimore City Schools and the Stadium Authority, deemed 32 firms eligible to participate in the AE project pool for Plan Year Two. These 32 firms now have an opportunity to bid on project-specific Request for Proposals.

21. MARYLAND STADIUM AUTHORITY *(cont'd)*
Baltimore City Public Schools
Bay-Brook Elementary/Middle School
Architect/Engineering Services

***Remarks*:** *(cont'd)*

Twelve firms submitted specific proposals on the Bay-Brook Elementary/Middle School project. The selection committee selected four firms to interview and to review pricing. Next, a scope and pricing review confirmation was held with Crabtree, Rohrbaugh & Associates resulting in a Best and Final Offer submission. Upon review of the final offer and reference checks, the Stadium Authority recommends awarding the architect/engineering services to Crabtree, Rohrbaugh & Associates.

***Authority**:* Baltimore City Public Schools Construction and Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Development Article, Annotated Code of MD]

Fund Source: Non-Budgeted Funds; Proceeds on deposit in the Baltimore City Public School Construction Facilities Fund

Tax Compliance No.: 17-2231-0111

Resident Business: Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Eric Johnson (410) 223-4150
ejohnson@mdstad.com

22. MARYLAND STADIUM AUTHORITY
Baltimore City Public Schools
Bay-Brook Elementary/Middle School
Construction Management Services

Contract ID: Bay-Brook PK-8 #124/BCS-02-004-CM

Recommendation: That the Board of Public Works approve the award for preconstruction services for the Bay-Brook Elementary/Middle School replacement project.

Procurement Method: Competitive Sealed Proposals

Proposals:

Offeror	*Overall Score*	*Preconstruction*	*Construction & Estimated Labor Fees*
CAM Construction Company, Inc.	92	$ 90,522	$ 1,588,311
Turner/Mahogany JV	91	$ 85,728	$ 1,925,369
Whiting-Turner	87	$ 176,431	$ 1,740,446
J. Vinton Schafer & Sons	86	$ 201,360	$ 1,892,640

Contract Description: Preconstruction services throughout design phase to provide cost-estimating, scheduling, project phasing, constructability reviews, value-engineering, quality assurance, scope definitions, and bid packaging/preparations.

Contractor: CAM Construction Company, Inc., Timonium, MD 21093

Amount: $ 90,522 (pre-construction services only)

Term: 8/2017 – 8/2019

MBE Goal: 29%

22. MARYLAND STADIUM AUTHORITY *(cont'd)*
Baltimore City Public Schools
Bay-Brook Elementary/Middle School
Construction Management Services

***Remarks*:** The Stadium Authority recommends this firm for construction management services for the Bay-Brook Elementary/Middle School project.

A Request for Qualifications was posted on *eMaryland Marketplace* and the Stadium Authority's website, and was sent out directly on August 2016. A selection committee, comprising members from Baltimore City Schools and the Stadium Authority, deemed 15 firms eligible to participate in the CM project pool for Plan Year Two and thus given the opportunity to receive the project specific Request for Proposals.

The RFP was issued on June 4, 2017 and nine firms submitted specific proposals on the Bay-Brook Elementary/Middle School project. The selection committee determined it would be in the best interest to short-list four firms and hold oral presentations. Upon completion of the presentations, financial proposals were requested and received from all four short-listed firms. Upon review of the final offers and reference checks, the Stadium Authority Board recommends awarding the CM services contract to CAM Construction Company, Inc., who was the top ranked firm technically.

It is the Stadium Authority's intent to award the construction-phase services to CAM Construction provided it performs adequately during the preconstruction phase and if all parties reach an acceptable agreement.

***Authority**:* Baltimore City Public Schools Construction and Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Development Article, Annotated Code of MD]

Fund Source: Non-Budgeted Funds; Proceeds on deposit in the Baltimore City Public School Construction Facilities Fund

Tax Compliance No.: 17-2230-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Eric Johnson (410) 223-4150
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23. MARYLAND STADIUM AUTHORITY
Baltimore City Public Schools
Calvin M. Rodwell Elementary/Middle School
Architect/Engineering Services

Contract ID: BCS-02-003-AE

Recommendation: That the Board of Public Works approve the award for architectural and engineering services for the of Calvin M. Rodwell Elementary/Middle School replacement.

Procurement Method: Competitive Sealed Proposals

Proposals:

Offeror	*Overall Score*	*Lump Sum Bid*
Design Collective, Inc + Samaha Associates, PC JV	95	$1,679,673.88
DLR Group Sorg + Sp Architects, Inc.	93	$1,697,025.00
Moody-Nolan, Inc	86	$2,209,169.00

Award: Design Collective, Inc + Samaha Associates, PC, Baltimore, MD

Bid Package Description: Architectural design and engineering services.

Amount: $1,679,674

Term: 8/2017 – 8/2019

MBE Goal: 31%

23. MARYLAND STADIUM AUTHORITY (*cont'd)*
Baltimore City Public Schools
Calvin M. Rodwell Elementary/Middle School
Architect/Engineering Services

***Remarks*:** The Stadium Authority recommends this firm for architectural design and engineering services for the Calvin M. Rodwell Elementary/Middle School replacement project.

A Request for Qualifications was posted on *eMaryland Marketplace* and the Stadium Authority's website, and was sent out directly in July 2016. Forty-seven firms responded. A selection committee, comprising members from Baltimore City Schools and the Stadium Authority, deemed 32 firms eligible to participate in the AE project pool for Plan Year Two. These 32 firms were given the opportunity to bid on project-specific Request for Proposals issued on May 25, 2017.

Twelve firms submitted specific proposals on the Calvin Rodwell Elementary/Middle School project. The selection committee determined it would be in the best interest to short-list four firms and hold oral presentations. Upon completion of the presentations, financial proposals were requested from the three top ranked firms. A best and final offer was requested from Design Collective, Inc + Samaha Associates, PC and upon review of the final offer and reference checks, the Stadium Authority recommends awarding the architect/engineering services to Design Collective, Inc + Samaha Associates, PC.

Authority: Baltimore City Public Schools Construction and Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Development Article, Annotated Code of MD]

Fund Source: Non-Budgeted Funds; Proceeds on deposit in the Baltimore City Public School Construction Facilities Fund

Tax Compliance No.: 17-2146-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Eric Johnson (410) 223-4150
ejohnson@mdstad.com

24. MARYLAND STADIUM AUTHORITY
Baltimore City Public Schools
Calvin M. Rodwell Elementary/Middle School
Construction Management Services

Contract ID: BCS-02-003-CM

Recommendation: That the Board of Public Works approve the award for preconstruction services for the Calvin M. Rodwell Elementary School replacement project.

Procurement Method: Competitive Sealed Proposals

Proposals:

Offeror	*Overall Score*	*Preconstruction*	*Construction & Estimated Labor Fees*
Skanska	96	$ 75,526	$ 1,754,770
HESS	91	$ 112,000	$ 1, 775,537
Turner /Mahogany JV	86	$115,128	$ 1,868,058

Description: Preconstruction services throughout design phase to provide cost-estimating, scheduling, project phasing, constructability reviews, value engineering, quality assurance, scope definitions, and bid packaging/preparations.

Award: Skanska USA Building, Inc., Rockville, MD 20850

Amount: $75,526 (pre-construction services only)

Term: 8/2017 – 8/2019

MBE Goal: 29%

24. MARYLAND STADIUM AUTHORITY
Baltimore City Public Schools
Calvin M. Rodwell Elementary/Middle School
Construction Management Services

***Remarks*:** Through this contract, the Stadium Authority is procuring a firm for preconstruction services for the Calvin M. Rodwell Elementary/Middle School project.

A Request for Qualifications was posted on *eMaryland Marketplace* and the Stadium Authority's website in August 2016. Fifteen firms were chosen by a selection committee, comprising members from Baltimore City Schools and the Stadium Authority to participate in the project pool and thus given the opportunity to receive the project specific Request for Proposal.

Ten firms submitted specific proposals on the Calvin Rodwell Elementary/Middle School project and the selection committee determined it would be in the best interest to short-list three firms and hold oral presentations. Upon completion of the presentations, Financial Proposals were received from the three shortlisted firms. Upon review of the final offers and reference checks, the Stadium Authority Board recommends awarding the CM services contract to Skanska USA Building, Inc, who was the top ranked firm technically.

It is the Stadium Authority's intent to award the construction-phase services to Skanska provided it performs adequately during the preconstruction phase and if all parties reach an acceptable agreement.

Authority: Baltimore City Public Schools Construction and Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Development Article, Annotated Code of MD]

Fund Source: Non-Budgeted Funds; Proceeds on deposit in the Baltimore City Public School Construction Facilities Fund

Tax Compliance No.: 17-2145-111

Resident Business: Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Eric Johnson (410) 223-4150
ejohnson@mdstad.com

25. MARYLAND STADIUM AUTHORITY
Baltimore City Public Schools
Fairmount Harford Building
Design/Build – Conceptual Design/Planning – Preconstruction Services

Contract ID: BCS-02-002-DB

Recommendation: That the Board of Public Works approve an award for design-build conceptual design/planning and preconstruction services for the Reach Partnership High School that will be sited in the Fairmount-Harford Building.

Contractor: MCN Build/Southway Builders Joint Venture, LLC, Baltimore, MD 21224

Project: Early design-build planning services throughout conceptual and early schematic phase design phase to provide design, site due diligence and building investigations, cost-estimating and budget establishment, scheduling, project phasing, and constructability reviews. The targeted construction budget is $47.5 million.

Proposals:

Offeror	*Technical Score (70 pts available)*	*Lump Sum Bid*
MCN Build/Southway Builders JV, LLC	65	$192,743
Turner Construction Company	61	$165,840
Gilbane Building Company	53	$116,781
Skanska USA Building	52	NR

Procurement Method: Competitive Sealed Proposals

Bid Package Description: Early design-build planning services

Early Phase Amount: $192,743

Term: 8/2017 – 12/2017

MBE Goal: 20%

25. MARYLAND STADIUM AUTHORITY
Baltimore City Public Schools
Fairmount Harford Building
Design/Build Services- Conceptual Design/Planning and Preconstruction Services

Remarks: The Stadium Authority recommends this firm for early design/build services for the Fairmount-Harford Project.

In January 2017, this RFP was issued on *eMaryland Marketplace* and the Stadium Authority's website. The initial RFP requested proposals from qualified design/build teams for the design and construction of the project. In the technical submission, offerors provided information that included experience and qualifications of both the offeror and key personnel and their approach for this type of design-build project. Eight firms submitted technical proposals with qualification information.

After review of the technical proposals, the Selection Committee determined to short-list four firms. In May 2017, the four shortlisted firms received a Detailed Phase RFP in which they were requested to provide initial concept phase work plans. Upon completion of the oral presentations, financial proposals were received from all firms. Thereafter, the Selection Committee requested Best and Final Offers from all of the firms. Financial proposals included fees for the concept design phase (both design and pre-construction fees) and initial due diligence expenses for the concepts submitted.

Upon review of the final offers and reference checks, the Stadium Authority recommends awarded the conceptual design/planning services contract to MCN Build/Southway Builders Joint Venture, LLC. It is the intent of the Stadium Authority to return with a recommendation to award the comprehensive design/build services package for the project if all parties reach an acceptable budget and comprehensive design/build agreement.

Authority: Baltimore City Public Schools Construction and Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Development Article, Annotated Code of MD]

Fund Source: Non-Budgeted Funds; Proceeds on deposit in the Baltimore City Public School Construction Facilities Fund

Tax Compliance No.: 17-1723-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Anne Raines 410.697.9584
anne.raines@maryland.gov

26. DEPARTMENT OF PLANNING
Maryland Historical Trust
African American Heritage Preservation Program

Recommendation: That the Board of Public Works approve two grants of general obligation bond proceeds. Amount: $55,000.

A. Sis's Tavern/Baby Dee's
4516 41st Avenue, North Brentwood 20722 *Prince George's County*

Grant Amount: $50,000

Grantee: Hyattsville Community Development Corporation

Description: Project work includes: Interior rehabilitation, including repair/replacement of electrical, plumbing, HVAC systems, finishes, and flooring. [Project costs $85,000 estimated.]

Fund Source: MCCBL of 2016

Appropriation Code: Maryland Historical Trust Appropriation #92264

Remarks: Initially operated as a grocery, then as a tavern and music hall, the building at 4516 41st Avenue, in the North Brentwood National Register Historic District, has been owned and operated by residents of North Brentwood, the first African-American incorporated community in the county, and served town residents for over eighty years. It became known as "Sis' Tavern" during the 1960s, when owned by Marie "Sis" Walls; and later "Baby Dee's" after Deloris R. Spriggs. It was a central social hub for the Town, attracting famous acts like Duke Ellington and Pearl Bailey during its heyday, who would come to perform after hours when visiting the Howard Theatre in D.C. The building also housed a barbershop, in an addition c. 1920, which was operational until Baby Dee's closed in 1996. In addition to being the first commercial building built in the Town, it was owned at one time by the Town's first Mayor, Jeremiah Hawkins. When rehabilitation is completed, the building is planned for community use and will be managed by the Town.

26. DEPARTMENT OF PLANNING *(cont'd)*
Maryland Historical Trust
African American Heritage Preservation Program

B. Catoctin Furnace Iron Master's House Ruins
12651 Catoctin Furnace Road, Thurmont *Frederick County*

Grant Amount: $5,000

Grantee: Friends of Cunningham Falls State Park and Gambrill State Park, Inc.

Description: Project work includes: Exterior rehabilitation, including masonry repairs and repointing. [Project costs $10,000 estimated.]

Fund Source: MCCBL of 2016

Appropriation Code: Maryland Historical Trust Appropriation #92264

Remarks: The Catoctin Furnace complex, within the Catoctin Furnace National Register Historic District, is significant to American industrial history and industrial archeology; the industrial site and its related living quarters illustrate the growth and development of the iron industry between 1774 and 1904. Slaves labored in the village in various capacities including iron production, charcoal making, and domestic services. There are documented cases of enslaved persons leaving this site to seek freedom; this site is included in NPS's National Underground Railroad Network to Freedom Gateway program. While the 1781 Iron Master's House is in ruins, it is open for public viewing year round. The Iron Master would have had house slaves, who may have resided in the basement under the kitchen. A new interpretive panel will explain the role the Iron Master played in the community and the importance of this structure. The Iron Master's House is within the State park and owned by the State.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Bob Gorrell 410-767-0096
Robert.gorrell@maryland.gov

27. PUBLIC SCHOOL CONSTRUCTION PROGRAM
Final Action on COMAR 23.03.02
E-Rate Program

Recommended Action: The Interagency Committee recommends that the Board of Public Works take final action to adopt amendments to COMAR 23.03.02.11 and COMAR 23.03.02.12. The amendments will allow certain broadband infrastructure under the Federal Communication Commission's E-Rate Program to be eligible for public school construction funding.

Authority: "The Board of Public Works shall define by regulation what constitutes an eligible and ineligible public school construction or capital improvement cost."
Education Article, § 5-301(b), Annotated Code of Maryland

Background: Reference is made to Secretary's Item 19 (4/26/17) in which the Board of Public Works approved the regulatory proposal to amend these regulations. The proposal was submitted to the Administrative, Executive, and Legislative Review Committee. It was then published in 44 *Maryland Register* 600 [6/9/17] for public comment. No public comments were received by the July 9th closing date for comment.

Final Action: Approval of this Item authorizes the final adoption to be published in the *Maryland Register*.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

Contact: Bob Gorrell 410-767-0096
Robert.gorrell@maryland.gov

28. STATE PUBLIC SCHOOL CONSTRUCTION PROGRAM
COMAR 23.03.02.05: Administration of the Public School Construction Program
State Cost Share Percentage – Fiscal Year 2019 through Fiscal Year 2021

***Recommendation*:** The Interagency Committee on School Construction recommends that the Board of Public Works propose an amendment to COMAR 23.03.02.05 that establishes for each subdivision the State cost share percentage in fiscal years 2019, 2020, and 2021. The State cost share percentage is the percentage of eligible costs of approved public school construction projects that the State may fund.

***Authority*:** Section 5-301 of the Education Article, Maryland Code; COMAR 23.03.02.05.

Current Cost Share Percentage: The Board last established the State cost share percentage in Secretary's Agenda Item 18 (12/17/2014). That action covered fiscal years 2016, 2017, and 2018.

Regulation:

(1) The IAC must "recommend to the Board of Public Works the cost share percentage to be applied to projects submitted for approval in the Fiscal Year 2013 local CIP and every 3 years thereafter." COMAR 23.03.02.05C.

(2) The Board requires the regulation to be amended every three years to reflect the updated percentages. Secretary's Agenda Item 21 (7/6/11).

***Action*:** Approval of this Item authorizes submission of the regulatory proposal to the AELR Committee and subsequent publication for public comment in the *Maryland Register*.

REVISED

28. STATE PUBLIC SCHOOL CONSTRUCTION PROGRAM
COMAR 23.03.02.05: Administration of the Public School Construction Program
State Cost Share Percentage – Fiscal Year 2019 through Fiscal Year 2021

Proposal:

School System	Cost Share %			
	Current State	Proposed State		
	FY 2018	FY 2019	FY 2020	FY 2021
Allegany	83%	85%	85%	85%
Anne Arundel	50%	50%	50%	50%
Baltimore City	93%	88%	87%	87%
Baltimore	52%	55%	55%	55%
Calvert	53%	53%	53%	53%
Caroline	80%	80%	80%	80%
Carroll	59%	54%	54%	54%
Cecil	63%	66%	66%	66%
Charles	61%	61%	61%	61%
Dorchester	76%	74%	74%	74%
Frederick	64%	59%	59%	59%
Garrett	50%	50%	50%	50%
Harford	63%	59%	59%	59%
Howard	55%	53%	53%	53%
Kent	50%	50%	50%	50%
Montgomery	50%	50%	50%	50%
Prince George's	63%	69%	69%	69%
Queen Anne's	50%	50%	50%	50%
St. Mary's	58%	57%	57%	57%
Somerset	100%	98%	98%	98%
Talbot	50%	50%	50%	50%
Washington	71%	71%	71%	71%
Wicomico	97%	94%	94%	94%
Worcester	50%	50%	50%	50%

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Annie Angueira 240.895.4412
avangueira@smcm.edu

29. ST. MARY'S COLLEGE OF MARYLAND
New Academic Building and Auditorium

***Contract ID*:** New Academic Building and Auditorium
Architectural & Engineering SMCM RFP No. 18089

Project: Design/construct 30,856 NASF/52,298 GSF building on the athletic field for the College's Music and Educational Studies departments, which will permit future renovation of vacated facilities to address deficiencies in space for STEM and fine and performing arts. The project includes a learning commons, and a 700-seat auditorium that will relieve a historic lack of assembly and study space. Site work for this project includes expansion of a parking lot and relocation of utilities.

***Contract Description*:** Architectural & Engineering services for New Academic Building and Auditorium

***Award*:** GWWO, Inc. Architects, Baltimore, MD

***Amount*:** $5,566,223

***Term*:** Sept 1, 2017 – Sept 1, 2022

Fund Source MCCBL 2017 (210)

***Resident Business*:** Yes

MD Tax Clearance: 17-2199-1111

***Procurement Method*:** Request for Proposals, multi-step evaluation, best value selection.

***Proposals*:** In response to advertisement on *eMaryland Marketplace*, 17 technical proposals were received. All 17 proposals were reviewed with six firms' proposals evaluated as qualified to proceed to Step 2 of the technical review process. Additional technical data was requested of these six firms. Three firms were evaluated in Step 2 as excellent or better. These firms were invited to interviews and were asked to provide detailed financial proposals. The overall ranking of the final three firms is based on best value including all technical information provided in Steps 1 and 2, interviews, and the financial proposals.

Rankings	***Technical***	***Financial***	***Overall***
GWWO, Inc.	Outstanding	Outstanding	1
Robert A.M. Stern Architects	Outstanding	Acceptable	2
Bohlin Cywinski Jackson	Excellent	Acceptable	3

29. ST. MARY'S COLLEGE OF MARYLAND *(cont.)*
New Academic Building and Auditorium

***MBE Participation*:** 23%

Sub Goals:	African American	6%
	Hispanic American	2%
	Woman-Owned	14%

***Agency Remarks*:** The proposed contractor, GWWO, Inc., of Baltimore, in collaboration with Gund Partnership of Cambridge MA, presented a highly-qualified team of architects and engineers, and proposed a very competitive price to provide the full scope of services requested for the project. The GWWO/Gund Partnership team has excellent experience designing similar facilities for higher education and performance venues, and has the expertise to design within the historic character of the St. Mary's College setting. The evaluation committee determined GWWO team's technical qualifications as Outstanding. As its financial proposal is the lowest of the three most qualified firms, GWWO, Inc., is a best value selection.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Annie Angueira 240.895.4412
avangueira@smcm.edu

30. ST. MARY'S COLLEGE OF MARYLAND
Trinity Church Road Sidewalk

Recommendation: That the Board of Public Works approve the use of general obligation bond proceeds for the following contract.

Authority: State Finance and Procurement Article, Annotated Code of Maryland, § 8-301

Description:	5 cast iron light pole 10' tall with LED light ELALighting-ATL/15/H5/40wLED/V/CSA/CCP3026/C/10 FT/Charcoal gray
Procurement Method:	Sole Source
Award:	Farthing & Pyecha, Inc., Kingsville MD 21087
Amount:	$12,000
***Fund Source*:**	MCBBL 2016-189
***Resident Business*:**	Yes
***Tax Clearance*:**	17-2214-0111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Christian Lund (410) 260-7920
clund@treasurer.state.md.us

31. BONDS
State Treasurer

Recommendation: By the State Treasurer for the adoption of the attached resolutions concerning the sale of $1,335,340 000† State of Maryland General Obligation Bonds, to be known as the State and Local Facilities Loan of 2017, Second Series, consisting of:

- Second Series A - $550,000,000[1] Tax-Exempt Bonds (Competitive)
- Second Series B - $785,340,000†[2] Tax-Exempt Refunding Bonds (Competitive) dated as of their date of delivery, expected to be August 16, 2017 (collectively, the "Bonds").

- Ratifying and approving:

(i) The Preliminary Official Statement dated August 3, 2017;
(ii) The Summary Notice of Sale for the Second Series A Bonds and Second Series B Bonds published in *The Bond Buyer* on August 3, 2017; and
(iii) The resolutions authorizing the Bond Sale adopted on July 26, 2017.

- Accepting electronically transmitted bids for the purchase of the Second Series A Bonds and the Second Series B Bonds.

- Determining the successful bidders and awarding sale of the Second Series A Bonds and the Second Series B Bonds to the winning bidders.

- Ordering the sale and issuance of the Second Series A Bonds and the Second Series B Bonds at the rates set forth in the successful bids.

- Authorizing and approving the issuance of the final Official Statement.

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†Following the sale, the maturities and amounts of the Second Series B Bonds were adjusted, as permitted by the Revised Official Notice of Sale and the Resolutions of the Board, to account for the premium bid for the Second Series B Bonds and the savings achieved by the Treasurer's solicitation of bids for Open Market Securities to fund the Refunding Escrow Account. These adjustments resulted in a revised total of $785,340,000 for the Second Series B Bonds and a revised aggregate total of $1,335,340,000 for the 2017 Second Series Bonds.

[1]Winning bidder for Second Series A – Tax-exempt Bonds (competitive): Citigroup Global Markets, Inc.
[2]Winning bidder for Second Series B – Tax-exempt Refunding Bonds (competitive): Bank of America Merrill Lynch

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Hand Carried

Contacts: Allen Cartwright (301) 429-7629 allen.cartwright@maryland.gov
Jean Peterson (301) 429-7667 jean.peterson@maryland.gov

32. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Recommendation: That the Board of Public Works approve the release of the special lien deed of trust to facilitate a short sale on the property and allow the Maryland Department of Housing and Community Development to forgive a portion of the loan from the Maryland Home Rehabilitation Program.

Borrower:	Albert E. Zepp (Deceased)	
Loan Authority:	Maryland Home Rehabilitation Program Housing and Community Development Article§§ 4-301 thru 4-309, Annotated Code of Maryland	
Authority to Release Security Interest:	State Finance and Procurement Article, § 10-305, Annotated Code of Maryland	
Original Loan:	Original Loan:	$24,500
Current Balance:	Current Balance:	$24,500

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Amy Clark 410-875-3458
amy.clark1@maryland.gov

A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

Contract ID: Emergency Boiler Replacement/PCTC Boiler Dorm I
ADPICS No: Q00P7406962

Description: Replace boiler in the Police and Correctional Training Dormitory that provides hot water for recruits in the training programs.

Procurement Method: Emergency

Emergency Declared: May 18, 2017

Bids:

M&E Sales, *Hanover, MD*	$35,579
James Kruger, *Ellicott City, MD*	$35,632
Flotron, *Hunt Valley, MD*	$43,800
Kelly, *Upper Marlboro, MD*	$46,800
Maryland Mechanical, *Baltimore, MD*	$48,000

Award: M&E Sales

Amount: $35,579

Award Date: May 22, 2017

Term: 5/22/17 – 9/22/17

MBE Participation: None

Remarks:
Nature of Emergency: The boiler at the Police and Correctional Training Dormitory in Sykesville was inspected by a contractor who discovered the boiler was actively leaking from inside the jacketing of the water coiler boiler. State law and regulations, the American Society of Mechanical Engineers, and Boiler & Pressure Vessel Code, the National Board Inspection Code, and manufacturer specifications require repair or replacement to fix the leak. This condition violates statutory requirements.

Basis for Selection: Low bid from responsible bidder.

A1. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES *(cont'd)*

Fund Source: 100% General Funds

Appropriation Code: Various

Tax Compliance No.: 17-1958-0111

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION: **THIS REPORT WAS:**

ACCEPTED **REMANDED**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Katherine Z. Dixon, 410-585-3035
Katherine.Dixon@Maryland.gov

A2. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
Division of Pre-Trial Services

Contract ID: Emergency Domestic Water Piping Replacement
Maryland Reception Diagnostic and Classification Center
Project No.: KTD-000-170-C02, ADPICS No. Q00P7407351

Contract Type: Construction

Description: Replace galvanized pipe in the main pipe from the booster pump up to the second floor and continuing throughout the second floor.

Procurement Method: Emergency

Bidder	Amount
Denver-Elek, Inc., *Baltimore*	$610,000
JF Fischer, Inc., *Baltimore*	$717,000
Maryland Mechanical Systems, Inc., *Baltimore*	$777,795

Emergency Declared: May 19, 2017

Award: Denver-Elek, Inc.

Award Date: June 15, 2017

Amount: $610,000

Fund Source: FY17 Operating Funds, PCA V6410, AOBJ 1443

Term: 60 Days

MBE Participation: None

Remarks:
Nature of Emergency: While conducting preventive maintenance on the cold water line at the Maryland Reception Diagnostic and Classification Center, it was discovered that the galvanized water line for the facility was nearly 70% occluded and exhibited signs of imminent failure. Failure of this line would be catastrophic and would impact the health and safety of inmates and staff. Therefore, immediate replacement of piping is required.

A2. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES *(cont'd)*
Division of Pre-Trial Services

Remarks: *(cont'd)*

Basis for Selection: Denver-Elek, Inc. was available to meet the needs of the emergency and provided the lowest bid. Bids were solicited on *eMaryland Marketplace* from May 24th through June 8, 2017 to foster competition while also balancing the needs of the emergency.

Tax Compliance: 17-1758-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION: **THIS REPORT WAS:**

ACCEPTED **REMANDED**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Katherine Z. Dixon, 410-585-3035
Katherine.Dixon@Maryland.gov

A3. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
Division of Pre-Trial Services

Contract ID: Emergency Lock Repairs
Maryland Transition Center D-Block
Project No.: KT-001-170-C07, ADPICS No. Q00P7407246

Contract Type: Maintenance

Description: Repair locks, sliders, and controls operating emergency exit and fire doors throughout facility

Procurement Method: Emergency

Bidder	Amount
Institutional Service and Sales, Inc., *Sykesville, MD*	$94,500
Jailcraft, Inc., *Owings Mills, MD*	$97,530

Emergency Declared: March 21, 2017

Award: Institutional Service and Sales, Inc.

Award Date: June 7, 2017

Amount: $94,500

Fund Source: FY17 Operating Funds, PCA V8410, AOBJ 8120

Term: 180 Days

MBE Participation: None

A3. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES *(cont'd)*
Division of Pre-Trial Services

Remarks:

Nature of Emergency: During a walkthrough, DPSCS learned that the emergency fire egress doors and control center doors at the Maryland Transition Center D-Block were inoperable. The doors, in various stages of degradation, all required either hardware or complete replacement. The inoperable nature of the emergency fire egress doors and control center doors poses a risk to the life and safety of inmates and staff and must be repaired immediately.

Basis for Selection: Institutional Service and Sales, Inc. was available to meet the needs of the emergency and provided the lowest bid.

Tax Compliance: 17-1478-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION: **THIS REPORT WAS:**

ACCEPTED **REMANDED**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

1A. PROGRAM OPEN SPACE LOCAL SHARE
Anne Arundel County

Recommendation: Approval to commit $1,677,500 for the following **acquisition** project.

West Area Park (Burgoon Property Acquisition) - $1,677,500
Anne Arundel County
POS #6566-2-313 MD20160727-0697

Background: Acquire 15.28 acres in Severn to create the West Area Community Park to serve the growing population in the Severn, Fort Meade, and Odenton areas. The park will be developed with community recreation facilities such as athletic fields, court games, playgrounds, pathways, and picnic facilities subject to a future master plan with citizen input.

Appraised Value:	Brice Worthington	$1,663,000
	George L. Peabody	$1,630,000

Property Cost: $1,646,500

Incidental Costs: $ 31,000

Fund Source:

Maryland Consolidated Capital Bond Loan of 2012, Chapter 444, Acts of 2012
Program Open Space – Local, Prior Funds Replacement
Source Code: 12057 $5,687.75

Maryland Consolidated Capital Bond Loan of 2013, Chapter 424, Acts of 2013
Program Open Space – Local, Prior Funds Replacement
Source Code: 13080 $15,103.87

Maryland Consolidated Capital Bond Loan of 2015, Chapter 495, Acts of 2015
Program Open Space – Local, FY 2016 Allocation
Source Code: 15162 $1,656,708.38

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

2A. COMMUNITY PARKS AND PLAYGROUNDS PROGRAM
Cecil County

Recommendation: Approval to commit $115,995 for the following **development** project.

Union Street Park - $115,995
Town of Chesapeake City, Cecil County
CPP #6661-7-259 MD20170711-0579

Background: Develop the Town's Union Street Park to create a passive water-view park. The project includes a permeable paver walkway and labyrinth, pergola, benches, access to the Ben Cardin Recreational Trail, bike rack, decorative fencing, and native landscaping.

Fund Source:
Maryland Consolidated Capital Bond Loan of 2017, Chapter 22, Acts of 2017
Community Parks and Playgrounds
Source Code: 17183 $115,995

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

3A. PROGRAM OPEN SPACE LOCAL SHARE
COMMUNITY PARKS AND PLAYGROUNDS PROGRAM
Frederick County

Recommendation: Approval to commit $36,413 for the following **development** projects.

1. ***Thurmont – Eyler Road Park Roadway Paving - $19,420***
Town of Thurmont, Frederick County, POS #6525-10-396 MD20160425-0305

Background: Pave and widen 1,200-foot roadway and parking lot in Eyler Park to improve safety and accessibility.

Prior Approvals: $48,208 (DNR-RP Item 1A [June 22, 2016])

Fund Source:

Maryland Consolidated Capital Bond Loan of 2015, Chapter 495, Acts of 2015
Program Open Space – Local, FY 2016 Allocation
Source Code: 15162 $13,276.67

Maryland Consolidated Capital Bond Loan of 2013, Chapter 424, Acts of 2013
Program Open Space – Local, Prior Funds Replacement
Source Code: 13080 $6,143.00

2. ***Memorial Park Tot Lot - $16,993***
Town of Middletown, Frederick County, CPP #6667-10-407 MD20170711-0582

Background: Install tot lot playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act at Memorial Park.

Fund Source:

Maryland Consolidated Capital Bond Loan of 2017, Chapter 22, Acts of 2017
Community Parks and Playgrounds
Source Code: 17183 $16,993.00

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

4A. COMMUNITY PARKS AND PLAYGROUNDS PROGRAM
Harford County

Recommendation: Approval to commit $314,407 for the following **development** projects.

1. ***Tydings Memorial Park - $264,407***
City of Havre de Grace, Harford County, CPP #6663-12-295 MD20170711-0583

Background: Expand playground area with all-inclusive playground pieces designed for all children.

Fund Source:
Maryland Consolidated Capital Bond Loan of 2017, Chapter 22, Acts of 2017
Community Parks and Playgrounds
Source Code: 17183 $264,407

2. ***Aberdeen Festival Park Playground Expansion - $50,000***
City of Aberdeen, Harford County, CPP #6664-12-296 MD20170712-0585

Background: Expand playground area by adding a seating area and age-appropriate playground equipment for children ages 5-12 years old.

Fund Source:
Maryland Consolidated Capital Bond Loan of 2017, Chapter 22, Acts of 2017
Community Parks and Playgrounds
Source Code: 17183 $50,000

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

5A. COMMUNITY PARKS AND PLAYGROUNDS PROGRAM
Prince George's County

Recommendation: Approval to commit $284,000 for the following **development** projects.

1. ***Anne Reifsneider Memorial Park - $22,000***
Town of Forest Heights, Prince George's Co, CPP #6655-16-808 MD20170614-0494

Background: Develop vacant lot into new green community gathering place with outdoor stage, benches, shade canopy, and rain garden.

Fund Source:
Maryland Consolidated Capital Bond Loan of 2017, Chapter 22, Acts of 2017
Community Parks and Playgrounds
Source Code: 17183 $22,000

2. ***University Park Wells Run Playground - $262,000***
Town of University Park, Prince George's Co, CPP #6656-16-809 MD20170614-0492

Background: Repurpose two tennis courts into playground area with large play structures for children ages 2-5 and 5-12. Install swings, shade structure, tables, and other amenities.

Fund Source:
Maryland Consolidated Capital Bond Loan of 2017, Chapter 22, Acts of 2017
Community Parks and Playgrounds
Source Code: 17183 $262,000

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

6A. COMMUNITY PARKS AND PLAYGROUNDS PROGRAM
Washington County

Recommendation: Approval to commit $210,000 for the following **development** projects.

1. ***Byron Memorial Park Playground - $200,000***
Town of Williamsport, Washington County, CPP #6668-21-349 MD20170712-0588

Background: Install ADA playground equipment including swings, climbers, ramped play sets, and safety surfacing at Byron Memorial Park. In addition, construct ADA accessible ramp and observation area from new playground to Spring Run Creek.

Fund Source:
Maryland Consolidated Capital Bond Loan of 2017, Chapter 22, Acts of 2017
Community Parks and Playgrounds
Source Code: 17183 $200,000

2. ***Smithsburg Veterans Park: Playground Equipment - $10,000***
Town of Smithsburg, Washington County, CPP #6670-21-351 MD20170712-0589

Background: Install climbing wall, generation swing, and safety surfacing on playground area at Smithsburg Veterans Park.

Fund Source:
Maryland Consolidated Capital Bond Loan of 2017, Chapter 22, Acts of 2017
Community Parks and Playgrounds
Source Code: 17183 $10,000

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

7A. RURAL LEGACY PROGRAM FUNDS
St. Mary's County

Recommendation: Approval to grant $89,424 to the **Patuxent Tidewater Land Trust** from Rural Legacy Funds to acquire a 100.13 acre conservation easement.

Mattapany Rural Legacy Area – Norris Lot 5000-C Property

Prior Approval: Mattapany Rural Legacy Area approved grant for easement acquisitions:
DNR-RP Item 10A (8/21/2013) $370,000 FY2014

Project Description: Acquisition of this easement will protect valuable agricultural and forest lands and provide 5,119 linear feet of forested buffers to the Fisherman's Creek system, which drains into the St. Mary's River. The easement will be held by the Department of Natural Resources, the United States of America, and the Patuxent Tidewater Land Trust.

Easement Value: $270,145 ($2,698 per acre)

Funding Sources:

$ 67,536	DNR
$ 67,536	St. Mary's County
$135,073	U.S. Department of the Navy

Total Other DNR Costs:

Administrative:	$ 8,104
Incidental:	$ 9,732
Compliance:	$ 4,052
	$21,888

Amount Requested: $89,424

Fund Source:

Maryland Consolidated Capital Bond Loan – 2016, Chapter 027, Acts of 2016
Rural Legacy Program
Source Code: 16170 Amount: $67,536.34

Outdoor Recreation Land Loan – 2015, Chapter 462, Acts of 2014\
Rural Legacy Program
Source Code: A0510 Amount: $21,887.64

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

8A. RURAL LEGACY PROGRAM FUNDS
St. Mary's County

Recommendation: Approval to grant $74,070 to the **Patuxent Tidewater Land Trust** from Rural Legacy Funds to acquire a 66.31 acre conservation easement.

Mattapany Rural Legacy Area – Norris Lot 500-A Property

Prior Approval: Mattapany Rural Legacy Area approved grant for easement acquisitions:
DNR-RP Item 10A (8/21/2013) $370,000 FY2014

Project Description: Acquisition of this easement will protect valuable agricultural and forest lands and provide 3,630 linear feet of forested buffers to the Fisherman's Creek system, which drains into the St. Mary's River. The easement will be held by the Department of Natural Resources, the United States of America, and the Patuxent Tidewater Land Trust.

Easement Value: $178,901 ($2,698 per acre)

Funding Sources:

$44,725	DNR
$44,725	St. Mary's County
$89,451	U.S. Department of the Navy

Total Other DNR Costs:

Administrative:	$ 5,367
Incidental:	$21,294
Compliance:	$ 2,684
	$29,345

Amount Requested: $74,070

Fund Source:

Maryland Consolidated Capital Bond Loan – 2016, Chapter 027, Acts of 2016
Rural Legacy Program
Source Code: 16170 Amount: $44,725.42

Outdoor Recreation Land Loan – 2015, Chapter 462, Acts of 2014
Rural Legacy Program
Source Code: A0510 Amount: $29,344.78

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

9A. RURAL LEGACY PROGRAM FUNDS
Charles County

Recommendation: Approval to grant $650,000 to **Charles County** from Rural Legacy Funds to acquire a 223.25 acre conservation easement.

Zekiah Rural Legacy Area - Ptack Property

Prior Approval: Zekiah Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 5A (08/05/2015) $650,000 FY2016

Project Description: Acquisition of this easement will protect productive forest lands, and provide permanent protection to 3,000 linear feet of stream buffer to Mill Dam Run, part of the Zekiah Swamp Run system, which drains to the Potomac River. The Smithsonian Institution considers the Zekiah to be one of the most important ecological areas on the East Coast. This easement will be held by the County Commissioners of Charles County. The County is paying a portion of the easement cost, program compliance, incidental costs, and is receiving less than 3% of administrative costs.

Easement Value: $714,400 ($3,200 per acre)

Funding Sources: $630,500 DNR
$ 83,900 Charles County

Total Other Costs: Administrative: $19,500

Amount Requested: $650,000

Fund Source:

Maryland Consolidated Capital Bond Loan – 2016, Chapter 027, Acts of 2016
Rural Legacy Program
Source Code: 16170 Amount: $630,500.00

Outdoor Recreation Land Loan – 2015, Chapter 462, Acts of 2014
Rural Legacy Program
Source Code: A0510 Amount: $19,500.00

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

10A. RURAL LEGACY PROGRAM FUNDS
Queen Anne's County

Recommendation: Approval to grant $473,331 to **Queen Anne's County** from Rural Legacy Funds to acquire a 114.88 acre conservation easement.

Foreman Branch Rural Legacy Area - Vansant Property

Prior Approval: Foreman Branch-Lands End Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 8A (10/19/2016) $1,450,956 FY2017

Project Description: Acquisition of this conservation easement will protect productive agricultural and forest lands. The easement will protect land that contains breeding and stopover habitat for migratory songbirds and raptors. It also requires the establishment of riparian buffers along 240 linear feet of Pearl Creek, a tributary of the Chester River. This easement will be held by Queen Anne's County and the Department of Natural Resources. The County is paying administrative, program compliance, and incidental costs.

Easement Value: $473,331 ($4,120 per acre)

Amount Requested: $473,331

Fund Source:
Maryland Consolidated Capital Bond Loan – 2016, Chapter 027, Acts of 2016
Rural Legacy Program
Source Code: 16170 Amount: $473,331.00

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

11A. RURAL LEGACY PROGRAM FUNDS
Queen Anne's County

Recommendation: Approval to grant $535,150 to **Queen Anne's County** from Rural Legacy Funds to acquire a 134.5 acre conservation easement.

Foreman Branch Rural Legacy Area- Arnold Property

Prior Approval: Foreman Branch and Lands End Rural Legacy Areas Grant for easement acquisitions: DNR-RP Item 8A (10/19/16) $1,450,956 FY2017

Project Description: Acquisition of this conservation easement will protect productive agricultural and forest lands. It will also protect land that contains breeding and stopover habitat for migratory songbirds and raptors. This easement will be held by Queen Anne's County and the Department of Natural Resources. The County is paying a portion of the easement cost, administrative, program compliance and incidental costs.

Easement Value: $578,754 ($4,301 per acre)

Funding Sources: $535,150 DNR
$ 43,604 Queen Anne's County

Amount Requested: $535,150

Fund Source:
Maryland Consolidated Capital Bond Loan – 2016, Chapter 027, Acts of 2016
Rural Legacy Program
Source Code: 16170 Amount: $535,150.00

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

12A. RURAL LEGACY PROGRAM FUNDS
Frederick County

Recommendation: Approval to grant $675,678 to **Frederick County** from Rural Legacy Funds to acquire a 122.19 acre conservation easement.

Carrollton Manor Rural Legacy Area – La Salle Farm, LLC

Prior Approval: Carrollton Manor/Mid-Maryland Frederick Rural Legacy Area grant for easement acquisitions:
DNR-RP Item 8A (10/19/16) $1,258,950 FY2017

Project Description: Acquisition of this easement will protect significant forest and farm land, and preserve approximately 675 linear feet of forested stream buffer along the Monocacy River, a Maryland designated Scenic River. The easement will be held by Frederick County. The County is paying administrative and compliance costs.

Easement Value: $672,547 ($5,504 per acre)

Incidentals: $3,131

Amount Requested: $675,678

Fund Source:

Maryland Consolidated Capital Bond Loan – 2015, Chapter 495, Acts of 2015
Rural Legacy Program – Bond Sale Premiums
Source Code: 15400 Amount: $178,929.19

Maryland Consolidated Capital Bond Loan – 2016, Chapter 027 Acts of 2016
Rural Legacy Program
Source Code: 16170 Amount: $493,617.81

Outdoor Recreation Land Loan – 2015, Chapter 462, Acts of 2014
Rural Legacy Program
Source Code: A0510 Amount: $3,130.50

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

13A. RURAL LEGACY PROGRAM FUNDS
Carroll County

Recommendation: Approval to grant $559,618 to **Carroll County** from Rural Legacy Funds to acquire a 117.74 acre conservation easement.

Upper Patapsco Rural Legacy Area - Dell Property

Prior Approval: Upper Patapsco Rural Legacy Area Grant for easement acquisitions:

DNR-RP Item 5A (08/05/15)	$ 407,324	FY2016
DNR-RP Item 8A (10/19/16)	$1,192,878	FY2017

Project Description: Acquisition of this easement will protect productive forest and agricultural lands, and provide permanent protection to 3,216 linear feet of stream buffers along headwaters to the East Branch of the Patapsco River. This easement will be held by the County Commissioners of Carroll County. The County is paying program compliance cost.

Easement Value: $540,218 ($4,588 per acre)

Total Other Costs:

Administrative:	$16,206
Incidental:	$ 3,194
	$19,400

Amount Requested: $559,618

Fund Source:

Outdoor Recreation Land Loan – 2015, Chapter 462, Acts of 2014
Rural Legacy Program
Source Code: A0510 Amount: $137,541.78

Outdoor Recreation Land Loan – 2016, Chapter 310, Acts of 2015
Rural Legacy Program
Source Code: A0510 Amount: $422,075.93

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

14A. RURAL LEGACY PROGRAM FUNDS
Dorchester County

Recommendation: Approval to grant $180,578 to **The Nature Conservancy** from Rural Legacy Funds to acquire a 134.27 acre conservation easement .

Nanticoke Rural Legacy Area - Dorco Farms LLC

Prior Approval: Nanticoke Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 9A (9/3/14) $690,000 FY2015

Project Description: Acquisition of this easement will protect significant forest and farm land, and preserve the rural character along Kelly Road and Route 14. The easement will be held by the Department of Natural Resources and the United States of America.

Easement Value: $305,285 ($2,274 per acre).

Funding Sources:

$152,642	DNR	
$152,643	U.S. Department of the Navy	

Total Other DNR Costs:

Administrative:	$ 9,159
Incidental:	$18,777
	$27,936

Amount Requested: $ 180,578

Fund Source:
Outdoor Recreation Land Loan – 2015, Chapter 462, Acts of 2014
Rural Legacy Program
Source Code: A0510 Amount: $180,578.15

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

15A. PROGRAM OPEN SPACE STATE SHARE
Celeste Walter & Paul Wimmer $275,000

Recommendation: That the Board of Public Works approve the acquisition in fee simple of 154 +/- acres in Worcester County.

Description: This entirely-forested parcel will provide public recreational opportunities such as hunting, birding and hiking. The property will be added to Chesapeake Forest Lands and will be managed by the Maryland Forest Service as working forest lands to produce sustainable forest products, helping to maintain the local resource-based economy. The property, located in a Target Ecological Area, scores 126 under the Program Open Space Targeting System.

Background: The Board of Public Works previously approved DNR to acquire 280 +/- acres, from John L. Shockley, *et al*. See DNR-RP Item 6A (7/26/17). The Shockley acquisition, together with today's proposals to acquire this property and the Keown property (see Companion Item DNR-RP 16A), represent an effort by DNR to consolidate lands in a fragmented area and improve boundary line management.

Grantor:	Celeste Walter & Paul Wimmer
Grantee:	The State of Maryland to the use of the Department of Natural Resources
Property:	154 +/- acres, unimproved, POS No. 4994
Price:	$275,000
Appraisals:	$293,000 (1/26/17) – David E. Cadell $247,000 (1/17/17) – Kristina L. Clark All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser
Fund Source:	Outdoor Recreation Land Loan of 2017, Chapter 27, Acts of 2016 Program Open Space Stateside Source Code: 17008 Amount: $275,000

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

16A. PROGRAM OPEN SPACE STATE SHARE
Estate of Lauriston Livingston Keown, et al., $300,000

Recommendation: That the Board of Public Works approve the acquisition in fee simple of 150 +/- acres located in Worcester County.

Description: This entirely-forested parcel will provide public recreational opportunities such as hunting, birding and hiking. The property will be added to Chesapeake Forest Lands and will be managed by the Maryland Forest Service as working forest lands to produce sustainable forest products, helping to maintain the local resource-based economy. The property, located in a Target Ecological Area, scores 111 under the Program Open Space Targeting System.

Background: The Board of Public Works previously approved DNR to acquire 280 +/- acres, from John L. Shockley, *et al*. See DNR-RP Item 6A (7/26/17). The Shockley acquisition, together with today's proposals to acquire this property and the Walter property (see Companion Item DNR-RP 15A), represent an effort by DNR to consolidate lands in a fragmented area and improve boundary line management.

Grantor: Denise Elaine Parsons, Personal Representative of the Estate of Lauriston Livingston Keown, Priscilla K. Vaughn & Richard C. Keown

Grantee: The State of Maryland to the use of the Department of Natural Resources

Property: 150 +/- acres, unimproved, POS No. 5029

Price: $300,000

Appraisals: $310,000 (12/21/16) – Kristina L. Clark
$267,000 (1/15/17) – William R. McCain
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

Fund Source: Outdoor Recreation Land Loan of 2017, Chapter 27, Acts of 2016
Program Open Space Stateside
Source Code: 17008 Amount: $300,000

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

Contact: Sharon Murphy 240-577-7002
smurphy@charhall.org

1-S. MARYLAND DEPARTMENT OF VETERANS AFFAIRS

Charlotte Hall Veterans Home
Services Contract

Contract ID: Management Services for the Charlotte Hall Veterans Home; MDVA-CHVH-15-01; ADPICS # D55B7400004

Contract Description: Provide a broad range of quality long-term health care and assisted living services to the residents of the Charlotte Hall Veterans Home.

Award: HMR of Maryland, LLC (HMR)
Anderson, SC (Local Office in Charlotte Hall, MD)

Term: 10/1/2017 – 9/30/2021 (w/2 two-year renewal options)

Amount: $170,864,900 (4 Years, Base)
$ 85,432,450 (2 Years, Renewal Option #1)
$ 85,432,450 (2 Years, Renewal Option #2)
$341,729,800 Total (8 Years)

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	Technical Ranking	Financial Offer/Ranking	Overall Ranking *
HMR of Maryland, LLC Anderson, SC (Local Office in Charlotte Hall, MD)	3	$341,729,800 (1)	1
Charlotte Hall Nursing, LLC Timonium, MD	2	$347,831,800 (2)	2
Maryland Health Innovations, LLC Ellicott City, MD	1	$381,876,072 (3)	3

*Note: * Technical factors had greater weight than financial factors in the overall award determination.*

MBE Participation: 3.59% (see Requesting Agency Remarks)

Performance Security: Performance Bond - $4,000,000

Incumbent: Same

1-S. MARYLAND DEPARTMENT OF VETERANS AFFAIRS *(cont'd)*

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 15 prospective vendors, six of which are Maryland firms, and included no MBEs. A copy was also sent to the Governor's Office of Small, Minority & Women Business Affairs.

Four proposals were received in response to the RFP; however, one proposal was determined to be not reasonably susceptible of being selected for award and was removed from further consideration. HMR of Maryland, LLC (HMR) was ranked overall #1 with the lowest priced financial proposal and third ranked technical proposal. The #1 ranked technical proposal was highest in price (over $40M or 12% more than the lowest financial offer). In an effort to achieve the most advantageous price for the State, three separate BAFOs were issued to encourage the offerors to submit a lower price. Even though technical factors were given greater weight than financial factors in the overall award determination, the technical differences between the three proposals were not substantial enough to recommend award to either of the higher priced proposals that were ranked #1 and #2 technically. Therefore; award is recommended to HMR as having the most advantageous offer for the State.

The financial proposals were based upon a model contained in the RFP to allow for proper comparisons among offerors that included fixed prices.

DVA's Charlotte Hall Veterans Home (Home) was established for the purpose of operating and managing a home for veterans of the State of Maryland. The Home is located at Charlotte Hall, St. Mary's County, Maryland and is now licensed for 168 assisted living beds and 286 comprehensive care (nursing home) beds for a total of 454 beds. The Home is open to honorably discharged Maryland veterans (and their non-veteran spouses) who have served in the armed forces of the United States, and are of retirement age or are unable to work due to a disability recognized by the Veterans Administration or the Social Security Administration.

This contract will provide for the operation and management of the Home. Services will be provided in seven functional areas: (1) administration/management/human resources; (2) nursing/resident care; (3) dietary services, housekeeping, and laundry; (4) facility maintenance, plant operations, safety and security; (5) social and behavioral health services; (6) transportation, fleet services, appointments & scheduling; and (7) ancillary and additional contracted services. This contract also provides enhanced services and additional staffing to ensure the well-being of our Maryland veterans.

On September 13, 2016, Charlotte Hall Nursing, LLC, the overall #2 ranked offeror, filed the first of five protests against the award to HMR, the incumbent. The procurement officer denied all five protests. Charlotte Hall Nursing, LLC filed an appeal of each protest denial with the Maryland State Board of Contract Appeals (MSBCA). The MSBCA dismissed all of the protest appeals with the last bid protest appeal dismissed on June 30, 2017. Charlotte Hall Nursing, LLC filed a petition for judicial review of the MSBCA's denial of its first four bid protest appeals and that petition is pending in Montgomery County Circuit Court.

1-S. MARYLAND DEPARTMENT OF VETERANS AFFAIRS *(cont'd)*

Since the publication of this Agenda, on August 14, 2017, Charlotte Hall Nursing, LLC filed a sixth protest that restates the same issue raised in its third and fifth protests, both of which were denied by the MSBCA. This protest will also be denied by the procurement officer, both on the grounds that it is untimely and because the issue was previously decided by the MSBCA.

The Department is requesting that the Board of Public Works (BPW) approve the contract award notwithstanding appeal in order to protect substantial State interests. The substantial State interests involved are:

- Ensuring that the vulnerable population of aged and disabled veterans (and non-veteran spouses) needing nursing home or assisted living care services are received to maintain their health, well-being and sense of security;
- Staffing will increase to include three key nursing positions to support management and admissions: an Assisted Living Delegating Nursing, a second Assistant Director of Nursing and an Admissions Liaison Nurse;
- A new financial model that provides a bed lease component to ensure a predictable budget for Charlotte Hall Veterans Home and eliminates the financial impact of denied government payments (Federal VA per diem, Medicare, Medicare); and,
- An annual savings of over $500K compared to the current contract that amounts to over $4M over the life of the new potentially eight-year contract.

By approving this item, per COMAR 21.10.02.11.A, the Board of Public Works will be deemed to specifically find that execution of the contract without delay is necessary to protect substantial State interests and it will specifically be doing so notwithstanding the fact that Charlotte Hall Nursing, LLC has protested not being awarded the new contract.

A 2% MBE participation goal was established for this contract; however, HMR has committed to 3.59%. A 4% VSBE participation goal was established for this contract; however, HMR has committed to 4.04%.

Fund Source: 39% Non-Budgeted (Medicaid, Medicare); 34% Federal; 18% Non-Budgeted (Resident Payments); 7% General; 2% Special (Bed Lease Fund)

Appropriation Code: D55P00.05

Resident Business: Yes ***MD Tax Clearance:*** 17-1587-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Michael Halpin 410-767-8733
Michael.Halpin@maryland.gov

2-S. MARYLAND SUPPLEMENTAL RETIREMENT PLANS
Board of Trustees for Maryland Teachers and State Employees Supplemental Retirement Plans
Services Contract

***Contract ID*:** Investment and Defined Contribution Plan Consulting Services; ADPICS # G50B8400002

***Contract Description*:** Provide general Defined Contribution and Pension Plan consulting services to include investment advisory and tax-leveraged defined contribution plan consulting and other services to the MSRP Board of Trustees for assistance in administering the Maryland Supplemental Retirement Plans.

***Award*:** Segal Advisors, Inc. (dba Segal Marco Advisors)
New York, NY

***Term*:** 9/7/2017 (or earlier upon BPW approval) – 8/31/2022

***Amount*:** $723,116 (5 Years)

***Procurement Method*:** Competitive Sealed Proposals

***Proposals*:**

Offerors	Technical Rank	Financial Price / Rank *	Overall Rank **
Segal Advisors, Inc. dba Segal Marco Advisors New York, NY	1	$723,116 (1)	1
RVK, Inc. New York, NY	2	$829,380 (2)	2
NEPC, LLC Boston, MA	3	$902,554 (3)	3

*Note: * The Financial Price is a fixed price for the five year contract.*
*** Technical factors and financial factors had equal weight in the overall award determination.*

***MBE Participation*:** 5% (see Requesting Agency Remarks below)

***Performance Security*:** No

2-S. MARYLAND SUPPLEMENTAL RETIREMENT PLANS *(cont'd)*

***Incumbent*:** Same

***Requesting Agency Remarks*:** A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 18 prospective vendors, one of which is a Maryland firm, and included no MBEs. A copy was also sent to the Governor's Office of Small, Minority & Women Business Affairs.

Five proposals were received in response to the RFP; however, two proposals were determined to be not reasonably susceptible of being selected for award due to improper MBE submissions. The three remaining proposals were determined to be reasonably susceptible of being selected for award. Segal Advisors, Inc. was ranked #1 overall with the highest ranked technical offer and the lowest price. Therefore, award is recommended to Segal Advisors, Inc. as having the most advantageous offer to the State.

Under this contract, the contractor will:

- Perform ongoing review of the MSRP administration performance and results;
- Assist with employee communication materials; and,
- Provide recommendations on tax, securities and other regulatory requirements.

This investment advice is crucial to the MSRP Board's evaluation and approval of the various financial products and service providers that may be included in the MSRP for the benefit of the participants.

A 5% MBE participation goal was established based upon the portion of the requested/required consultant services that are directly suitable for subcontracting. The contract seeks mostly expert pension consulting and investment advising services that will be awarded largely on the reputation, qualifications and resumes of the consulting company and its representatives. These are the greatest portions of work to prepare quarterly and biennial reports with analysis and expert evaluations presented at full Board Meetings, and conduct investment searches and other research presented at Board Investment Committee meetings. The consultant is required to acknowledge fiduciary status in the contract. Such work may not be subcontracted from the consultant firm. A limited scope of support is required for occasional Board communications projects, for defined contribution plan survey information for the biennial report and for an annual educational and strategic planning conference at the Board's option. These are estimated to comprise approximately 5% of the hours and value of the contract and would be appropriate opportunities for the consultant to bring in outside talent through MBE subcontractors.

No VSBE participation goal was established for this contract based upon the lack of subcontractors that are qualified to perform the services under the contract.

2-S. MARYLAND SUPPLEMENTAL RETIREMENT PLANS *(cont'd)*

***Fund Source*:** 100% Special (Administrative Fees from Program Participants)

***Appropriation Code*:** G50L0001

***Resident Business*:** No

***MD Tax Clearance*:** 17-2038-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Mike Zimmerman 410-865-1121
mzimmerman4@mdot.state.md.us

3-S. MARYLAND DEPARTMENT OF TRANSPORTATION
The Secretary's Office
Services Contract

***Contract ID*:** Expert Services; ADPICS # J01B7400059

***Contract Description*:** Provide an expert jointly selected by the plaintiff and MDOT in the case of *Phillip Freeman v. Pete K. Rahn*, in the United States District Court for the District of Maryland, Case No. 1:15-cv-00149-CCB.

***Award*:**	RLS & Associates Dayton, OH
***Term*:**	9/7/2017 (or earlier upon BPW approval) – 2/10/2020
***Amount*:**	$160,000 NTE
***Procurement Method*:**	Sole Source
***MBE Participation*:**	None (Single Element of Work)
***Performance Security*:**	None
Incumbent:	N/A

***Requesting Agency Remarks*:** The above-referenced settlement was approved by the Board of Public Works (BPW) as DBM Item 14-GM on the September 21, 2016 BPW Agenda. Although the original settlement included two experts, during settlement negotiations in this case, the Plaintiff and MDOT jointly selected a single expert to assess the certification and eligibility operations and telephone operations of the Paratransit Service and make recommendations to improve operations. The services provided under the contract include: site visit(s); reports; and communications with the parties at firm fixed hourly rates.

***Fund Source*:** 100% Special **(**Transportation Trust Fund) ***Appropriation Code*:** J05H0104
***Resident Business*:** No ***MD Tax Clearance*:** 17-1795-0001

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

Contact: Donald VanHassent 410-260-8504
Donald.VanHassent@maryland.gov

4-S. DEPARTMENT OF NATURAL RESOURCES
MD Forest Service
Services Contract

***Contract ID*:** Technical Assistance in Forestry Management & Certification of Maryland's State Forests; ADPICS # K00B8400021/K00B8400023

***Contract Description*:** . . . Provide Forestry Management Services for both the Chesapeake and Pocomoke Forest Lands Project in six Eastern Shore counties: Talbot, Dorchester, Wicomico, Worcester, Caroline and Somerset. Functional Area (FA) 1 is for Forest management assistance as it relates to the sale of forest products and the implementation of silvicultural activities on the lands of the Chesapeake and Pocomoke State Forests. FA 2 is a separate contract for Annual surveillance audits for Forest Stewardship Council and Sustainable Forest Initiative certifications for the entire State of Maryland.

***Awards*:**

Functional Area 1:	*Functional Area 2:*
Parker Forestry Service	NSF International
Salisbury, MD	Ann Arbor, MI

***Term*:** 9/7/2017 (or earlier upon BPW approval) - 8/31/2022 (w/1 one-year renewal option)

***Amount*:**

Functional Area 1:
$1,000,000 (5 Years, Base Contract)
$ 197,500 (1 Year, Renewal Option)
$1,197,500 Total (6 Years)

Functional Area 2:
$113,504 (5 Years, Base Contract)
$ 21,221 (1 Year, Renewal Option)
$134,725 Total (6 Years)

***Procurement Method*:** Competitive Sealed Proposals

4-S. DEPARTMENT OF NATURAL RESOURCES *(cont'd)*

***Proposals*:**

Functional Area 1:

Offerors	Technical Ranking	Financial Price, Base (5 Years)	Renewal Opt. (1 Year)	Total Financial Price/Ranking	Overall Ranking*
Parker Forestry Services, Inc. Salisbury, MD	1	$1,000,000	$197,500	$1,197,500 (2)	1
Gelbert, Fullbright & Randolph Forestry Consultants, PLLC Raleigh, NC	2	$994,740	$196,650	$1,191,390 (1)	2

*Note: *Technical factors and financial factors had equal weight in the overall award determination.*

Functional Area 2: Only one Proposal Received

***MBE Participation*:** None (see Requesting Agency Remarks)

***Performance Security*:** None

***Incumbent*:** Parker Forestry Service
Salisbury, MD

***Requesting Agency Remarks*:** A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace (eMM)*. Copies of the solicitation notice were sent directly to 29 prospective vendors, 12 of which are Maryland firms, and included no MBEs. A copy was also sent to the Governor's Office of Small, Minority & Women Business Affairs.

Two proposals were received in response to the RFP for FA 1. Both proposals were determined to be reasonably susceptible of being selected for award. Parker Forestry Services, Inc. was ranked #1 overall with the higher ranked technical offer and the higher price. The technical differences between Parker Forestry Services, Inc. and the second offeror with the lower financial price were significant enough to outweigh the small difference in prices ($6,110 or 0.5%). Therefore, award is recommended to Parker Forestry Services, Inc. as having the more advantageous offer to the State.

Only one proposal was received in response to the RFP for FA 2, and it was determined to be reasonably susceptible of being selected for award. In addition, the offeror was determined to be responsible, and the financial offer was considered to be fair and reasonable based upon a comparison of the audit fees sub-contracted in the previous contract for technical assistance that showed the proposal price is slightly lower than the current subcontracting price. Therefore, award is recommended to NSF International as the sole offeror for FA 2. (This offeror was a subcontractor under the previous contract when the services were not broken out into FAs.)

4-S. DEPARTMENT OF NATURAL RESOURCES *(cont'd)*

Globally, there are only seven vendors who are certified to complete the tasks included in FA 2. The other vendors who received the RFP package were surveyed to find out why they did not submit proposals. Responses received from the vendors included: company doesn't usually do this type of work; no resources to complete the project; and company currently involved in other projects.

The RFP was originally advertised on *eMM* on October 28, 2016; however, only one proposal was received. Due to the lack of competitive responses, the Unit Procurement Review Group revised the RFP in efforts to obtain more vendor participation. The new RFP was revised to break out the services into two FAs. By creating two FAs, DNR was able to receive multiple proposals for the bulk of the services required for this program.

The Chesapeake and Pocomoke Forest Lands Project supports sustainable forestry that will promote the local timber industry and contribute to the local economy on the Eastern Shore of Maryland. The services to be provided under this contract will be completed through two Functional Areas: Functional Area 1 - forest management assistance as it relates to the sale of forest products and the implementation of silvicultural activities on the lands of the Chesapeake and Pocomoke State Forests; and Functional Area 2 - annual surveillance audits for Forest Stewardship Council (FSC) and Sustainable Forest Initiative (SFI) certifications, as per Md. NATURAL RESOURCES Code Ann. § 5-102(b)(6). The FA2 contract also provides for the support of diverse plant and animal life and will contribute to improved water quality while providing recreational opportunities.

The FA 1 contract that will provide forestry management services as it relates to the sale of forest products, the implementation of silvicultural activities and other treatments, in addition to the adherence of forest certification protocols on the Chesapeake and Pocomoke Forest Lands Project. This project comprises over 84,000 acres of forestland and is located in six Eastern Shore counties: Talbot, Dorchester, Wicomico, Worcester, Caroline and Somerset.

The contract contains fixed-fee provisions for certain land management services to be provided by the contractors. In addition, for those parcels of land in the project that are subject to timbering, revenues are generated. During the five-year term of the base contract, an estimated gross $7,500,000 in gross revenue is expected to be received by the State. From this revenue stream, the contractors will be reimbursed for eligible expenses per contract guidelines. Reimbursements are to cover the expenses incurred by the contractors for paying logging contractors for harvesting forest products and for land management expenses. Over the five-year term of the base contract an estimated $4,000,000 in eligible expenses will be paid out. This is based upon historically documented revenue and expense amounts obtained over the five years of the prior contract. The revenue and expense amounts are only estimates that are affected every year by local timber markets and weather conditions. After deducting the estimated $4,000,000 in eligible expenses and the contractor's $1,090,000 fee, it is projected that net contract revenue to the State will be an estimated $2.4 to $3 million.

4-S. DEPARTMENT OF NATURAL RESOURCES *(cont'd)*

No MBE or VSBE participation goals were established for this contract based upon the lack of certified MBEs that perform the services as described in the RFP.

***Fund Source*:**	100% Special (State Forest & Park Reserve Fund**)**
***Appropriation Code*:**	K00.A02
***Resident Businesses*:**	Yes to Parker Forestry Service; No to NSF International
***MD Tax Clearance*:**	17-1404-0111 (Parker Forestry Service) 17-1403-0110 (NSF International)

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: John Cullen 301-777-2240
john.cullen@maryland.gov

5-S. MARYLAND DEPARTMENT OF HEALTH
Thomas B. Finan Hospital Center
Services Contract

Contract ID: Psychiatry Services; MDH/OPASS #18-17527; ADPICS # M00B8400255

***Contract Description*:** Provide up to three FTE Psychiatrists, and up to 1500 hours of on-duty coverage per year to provide professional psychiatric services to patients of the Thomas B. Finan Center.

***Awards*:**

Primary:	*Secondary:*
AmeriCare Services, Inc. Malvern, PA	LocumTenens.com, LLC Alpharetta, GA

***Term*:** 9/13/2017 (or earlier upon BPW approval) – 8/31/2022

***Amount*:** $8,638,500 NTE (5 Years)

***Procurement Method*:** Competitive Sealed Bidding

***Bids*:**

Bidders	Bids
AmeriCare Services, Inc. Malvern, PA	$8,487,600
LocumTenens.com, LLC Alpharetta, GA	$8,638,500

***MBE Participation*:** None (Single Element of Work)

***Performance Security*:** None

***Incumbents*:** LocumTenens.com, LLC
Alpharetta, GA

***Requesting Agency Remarks*:** A notice of the availability of the Invitation for Bids (IFB) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to seven prospective vendors, none of which are Maryland firms, and included no MBEs. A copy was also sent to the Governor's Office of Small, Minority & Women Business Affairs.

5-S. MARYLAND DEPARTMENT OF HEALTH *(cont'd)*

Two bids were received in response to the IFB; both were determined to be responsive. The IFB stated that awards would be made to all qualified responsible bidders; therefore, awards are recommended to AmeriCare Services, Inc. and LocumTenens.com, LLC. The services will be provided based upon the right of first refusal by the lower priced bidder, AmeriCare Services, Inc.

The Thomas B. Finan Hospital Center (Center), located in Cumberland, Maryland, is an integral part of the Mental Hygiene Administration Service Delivery Systems of the State of Maryland. The Center is one of a network of facilities administered by the Mental Hygiene Administration, Maryland Department of Health. The Center is licensed for 88 psychiatric inpatient beds and currently operates three 22 bed units and a 22 bed Assisted Living Unit for a total of 88 patients.

The Center has positions and seeks to hire employees, but frequently is unable to do so to the extent needed. Accordingly, Center staff is augmented by personnel to be provided under the contract described in this item. This contract will provide up to three FTE Psychiatrists, and up to 1500 hours of on-duty coverage per year to provide professional psychiatric services to patients of the Thomas B. Finan Center. The minimum assignment duration for a psychiatrist is one week.

Personnel provided under this contract will be AMA Board certified physicians, who are licensed to practice medicine in the State of Maryland in the specialty field of psychiatry, to assist in providing comprehensive treatment services to those patients serviced by the Center. As need arises, placement requests will be made to the awardees starting with the contractor whose bid was lower. That contractor will have five days to respond to the contract monitor with candidates' names. If the initial contractor is unable to fill the needs of the Center, the Center will proceed to the higher priced contractor to fulfill the Center's needs.

***Fund Source*:** 100% General

***Appropriation Code*:** M00L0401

***Resident Businesses*:** No

***MD Tax Clearances*:** 17-1888-0000 (AmeriCare Services, Inc.)
17-1884-0000 (LocumTenens.com, LLC.)

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

Contact: William Stewart 410-339-5040
William.stewart@maryland.gov

6-S. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
Division of Parole and Probation
Services Contract

***Contract ID*:** Drug Testing; ADPICS # Q00B8400020

***Contract Description*:** Provide a comprehensive drug testing program for the Division of Correction, Division of Parole and Probation, Pretrial Release Services Program and Division of Pretrial Detention.

Award:	Redwood Technology Laboratory, Inc. Santa Rosa, CA
Term:	1/1/2018 – 9/30/2019
***Amount*:**	$1,116, 675 (1 Year, 9 Months)
***Procurement Method*:**	Intergovernmental Cooperative Purchasing Agreement
***Bids/Proposal*:**	N/A
***MBE Participation*:**	2% (see Requesting Agency Remarks)
***Performance Security*:**	None
***Incumbent*:**	Pharmatech, Inc. San Diego, CA

***Requesting Agency Remarks*:** Request approval of an Intergovernmental Cooperative Purchasing Agreement through Minnesota Multistate Contracting Alliance (MCCAP) to provide Drug Testing services to various Divisions within the Department of Public Safety and Correctional Services (DPSCS).

Currently, the DPSCS uses a four-panel laboratory-based urine test, in which urine samples are collected at each facility and shipped to a laboratory in California for testing. Results are available to DPSCS staff several days to several weeks after the test sample is collected.

The Department seeks to establish a comprehensive drug testing program in which a single vendor will provide services for various Divisions of the Department. The program will include a variety of drug testing technology, including rapid oral fluid testing, rapid urine testing, laboratory urine testing, laboratory confirmation of rapid tests, and laboratory urine testing for synthetic cannabinoids.

6-S. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES *(cont'd)*

The drug testing vendor will furnish all testing supplies, and will provide a multi-purpose web-based platform for easy access and tracking of test results. The new drug testing program will also incorporate a wider range of substances to reflect the changing trends in drug use by the DPSCS offender population.

The use of the Minnesota Multistate Contracting Alliance for Pharmacy (MMCAP) contract allows the State to take advantage of the advantageous pricing offered under this agreement. Currently, the Department pays $3.19 per 4-panel urine test. Under the MMCAP agreement, Redwood Toxicology Laboratory, Inc. (Redwood) would charge $2.15 per 4-panel urine test which would result in a 67% savings on each urine test.

As part of the new drug testing contract, this type of laboratory-based urine testing is a 9-panel urine test for $3.75 which will comprise 20% of all DPSCS offender drug testing. The remaining 80% of testing will be conducted using a rapid oral-fluid swab. Under MMCAP, a 10-panel rapid oral fluid test costs $7.35. If DPSCS were to pursue a similar 5-panel rapid oral fluid test through Redwood without the use of MMCAP, DPSCS would pay an estimated $8.85 per test, based on market analysis.

In addition to drug testing, Redwood is responsible for providing certification on all confirmed positive results and have a physical presence and live person testimony of a certified toxicologist who will appear in court to confirm testing results which will eliminate issues relating to positive drug testing results

In accordance with COMAR 21.05.09.01, the DPSCS Procurement Office has determined that the State and the Department will benefit by using Intergovernmental Cooperative Purchasing Procurement Method due to the efficiency offered by this type of agreement. The use of oral fluid provides significant benefits in terms of staffing efficiency because it can be collected by both male and female staff, while the current urine collection process requires a gender-specific collection process. Oral fluid testing also reduces the risk of adulteration by offenders while providing instant results, facilitating swift and certain sanctioning for substance abuse and promoting enhanced public safety in the community.

A 2% MBE participation goal was established based upon the highly specialized nature of the work and the lack of subcontracting opportunities to perform the services under the contract.

***Fund Source*:**	100% General	***Approp. Codes*:**	Various
***Resident Business*:**	Yes	***MD Tax Clearance*:**	17-2084-0001

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Kristy Michel 410-767-0011
kristy.michel@maryland.gov

7-S. MARYLAND STATE DEPARTMENT OF EDUCATION
Services Contract

***Contract ID*:** Maryland Teacher of the Year Gala – 2017; ADPICS # R00B8400002

***Contract Description*:** Provide a venue to include a dining facility and catering for up to 1,200 people for a sit-down dinner for the 26th annual Maryland Teacher of the Year Awards Gala.

***Award*:**	Martins Caterers, Inc. Baltimore, MD
***Term*:**	10/27/2017
***Amount*:**	$79,300 (1 Day)
***Procurement Method*:**	Competitive Sealed Bidding
***Bids*:**	Only One Bid Received
***MBE Participation*:**	None (see Requesting Agency Remarks)
***Performance Security*:**	None
***Incumbent*:**	Same

***Requesting Agency Remarks*:** A notice of the availability of the Invitation for Bids (IFB) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 16 prospective vendors, all of which are Maryland firms, and included no MBEs. A copy was also sent to the Governor's Office of Small, Minority & Women Business Affairs.

Only one bid was received in response to the IFB. The recommended contractor is responsible, and its bid meets the requirements set forth in the IFB. Moreover, the price has been determined to be fair and reasonable based upon the price being lower than the previous contract by $20,683. It was also determined that other prospective bidders had a reasonable opportunity to respond to the solicitation.

Five potential bidders from the direct solicitation list responded to MSDE regarding their inability to accommodate MSDE due to the number of attendees or the proposed date of the event. They were: the Hilton Baltimore; the Renaissance Baltimore Harborplace Hotel; the Baltimore Marriott Waterfront; the Bethesda North Marriott; and the Hyatt Regency.

7-S. MARYLAND STATE DEPARTMENT OF EDUCATION *(cont'd)*

This contract is to provide a dining facility capable of hosting up to 1,200 people for a sit-down dinner for the Maryland Teacher of the Year Awards Gala. In addition to the sit down dinner, services included in this contract include a cocktail reception, A/V equipment, two microphones, a podium, four video projectors, and four video screens.

This program is organized by MSDE and funded by contributions from Maryland businesses, the higher education community, and private donors. The Gala is an annual celebration that recognizes and honors 24 outstanding teachers from every Maryland local school system. The purpose of the Gala is to honor and recognize the top teachers in the State of Maryland and to select the teacher nominee that will represent Maryland in the 2018 National Teacher of the Year competition.

No MBE and VSBE participation goals were established for this contract based upon there being no subcontracting opportunities for the services provided under this contract.

***Fund Source*:** 100% Special (Public Education Partnership Fund)

***Appropriation Code*:** R00A01.01

***Resident Business*:** Yes

***MD Tax Clearance*:** 17-1771-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier 410-767-4088
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8-S-OPT. DEPARTMENT OF GENERAL SERVICES
Office of Real Estate
Services Contract Renewal Option

Contract ID: Real Estate Brokerage, Transaction Management, and Strategic Planning Services; Project No. 001IT819451; ADPICS # 001B8400073

***Contract Approved*:** DBM Item 1-S (8/13/2014)

***Contractor*:** CBRE, Inc.
Washington, DC
(Local Office in Baltimore, MD)

***Contract Description*:** Revenue producing contract to provide real estate services, including the identification and acquisition of suitable leased space, assistance with strategic space planning for State agencies, and lease administration services, all of which will be managed by the DGS Office of Real Estate (ORE).

Option Description: Exercise first one-year renewal option.

Original Contract Term: 9/1/2014 - 8/31/2017 (w/two one-year renewal options)

Option Term: 9/1/2017 - 8/31/2018

Original Contract Amount:
Commission Rate:
$4,502,795 Est. (3 Years)

Revenue to the State:
$1,260,783 Est. (3 Years)

Option Amount:
Commission Rate:
$1,078,502 Est. (1 Year)

Revenue to the State:
$301,980 Est. (1 Year)

Prior Modifications/Options: None

8-S-OPT. DEPARTMENT OF GENERAL SERVICES *(cont'd)*

Revised Total Contract Amount: *Commission Rate:*
$5,581,297 Est. (4 Years)

Revenue to the State:
$1,562,763 Est. (4 Years)

Original Procurement Method: Competitive Sealed Proposals

MBE Participation: 30%

MBE Compliance: 42.5%

Requesting Agency Remarks: Request for approval to exercise the first of two one-year renewal options as contained in the original revenue generating contract to provide real estate brokerage, transaction management, and strategic planning services.

This contract provides real estate support services to include assisting in strategic planning with departments, identification and acquisition of suitable leased space, and assistance with improving the lease administration system. All such support activities are administered by the DGS Office of Real Estate (ORE). These services have resulted in a more efficient and effective management of the leased portfolio. DGS has identified and implemented best practices from projecting future trends and space needs, identifying opportunities for agency consolidations, reducing leased space costs and increasing operational efficiencies during the previous contract for these services, and seeks to continue this success through this new contract.

Fund Source: 100% Revenue Generating

Appropriation Code: N/A

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Ken Smith 410-260-7807
ksmith@comp.state.md.us

9-S-MOD. COMPTROLLER OF MARYLAND
Compliance Division
Services Contract Modification

Contract ID: Sale of Unclaimed Securities; OC-2016-01; ADPICS # COH31407

***Contract Approved*:** DBM Item 1-S (3/23/2016)

***Contractor*:** Conduent State & Local Solutions, Inc.
(formerly known as Xerox State & Local Solutions, Inc.)
Fairfax, VA

***Contract Description*:** Provide services for the sale of unclaimed securities on behalf of the Comptroller of Maryland, Compliance Division, Unclaimed Property Unit.

***Modification Description*:** Increase funding to pay brokerage commissions on stock certificates sold for the Comptroller's unclaimed property unit.

***Original Contract Term*:** 5/1/2016 – 4/30/2021

***Modification Term*:** 10/1/2017 – 4/30/2021

***Original Contract Amount*:** $960,000 Est. Commission (5 Years)

***Modification Amount*:** $1,920,000 Est. Commission (3½ Years)

***Prior Modifications/Options*:** None

***Revised Total Contract Amount*:** $2,880,000 Est. Commission

***Overall Percent +/- (This Mod)*:** +200%

***Original Procurement Method*:** Competitive Sealed Proposals

***MBE Participation*:** None

***Requesting Agency Remarks*:** Request for approval to increase the available funding to pay brokerage commissions on stock certificates sold for the Comptroller's unclaimed property unit.

9-S-MOD. COMPTROLLER OF MARYLAND *(cont'd)*

In FY2017, the Comptroller Compliance Division has seen a significant increase in the amount of unclaimed property being found and remitted to the State from a number of new companies holding and now remitting these unclaimed funds. In addition, the unclaimed property auditing firms under contract with the Comptroller's Office have begun auditing a number of broker/dealer firms that in previous years were under reporting. The State statute requires the Comptroller's Compliance Division to sell this stock within one year of its receipt, and the increased volume of stock sold during FY2017 has used up approximately 68% of the funding approved under this contract to pay the commission on the sale of this stock. Comptroller's Compliance Division cannot know for certain if this increased volume of stock will continue to be remitted to the State during the remainder of the contract term, but this contract modification is based on the assumption that the remittance rate will continue to be higher than in prior years.

The Comptroller's Office originally estimated 1,200,000 shares sold per year; however, in FY2017 alone, over 4,156,433 shares were sold. At this rate, it is estimated that the current contract authority will be extinguished by November 2017; therefore, the Comptroller's Office is requesting approval to increase the contract amount by $1,920,000 to provide services through the end of the contract.

Conduent State & Local Solutions, Inc. has provided excellent services under this contract. Shares of stock are being sold timely and the proceeds from the sale are being deposited into the State's account in a timely manner.

***Fund Source*:** 100% Special (Unclaimed Properties)

***Appropriation Code*:** E00A0501

***Resident Business*:** No

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Audrey Parham-Stewart, 410-767-1394
audrey.parham-stewart@maryland.gov

10-S. MARYLAND DEPARTMENT OF HEALTH
Medical Care Programs – Office of Finance
Services Contract

***Contract ID*:** Medicaid Agreed Upon Procedures Related to Accounting and Consulting Services for Managed Care Organizations (MCOs) Continuation of Services; DHMH/OPASS 18-17210; ADPICS # M00B8400303

***Contract Description*:** Continue to perform Medicaid agreed upon procedures related to accounting and consulting services for Managed Care Organizations (MCOs), as well as Disproportionate Share Hospitals (DSHs). This includes performing independent annual audits of these facilities. This contract is federally mandated to assist the State to stay in compliance with State and federal regulations. It also ensures that rates are set based off the data gathered for timely and accurate reimbursement of funds to Providers.

***Award*:**	Myers and Stauffer LC Leawood, KS (Local office in Owings Mills, MD)
***Term*:**	9/7/2017 (or earlier upon BPW approval) - 9/30/2018
***Amount*:**	$580,150 (1 Year)
***Procurement Method*:**	Sole Source
***Proposals*:**	N/A
***MBE Participation*:**	25%
***Performance Security*:**	None
***Incumbent*:**	Same

***Requesting Agency Remarks*:** Request for approval of a situational sole source contract to continue existing services with the incumbent contractor while the Department pursues a new procurement to award a new contract after conducting two failed competitive procurements that resulted in only one proposal being reasonably susceptible of being selected for award. Both previous competitive sealed proposals procurements were cancelled in the best interest of the State. This situational sole source contract is needed in order to obtain audits needed for required federally reporting due in September 2017, as explained below.

10-S. MARYLAND DEPARTMENT OF HEALTH *(cont'd)*

With respect to this procurement for federally mandated Medicaid audit process for Managed Care Organizations (MCOs) and Disproportionate Share Hospitals (DSH), Myers & Stauffer LC is an extremely well-qualified firm which is dominant in the highly specialized field of health care finance auditing. Myers & Stauffer LC has served Medicaid agencies in 49 states, including providing these services to MDH for at least the past eight years. Myers & Stauffer LC has been in business for 40 years working with local, state and federal health care programs. More than 30 of those years have been spent working with Maryland health care agencies. Myers & Stauffer LC was awarded similar contracts in Maryland on two prior occasions.

Included in this contract is an independent audit of DSH payments that must be conducted each year. These audits are required under a change to Code of Federal Regulations (CFR) 42, Part 447 and 455 effective 1/19/2009, for hospitals that qualified for payments under Maryland's DSH requirement. A draft report is due to the Medical Assistance Program by September 30th of the Audit Year and a final report is due to the Centers for Medicare & Medicaid Services (CMS) by December 30th of the audit year. In CY2014, Myers & Stauffer LC, as the State's auditor, calculated DSH in the amount of $162 million, with Maryland eligible for 50% cost reimbursement from the federal government. In other words, failure to have these services in force may be expected to cost the State in excess of $80 million annually in addition to the considerable cost that could be incurred by failure to audit MCO expenditures.

The principal component of the audit work to be performed under this contract is the review of Maryland MCO expenditures, which are used in rate-setting as required by federal law. That expenditure recently totaled $5.6 billion in the last year for which the audit figures are available. Actuaries include the results of the audit in their certification to CMS that the rates are actuarially sound. Without such certification, the capitation rates paid to MCOs are at risk of non-reimbursement by the federal government, which could cost the Maryland State Treasury losses of approximately $1.9 billion annually, so the total amount placed at risk in the absence of these auditing services is about $2 billion.

Myers and Stauffer LC will provide ongoing professional auditing; analysis; data management; cost report verification; rate setting; and consulting services to the State. The contractor will use the processes that are already established for performing the audits for MCOs and DSH to complete the same tasks under the new contract and update the processes as necessary. It will conduct the audits and provide the Department with timely and accurate information for use in rate setting, settlement calculation and various program administration initiatives.

10-S. MARYLAND DEPARTMENT OF HEALTH *(cont'd)*

A 1% VSBE participation goal was established for this contract based upon the limited number of subcontractors available to perform these services.

***Fund Source*:** 50% General; 50% Federal

***Appropriation Code*:** 32.17.01.03

***Resident Business*:** Yes

***MD Tax Clearance*:** 17-1799-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Brian Prendergast 410-841-5870
Brian.Prendergast@maryland.gov

11-S. MARYLAND DEPARTMENT OF AGRICULTURE
Mosquito Control Program
Services Contract

***Contract ID*:** Maryland Department of Agriculture (MDA) Application of Insecticide to Control Non-Biting Midges; ADPICS # L00B8400002

***Contract Description*:** Aquatically apply insecticide to control non-biting midges.

***Award*:** Scientific Plant Service, Inc.
Brooklandville, MD

***Term*:** 9/7/2017 (or earlier upon BPW approval) – 6/30/2018

***Amount*:** $352,800 (10 Months)

***Procurement Method*:** Competitive Sealed Bidding

***Bids*:**

Bidders	Bids
Scientific Plant Service, Inc. Brooklandville, MD	$352,800 ($235.20 per acre)
RJO Services, LLC Severna Park, MD	$403,365 ($268.91 per acre)
Unified Solutions Services LLC Columbia, MD	$427,500 ($285.00 per acre)

***MBE Participation*:** None (Single Element of Work)

***Performance Security*:** None

***Incumbent*:** None

***Requesting Agency Remarks*:** A notice of the availability of the Invitation for Bids (IFB) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 24 prospective vendors, 20 of which are Maryland firms. A copy was also sent to the Governor's Office of Small, Minority & Women Business Affairs.

11-S. MARYLAND DEPARTMENT OF AGRICULTURE *(cont'd)*

Three bids were received in response to the IFB, all of which were determined to be responsive. Scientific Plant Service, Inc. submitted the lowest responsive bid and was determined to be a responsible bidder. Its bid met the technical requirements set forth in the IFB. Therefore, award is recommended to Scientific Plant Service, Inc.

This contract will provide services to aquatically apply insecticide to control non-biting midge populations in the Back River area. Counts of 500 midge larvae per-square foot are considered nuisance level. Baltimore County has reported levels of up to 12,000 per- square foot. These services are needed to mitigate the midge infestation in the Back River. The midges have caused serious and long lasting economic harm to businesses and the loss of enjoyment and quality of life of neighboring residents. Residents are unable to spend time outside due to this infestation as well as recreational boaters. Businesses have lost revenue for several years.

The recommended contractor will provide the insecticide for this project. Only one insecticide is acceptable for this project because it is the only insecticide with the correct active ingredient that is both registered in the State of Maryland and labeled for application at the rate that will be applied by the State. Further, this pesticide is likely the only product for which the Maryland Department of the Environment will provide the necessary permit. The insecticide will be applied using a spray system that was designed and built for MDA specifically for this contract. The insecticide poses no harm to the environment or other species. The active ingredient is a naturally occurring soil bacteria.

Midges have several generations per year in Maryland; therefore, the recommended contractor will apply the insecticide five times. The first application will be completed as soon as practical, and reapplication will occur every 30 days until cold weather sets in. Insecticide applications will resume in spring 2018, when the weather gets warm enough. In total, MDA will complete up to three applications this summer and fall, and up to three applications next spring.

***Fund Source*:** 100% General

***Appropriation Code*:** L00A1403

***Resident Business*:** Yes

***MD Tax Clearance*:** 17-2193-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Brian Prendergast 410-841-5870
Brian.Prendergast@maryland.gov

12-S. MARYLAND DEPARTMENT OF AGRICULTURE
Mosquito Control Program
Services Contract

***Contract ID*:** Maryland Department of Agriculture (MDA) Aerial Application of Insecticides to Control Black Flies; ADPICS # L00B8400001

***Contract Description*:** Aerially apply insecticides to control black flies.

***Award*:**	Helicopter Applicators Inc. Gettysburg, PA
***Term*:**	9/7/2017 (or earlier upon BPW approval) – 6/30/2018
***Amount*:**	$76,903 (10 Months)
***Procurement Method*:**	Competitive Sealed Bidding
***Bids*:**	Only One Bid Received
***MBE Participation*:**	None (Single Element of Work)
***Performance Security*:**	None
***Incumbent*:**	None

Requesting Agency Remarks: A notice of the availability of the Invitation for Bids (IFB) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 13 prospective vendors, five of which are Maryland firms, and included no MBEs. A copy was also sent to the Governor's Office of Small, Minority & Women Business Affairs.

Only one bid was received in response to the IFB. The recommended contractor is responsible, and its bid meets the technical requirements set forth in the IFB. Moreover, the price has been determined to be fair and reasonable based upon a comparison of the price per gallon for the application of the same pesticide in surrounding states (Pennsylvania and West Virginia) that showed the bid price for this contract is lower by approximately $20 per gallon of application. Additionally, it was determined that other prospective bidders had a reasonable opportunity to respond to the solicitation.

12-S. MARYLAND DEPARTMENT OF AGRICULTURE *(cont'd)*

The vendors that were directly solicited were surveyed to determine why they did not submit a bid to the solicitation. Two individuals, representing five companies, responded that they were not interested in performing the services defined in the IFB. A Pesticide Regulation license issued by MDA, specifically Category 13 – Aerial Applicators, is required for this contract.

This contract will provide services to aerially apply insecticides to control black fly populations in Western Maryland. The pesticide application will target black fly larval habitat and will be sprayed into the Potomac River in 11 locations. Black flies have several generations per year; therefore, it is necessary to apply the insecticide five times.

***Fund Source*:** 100% General

***Appropriation Code*:** L00A1403

***Resident Business*:** No

***MD Tax Clearance*:** 17-2192-0011

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Thomas Hickey 410-576-5736
thickey@usmd.edu
USM Rep: Joe Evans

1-S. COPPIN STATE UNIVERSITY
Service Contract

Contract ID: Residence Halls Housing Management Services
RFP 0006-2017

Contract Description: Housing management services for two on-campus residence halls.

Award: Capstone On-Campus Management
431 Office Park Drive, Birmingham, AL 35223

Term: 8/31/17-8/30/22 (w/five 1-year renewal options)

Amount: $2,455,000 (5-year base term)
$491,000 (Option 1)
$491,000 (Option 2)
$491,000 (Option 3)
$491,000 (Option 4)
$491,000 (Option 5)
$4,950,000 (Total)

Procurement Method: Competitive Sealed Proposals
Single Proposal Received

Proposals: Capstone On-Campus Management

Performance Bond: No

MBE Participation: 0%

Requesting Institution Remarks: The contractor will oversee the University's housing operation, including day-to-day operations, marketing and retention of students to residential housing, leases (new and current), work order service requests, accounts receivables (billing students), outstanding litigation related to default of room leases, room assignments, facility maintenance and management, and summer/winter break rental programs.

The solicitation was advertised in *eMaryland Marketplace*. The RFP was emailed directly to six student housing management firms. The University received one proposal only and it was from the incumbent contractor.

1-S. COPPIN STATE UNIVERSITY *(cont'd)*
Service Contract

The University reached out to the five solicited firms that did not submit a proposal to find out why. The reasons given for not submitting a proposal were:

(1) Firm #1 did not want to commit resources to submit a response because it assumed there was a low probability of winning the contract
(2) Due to numerous RFPs received on ongoing basis, Firm #2 submits proposals only if it has had prior communication, i.e., campus visits and discussions, with administrators
(3) Firm #3 is not interested in managing housing services; instead it develops on-campus housing
(4) Firm #4 responds only to international RFPs for management services
(5) After several attempts, the University was unable to make contact with Firm #5

***Fund Source*:** Auxiliary Services Housing Fund

***Resident Business*:** No

***MD Tax Clearance*:** 17-1675-0110

The Board of Public Works deferred this matter as Item 8-S at the July 26, 2017 meeting.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Thomas Hickey 410-576-5736
thickey@usmd.edu
USM Rep: Joe Evans

2-S. UNIVERSITY OF BALTIMORE
Service Contract

Contract ID: Marketing, Web Presence, and Advertising
RFP UB-17-W-24

Contract Description: Marketing, web site update and maintenance, and advertising

Award: 160over90
510 Walnut St., 19th floor, Philadelphia, PA 19106

Term: 8/17/17 - 8/16/22

Amount: Estimated $4,487,500 comprising:
- $2,488,000 Media ` (task order basis)
- $1,075,000 Labor/Production/Web (task order basis)
- $ 924,500 Professional Services (task order basis)

Procurement Method: Competitive Sealed Proposals

Proposals:

Offeror	Technical	Financial	Composite Rank	5 year estimated amount
160over90, *Philadelphia, PA*	1	3	1	$4,487,500
Fuseideas Creative, *Winchester, MA*	2	1	2	$4,000,000
Statmats, *Cedar Rapids, IA*	3	2	3	$4,330,000
Renegade Communications, *Hunt Valley MD*	4	5	4	$5,000,000
RDW, *Boston, MA*	5	4	5	$4,850,000

Performance Bond: No

MBE Participation: 11%

Requesting Institution Remarks: This University of Baltimore contract is for marketing, advertising, web design/development and creative services with a professional marketing and advertising firm. The marketing/advertising agency will develop and implement a comprehensive marketing campaign for a five-year contract term.

2-S. UNIVERSITY OF BALTIMORE *(cont'd)*
Service Contract

***Requesting Institution Remarks*:** *(cont'd)*

The solicitation was advertised in *eMaryland Marketplace* and emailed directly to 32 firms. The University received 13 proposals, eight of which were determined to be not susceptible of receiving an award.

The remaining five firms were considered technically acceptable and susceptible of award after evaluation of technical proposals. Technical had more weight than financial in the solicitation. 160over90 was ranked number one technically and ranked number three in its financial proposal. It was ranked number one overall. In addition to superiority in creative services, media analytics and reporting as well as web design, 160over90 was selected due to previous experience in working with several Maryland higher education institutions. The University determined that the proposal from 160over90 best satisfies the overall requirements of the RFP and was determined to be the most advantageous offer to the University.

The proposed contract is indefinite delivery/indefinite quantity in nature; the total contract amount is an estimate based on strategies and tactics anticipated, but subject to change based on results to be monitored by a variety of metrics monitored by the University and the Contractor.

***Fund Source*:** Current, Unrestricted Funds

***Resident Business*:** No

***MD Tax Clearance*:** 17-2213-0000

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Thomas Hickey 410-576-5736
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USM Rep: Joe Evans

3-GM. GENERAL MISCELLANEOUS

***Recommendation*:** That the Board of Public Works approve the use of general obligation bond funding proceeds for the following contracts totaling $2,943,014.

***Authority*:** State Finance and Procurement Article, Annotated Code of Maryland, §8-301

University of Maryland, Baltimore

Health Sciences Facility III

1. ***Description:*** Animal caging system, housing system, hydropac pouch machine, cage transport and cage washing system.
Procurement Method: Sole source
Award: Lab Products, Seaford, Delaware
Amount: $2,206,890
Fund Source: *MCCBL of 2016: Provide funds to continue construction and equip a new research facility at University of Maryland, Baltimore. Item No. 158.*
Resident Business: No
MD Tax Clearance: 17-2039-0111

2. ***Description:*** Twenty Class II Type A2 Cage Changing Biological Safety Cabinets
Procurement Method: Sole source
Award: NuAire, Inc., Plymouth, Minnesota
Amount: $422,873
Fund Source: *MCCBL of 2016: Provide funds to continue construction and equip a new research facility at University of Maryland, Baltimore. Item No. 158.*
Resident Business: No
MD Tax Clearance: 17-2142-0110

School of Social Work

3. ***Description:*** ADA modifications to three entrances
Procurement Method: On Call A/E Services task order
Award : Design Collective, Inc., Baltimore, Maryland
Amount: $38,758
Fund Source: MCCBL of 2012, Item 003: $18,750; MCCBL of 2013, Item 007: $10,285; MCCBL of 2014, Item 011: $9,723: *Provide funds to design and construct handicapped accessibility modifications at State owned facilities.*
Resident Business: Yes
MD Tax Clearance: 17-1314-1111

3-GM. GENERAL MISCELLANEOUS *(cont'd)*

Frostburg State University
Center for Communications and Information Technology

Description: Site improvements for the Center for Communications and Information Technology Building
Procurement Method: Small procurement
Award: A.C. Armstrong Design Group, LLC, Frostburg, MD
Amount: $18,700
Fund Source: MCCBL of 2013: *Provide funds to construct and equip a new Center for Communications and Information Technology.* Item #068
Resident Business: Yes
MD Tax Clearance: 17-1989-0111

University of Maryland, College Park
Physical Sciences Complex

1. ***Description:*** Furnish, deliver, and install Atomic Force Microscope
Procurement Method: Single source
Award: JPK Instruments USA, Carpinteria, CA
Amount: $215,000
Fund Source: MCCBL of 2013: *Provide funds to equip Phase I of a new Physical Sciences Complex to provide modern laboratory and office space for the Department of Physics, the Department of Astronomy, and the Institute for Physical Sciences and Technology.* Item #:057.
Resident Business: No
MD Tax Clearance: 17-2066-0000

Edward St. John Learning & Teaching Center

2. ***Description:*** Furnish & deliver (10 Marathon 30 YD RF100SC and one Marathon 30 YD RJ240SC Trash Compactors
Procurement Method: Simplified procurement
Award: Mid Atlantic Waste Systems
Amount: $40,793
Fund Source: MCCBL of 2016: *Provide funds to complete construction and equipping of the new Edward St. John Learning and Teaching Center.* Item #156.
Resident Business: Yes
MD Tax Clearance: 17-1978-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Thomas Hickey 410-576-5736
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4-AE. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u>
Architect/Engineering Services Contract

Contract ID: Mechanical, Electrical and Plumbing Engineering Design Services
Small Business Reserve
Indefinite Delivery Contracts
RFP #84989-C

Contract Description: Multiple-award Mechanical, Electrical and Plumbing engineering design services to support minor construction and renovation projects at Salisbury University, University of Maryland Eastern Shore, University of Maryland Center for Environmental Science, and other institutions of the University System of Maryland on an as-needed basis

Contractors:

Gipe Associates, Inc.
Easton, MD 21601
Mueller Associates, Inc.
Linthicum, MD 21090
Weigand Associates, Inc.
Germantown, MD 20876
Kibart, Inc.
Towson, MD 21204

Contract Term: 8/17/17-8/16/19 (with three 1-year renewal options)

Term Amount: Task orders limited to cumulative annual total of $100,000

Procurement Method: USM Procurement Policies and Procedures for Architecture and Engineering Services

MBE Participation: None

Performance Security: No

4-AE. UNIVERSITY OF MARYLAND, COLLEGE PARK *(cont'd)*
Architect/Engineering Services Contract
Proposals:

Firm	Ranking
Gipe Associates, Inc.	1
Mueller Associates, Inc.	2
Weigand Associates Inc.	3
Kibart, Inc.	4
Global Engineering Solutions	5
Henry Adams LLC	6
CFR Engineering Consultants	7
EBL Engineers LLC	8
MIN Engineering Inc.	9

Firm	Ranking
Paulco Engineering Inc.	10
C.C. Johnson & Malhotra P.C.	11
Andrew W. Booth & Associates	12
B & R Construction Services	13
North Arrow Inc.	14
JVP Engineers P.C.	15
JDG Inc.	16
CSI Engineering P.C.	17
Trefz Engineering	18
Renshaw Engineering Inc.	19

Requesting Institution Remarks: The solicitation was advertised on *eMaryland Marketplace*. The University received 19 proposals. All nineteen firms were determined technically acceptable and susceptible for award. Award is recommended to the four highest ranked firms. The recommended firms bring strong, experienced and integrated design teams. Each recommend team demonstrated a strong understanding of the requirements for the indefinite-delivery type contract.

Task orders will be placed with the firms on a rotating basis. The order of rotation will be established according to rank, beginning with the highest-ranked firm. If fee negotiations are not successfully concluded with a firm, the University will proceed with negotiations with the next firm in order of rotation. Typical task orders for individual projects will be between $15,000 and $50,000. Hourly rates for each discipline are established in the contracts.

***Fund Source*: V**ary depending on project or task order the Institution placing the order

Contractor	*Resident Business*	*MD Tax Clearance*
Gipe Associates	Yes	17-2041-1111
Mueller Associates	Yes	17-2044-0111
Weigand Associates, Inc.	Yes	17-2043-0111
Kibart, Inc.	Yes	17-2042-0111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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5-C-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK for
THE UNIVERSITIES AT SHADY GROVE
Biomedical Sciences and Engineering Education Building
Construction Contract Modification

Contract ID: Construction Management at Risk Services for the Biomedical Sciences and Engineering Education Building Contract No. 6110 / RFP #84586-F

Recommendation: The University recommends approval of the construction contract modification to install five campus monument signs.

Contractor: Gilbane Building Company, Baltimore, MD

Prior Approval:

USM Item 1-C	(9/17/14) (pre-construction services)
USM Item 3-C-BP	(6/8/16)
USM Item 4-C-BP	(10/5/16)
USM Item 4-C-BP	(1/25/17)
USM Item 3-GM	(6/7/17)

Project: The new facility at the Universities at Shady Grove will enhance collaborative efforts for three University System of Maryland institutions that will offer advanced degree education in high technology and medical sciences fields and will share instructional facilities across disciplines and degree programs. The University of Maryland College Park, University of Maryland Baltimore, and University of Maryland Baltimore County will share the facility with the common goals of advanced education, collaboration, and curricular innovation. The project strengthens a robust array of partnerships with companies in the Shady Grove region who are committed to ensuring the educational programs will both complement their businesses and advance the region's and the State's economy.

Modification Description: Furnish and install five campus monument signs including sitework, foundations, masonry and electrical infrastructure.

Original Term: 6/21/2016 – 8/20/2020

Modification Term: 8/17/2017 – 8/20/2020

Current Contract Amount: $ 117,744,497

Modification Amount: $ 936,715

Revised Total Amount: $ 118,527,559

5-C-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK for THE UNIVERSITIES AT SHADY GROVE *(cont'd)*
Biomedical Sciences and Engineering Education Building
Construction Contract Modification

Original Procurement Method: Competitive Sealed Proposals

Funding: Institutional Funds

MBE Participation: 35% Subgoals: 7% African American
4% Asian American

MBE Compliance: 10.29%

Performance Security: Equal to contract amount

Requesting Institution Remarks: The University seeks to task the CM with installing the new campus entrance signage for the Universities at Shady Grove to ensure continuity and coordination of the construction with the new Biomedical Sciences and Engineering building. Gilbane has completed the trade contractor bidding for the monument signs and has submitted an acceptable modification for this work.

***Resident Business*:** Yes

***MD Tax Clearance*:** 17-2141-1110

BOARD OF PUBLIC WORKS **THE ABOVE REFERENCED ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

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USM Rep: Joe Evans

6-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK
School of Public Policy
Capital Funding

Contract ID: Architectural and Engineering Design Services for the School of Public Policy Building
RFP# 84979-K

Recommendation: Authorize $2,262,000 appropriated in 2017 MCCBL to previously approved A/E contract for the School of Public Policy

Contractor: Leo A. Daly, Washington, DC

Prior Approval: USM Item 6-AE (6/21/17)

Project: The project is a 69,700 GSF/38,355 NASF office/classroom building that will provide space for the School of Public Policy to meet its strategic plan growth goals as well as provide the opportunity for the School to vacate Van Munching Hall and two other campus buildings and consolidate its operations into a single location. This project will enhance the ability of the School to become one of the top-ten public policy programs in the nation.

Background: Reference is made to USM Agenda Item 6-AE (6/21/2017) in which the Board of Public Works approved the University awarding the Architectural/Engineering Services contract in the amount of $3,807,793. MCCBL 2017 funds are now available for this project.

Fund Source: MCCBL of 2017: *Provide funds to continue design and begin construction of the School of Public Policy Building, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project.* Item #:179. $2,262,000

. . .

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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7-RP. UNIVERSITY OF MARYLAND, COLLEGE PARK
Real Property Surplus Declaration

Recommendation: That the Board of Public Works declare surplus approximately 0.3 acre unimproved property.

Property: Between Old Columbia Pike and Columbia Pike
Burtonsville, MD 20866

Remarks: The University acquired the property in 1985 from the Maryland Department of Natural Resources. At that time, the property included a fire lookout tower that doubled as a communications tower for various public agencies. The 1985 deed restricts the property's use to a communication facility. Montgomery County plans to build a new tower that would play a vital role in the public safety communications networks of the County and State. The 1985 deed restriction, combined with the property's size and awkward location, significantly limits its use for the University, as well as its market value. Selling it to the County would restore its use as an important public safety and communications facility.

Board of Regents: The University System of Maryland Board of Regents approved the sale of the property to the County at its meeting on April 21, 2017.

Clearinghouse: The State Clearinghouse conducted an intergovernmental review and recommended to approve conveyance of the property:

> The Clearinghouse conducted an intergovernmental review of the project under MD20170313-0197. It has recommended to declare the +/-0.3 acres, located on Columbia Pike in the Burtonsville area, surplus to the State of Maryland. It has also recommended to offer the Property for public sale. [July 10, 2017]

Disposition: The University will return to the Board for approval to dispose of the property at the appropriate time.

BOARD OF PUBLIC WORKS **THE ABOVE REFERENCED ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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1-IT-OPT. MARYLAND STATE DEPARTMENT OF EDUCATION

***Contract ID*:** Oracle Financial and Human Resource System Maintenance
ADPICS BPO No.: R00B7400002, R00B8400013

Contract Approved: DoIT Item 8-IT (6/22/2016)

Contractor: Alverest, LLC, Great Falls, VA

***Contract Description*:** Support for customized in-house human resources, timekeeping, and financial management system and support to transition system to a State or agency platform.

Option Description: Exercise one-year renewal option

Original Contract Term: 8/14/2016 – 8/13/2017 (1-year base w/one 1-year option)

Prior Modification Term: 8/14/2017 – 8/16/2017 (three-day extension)

Option Term: 8/17/2017 – 8/16/2018

Original Contract Amount: $236,000

Option Amount: $236,000

Prior Modification: $ 2,832 (three-day extension)

Revised Total Contract Amount: $474,832

Percent +/- (Modification): +1.2%

***Original Procurement Method*:** Sole Source

***MBE Participation*:** None

1-IT-OPT. MARYLAND STATE DEPARTMENT OF EDUCATION *(cont'd)*

***Remarks*:** The highly customized Oracle system handles functions related to allocation of payroll costs for MSDE to the lowest level of financial detail.

In April 2017, MSDE conducted a solicitation for cost allocation services and the contract was awarded in May 2017. Development work with the new vendor has begun, and the new system is expected to launch during fiscal year 2018.

The new cost allocation system will replace the current Oracle cost allocation system and will allow the sole source contract with Alverest to be discontinued. However, until the new system is tested, launched and functioning, MSDE needs the Oracle system to continue to handle the ongoing functions of payroll cost allocation. Therefore, MSDE requests permission to exercise the option to continue services for the Oracle system. MSDE did not intend to exercise the option; however, due to having to train staff and test new software it became necessary to exercise the option to be sure the new software would be fully functional. MSDE's budget division could not be left at a critical time in the budget cycle without any way to allocate expenses. MSDE's procurement officer erred in thinking that the Board of Public Works had approved the option in the original Item and that exercising the option would require only DoIT approval as the control agency. MSDE entered into a three-day extension of the current contract so that the option could be appropriately exercised upon Board of Public Works approval.

MSDE's new cost allocation contract represents the culmination of the agency's efforts to replace this sole source contract with a competitively-solicited contract that would result in cost savings. As part of these efforts, MSDE explored the possible use of other State contracts for MDTime and Workday for cost allocation services. However, it became clear that MDTime would be phased-out when Workday was launched in 2016, and the State is not yet prepared to pursue the cost allocation functions of Workday.

There have been no performance issues with Alverest on the contract; MSDE is satisfied with the work performed.

***Fund Source*:** General

***Approp. Code*:** R00A01.02 ***Resident Business*:** No

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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2-IT-MOD. MARYLAND STATE DEPARTMENT OF EDUCATION
Division of Rehabilitation Services

***Contract ID*:** AWARE Vocational Rehabilitation
Case Management and Tracking System
ADPICS BPO No.: R00B6400002, COH28953

Contract Approved: DoIT Item 5-IT (8/26/2015)

Contractor: Alliance Enterprises, Inc., Lacey, WA

***Contract Description*:** Provide on-going maintenance, upgrades, and support for the customized, web-based AWARE Vocational Rehabilitation case management and tracking system.

Modification Description: Add 500 block service units

Original Contract Term: 10/1/2015- 9/30/2020

Modification Term: 10/1/2017 – 9/30/2020

***Original Contract Amount*:** $1,296,855

Modification Amount: $180,000 (three years)

Prior Modifications: None

Revised Total Contract Amount: $1,476,855

***Percent +/- (This Modification)*:** +14%

***Original Procurement Method*:** Sole Source

***MBE Participation*:** None

2-IT-MOD. MARYLAND STATE DEPARTMENT OF EDUCATION *(cont'd)*

Remarks: The Division of Rehabilitation Services (DORS) seeks to modify the *AWARE* contract with Alliance Enterprise, Inc. to procure 500 block service units annually beginning October 1, 2017 for the final three years of the contract.

Block service units are "units" for additional enhancements and modifications to the AWARE database. They must be committed in blocks of 500 units per annual term. This does not require DORS to pay for 500 block service units if DORS does not reach the minimum commitment. DORS pays only for services rendered.

To engage Alliance for block service units, DORS will submit a statement of work to Alliance to request the service. On average, an hour of work is the equivalent of two units of block services. Some Alliance services require more units than others, depending on the skills and expertise of the person delivering the service and whether it is provided on-site or remotely.

In 2002, DORS purchased the *AWARE* Records Management Software and modules for Vocational Rehabilitation for four distinct purposes:

1. To automate mandatory federal reporting to the Rehabilitation Services Administration
2. To improve efficiencies with its time saving case management tool for counselors
3. As a program evaluation tool for management
4. Alliance Enterprises' commitment to accessibility (508 Compliance)

The federal Workforce Innovation and Opportunity Act of 2014 created numerous challenges for DORS by significantly increasing reporting:

1. Requiring quarterly rather than annual reports
2. Requiring reports for open and closed cases, rather than only closed case
3. Adding 177 data elements to the report, including post exit data

Reporting requirements have increased the caseload responsibilities of front line counselors and requires additional program oversight by management. To conform, MSDE/DORS has significantly changed both policies and procedures to align with Act regulations. The upgrade, management and support contract for *AWARE* guarantees that agencies using *AWARE* will be able to comply with the federal reporting regulations, but DORS needs the flexibility to receive additional agency-specific services from Alliance to improve the ability to provide comprehensive and accurate reports within their mandatory timeframes, while allowing front line staff to devote the majority of their time to serving consumers.

2-IT-MOD. MARYLAND STATE DEPARTMENT OF EDUCATION *(cont'd)*

Remarks: *(cont'd)*

The block service units will be used toward:

1. Developing customizations/enhancements to meet workload requirements
2. Review, development/maintenance of agency extensions (Xtend)
3. Development/redesign of interfaces to enable interagency data exchange
4. Consultation, review, assistance or completion of system configuration
5. Assist with agency-specific adaptation of system settings
6. Assist with performance testing of agency requested customization
7. Assist with system testing and/or installation of new AWARE versions
8. Provide specialized or customized training
9. Provide documentation of system changes and customization

AWARE is used by 36 states making it the primary case and financial management system for agencies providing Vocational Rehabilitation Services. While Alliance has customized its product to meet Maryland needs, the core functionality of the system is considered proprietary; thus no other contractors are authorized to make changes to the system.

Due to the large number of state vocational rehabilitation agencies using *AWARE*, Alliance has become a national repository, accumulating an inventory of best practices specifically resulting from and related to vocational rehabilitation case management and vocational rehabilitation agency operations.

Alliance Enterprises has done an exceptional job delivering basic upgrade, maintenance and support. Since October 2015 Alliance has delivered two major releases per year with subsequent minor releases containing both hot fixes and minor changes to the application. These releases consist of mandatory changes to keep the AWARE application in compliance with new federal regulations and reporting policies set forth by the Rehabilitation Services Administration for the new Workforce Innovation and Opportunity Act. Alliance Support team has also assisted MSDE's technical staff on an as needed basis to release installations and system administrator support.

***Fund Source*:** 100% Federal
***Approp. Code*:** R00A0120
***Resident Business*:** No

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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3-IT-MOD. MARYLAND DEPARTMENT OF HEALTH
Prevention and Health Promotion Administration

***Contract ID*:** MD Newborn Screening Data Management Systems Maintenance and Support
MDH/OPASS #17-17425, ADPICS BPO No.: M00B7400506, COH30644

Contract Approved: DoIT Item 2-IT (3/8/2017)

Contractor: OZ Systems USA, LLC, Arlington, TX

***Contract Description*:** Ongoing maintenance and support of the OZ Systems eScreener Plus data management system.

Modification Description: Improve current surveillance systems to accommodate real-time tracking and documentation of infants and health conditions for infants with birth defects. The modification will also improve the ability to report and analyze the collected data per the guidelines of the grant funds.

Original Contract Term: 3/15/2017 – 6/30/2021

Modification Term: 9/1/2017 – 6/30/2019 (21 months)

***Original Contract Amount*:** $588,110

Modification Amount: $340,762

Prior Modifications: None

Revised Total Contract Amount: $928,872

***Percent +/- (This Modification)*:** +58%

***Original Procurement Method*:** Sole Source

***MBE Participation*:** None

3-IT-MOD. MARYLAND DEPARTMENT OF HEALTH *(cont'd)*

Remarks: OZ Systems e-Screener Plus (eSP) is a proprietary online, real-time newborn and infant screening data management system owned by OZ Systems USA, LLC. Therefore no outside contractor is authorized to make necessary programming changes or enhancements. All servers and network equipment are owned and operated by OZ Systems USA, LLC. OZ Systems eSP is a data management system with Maryland-specific modules, customizations, and enhancements added for the Maryland Early Hearing Detection and Intervention Program, the Maryland Birth Defects Reporting Information System Program, and Critical Congenital Heart Disease screening follow up program. OZ Systems is the only vendor providing an infant hearing screening data management system that is a hosted solution providing data back-up and has an extensive disaster recovery plan.

MDH has been awarded additional grant funds to implement enhanced birth defect surveillance and infant care coordination. To that end, this contract modification implements improvements to the current surveillance systems to accommodate real-time tracking and documentation of infants and health conditions of infants with birth defects or hearing defects. The modification will also improve the ability to report and analyze the collected data, per the guidelines of the grant funds.

The contract amount increases to provide additional services to improve surveillance of birth defects and infant hearing screenings in response to the need to better understand the impact of Zika virus infection on the health outcomes of newborns and infants in Maryland. MDH has conducted an analysis comparing the services provided with a comparable solution and has deemed the pricing fair and reasonable.

MDH is satisfied with OZ Systems' performance providing maintenance and support of the newborn screening data management system.

***Fund Source*:** Federal

***Approp. Code*:** F0304

***Resident Business*:** No

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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4-IT-OPT. STATE BOARD OF ELECTIONS

***Contract ID*:** SBE 2011-01 CFRMS/MDCRIS
ADPICS BPO No.: D38B8400002

Contract Approved: DoIT Item 6-IT (6/15/2011)

Contractor: PCC Technology Inc., Windsor, CT

***Contract Description*:** Provide online campaign finance reporting and management system, including hosting, operation, and maintenance of the system.

Option Description: Exercise final 1-year option

Original Contract Term: 6/11/2011 - 12/31/2014 (base with four 1-year options)

Prior Option Terms: 1/01/2015 - 12/31/2015 (Option 1) DoIT Item 4-IT-OPT (8/29/2014)
1/01/2016 - 12/31/2016 (Option 2) DoIT Item 9-IT-OPT (12/2/2015)
1/01/2017 - 12/31/2017 (Option 3) DoIT Item 7-IT-OPT (10/19/2016)

This Option Term: 1/01/2018 – 12/31/2018 (Option 4)

***Original Contract Amount*:** $897,275 (base)

This Option Amount: $219,600 (Option 1)

Prior Option: $658,800 ($219,600/each [Option 1-3])

Prior Modification: $295,900 (DoIT Item 1-IT-MOD [12/4/2013])
$157,700 (DoIT Item 3-IT-MOD [3/23/2016])

Revised Total Contract Amount: $2,229,275

***Procurement Method*:** Competitive Sealed Proposals

***MBE Participation*:** 5%

MBE Compliance: 5.73%

4-IT-OPT. STATE BOARD OF ELECTIONS *(cont'd)*

***Remarks*:** The State Board of Elections seeks to exercise the fourth and final option period for this contract. This campaign finance reporting and management system (CFRMS) includes an online filing solution for campaign committees, an online searchable campaign finance database for the public and press, an account management system for the agency to send notifications, track late fees, a new public financing module for the upcoming Montgomery County executive and council elections, and generally manages campaign finance activities. The database has over 2000 active political committees, 635 persons doing public business, and millions of records.

This system has met expectations to provide the public with full disclosure of campaign finance reporting. Furthermore, it is more cost effective to maintain the current system than it would be to procure, develop, and transition to a new one. The cost to host, operate and maintain CFRMS has not increased since the original procurement in May 2011, making the pricing provided fair and reasonable.

PCC has provided exceptional software support service over the last six years. CFRMS has met all expectations to provide the public with full and complete disclosure of campaign finance reporting. Additionally, PCC has been a responsive vendor delivering quality products for the numerous new legislative mandates since the start of the contract.

When the current contract ends, the State Elections Board plans split the services provided by this contract into two separate parts – a software maintenance solution and an online hosting solution – to achieve more competition. The agency will competitively procure these services using DoIT master contracts.

***Fund Source*:** General

***Approp. Code*:** D38I0101

***Resident Business*:** No

MD Tax Clearance: 17-2031-1001

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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5-IT. STATE BOARD OF ELECTIONS

***Contract ID*:** ES&S EZ Roster Software License, Hardware Maintenance and Development Hours for ePollbooks
ADPICS BPO No.: D38B8400001

***Contract Description*:** EZ Roster software license, hardware maintenance repair services; up to 400 custom development hours for the electronic pollbook software used Statewide.

Award: Elections Systems and Software, LLC, Chicago, IL

Term: 9/8/2017 – 9/7/2019 (two years)

***Amount*:** $797,644

***Procurement Method*:** Sole Source

***MBE Participation*:** None

***Remarks*:** The custom development services for the EZ Roster software is for Maryland-specific development to comply with State laws and regulations and State Board of Elections policy. The license is necessary for the continued use and maintenance of the State's pollbooks, including the conducting of the 2018 Primary and General Elections. The EZ Roster software enables the electronic pollbook units to be used as intended to check in voters at the voting locations, as well as register voters and make address changes during early voting. Hardware maintenance and repair services are necessary to ensure the electronic pollbooks are ready for the 2018 election cycle, and repairs and maintenance performed after those elections.

The hardware and software are proprietary and there would be no opportunity for an MBE subcontractor to supply the license or services required for equipment solely available through ES&S. This procurement includes ongoing repair and software development services for a product that has already been installed throughout the State, and no other vendor has rights to perform development services on the software or repair services on the hardware.

In 2011, a settlement agreement was entered between ES&S and the State Board of Elections. The agreement provided the software licensing at no charge for five years for EZ Roster software for use with ePollbooks. Since this period has expired, the Elections Board must now purchase the EZ Roster software license to use it, as well as receive updates and help desk support necessary for the continued use of the pollbook units. The development hours are required to continue to expand functionality specifically required for Maryland.

5-IT. STATE BOARD OF ELECTIONS *(cont'd)*

***Remarks*:** *(cont'd)*

Election Systems and Software, LLC has maintained static pricing for their labor rates for repair and maintenance services and custom development hours. The agency is being charged less than half of the price being charged to other jurisdictions for software licensing, and the pricing has been deemed fair and reasonable.

***Fund Source*:** Special

***Approp. Code*:** I0102

***Resident Business*:** Yes (local office in Bowie, MD)

***MD Tax Clearance*:** 17-0885-0110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MARYLAND DEPARTMENT OF TRANSPORTATION

Larry J. Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

BOARD OF PUBLIC WORKS (BPW)

ACTION AGENDA

August 16, 2017

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Donna DiCerbo
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1-AE. **MARYLAND TRANSPORTATION AUTHORITY**
Architecture/Engineering Contract

Contract ID: Annual Facilities Inspection Services; *MDTA 2016-01 A, B, C & D (AE 3015, AE 3016, AE 3017, AE 3018)*

***Contract Description*:** These contracts are a complete series of four open-ended, task-order based contracts to provide Annual Facilities Inspection Services.

***Awards*:**

Hardesty & Hanover, LLC/Whitman, Requardt & Associates, LLP (JV) Annapolis, MD	Contract A
AECOM Technical Services, Inc. /Parsons Brinkerhoff, Inc./Wallace, Montgomery & Associates, LLP (JV) Hunt Valley, MD	Contract B
Stantec Consulting Services, Inc./ Ammann & Whitney Consulting Engineers, P.C./ Pennoni Associates, Inc. (JV) Baltimore, MD	Contract C
Rummel, Klepper & Kahl, LLP/ Modjeski & Masters, Inc. (JV) Baltimore, MD	Contract D

***Contract Term*:** 09/07/2017* – 08/31/2021 *(*or earlier upon BPW approval)*

***Amount*:** $15,000,000 NTE each
(Grand Total NTE $60,000,000)

***Procurement Method*:** Maryland Architectural and Engineering Services Act; recommendation approved by the Transportation Professional Services Selection Board on August 3, 2017.

1-AE. **MARYLAND TRANPORTATION AUTHORITY** *(cont'd)*

Proposals:

	Technical Proposal Rating (Max 2400)	***Technical Ranking***	***NTE Price***
Hardesty & Hanover, LLC/ Whitman, Requardt & Associates, LLP (JV) Annapolis, MD	2252.8	1	$15,000,000 (Contract A)
AECOM Technical Services, Inc./ Parsons Brinkerhoff, Inc./ Wallace, Montgomery & Associates, LLP (JV) Hunt Valley, MD	2236.3	2	$15,000,000 (Contract B)
Stantec Consulting Services, Inc./ Ammann & Whitney Consulting Engineers, P.C./ Pennoni Associates, Inc. (JV) Baltimore, MD	2129.6	3	$15,000,000 (Contract C)
Rummel, Klepper & Kahl, LLP/ Modjeski & Masters, Inc. (JV) Baltimore, MD	2102.6	4	$15,000,000 (Contract D)
Prime AE Group, Inc./Gannett Fleming, Inc./KCI Technologies, Inc. (JV) Baltimore, MD	2012.0	5	N/A
Whitney, Bailey, Cox & Magnani, LLC/ HDR Engineering Inc. (JV) Baltimore, MD	1981.1	6	N/A

***MBE Participation*:** 30%

VSBE Participation: N/A

1-AE. **MARYLAND TRANPORTATION AUTHORITY** *(cont'd)*

***Incumbents*:**

Rummel, Klepper & Kahl, LLP/
Modjeski & Masters, Inc. (JV)
Baltimore, MD

Greenhorne & O'Mara, Inc./
Ammann & Whitney Consulting Engineers, P.C./
Pennoni Associates, Inc. (JV)
Baltimore, MD

Hardesy & Hanover, LLC/
AECOM Technical Services, Inc./
Whitman, Requardt & Associates, LLP (JV)
Annapolis, MD

URS Corporation/Parsons Brinkerhoff, Inc./
Wallace, Montgomery & Associates, LLP (JV)
Hunt Valley, MD

***Requesting Agency Remarks*:** On January 8, 2016, the solicitation was advertised in The Daily Record and on eMaryland Marketplace.

The consultant shall perform physical on-site condition inspection of facilities under the jurisdiction of the MDTA and provide miscellaneous engineering design and/or consultation services.

This project shall include the inspection of bridges, tunnels, roadways and ancillary structures, provide design, analysis and project management services, perform nondestructive testing and the utilization and maintenance of MDTA's Bridge Management System.

The established MBE goal for these contracts is 30%; all firms have submitted proposals meeting this goal.

This Contract includes a provision authorizing an extension for up to one-third of the original term to spend funds remaining on the Contract as provided in the Revised Board Advisory 1995-1.

***Fund Source*:** 100% Special Funds (Toll Revenue)

***Approp. Code*:** J00J00.41 & J00J00.42

***Resident Business*:** Yes

1-AE. **MARYLAND TRANPORTATION AUTHORITY** *(cont'd)*

MD Tax Clearance:	Hardesty & Hanover, LLV/ Whitman, Requardt & Associates, LLP (JV)	17-2073-1111
	AECOM Technical Services, Inc. / Parsons Brinkerhoff, Inc./ Wallace, Montgomery & Associates, LLP (JV)	17-2072-1111
	Stantec Consulting Services, Inc./ Ammann & Whitney Consulting Engineers, P.C. Pennoni Associates, Inc. (JV)	17-2074-1111
	Rummel, Klepper & Kahl, LLP/ Modjeski & Masters, Inc. (JV)	17-2075-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Eric T. Lomboy
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elomboy@sha.state.md.us

2-AE. **STATE HIGHWAY ADMINISTRATION**
Architecture/Engineering Contract

Contract ID: Environmental Design and Permitting Services, Statewide; *BCS 2014-09 E, I & J*
ADPICS Nos.: SBCS1409E, SBCS1409I and SBCS1409J

***Contract Description*:** These contracts are three of a series of ten open-ended, task order-based, contracts to provide environmental design and permitting services, Statewide.

***Awards*:**

Century Engineering, Inc.
Hunt Valley, MD — Contract E

AECOM Technical Services, Inc.
Hunt Valley, MD — Contract I

Greenman-Pedersen, Inc. /
Gannett Fleming, Inc. (JV)
Annapolis Junction, MD — Contract J

***Contract Term*:** 09/7/2017 – 09/6/2022

***Amount*:** $9,000,000 NTE each
(Grand Total $27,000,000 NTE)

***Procurement Method*:** Maryland Architectural and Engineering Services Act; recommendation approved by the Transportation Professional Services Selection Board on August 3, 2017.

***Proposals*:**

	Technical Proposal Rating (Max 445)	***Technical Ranking***	***NTE Price***
McCormick Taylor, Inc. Baltimore, MD	292.80	1	Contract A BPW Approved 07/26/17
Rummel, Klepper & Kahl, LLP Baltimore, MD	278.10	2	Contract B BPW Approved 07/26/17

2-AE. STATE HIGHWAY ADMINISTRATION *(cont'd)*

Proposals (cont'd):

	Technical Proposal Rating (Max 445)	***Technical Ranking***	***NTE Price***
Whitney, Bailey, Cox & Magnani LLC / Wetland Studies and Solutions, Inc. (JV) Baltimore, MD	271.00	3	Contract C BPW Approved 07/26/17
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	270.90	4	Contract D BPW Approved 07/26/17
Century Engineering, Inc. Hunt Valley, MD	266.60	5	$9,000,000 (Contract E)
Biohabitats, Inc. / A. Morton Thomas and Associates, Inc. (JV) Baltimore, MD	264.20	6	Contract F
KCI Technologies, Inc. Sparks, MD	260.20	7	Contract G BPW Approved 07/26/17
WSP USA Inc. (formerly Parsons Brinckerhoff, Inc.) Baltimore, MD	259.50	8	Contract H BPW Approved 07/26/17
AECOM Technical Services, Inc. Hunt Valley, MD	256.60	9	$9,000,000 (Contract I)
Greenman-Pedersen, Inc. / Gannett Fleming, Inc. (JV) Annapolis Junction, MD	255.60	10	$9,000,000 (Contract J)
The Wilson T. Ballard Company, Inc. Owings Mills, MD	253.90	11	N/A
Dewberry Consultants, LLC Baltimore, MD	247.60	12	N/A
Stantec Consulting Services, Inc. Baltimore, MD	247.30	13	N/A

2-AE. STATE HIGHWAY ADMINISTRATION *(cont'd)*

***Proposals (cont'd)*:**

	Technical Proposal Rating (Max 445)	***Technical Ranking***	***NTE Price***
Wallace Montgomery & Associates, LLP Hunt Valley, MD	240.30	14	N/A
EA Engineering, Science and Technology, Inc. PCB / Skelly and Loy, Inc. (JV) Hunt Valley, MD	235.10	15	N/A
PRIME AE Group, Inc. / Environmental Systems Analysis, Inc. (JV) Baltimore, MD	227.00	16	N/A
Brudis & Associates, Inc. / EnviroProjects, LLC (JV) Columbia, MD	224.70	17	N/A
Pennoni Associates, Inc. / A.D. Marble & Company, Inc. Baltimore, MD	219.50	18	N/A
Whitman, Requardt & Associates, LLP Baltimore, MD	182.30	19	N/A

***DBE Participation*:** 30% for Contracts E, I and J

***Incumbents*:** None

***Requesting Agency Remarks*:** On March 20, 2015, the solicitation was advertised in The Daily Record, the Maryland Department of Transportation State Highway Administration's web page and eMaryland Marketplace. A total of 743 firms were notified via eMaryland Marketplace, of which 171 were certified DBEs.

The consultant shall provide a full range of environmental design and permitting services including planning, preliminary and final engineering/landscape architectural design services, and permitting and compliance for the Maryland Department of Transportation State Highway Administration's capital and maintenance programs, statewide. These contracts are replacements for environmental design and permitting services contracts that have expired.

2-AE. **STATE HIGHWAY ADMINISTRATION** *(cont'd)*

***Fund Source*:** 100% Special Funds (Transportation Trust Fund)

***Approp. Code*:** J02B0101

***Resident Business*:** Yes

MD Tax Clearance:

Century Engineering, Inc.	17-1807-1011
AECOM Technical Services, Inc.	17-1811-1111
Greenman-Pedersen Inc. / Gannett Fleming, Inc. (JV)	17-1812-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Linda D. Dangerfield
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ldangerfield@bwiairport.com

3-C. MARYLAND AVIATION ADMINISTRATION
Construction and Maintenance Contracts

Contract ID: Noise and Operations Monitoring System at Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport; *MAA-CO-16-004* and *MAA-MC-19-001*
ADPICS No.: MAACO16004 and MAAMC19001

***Contract Description*:** This contract provides for the construction of the BWI Marshall Noise and Operations Monitoring System (NOMS) and an associated five (5) year maintenance program. The NOMS system is a comprehensive monitoring and reporting program for aircraft flight track data and aircraft noise event measurements at BWI Marshall and the surrounding communities. The system will also generate GIS views, display noise metric measurements in chart and graphical format, display aircraft flight tracks, create graphics to support noise impact analysis (complaints), and produces a wide variety of useful reports. This system will support the MAA Noise Abatement Program and the mandated responsibilities under the Maryland Environmental Noise Act of 1974.

***Award*:** Bruel and Kjaer EMS
Foison, CA

***Contract Term*:** 09/07/2017 – 04/30/2019 (1 year, 7 months - Construction)
05/01/2019 – 04/30/2024 (5 years - Maintenance)

***Amount*:** $916,150 (Construction)
$816,710 (Maintenance)

***Procurement Method*:** Competitive Sealed Proposals

***Proposals*:**

	Technical Ranking	Financial Ranking		Overall Ranking
Bruel and Kjaer EMS	1	*Construction*:	$ 916,150	1
		Maintenance:	$ 816,710	
			$1,732,860	
Harris Corporation	2	*Construction*:	$1,459,994	2
		Maintenance:	$ 962,745	
			$2,422,739	

3-C. MARYLAND AVIATION ADMINISTRATION *(cont'd)*

***MBE Participation*:** 31% (Construction) 0% (Maintenance)

***Performance Security*:** Performance and Payment Bonds at 100% of the Contract Amount

***Requesting Agency Remarks*:** The Engineer's Estimate for this project is $2,300,000 for construction and maintenance. The difference between the estimate and the low bidder is 25%. MDOT MAA confirmed the offeror pricing; the offeror stated he was bidding competitively to win.

This solicitation was advertised on eMaryland Marketplace and MDOT MAA website. eMaryland Marketplace notified 156 firms. The MDOT MAA directly solicited three prospective offerors. The solicitation was sent to the Governor's Office of Minority Affairs and five minority business associations on November 21, 2016. Three sets of specifications were obtained by offerors; three proposals were received.
The Panel required technical clarification from all three offerors prior to finalizing the technical evaluations. Technical Best and Final Offers (BAFO) #1, were requested and received in April 2017. After finalizing the technical rankings, the MDOT MAA opened the financial proposals and learned one offeror's proposal did not conform to all material aspects of the requirements contained in the solicitation relating to the Bid Bond. Thus, making their proposal not reasonably susceptible of being selected for award. The MDOT MAA rejected the proposal on May 3, 2017; no protest was filed. BAFO #2 was issued on May 4, 2017 providing the remaining two offerors an opportunity to improve their financial proposal by submitting any changes they wished to make to the original pricing offer. The Panel then reviewed the financial proposals of the two offerors and determined the final ranking for each firm.

The Panel ranked Bruel and Kjaer EMS (B&K) number one overall, considering the technical proposal and the financial offer. The Panel felt the written responses and oral interview from B&K demonstrated its excellent understanding of the contract. B&K incorporated a very detailed project approach and knowledge of the requirements, as well as, demonstrated the technical expertise of the proposed key staff and the overall experience of the firm.

The Panel also felt that Harris Corporation demonstrated a good understanding of the contract and brought an experienced team of proposed key staff with significant airport experience in the greater Washington DC region. While B&K was ranked higher, the Panel was convinced that either firm would be able to successfully implement the MDOT MAA's goals for the contract.

Because the overall technical evaluations of the two firms were good, the Panel's ultimate recommendation is to B&K because B&K's proposal offered the greatest advantage to the MDOT MAA based on the combination of a technical and financial benefit.

3-C. **MARYLAND AVIATION ADMINISTRATION** *(cont'd)*

Agency Remarks (cont'd):

The MBE goal established for this contract was 7%; however, the Contractor has committed to a goal of 31%.

***Fund Source*:**	100% Other Funds (Passenger Facility Charge)	*Construction*
	100% Special Funds (Capital Operating Budget)	*Maintenance*
***Approp. Code*:**	J06I0003	
***Resident Business*:**	No	
MD Tax Clearance:	17-2089-0000	

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Linda D. Dangerfield
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4-C-MOD. MARYLAND AVIATION ADMINISTRATION
Modification: Construction Contract

***Contract ID*:** International Pier E Building Expansion at Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport; *MAA-CO-14-005*
ADPICS No.:CO348764

***Contract Approved*:** DOT Agenda 03/19/2014, Item 2-C

***Contractor*:** KBE Building Corporation (KBE)
Columbia, MD

***Contract Description*:** This contract provides for construction of a three-level addition at the end of the International Concourse E and related airfield paving at BWI Marshall Airport.

***Modification Description*:** Change Order #1 reflects the final negotiated costs for items of work related to the International Pier E Building Expansion at BWI Marshall.

Original Contract Term: 03/19/2014 – 05/31/2016

Modification Term(s): N/A

Original Contract Amount: $7,160,334

Modification Amount: $ 724,164

Prior Mods/Options: N/A

***Revised Contract Amount*:** $7,884,498

***Percent +/- Change*:** 10% (Change Order No. 1, this mod)

Overall Percent +/-: 10%

Original Procurement Method: Competitive Sealed Bidding

***MBE Participation*:** 35%

MBE Compliance: 27%

4-C-MOD. MARYLAND AVIATION ADMINISTRATION*(cont'd)*

***Requesting Agency Remarks*:**

The project included demolition of portions of the existing 3-story building structure, and subsequent tie-in and expansion of the existing structure. The project also included tie-in and expansion of the existing terminal's: Fire Alarm System; Fire Suppression System; Integrated Airport Security System; Heating, Ventilation, and Air Conditioning System; Building Automation System; Voice Paging System; Video Surveillance System; electrical supply infrastructure; telecommunication and data infrastructure.

The most significant changes to this contract were for security guard services mandated by Transportation Security Administration (TSA) and Customs and Border Protection (CBP) because the project was located in the Secure Identification Area (SIDA) and Sterile Areas of the airport. Under the Contract, KBE was required to subcontract with the BWI Marshall Airport's approved security contractor, AKAL, to provide security services mandated by TSA and CBP. Unit prices for security guard (AKAL) man-hours were included in the bid documents; the bid total for these services was $576,527. However, security requirements during construction were much more stringent, and for a substantially longer duration, than anticipated during design and bid. By the end of the project, KBE submitted AKAL invoices totaling $1,120,341. This represents an overrun of $543,815. of the amount bid.

Additionally, over the course of the project KBE submitted several requests for payment for items of work that MAA directed it to perform and made claims for time extensions. Some of the work related to those claims included delays due to the change to the size of the required exterior metal wall panels. KBE sought to recover $345,367. as compensation for this delay. KBE also claimed that MAA directed it to accelerate the completion of Phase 1A and had sought to recover $274,327. in acceleration costs. KBE alleged another change related to MAA's direction to install additional hardstand pavement at storm drain tie-ins. The contract required that KBE demolish existing pavement to install new storm drain piping. MAA directed that KBE complete this work and KBE submitted costs of $37,222. for it. KBE also sought to recover $267,889. due to a contractual dispute about the requirement to provide quality control inspectors unaffiliated with the contractor, as well as the submission of quality control plans during the project. MAA disputed eleven (11) of the submitted requests for payment. All disputed costs have been in litigation before the Maryland State Board of Contract Appeals. MAA and KBE have negotiated a full and final settlement of all claims for time extensions and disputed costs and unpaid funds in the amount of $900,000. This amount includes the security cost overruns of $543,815.

The unpaid funds remaining in the contract total $175,836. This Change Order will add $724,164. to the Miscellaneous Construction Allowance allowing issuance of an Allowance Work Order to incorporate the Settlement Agreement, execution of a final payment to KBE in the amount of $900,000. and close out of the contract.

4-C-MOD. **MARYLAND AVIATION ADMINISTRATION** *(cont'd)*

Fund Source: 100% Passenger Facility Charge Revenue Funds (Capital Budget)

Approp. Code: J06I00003

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION– THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Linda D. Dangerfield
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5-M. MARYLAND AVIATION ADMINISTRATION
Maintenance Contract

Contract ID: Terminal Building Janitorial Services at Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport; *MAA-MC-17-018*
ADPICS No.: MAAMC17018

***Contract Description*:** This contract provides for cleaning/custodial services in the Terminal Building at BWI Marshall Airport which consists of 1.8 million square foot domestic and international terminals. Work to be performed includes cleaning/trash removal/recycling in the following areas: ticketing concourses; baggage claim areas; public restrooms; Observation Gallery; Chesapeake Lounge; passenger hold-rooms and jetways; sterile corridors; stairwells; security checkpoints and TSA check baggage make-up areas; baggage tug lanes; glass cleaning; carpet cleaning; exterior ceramic tile and concrete floor and supporting surfaces; airline tenant offices and support areas; Federal Aviation Administration air traffic control and administrative offices; MdTA Police, Customs Border Protection Offices and Immigration secure areas; and MAA offices.

***Awards*:** The Chimes, Inc.
Baltimore, MD

***Contract Term*:** 09/07/2017* – 08/31/2022 (**or earlier upon BPW approval*)

***Amount*:** $87,835,386

***Procurement Method*:** Preferred Provider

***Performance Security*:** None

***Incumbents*:** The Chimes, Inc.
Baltimore, MD

***Requesting Agency Remarks*:** The unit prices and contract amount were certified as fair market price by the Certified Sheltered Workshop Pricing and Selection Committee on July 20, 2017.

The contractor is required to purchase available cleaning supplies from the Blind Industries of Maryland (BISM). The cost for the cleaning services is reimbursed through airline tenant rates and charges.

5-M. **MARYLAND AVIATION ADMINISTRATION** *(cont'd)*

***Fund Source*:** 100% Special Funds (Transportation Trust Fund)

***Approp. Code*:** J06I600002

***Resident Business*:** Yes

MD Tax Clearance: 17-0584-1110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: Linda D. Dangerfield
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ldangerfield@bwiairport.com

6-M. MARYLAND AVIATION ADMINISTRATION
Maintenance Contract

Contract ID: Outer Building Janitorial Services at Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport; *MAA-MC-17-021*
ADPICS No.: MAAMC17021

***Contract Description*:** This contract provides for janitorial/custodial services for 15 outer buildings including the fire/rescue station, central utility plant offices, and other MAA support buildings at BWI Marshall Airport. Work to be performed includes, trash removal/recycling; cleaning glass, tile, concrete floors; carpet cleaning; and cleaning of supporting surfaces.

***Awards*:** Alliance, Inc.
Nottingham, MD

***Contract Term*:** 09/07/2017* – 08/31/2022 *(*or earlier upon BPW approval)*

***Amount*:** $3,012,685

***Procurement Method*:** Preferred Provider

Living Wage Eligible: Yes

***Performance Security*:** None

***Incumbents*:** Alliance, Inc.
Nottingham, MD

***Requesting Agency Remarks*:** The contract amount was certified as fair market price by the Certified Sheltered Workshop Pricing and Selection Committee on July 20, 2017.

The contractor is required to purchase available cleaning supplies from the Blind Industries of Maryland (BISM). The cost for the cleaning services is reimbursed through airline tenant rates and charges.

***Fund Source*:** 100% Special Funds (Transportation Trust Fund)

***Approp. Code*:** J06I600002

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

6-M. **MARYLAND AVIATION ADMINISTRATION** *(cont'd)*

***Resident Business*:** Yes

MD Tax Clearance: 17-0583-1110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Joseph Sedtal
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7-M. **MARYLAND TRANSIT ADMINISTRATION**
Maintenance Contract

Contract ID: Light Rail Car Body Repair Services; *LR-16-039-MT*
ADPICS No.: LR16039MT

***Contract Description*:** This contract provides the Maryland Department of Transportation's Maryland Transit Administration (MDOT MTA) Light Rail Division with a qualified and experienced Contractor to provide all necessary parts, labor, tools, materials and supervision as required for repairing the exterior of damaged light rail cars due to incidents with vehicles, graffiti, and damage from debris.

***Awards*:** Coachworks, LLC
Baltimore, MD

***Contract Term*:** 09/07/2017 – 09/06/2020

***Amount*:** $ 873,000 NTE

***Procurement Method*:** Competitive Sealed Bidding
(Single Bid Received)

***MBE Participation*:** 25%

***Performance Bonds*:** None

Living Wage Eligible: Yes

***Incumbents*:** Coachworks, LLC
Baltimore, MD

***Requesting Agency Remarks*:** The Engineer's Estimate of $1,000,000 over inflated the hourly cost of living increase resulting in an estimate 12.77% higher than the bid price. The bid price for the new contract was based on historical pricing from the previous contract. Coachworks only increased its hourly wages from the previous contract by 7.5%. Market research indicates that the bid price received is within market value. Consequently, it is determined that this pricing is fair and reasonable.

This contract provides the Light Rail Division with a qualified and experienced Contractor to provide all necessary parts, labor, tools, materials and supervision as required for repairing damaged light rail cars. The Contractor will perform this task at the Light Rail Vehicle Maintenance Shop, located at 344 W. North Avenue.

7-M. **MARYLAND TRANSIT ADMINISTRATION** (*cont'd)*

Agency Remarks (cont'd):

On April 3, 2017, the MDOT MTA solicited an Invitation for Bid (IFB) on eMaryland Marketplace, notifying 27 vendors. One bid was received prior to the bid due date. The Bid due date was extended two weeks to allow additional time to directly solicit additional vendors. During the extended bid period, 22 additional vendors were directly solicited by telephone.

Three requested an IFB; however, none submitted a bid. Follow-up calls determined that the scope was beyond the company's capability. Four indicated that they could not perform the service requested. Messages were left for 14 vendors who did not respond. One vendor had a discontinued number. In total, 49 vendors were solicited.

The incumbent, Coachworks, was the single bid received on the extended due date. The bid price per year is $291,000 with total contract bid price of $873,000. The contract bid price was confirmed by Coachworks, LLC and accepted by the Project Manager at Light Rail.

The MBE goal established for this contract is 25%. Coachworks has committed to meeting the MBE goal.

***Fund Source*:** 100% Special (Transportation Trust Fund)

***Approp. Code*:** J05H0105

***Resident Business*:** Yes

MD Tax Clearance: 17-1606-1110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Eric T. Lomboy
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elomboy@sha.state.md.us

8-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Providing Maintenance of Traffic Barriers at Various Locations in Montgomery and Prince George's County; *499D31419*
ADPICS No.: 499D31419

***Contract Description*:** This contract provides all labor, materials and equipment necessary to perform the installation, repair or replacement of traffic barrier at various locations in District 2.

***Awards*:**	Allied Contractors, Inc. Baltimore, MD	
***Contract Term*:**	09/07/2017 – 06/30/2019	
***Amount*:**	$2,742,690 NTE	
***Procurement Method*:**	Competitive Sealed Bidding	
***Bids*:**	Allied Contractors, Inc. Baltimore, MD	$2,742,690
	Concrete General, Inc. Gaithersburg, MD	$3,162,365
	Brawner Builders, Inc. Hunt Valley, MD	$3,775,781
	Roadsafe Traffic Systems, Inc. Chicago, IL	$3,960,402
	Highway & Safety Services, Inc. Gaithersburg, MD	$8,328,970
Living Wage Eligible:	Yes	
***MBE Participation*:**	2%	
***Performance Security*:**	None	

8-M. **STATE HIGHWAY ADMINISTRATION** *(cont'd)*

***Incumbent*:** Allied Contractors, Inc.
Baltimore, MD

***Requesting Agency Remarks*:** This contract was advertised on eMaryland Marketplace on November 15, 2016, notifying 655 potential contractors, 163 of which were MDOT-certified Minority Business Enterprises (MBE's). Bids were opened on January 19, 2017.

The Engineer's Estimate for this contract is $3,690,000. The low bid received is 25.67% lower than the Engineer's Estimate. SHA's bid analysis showed the major cost difference occurred in items 1015 – protection vehicle. The engineer's estimate for this item was $490 per unit day, but bid at $256 per unit day creating a difference of $561,600. The estimate for this item was calculated using previous expenditures. SHA has confirmed Allied Contractor Inc.'s bid price.

April 24, 2017, the Department received a protest from Tri-State Solutions of Maryland, LLC (TTS), the apparent lowest bidder, alleging that the Department's determination that TTS was not a responsible bidder was unreasonable, unjust, arbitrary and capricious. On June 8, 2017, after thorough review, the Department denied the protest. It was denied as to the merits of the protest as TSS was not able to demonstrate that they had the equipment or material as noted in the Invitation for bid, nor were they able to provide adequate documentation that TSS would possess the required equipment needed to successfully complete all aspects of the contract when the Notice to Proceed for the contract was issued. No appeal was filed with the Maryland State Board of Contract Appeals.

This open-ended, on-call contract provides all labor, materials and equipment necessary to perform the providing of maintenance of traffic at various locations in Montgomery and Prince George's Counties.

***Fund Source*:** 100% Special Funds (Transportation Trust Fund)

***Approp. Code*:** J02B0102

***Resident Business*:** Yes

MD Tax Clearance: 17-1355-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Eric T. Lomboy
410-545-0330
elomboy@sha.state.md.us

9-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Median and Roadside Tractor and Hand Mowing at Various Locations for the Fairland Shop in Montgomery County; *42715F1419;*
ADPICS No.: 42715F1419

***Contract Description*:** This contract provides all labor, materials and equipment necessary to perform the median and roadside mowing, hand mowing, trimming, and litter pick-up at various locations for the Fairland Shop in Montgomery County.

***Awards*:**	A. Marquez Trucking, Inc. Silver Spring, MD	
***Contract Term*:**	09/07/2017 – 12/31/2019	
***Amount*:**	$376,940 NTE	
***Procurement Method*:**	Competitive Sealed Bidding	
***Bids*:**	A. Marquez Trucking, Inc. Silver Spring, MD	$376,940
	Manuel Landscaping, Inc. Baltimore, MD	$377,300
Living Wage Eligible:	Yes	
***MBE Participation*:**	0% (Single Element of Work)	
***Performance Security*:**	None	
***Incumbent*:**	A. Marquez Trucking, Inc. Silver Spring, MD	

***Requesting Agency Remarks*:** This contract was advertised on eMaryland Marketplace on January 24, 2017, notifying 1187 potential contractors, 296 of which were MDOT-certified Minority Business Enterprises. Bids were opened on March 2, 2017.

The Engineer's Estimate for this contract is $510,200. The low bid received is 26.12% lower than the Engineer's Estimate. SHA's bid analysis showed the major cost difference occurred in

9-M. **STATE HIGHWAY ADMINISTRATION** *(cont'd)*

Agency Remarks (cont'd):

the protection vehicle and two of the hand mowing items. All three of these items were estimated well above the low bidder's prices. The estimates for each item were calculated using previous expenditures. The low bidder's operating expenses are much lower than anticipated in regards to this contract. SHA has confirmed A. Marquez Trucking, Inc.'s bid price.

This open-ended, on-call contract provides all labor, materials and equipment necessary to perform the median and roadside tractor and hand mowing at various locations for the Fairland Shop in Montgomery County.

On May 9, 2017, the Department received a protest from Tri-State Solutions of Maryland, LLC ("TTS"), the apparent lowest bidder, alleging that the Department's determination that TTS was not a responsible bidder was unreasonable, unjust, arbitrary and capricious. On June 8, 2017, after thorough review, the Department denied the protest. It was denied as both a threshold procedural matter, because the protest was not received in a timely manner per COMAR 21.10.02.03B; and to the merits of the protest as TSS was not able to provide adequate documentation showing the required resources were available to successfully complete all aspects of the contract. No appeal was filed with the Maryland State Board of Contract Appeals.

One hundred percent of the work will be performed by a MDOT-certified MBE.

***Fund Source*:** 100% Special Funds (Transportation Trust Fund)

***Approp. Code*:** J02B0102

***Resident Business*:** Yes

MD Tax Clearance: 17-1354-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Eric T. Lomboy
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elomboy@sha.state.md.us

10-M. **STATE HIGHWAY ADMINISTRATION**
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in Charles County; *4290851420*
ADPICS No.: 4290851420

***Contract Description*:** This contract provides brush and tree cutting and stump removal at various locations in Charles County.

***Awards*:** Asplund Tree Expert Co.
Odenton, MD

***Contract Term*:** 09/07/2017 – 12/31/2020

***Amount*:** $590,084 NTE

***Procurement Method*:** Competitive Sealed Bidding

***Bids*:**

Asplundh Tree Expert Co. Baltimore, MD	$590,084
Pittman's Tree & Landscaping, Inc. Odenton, MD	$625,150

Living Wage Eligible: Yes

***MBE Participation*:** 0% (Single Element of Work)

***Performance Security*:** An annual renewable payment and performance bond in the amount equal to the Contract price per year exists on this contract.

***Incumbent*:** Asplundh Tree Expert Co.
Odenton, MD

***Requesting Agency Remarks*:** This contract was advertised on eMaryland Marketplace on April 11, 2017, notifying 900 potential contractors, 225 of which were MDOT-certified Minority Business Enterprises. Bids were opened on May 18, 2017.

10-M. **STATE HIGHWAY ADMINISTRATION** *(cont'd)*

Agency Remarks (cont'd):

The Engineer's Estimate for this contract is $495,160.00. The low bid received is 19.17% higher than the Engineer's Estimate. SHA's bid analysis showed the major cost difference occurred in item no. 7007 – tree trimming three-man crew. This item was estimated at $800 per unit day but bid at $986.94 per unit day. The estimate was calculated using previous expenditures. SHA has confirmed Asplundh Tree Expert Co.'s bid price.

This open-ended, on-call contract provides all labor, materials and equipment necessary to perform the brush and tree cutting and stump removal at various locations in Charles County.

***Fund Source*:** 100% Special Funds (Transportation Trust Fund)

***Approp. Code*:** J02B0102

***Resident Business*:** Yes

MD Tax Clearance: 17-1555-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Eric T. Lomboy
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elomboy@sha.state.md.us

11-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Mail Courier Service for the Western Maryland Area; *W02036M17*
ADPICS NO: WO2036M17

***Contract Description*:** To provide the SHA with mail courier service on an established route to the Western Maryland area, which begins in Baltimore City and routes to and through Frederick to LaVale.

***Awards*:** Shura, Inc.
Pikesville, MD

***Contract Term*:** 09/07/2017* – 06/30/2020 **(or earlier upon BPW approval)*

***Amount*:** $236,889.47 NTE

***Procurement Method*:** Preferred Provider

***Bids/Proposals*:** No

Living Wage Eligible: No

***MBE Participation*:** 0% (Single Element of Work)

***Performance Security*:** None

***Incumbent*:** Goodwill Industries of Monocacy Valley, Inc.
Baltimore, MD

***Requesting Agency Remarks*:** This is a three-year contract to provide the Maryland Department of Transportation's State Highway Administration (MDOT SHA) with mail courier service for an established route; to the District Offices, Shops and Labs in Western Maryland. This daily courier service begins at MDOT SHA Headquarters in Baltimore City and makes stops in a specified order throughout Western Maryland, including Frederick and LaVale. On March 16, 2017, the Pricing and Selection Committee for Blind Industries and Services of Maryland and the Employment Works Program met to recommend the price for this service, which they determined to be fair and reasonable. This contract is not necessary to be considered for Living Wage Eligibility as it is procured through a Preferred Provider.

11-M. **STATE HIGHWAY ADMINISTRATION** (*cont'd)*

***Fund Source*:** 100% Special Funds (Transportation Trust Fund)

***Approp. Code*:** J02B0101, J02B0102, J02B0104

***Resident Business*:** Yes

MD Tax Clearance: 17-1417-0110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Linda D. Dangerfield
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ldangerfield@bwiairport.com

12-M-OPT. MARYLAND AVIATION ADMINISTRATION
Renewal Option: Maintenance Contract

***Contract ID*:** HVAC Systems, Central Utility Plant, Water Treatment, Building Automated/Energy Management and Fire Alarm Systems Operation, Repair and Maintenance at Baltimore/Washington International Thurgood Marshall (BWI Marshall) and Martin State (MTN) Airport; *MAA-MC-13-006*
ADPICS No.: MAAMC13006

***Contract Approved*:** DOT Agenda 08/22/2012; Item 7-M

***Contractor*:** George S. Hall, Inc.
Pine Brook, NJ

***Contract Description*:** This contract provides labor, equipment, materials, supervision, expertise, supplies, and tools required to perform operation, corrective repair, replacement, preventive, routine, and emergency maintenance, and commissioning of all existing and new equipment and systems at BWI Marshall and MTN Airports. The contract also provides for miscellaneous system modifications required for safe operation of the HVAC systems, Central Utility Plant, Fire Alarm System, Water Treatment Systems, Building Automated and Energy Management Control Systems, and other associated equipment for this contract.

***Option Description*:** Exercise the final renewal option for a two-year period.

Original Contract Term: 11/01/2012 – 10/31/2015

Option Term(s): 11/01/2015-10/31/2017 (Renewal Option No. 1)
11/01/2017-10/31/2019 (Renewal Option No. 2, *this agenda item)*

Original Contract Amount: $22,477,287

Option Amount: $17,552,910 (Renewal Option No. 2, *this option)*

Prior Option: $16,434,817 (Renewal Option No. 1)

***Revised Total Contract Amount*:** $56,465,014

***Percent +/- Change*:** 73% (Renewal Option No. 1)
78% (Renewal Option No. 2, *this option)*

Overall Percent +/-: 151%

12-M-OPT. MARYLAND AVIATION ADIMISTRATION *(cont'd)*

Original Procurement Method: Competitive Sealed Proposals

***MBE Participation*:** 17%

MBE Compliance: 16.28%

***Requesting Agency Remarks*:** George S. Hall, Inc. (GSH) maintains a high level of customer service at BWI Marshall and MTN Airports. GSH provides reliable on call and emergency repairs to MAA life safety systems. George S. Hall, Inc. continues to standardize and update current asset listings to provide better correlations between Maximo and the Metasys Systems.

MAA performed market research to ensure the pricing provided on the current contract remains in the best interest of the State. MAA contacted Hopkins Bayview Campus and SHA and determined the renewal rates for this contract are lower than those found on the contracts held by Hopkins and SHA. Therefore, MAA determined it is in the State's best interest to exercise the final renewal option of this contract.

This action represents the exercising of the two-year renewal option with the contractor that was provided for in the original contract.

Fund Source: 100% Special Funds (Transportation Trust Fund)

Approp. Code: J06I00002

Resident Business: No

MD Tax Clearance: 17-1740-1001

BOARD OF PUBLIC WORKS ACTION– THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

12-M-OPT. MARYLAND AVIATION ADMINISTRATION *(cont'd)*

ATTACHMENT I

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	$22,477,287	11/01/2012 – 10/31/2015	08/22/2012, Item 7-M	Original Contract
Option No. 1	$16,434,817	11/01/2015 – 10/31/2017	08/26/2015; Item 26-M-OPT	Exercise two-year renewal option as provided for in original contract
Option No. 2	$17,552,910	11/01/2017 – 10/31/2019	08/16/2017, Item 12-M-OPT	Exercise final 2-year renewal option as provided for in original contract
Revised Amount	$56,465,013			

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Melissa Williams
410-537-5651
mwilliams@mdta.state.us

13-LT. MARYLAND TRANSPORTATION AUTHORITY
RETROACTIVE Lease/Tenant

Recommendation: That the Board of Public Works approve the Maryland Transportation Authority retroactive lease of the following property.

Authority: Transportation Article § 7-204 (d) (1)
Annotated Code of Maryland

Property: Norfolk Southern Railroad, ± 3.00 acres, Milepost 2.00 of I-895, Baltimore City, MD

Landlord: Norfolk Southern Railroad Company

Tenant: State of Maryland, Maryland Transportation Authority

Space Type: Land

Lease Type: New

Lease Term: Five Years/with one 1-Year Renewal Option
One 1-Year, 53 days - Retroactive
Three (3) Years, 10 months and 14 days - Proactive

Effective Date: 07/15/2015 – 09/06/2017 *(*or earlier upon BPW approval)*
09/07/2017 – 07/14/2021

Annual Rent: $333,333.33 annually

Special Conditions: None

State Clearinghouse: N/A

Requesting Agency Remarks: **RETROACTIVE** approval is being requested pursuant to State Finance & Procurement Article §11-204(c). These contracts should be treated as voidable, rather than void, because: 1) all parties have acted in good faith; 2) ratification of the procurement contract would not undermine the purposes of the procurement law; and 3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the procurement law.

13-LT. MARYLAND TRANSPORTATION AUTHORITY

Agency Remarks (cont'd):

The Norfolk Southern Railroad owns property located at Milepost 2.00 of I-895 in Baltimore City and has an area of 3.00± acres. The MDTA (Tenant) intends to utilize the 3.00± acres of Norfolk Southern Railroad's property as a staging area for the Canton Viaduct Replacement project. The MDTA and Norfolk Southern Railroad agreed to implement a five (5) year Temporary Assignment and Modification Agreement.

The Temporary Assignment was executed in 2015 by the previous Real Estate Manager in error. The MDTA met internally with Legal and Procurement and it was determined the Modification would require BPW approval to proceed with implementing the renewal for the remaining three years with Norfolk Southern Railroad. Based on the content of the language, term length and the dollar amount within the Modified Agreement, the document was considered to be a lease. The MDTA is requesting the retroactive approval from the BPW to execute the renewal of the Modified Agreement/Lease with Norfolk Southern Railroad.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: George E. Fabula, Jr.
410-767-3908
gfabula@mta.maryland.gov

14-RP. MARYLAND TRANSIT ADMINISTRATION
Real Property – Acquisition

Recommendation: That the Board of Public Works approve MTA acquiring real property.

Authority: Transportation Article, § 7-204 (d) (1); Annotated Code of Maryland

Property: MTA # 01386
8618 Jones Mill Road (±429 Sq. Ft./±68 Sq. Ft.) Silver Spring, MD

Grantor: Alice J. Moore

Grantee: State of Maryland, MDOT MTA

Consideration: $70,000

Appraised Value: $10,700 –Georgia Nichols (Selected)
$10,050 – Mark Chaney, (Approved)
Brendy Hantzes, Review Appraiser

Special Conditions: None

Fund Source: 80% Federal; 20% Special Funds

Requesting Agency Remarks: The subject property is required for the construction of MTA's Purple Line Project located in Montgomery County, Maryland. The property is zoned R-60 and the acquisition area consists of a 429-sq. ft. revertible slope easement area, a 68-sq. ft. perpetual easement, and on-site improvements.

An approved appraised offer of $10,700 was made to the owner on 5/11/16 and was subsequently rejected. A condemnation filing was approved by MTA 12/29/16 and the file was assigned to SHA Asst. A.G. Jason Zappasodi to pursue a condemnation filing under MTA process. During discussions with Attorney Zappasodi, the property owner's representative made counter-demands of $235,000 and $92,340 to settle the acquisition however, those demands were rejected. Continued discussions have now resulted in an Option Contract being signed on 5/16/17 for the negotiated amount of $70,000. Purple Line construction has identified the property as being in a critical need area required for an early stage of project construction. This settlement is deemed justified in lieu of further litigation.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Linda Dangerfield
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15-RP. MARYLAND AVIATION ADMINISTRATION
Real Property – Surplus

Recommendation: That the Board of Public Works approve Maryland Aviation Administration deeming property as surplus as it is in excess to the agency's needs.

Authority: State Finance and Procurement Article, § 10-305; Annotated Code of Maryland

Property: MC# 09-3004
Former Cole / Conway Property (+/- 1.368 acres),
1692 & 1696 Dorsey Road, Hanover, MD 21076, Anne Arundel County

Grantor: State of Maryland, Maryland Aviation Administration

Grantee: None

Consideration: None

Appraised Value: Estimated $480,000 based on a previous appraisal conducted in 2013. Two appraisals will be obtained prior to the public auction.

Special Conditions: None

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on March 9, 2017. The 45-day review period expired April 23, 2017.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20170309-0189. It has been recommended to declare 1692 Dorsey Road and 1696 Dorsey Road, in Hanover, Maryland surplus to the State. It is further recommended to offer the two properties for public sale at their appraised values.

Requesting Agency Remarks: The MDOT MAA began acquiring land in 1985 that was deemed incompatible due to aircraft noise through BWI Marshall's 14 Code of Federal Regulations Part 150 Program. These properties were purchased with contributions from FAA Airport Improvement (AIP) grants and from the State of Maryland. MDOT MAA also signed and agreed to the FAA AIP grant assurances tied to these funds including Grant Assurance #31, which is "to assure that optimal use is made of the federal share of the proceeds from the

15-RP. **MARYLAND AVIATION ADMINISTRATION** *(cont'd)*

Agency Remarks (cont'd):

disposal of noise land." This requires the MDOT MAA to dispose of acquired noise land when the land is no longer needed for noise compatibility reasons.

In February 2008, the FAA provided a formal Program Guidance Letter (PGL) 08-02 requiring an inventory, associated maps and a strategic reuse plan for all acquired noise land parcels.

The MDOT MAA obtained FAA approval for the Reuse Plan in June 2010 and will dispose of 190 properties. The property will be sold subject to an avigation easement, reserved to the MDOT MAA, for right of flight in the airspace above the surface of the premises and in accordance with Title 14 of the Code of Federal Regulations, Part 77, which restricts the maximum height of any improvements.

After the MDOT MAA disposes of the land for its appraised fair market value (FMV), the federal share of the FMV of the land is declared as disposal proceeds. The disposal proceeds are placed in an escrow account and are eligible for use for other airport noise compatibility projects or returned to AIP Trust Fund. MDOT MAA plans to utilize the escrow funds to complete the sound insulation of homes previously approved in the Part 150 Noise Compatibility Program.

A request to dispose of the +/- 1.368 acres will be sent to the Board of Public Works in the future.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: George E. Fabula, Jr.
410-767-3908
gfabula@mta.maryland.gov

16-RP. MARYLAND TRANSIT ADMINISTRATION
Real Property –Disposition, Interagency Transfer

Recommendation: That the Board of Public Works approve MTA disposing of the following property that is excess to the agency's needs and conveying it to SHA.

Authority: State Finance and Procurement Article, §10-305 Annotated Code of Maryland

Property: MC # 17-5085
Crisfield Freight Rail Line, (12.42 linear miles),
Annapolis Junction, Maryland

Grantor: State of Maryland, Maryland Transit Administration

Grantee: State of Maryland, State Highway Administration

Consideration: $1.00

Appraised Value: N/A

Special Conditions: None

Fund Source: N/A

Requesting Agency Remarks: The MTA seeks to transfer the ownership of the Crisfield Freight Rail Line Property to SHA. SHA plans to widen the road at MD 413 and the Tulls Corner Road intersection, which runs along the Crisfield Line. SHA also plans to create a Rails to Trails project from Crisfield to Westover. The freight line does not currently have a rail carrier operating service and anticipates no demand for rail service on the line in the future.

The Clearinghouse conducted an intergovernmental review of the project under MD20170414-0329. It has recommended to transfer the ownership of the Crisfield Freight Rail Line Property from the MTA to the SHA. Both MTA and SHA are modal administrations of the Maryland Department of Transportation.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: George E. Fabula, Jr.
410-767-3908
gfabula@mta.maryland.gov

17-RP. MARYLAND TRANSIT ADMINISTRATION
Real Property – Easement

Recommendation: That the Board of Public Works approve MTA granting a perpetual easement.

Authority: State Finance and Procurement Article, § 10-305
Annotated Code of Maryland

Property: MTA # 17-5084
9009 Dorsey Run Road, (± 0.0015 ac),
Annapolis Junction, Maryland

Grantor: State of Maryland, Maryland Transit Administration

Grantee: Baltimore Gas & Electric Company

Consideration: $1.00

Appraised Value: N/A

Special Conditions: None ***Fund Source:*** N/A

Requesting Agency Remarks: The Maryland Transit Administration seeks to grant a perpetual easement to Baltimore Gas & Electric to install and maintain a transformer for a structured parking facility within the limits of the MTA's right-of-way, which supports the commuter parking garage and rail station at the Savage MARC Commuter Rail Station. This purpose was part of a Transit Oriented Development (TOD) project for the Savage MARC Station, (MMC #12-5053). The proposed transformers are solely for supporting the structured parking facility, station platforms and all ancillary equipment needed for the continued operation of the Savage MARC Commuter Rail Station and not the adjacent privately-owned TOD.

The Clearinghouse conducted an intergovernmental review of the project under MD20170310-0192. It has recommended to declare the +/- 0.0015 acres of land which is improved as a structured parking facility to the State, and to offer a perpetual easement within the limits of MTA's right-of-way to BGE.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: George E. Fabula, Jr.
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18-RP. MARYLAND TRANSIT ADMINISTRATION
Real Property – Acquisition

Recommendation: That the Board of Public Works approve MTA acquiring real property.

Authority: Transportation Article, § 7-204 (d) (1);
Annotated Code of Maryland

Property: MTA # 02074
2112 Hanover Street (± 258 Sq. Ft.), Silver Spring, MD 20910

Grantor: Dennis Ehlers and Kathleen D. McSkeane

Grantee: State of Maryland, Maryland Transit Administration

Consideration: $22,000

Appraised Value: $2,600 –Patrick Bowers(Selected)
$2,600 – Kathleen Kohler, (Approved)
Brendy Hantzes, Review Appraiser

Special Conditions: None

Fund Source: 80% Federal; 20% Special Funds

Requesting Agency Remarks: The subject property is required for the construction of MTA's Purple Line Project located in Montgomery County, Maryland. The property is zoned R-60 and the acquisition area consists of a 258-sq. ft. temporary construction easement area and on-site improvements. The property owners countered the State's offer with a settlement amount of $22,000 based upon a concern over loss of landscaping, potential extended project need for the temporary easement and the potential damage to the property due to the proximity of the light rail alignment. The State accepted the offer and the Option Contract has been executed. This is $19,400 above our offer of $2,600. The additional amount is deemed justified based upon the possible reduced after value of the property once the Light Rail has been constructed and in lieu of litigation.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: George E. Fabula, Jr.
410-767-3908
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19-RP. MARYLAND TRANSIT ADMINISTRATION
Real Property – Acquisition

Recommendation: That the Board of Public Works approve MTA acquiring real property.

Authority: Transportation Article, § 7-204 (d) (1);
Annotated Code of Maryland

Property: MTA # 01458
8813 Leonard Drive (± 813 Sq. Ft.), Silver Spring, MD 20910

Grantor: Nigel L. Scott and Monica T. Scott

Grantee: State of Maryland, Maryland Transit Administration

Consideration: $240,000

Appraised Value: $159,850 – Stephen Muller, (Selected)
$56,850 – Thomas Weigand, (Approved)
Joseph DiPietro, Review Appraiser

Special Conditions: None ***Fund Source:*** 80% Federal; 20% Special Funds

Requesting Agency Remarks: The subject property is required for the construction of MTA's Purple Line Project located in Montgomery County, Maryland. The property is zoned R-60 and the acquisition area consists of 813 sq. ft. of land in fee simple, a 249-sq. ft. temporary construction easement area, and on-site improvements.

Due to the property owners concerns about the proximity of the light rail and the after value of their property, the Office of the Attorney General and the property owners reached an administrative settlement amount of $240,000. This is $80,150 above our offer of $159,850. The Option Contract has been executed. The additional amount is deemed justified in lieu of further litigation.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Eric Lomboy
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20-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Deed Execution

Recommendation: That the Board of Public Works execute a deed for a conveyance that was previously approved on May 9, 2007 (11-RP).

Authority: Transportation Article, §8-309(g);
Annotated Code of Maryland

Property: MC# 07-2122
Montrose Road Extension (45.66 acres), located between Seven Locks Road and Ralls Road in Montgomery County

Grantor: State of Maryland, State Highway Administration

Grantee: Montgomery County, Maryland

Consideration: $2,716,300

Appraised Value: N/A

Special Conditions: None

Fund Source: N/A

Legislative Notice: N/A

State Clearinghouse: N/A

Requesting Agency Remarks: In 1985, MDOT SHA entered into an agreement with Montgomery County to construct Montrose Road Extension. This road has since been built by the County and has been actively used as a roadway as part of the County road system since construction was completed.

This transaction completes the real property conveyance of the underlying roadway bed to Montgomery County.

The Board of Public Works previously approved this conveyance to Montgomery County (11-RP, 05/09/2007) as land needed by a local government for a public purpose pursuant to §8-309(g) for purchase price plus interest and administrative costs ($2,716,300).

20-RP. **STATE HIGHWAY ADMINISTRATION** *(cont'd)*

Agency Remarks (cont'd):

Although the transaction was approved; the settlement did not occur due to discrepancies relating to a reverter clause in the deed and the legal description of the property to be conveyed. This conveyance also qualifies as a transfer of road to a local government pursuant to §8-304(a)(2).

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Eric Lomboy
410.545.0025
ELomboy@sha.state.md.us

21-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Deed Execution

Recommendation: That the Board of Public Works execute a deed for a conveyance that was previously approved on February 18, 2015 (15-RP)

Authority: Transportation Article, §8-309(g); Annotated Code of Maryland

Property: MC# 07-2157
Lawrence Levin & Berens Real Estate (± 39.58 acres), located on the north side of Randolph Rd. approximately 500 feet east of MD 355 (Rockville Pike) in Rockville. Montgomery County

Grantor: State of Maryland, State Highway Administration

Grantee: Montgomery County, Maryland

Consideration: $1,079,236

Appraised Value: N/A

Special Conditions: None

Fund Source: N/A

Legislative Notice: N/A

State Clearinghouse: N/A

Requesting Agency Remarks: In 1959, the MDOT SHA acquired the Lawrence Levin property for $90,840 and in 1964, it acquired the Berens Real Estate property for $186,230 for the Outer Beltway project, in Montgomery County. In 1989, SHA and Montgomery County entered an agreement for the County to construct Montrose Parkway Phase II on the subject property. Construction of Phase II is estimated to begin in the Summer of 2019.

The Board of Public Works previously approved this conveyance to Montgomery County (15-RP; 02/18/2015) as land needed by a local government for a public purpose pursuant to §8-309(g) for purchase price plus interest and administrative costs ($1,079,236).

21-RP. **STATE HIGHWAY ADMINISTRATION** *(cont'd)*

Agency Remarks (cont'd):

Although the transaction was approved; the settlement did not occur due to discrepancies relating to the reverter clause in the deed.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: Eric Lomboy
410.545.0025
ELomboy@sha.state.md.us

22-RP. **STATE HIGHWAY ADMINISTRATION**
Real Property – Conveyance

Recommendation: That the Board of Public Works approve the following road conveyance.

Authority: Transportation Article, § 8-304;
State Finance and Procurement Article, § 10-305;
Annotated Code of Maryland

Property: MC # 17-2515
MD 171 (Church St.): From MD 2 (Governor Richie Highway) to the Baltimore City Line, a distance of 4,910 linear feet or 0.93 mile, more or less.

Grantor: State of Maryland, State Highway Administration

Grantee: Anne Arundel County, Maryland

Consideration: $ 1.00

Appraised Value: N/A

Special Conditions: None

Fund Source: N/A

Legislative Notice: N/A

State Clearinghouse: N/A

Requesting Agency Remarks: Anne Arundel County, Maryland will use this property as part of their road way system. The conveyance is being made to comply with conditions of a Road Transfer Agreement dated and October 25, 1999 between the State Highway Administration and Anne Arundel County, Maryland.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: Eric Lomboy
410.545.0025
elomboy@mdot.state.md.us

23-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Conveyance

Recommendation: That the Board of Public Works approve the following road conveyance.

Authority: Transportation Article, § 8-304;
State Finance and Procurement Article, § 10-305;
Annotated Code of Maryland

Property: MC # 17-2516
MD 475 and MD 475UL (South East St): From north of the new Monocacy Boulevard intersection running north to East Patrick Street, including structure #1019200 the bridge over Carroll Creek a distance of 3,538.81 linear feet or 0.67023 mile, plus or minus

Grantor: State of Maryland, State Highway Administration

Grantee: The City of Frederick, Maryland

Consideration: $ 1.00

Appraised Value: N/A

Special Conditions: None

Fund Source: N/A

Legislative Notice: N/A

State Clearinghouse: N/A

Requesting Agency Remarks: The City of Frederick in Frederick County, Maryland will use this property as part of their road way system. The conveyance is being made to comply with conditions of a Road Transfer Agreement dated and February 4, 2010 between the State Highway Administration and The City of Frederick, Maryland.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: Linda Dangerfield
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24-GM. MARYLAND AVIATION ADMINISTRATION
Lease Contract

Contract ID: Lease and Space with Federal Aviation Administration (FAA) at Baltimore/ Washington International Thurgood Marshall (BWI Marshall Airport) Airport; *MAA-LC-18-001*

***Contract Description*:** This contract is for the lease of space for FAA's Power Conditioning System Room located at Concourse C at BWI Marshall Airport. The Power Conditioning System Room houses back-up electrical power units that provides uninterrupted power to the FAA Tower in the event of a power outage.

***Contract Term*:** 10/01/2017-9/30/2022

***Amount*:** $77,396.34 per annum

***MBE Participation*:** 0%

***Requesting Agency Remarks*:** MAA currently leases property to the FAA and FAA uses the property to house the back-up generators that support the air traffic control tower systems at BWI Marshall Airport. The current contract was approved by the Board as Item 18-LL on July 6, 2011 with an expiration date that does not extend beyond September 30, 2017. As mutually agreed, this contract provides for a new term for the existing space, under the standard non-signatory terminal rental rates.

This type of revenue-producing contract at transportation facilities is outside the scope of the State Procurement Law (State Finance and Procurement Article, §11-202(3); COMAR 21.01.03.03.B(1)(d); however, the Contract must be approved by the Board of Public Works because the Contract constitutes a lease and use of State property under State Finance and Procurement Article, §10-305.

***Fund Source*:** N/A

***Approp. Code*:** N/A

***Resident Business*:** N/A

MD Tax Clearance: N/A

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: Linda Dangerfield
410-859-7097
LDangerfield@bwiairport.com

25-GM. **MARYLAND AVIATION ADMINISTRATION**
Non-Exclusive Concierge Passenger Services Concession Contract

Contract ID: Passenger Services Concession Contract.; *MAA-LC-18-006*

***Contract Description*:** Non-exclusive concession contract to provide pre-arranged concierge passenger services to travelers using Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport. Premium traveler meets and greet services will streamline the passenger experience for VIPs, allowing effortless, seamless, and luxurious travel.

***Award*:** Air General, Inc.
Portsmouth, NH

***Contract Term*:** 09/07/2017* - 09/06/2020 (**or earlier upon BPW approval*)

***Amount*:** For the right and privilege to provide pre-arranged concierge passenger services at BWI Marshall Airport. Contractor will pay a 10% share of gross revenues generated by its operation at the Airport as outlined in the solicitation.

***Procurement Method*:** Request for Expression of Interest

***Proposals*:**

Air General, Inc.	Digital World International, Inc.
Perq Soliel	Towne Park, LLC

***Requesting Agency Remarks*:** MAA received 5 expressions of interest in response to the request. One firm did not respond in a timely manner; therefore, it was not considered. The services provided by the four remaining offerors are unique in nature and would enhance passenger services; therefore, MDOT MAA has selected to contract with each of these offerors. As individual concession contracts are executed, each will subsequently be brought to the BPW for approval.

This type of revenue-producing contract at a transportation facility is outside the scope of the State Procurement Law (State Finance and Procurement Article §11-202(3); COMAR 21.01.03.03.B(1)(d). However, the Contract and any modifications must be approved by the Board of Public Works because the Contract constitutes a lease and use of State property under State Finance and Procurement Article, §10-305.

Resident Business*:** No ***MD Tax Clearance: 17-1422-0000

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Joseph W. Sedtal
410-767-3351
jsedtal@mta.maryland.gov

26-GM. **MARYLAND TRANSIT ADMINISTRATION**
General Miscellaneous Contract

Contract ID: MARC – Ancillary Repairs, Maintenance, and Construction; *MRC-16-055-AN*
ADPICS No.: MRC16055AN

***Contract Description*:** This is a task-order based contract for miscellaneous minor construction, repairs, and maintenance work for the MTA's MARC Train Services located in Baltimore, Anne Arundel, Cecil, Frederick, Harford, Howard, Montgomery, and Prince George's Counties, Maryland; as well as Western Maryland; and various counties in West Virginia.

Awards:
Concrete Services, Inc. *(MDOT Certified MBE)*
Upper Marlboro, MD

Hawkeye Construction, LLC
Baltimore, MD

Brawner Builders, Inc.
Hunt Valley, MD

Amount: $15,000,000 Aggregate NTE Total

Contract Term: 09/07/2017* – 09/06/2022 (**or earlier upon BPW* approval)

Procurement Method: Competitive Sealed Bidding

Bids: *Bids for Representative Initial Task*

Concrete Services, Inc. Upper Marlboro, MD	$217,502
Hawkeye Construction, LLC. Baltimore, MD	$348,050
Brawner Builders, Inc. Hunt Valley, MD	$525,520
Denver-Elek, Inc. Essex, MD	$550,700
Amtrac of Maryland, Inc. Hagerstown, MD	$594,500

26-GM. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Bids (cont'd):	Mona Electric Group, Inc. Clinton, MD	$752.564
	W.M. Schlosser Company, Inc. Hyattsville, MD	$966,000

DBE Participation: 30% each

Performance Security: Performance and Payment Bonds equal to 100%

Agency Remarks: The Representative Initial Task low bid of $217,502 is 10% over the Engineer's Estimate of $195,340. The MTA has confirmed with Concrete Services, Inc. that its bid price covers the full scope of work required for the first task order.

The Solicitation was advertised on eMaryland Marketplace on February 15, 2017, soliciting 814 vendors, 123 of which are MDOT Certified Minority Businesses.

This is a task order based, multiple award contract with a maximum of three awardees. Task orders are awarded to the low bidder after a secondary level of competition is completed among the awarded vendors. The work under this contract includes, but is not limited to minor construction consisting of structural, mechanical, electrical work, plumbing installation and repairs, and railroad maintenance and repairs.

The Representative Initial Task for work to be performed at MARC's Dorsey Station (Elkridge, MD) is for the construction of concrete support frames for the restoration of settled portions of the north and south platforms to their original constructed elevations. The work involves, but is not limited to, the construction of a temporary pedestrian platform; removal and resetting of handrails, signs, and signposts; removal and replacement of a metal bench; temporary support of utility conduits; removal and resetting of precast platform deck panels; saw-cutting and removal of portions of existing concrete grade beams; and removal and replacement of detectable warnings.

All contractors have committed to meeting or exceeding the 30% DBE goal established for this contract; and Concrete Services, Inc., an MDOT certified DBE will self-perform; thereby, exceeding the 10% DBE goal established for the initial task order.

Fund Source: 80% Federal, 20% Special (Transportation Trust Fund)

Appropriation Code: J05H0105

Resident Business: Yes (for all)

26-GM. **MARYLAND TRANSIT ADMINISTRATION** (cont'd)

MD Tax Clearance:	Concrete Services, Inc.	17-1769-0111
	Brawner Builders, Inc.	17-1768-1111
	Hawkeye Construction, LLC	17-1770-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

Contact: Joseph W. Sedtal
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jsedtal@mta.maryland.gov

27-GM. **MARYLAND TRANSIT ADMINISTRATION**
General Miscellaneous Contract

Contract ID: Metro – Ancillary Repairs, Maintenance, and Construction; *MTR-16-073-AN*
ADPICS No.: MTR16073AN

***Contract Description*:** This is a task order based contract for miscellaneous minor construction, repairs, and maintenance work for the MTA's Metro Facilities located in Baltimore City and Baltimore County, MD.

Awards:
Nichols Contracting, Inc.
Sandy Springs, MD

Mona Electric Group, Inc.
Clinton, MD

ADP Consultants, Inc.
Potomac, MD

Amount: $12,000,000 Aggregate Total NTE

Contract Term: 09/07/2017* – 09/06/2020 *(*or earlier upon BPW approval)*

Procurement Method: Competitive Sealed Bidding

Bids: *Bids for Representative Initial Task*

Nichols Contracting, Inc. Sandy Springs, MD	$17,680
Mona Electric Group, Inc. Clinton, MD	$25,436
ADP Consultants, Inc. Potomac, MD	$44,065
Denver-Elek, Inc. Essex, MD	$44,950
Brawner Builders, Inc. Hunt Valley, MD	$45,492

27-GM. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Bids (cont'd):	Total Contracting, Inc. Clinton, MD	$48,603
	Hawkeye Construction, LLC Rosedale, MD	$54,700
	Amtrac Railroad Constructors of MD, Inc. Hagerstown, MD	$92,200

DBE Participation: 30% each

Performance Security: None

Agency Remarks: The Representative Initial Task low bid of $17,680 is 61% less than the Engineer's Estimate of $46,350. The MTA has confirmed with Nichols Contracting, Inc. that its bid price covers the full scope of work required for the first task order.

The Solicitation was advertised on eMaryland Marketplace on March 3, 2017, soliciting 814 vendors, 123 of which are MDOT Certified Minority Businesses.

This is a task order based, multiple award contract with a maximum of three awardees. Task orders are awarded to the low bidder after a secondary level of competition is completed among the awarded vendors. The work under this contract includes, but is not limited to minor construction consisting of structural, mechanical, electrical work, plumbing installation and repairs, and railroad maintenance and repairs.

The Representative Initial Task for work to be performed at the Milford Mill Metro Station (Pikesville, MD) is for the renovation of existing bathrooms on the south side of the station's mezzanine level. This work shall include renovation and upgrade of two bathrooms and any other minor work needed to the infrastructure required for their completion. All new fixtures will be "hands free", environmentally friendly models, and all work will comply with the requirements set forth by the Americans with Disabilities Act.

All Contractors have committed to meeting or exceeding the 30% DBE goal established for this contract.

Fund Source: 80% Federal, 20% Special (Transportation Trust Fund)

Approp. Code: J05H0105

27-GM. **MARYLAND TRANSIT ADMINSTRATION** *(cont'd)*

Resident Business: Yes (for all)

MD Tax Clearance:	Nichols Contracting, Inc.	17-1867-1111
	Mona Electric Group, Inc.	17-1838-1111
	ADP Consultants, Inc.	17-1839-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

Contact: Linda D. Dangerfield
410-859-7097
ldangerfield@bwiairport.com

28-EX. **MARYLAND AVIATION ADMINISTRATION**
Expedited Procurement Report

EXPEDITED PROCUREMENT REPORT - (COMAR 21.02.01.05A(3)(b))

Contract ID: Midfield Cargo Apron Improvements at Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport; *MAA-CO-17-009*
ADPICS No.: MAACO17009

Expedited Procurement Approval: DOT Agenda 06/07/2017, Item 12-EX

***Contract Description*:** This contract provides for improvements to the Midfield Cargo Complex Apron to allow additional cargo aircraft parking positions. These improvements will provide additional apron space and related improvements to meet the requirements for expanded cargo operations at the Midfield Cargo Complex and BWI Marshall Airport. The existing cargo operator intends to expand from the current three aircraft parking positions utilized now to five by November 1, 2017. This contract also provides the Department of Health and Mental Hygiene access for resupply of the Strategic National Stockpile at the site, as required in case of a national emergency.

Date of Award:	July 10, 2017	
Award:	P. Flanigan & Sons, Inc. Baltimore, MD	
Amount:	$11,964,444	
Term:	154 Calendar Days from NTP	
Procurement Method:	Competitive Sealed Bidding (Direct Solicitation)	
Bids:	P. Flanigan & Sons, Inc. Baltimore, MD	$11,964,444
	Hi-Way Paving, Inc. Hillard, OH	$12,634,664
	A.P. Construction, Inc. Blackwood, NJ	$18,558,582
MBE Participation:	16%	

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 16, 2017

MARYLAND DEPARTMENT OF TRANSPORTATION

28-EX. **MARYLAND AVIATION ADMINISTRATION** *(cont'd)*

Performance Security: 100% Performance and Payment Bond

Requesting Agency Remarks: The Engineer's Estimate is $11,616,248. MDOT MAA directly solicited bids from seven contractors; three bids were received. MAA contacted the non-bidding firms and found:

- firms were busy with other work,
- unable to adequately staff the project;
- other work was more of a priority; and
- one firm did not respond.

Fund Source: 70% Special Funds (Transportation Trust Funds);
30 % AIP Funds)

***Approp. Code*:** J06I0003

MD Tax Clearance: 17-2079-0111

Resident Business: *Y*es

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

August 16, 2017

	Pages
Maintenance	1 thru 4
Maintenance Modification	5 thru 8
General Miscellaneous	9
Real Property	10 and 11
Leases	12 thru 22
Capital Grants and Loans	23 thru 32

Contact: Daniel Schmuck
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daniel.schmuck@maryland.gov

1-M. MAINTENANCE CONTRACT
Department of Human Services

Contract ID: Unarmed Uniformed Guard Service
Project No. 001IT820448; ADPICS No. 001B8400043

Description: Contract to provide unarmed uniformed guard service for the Department of Human Resources located at Kent County Department of Social Services in Chestertown for three years.

Procurement Method: Competitive Sealed Bids
(Small Business Reserve)

Bids or Proposals	***Amount***
Universal Security, LLC, Rockville, MD	$335,475.00
Chesapeake Strategies Group, Inc., Oxford, MD	$358,650.00
Stronghold Security, LLC, Baltimore, MD	$371,300.00
First Protect Security Agency, Rockville, MD	$376,875.00

Award Universal Security, LLC, Rockville, MD
(SB# 12-2173)

Term: 09/01/2017 – 08/31/2020

Amount: $201,285.00 (Three (3) years)
$67,095.00 Option year 1
$67,095.00 Option year 2
Total + Option Years = $335,475.00

MBE Participation: 0%

Performance Bond: No

Hiring Agreement Eligible: Yes

1-M. MAINTENANCE CONTRACT *(cont'd)*

Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site and *eMaryland Marketplace.com* on April 20, 2017. Approximately 524 vendors were notified of this solicitation electronically. Bids were opened May 11, 2017 and five bids were received. One bid was rejected because the bidder did not meet the required small business reserve requirement. The recommended contractor, Universal Security, LLC has been found responsible, its bid responsive and has confirmed its bid.

Fund Source:	N00 18 G5060 0819 $55,912.50 N00 19 G5060 0819 $67,095.00 N00 20 G5060 0819 $67,095.00 N00 21 G5060 0819 $11,182.50
Resident Business:	Yes
MD Tax Clearance:	17-2056-0111

This Item was withdrawn as Item 7-M from the 7/26/2017 Agenda.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Lauren Buckler
410.767.3174
lauren.buckler@maryland.gov

2-M. MAINTENANCE CONTRACT
Department of Natural Resources

Contract ID: Western Maryland Rail Trail – Phase IV
Project No. P-012-070-010; ADPICS No. 001B8400085

Description: Contract to provide all labor, equipment, materials, supplies, insurance, etc. necessary for clearing, grading, and paving two additional segments of the Western Maryland Rail Trail. This project will add approximately three miles to the multi-purpose trail. The work also includes replacement of the deck on Sideling Hill Creek Bridge. Project is located near the Allegany/Washington County line.

Procurement Method: Competitive Sealed Bids

Bids or Proposals	***Amount***
Charles J. Merlo, Inc., *Mineral Point, PA*	$4,762,620.00
Beitzel Corp, *Grantsville, MD*	$5,259,670.00
HMF Paving Contractors, Inc., *Frederick, MD*	$5,314,590.00
L. W. Wolfe Enterprises, Inc., *Myersville, MD*	$5,456,751.75
Lashley Construction Co., Inc. *Frostburg, MD*	$5,875,490.00

Award: Charles J. Merlo, Inc.

Term: 548 days

Amount: $4,762,620.00

DBE Participation: 8%

Performance Bond: Yes

Hiring Agreement Eligible: No

Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site and *eMaryland Marketplace.com* on March 22, 2017. Approximately 1,961 vendors were notified of this solicitation electronically. Bids were opened May 8, 2017 and five bids were received. The engineer's estimate for this project is $4,753,670.00. The recommended contractor, Charles J. Merlo, Inc. has been found responsible, its bid responsive and has confirmed its bid.

2-M. MAINTENANCE CONTRACT *(cont'd)*

Fund Source:	$1,000,000 - item 012/MCCBL 2012 $1,000,000 - item 014/MCCBL 2013 $ 312,620 - item 007/POS 2018 $2,450,000 - SHA-TEP Grant Funds
Resident Business:	No
MD Tax Clearance:	17-1515-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Daniel Schmuck
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3-M-MOD. MAINTENANCE CONTRACT MODIFICATION
Department of Human Services

Contract ID: Armed and Unarmed Uniformed Guard Services
Project No. 001IT820461; ADPICS No. 001B2400400/COH24976

Original Contract Approved: 6/20/2012 11-M - Supplemental

Contractor: Red Coats Inc., dba Admiral Security
Baltimore, MD

Contract Description: Contract to provide armed and unarmed uniformed guard services at 16 Baltimore City Department of Social Services facilities located throughout Baltimore City for a period of five years.

Original Procurement Method: Competitive Sealed Bids

Modification Description: Approval is requested to extend the current contract for an additional four months to allow time to cancel the previous posting, revise the IFB, and re solicit. A new contract will begin January 1, 2018 through December 31, 2022.

Original Contract Term: 6/21/2012 - 06/20/2017

Modification Term: 9/1/2017 - 12/31/2017

Original Contract Amount: $14,404,289.45

Modification Amount: $562,464.98

Prior Modifications/Options:

MOD #1 - COG54552, S-001, 12-22-15	$ 18,360.00
MOD #2 - COG55949, S-001, 02-02-16	$ 40,736.19
MOD #3 - COH18826, 6-M-MOD, 5-21-17	$562,464.98

Revised Total Contract Amount: $15,588,315.60

Percent +/- (This Modification): 3.90%

Overall Percent +/-: 4.32%

3-M-MOD. MAINTENANCE CONTRACT MODIFICATION *(cont'd)*

Remarks: The extension is needed to ensure adequate time to award a long-term contract. The previous extension allowed for the procurement officer along with the Attorney General to review the protest documents and make a decision in the best interest of the state which upheld the bidder's protest. All bids were rejected, the solicitation was canceled, and re-solicited this service. DHS provided supporting documentation that the contractor has met 11% of the MBE commitment. DHS is satisfied with the contractor's performance. The contractor has agreed to the extension and remains compliant with the Department of Assessments and Taxation requirements.

Original MBE Participation: 15%

MBE Participation: 11%

Fund Source: BCDSS 0819 96480 72400 $562,464.98

Resident Business: Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Lauren Buckler
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4-M-MOD. MAINTENANCE CONTRACT MODIFICATION
Department of Natural Resources

Contract ID: Town of Ocean City
Dune Vegetation and Fence Maintenance
Project No F-024-140-010; ADPICS No. 001B4400410

Original Contract Approved: BPW 02/05/2014; Item 3-M

Contractor: Ashton Manor Environmental, LLC
Ashton, Maryland

Contract Description: This project provides all labor, equipment, materials, supplies, supervision, insurance, etc., necessary in performing all operations in connection with removing /replacing dune fencing, repairing dune cross-overs, and re-establishing dune vegetation in the areas specified at the Town of Ocean City.

Original Procurement Method: Competitive Sealed Bids

Modification Description: Approval is requested for a credit for unused funds that were associated with a change order, reconcile price for 1000 tons of clay and dune restorations from storm Jonas. All work shall be performed in accordance with specifications and the associated drawings.

Original Contract Term: 1,095 Calendar Days

Modification Term: Same

Original Contract Amount: $1,448,292.00

Modification Amount: <$ 339,938.93>

Prior Modifications/Options: $2,028,757.93

Revised Total Contract Amount: $3,137,111.00

Percent +/- (This Modification): -23.47%

Overall Percent +/-: 116.61%

4-M-MOD. MAINTENANCE CONTRACT MODIFICATION *(cont'd)*

Remarks: The contract time will remain unchanged. The quantities that are credited indicate less damage than was estimated.

Original MBE Participation:	30%
MBE Participation:	37%
Fund Source:	(169,969.46) – POS 2007 Item 402 (169, 969.47) – DNR Funds
Resident Business:	Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Lauren Buckler
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lauren.buckler@maryland.gov

5-GM. GENERAL MISCELLANEOUS

Reference: In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract(s) noted below. Total amount of funds used is $6,900.00. (1 item).

Department of Natural Resources: Smallwood State Park
Charles County

Contract ID: Remove Employee Bathroom in the Retreat
Project No. P-030-140-010

Contract Description: Contract to remove and dispose of the non-functioning restrooms in the Retreat, at 2750 Sweden Point Rd, Marbury in Charles County. Disconnect and dispose of plumbing, electrical circuits, and plumbing fixtures. Remove and dispose of remaining bathroom structure and clean-up site.

Procurement Method: Small Procurement

Bids or Proposals Mona Contracting, LLC $6,900.00
La Plata, MD

Award: Mona Contracting

Amount: $6,900.00

Fund Source: 15/MCCBL2013 - $6,900.00 - "Remove Employee Bathroom in the Retreat. Provide Funds to complete the removal of the bathrooms

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier
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6-RP. REAL PROPERTY
Department of Agriculture
File # DNR 2423/536
Carroll County

Recommendation: Approve an assignment of the interest of the Maryland Agricultural Land Preservation Foundation ("MALPF") under a Rural Legacy Program Deed of Conservation Easement ("the Easement") to the Maryland Department of Natural Resources ("DNR").

Property: Co-held Easement interest in 47.5689+/- acres of land in the Little Pipe Creek Rural Legacy Area of Carroll County

Grantor: The State of Maryland, to the use of the Department of Agriculture on behalf of the Maryland Agricultural Land Preservation Foundation

Grantee: The State of Maryland to the Use of the Department of Natural Resources

Consideration: No Monetary Consideration

Remarks*:* Board of Public Works Approval is requested to approve an assignment of the Rural Legacy Program conservation easement interest of MALPF to DNR, which agency administers the Rural Legacy Program.

Reference is made to Item 3A of the Program Open Space Agenda – Supplement A of October 18, 2000, for the meeting of the Board of Public Works wherein approval was given to grant to the Board of County Commissioners of Carroll County ("the County") the amount of $116,876.47 under the Rural Legacy Program to acquire a conservation easement over 47.5 acres of land, more or less, situated in Carroll County. As a condition of funding, The Rural Legacy Program required the County to partner with a co-holder of the Easement. The County selected MALPF to be the co-holder, and purchase of the Easement was completed on October 24, 2000. MALPF, DNR, and the County have since realized that there are programmatic differences between the MALPF program and the Rural Legacy program, and that both programs would be better served by the assignment of MALPF's interest in the Easement to DNR by Corrective Easement. DNR would then co-hold the Easement with the County.

With the consent of Carroll County and DNR, the MALPF Board of Trustees approved the assignment of all of MALPF's interest in the Easement to DNR for no consideration.

6-RP. REAL PROPERTY *(cont'd)*

The Maryland Agricultural Land Preservation Foundation recommends approval of this item as DNR is better equipped to monitor and administer the Easement under the auspices of the Rural Legacy Program. The Department of General Services has no objection to the assignment.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier
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7-LL. LANDLORD LEASE
Department of Natural Resources
(Land and Property Management)

Recommendation: That the Board of Public Works accept DNR's Report of Delegated Leases concerning current leases of State-owned dwelling houses, outbuildings, and agriculture lands that are located on State parks, forest, wildlife management areas, and other DNR-managed properties.

Authority: BPW Advisory 2006-2 (citing State Finances and Procurement Article, §10-305, Annotated Code of Maryland).

Summary: This report lists each property that DNR had leased under its delegated authority from the Board of Public Works as of June 30, 2017. The next report will be submitted to the Board of Public Works within 90 days following June 30, 2018. The (248) leased-properties are:

1. Located throughout the State.
2. Includes 12,649 acres of cropland and grazing land.
3. Produces annual revenue of $2,079,185.02 *
4. Number and types of leased properties under delegated authority:

87 Cropland
19 Grazing Land
24 Dwellings
28 Outbuildings
90 Operational Employees

* Revenue generated from Forest and Parks properties is deposited in the State Forest and Park Reserve Fund. Revenue generated from the Wildlife and Heritage Unit properties is deposited in the Wildlife Management and Protections Fund.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier
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8-LT. TENANT LEASE
Maryland Department of Education
(Division of Rehabilitation Services)

Landlord: First Peoples Community Federal Credit Union
P.O. Box 1377
Cumberland, Maryland 21501

Property Location: 138 Baltimore Street
Suite 201
Cumberland, MD 21502

Space Type: Office ***Lease Type:*** New / Retroactive ***Square Feet:*** 2,400
Duration: 10 years ***Effective:*** September 1, 2017
Annual Rent: $32,400.00 (average) ***SF Rate:*** $ 13.50 (average) ***Prev. SF Rate:*** *$12.00*

Utilities Responsibility: Tenant
Custodial Responsibility: Landlord
Previous Board Action(s): #21-LT-OPT, dated July 6, 2011; #17-L, dated September 1, 2005.

Fund Source

Program	Sub-program	Sub-object	PCA	Square Feet	Cost / SF	Annual Contract Amount
36.0101.21	100	1301	131505	2,400	$13.00	$31,200.00

Recommendation: Approval is requested for a new lease of 2,400 sf at an average rate of $13.50 for a 10 year lease term beginning on September 1, 2017. Retroactive approval is needed for the period March 1, 2017 to August 31, 2017 totaling $14,439.45, during which time the rent was calculated at the prior rate of $12.00 per sf. Reference is made to item21-LT-OPT dated July 6, 2011, wherein the Board of Public Works approved a 5 year lease term for the period from September 1, 2011 to August 31, 2016 with a 6 month holdover period that expired February 28, 2017. This retroactive request occurred because the property was foreclosed upon, and complications arose in negotiating with the new owner. The rental rate for years 1-5 is $13.00 psf and for years 6-10 is $14.00.

Remarks:
1. This space has been used by the using agency since 2006.
2. This lease contains a termination for convenience clause, and the standard 6 month hold-over period.

8-LT. TENANT LEASE *(cont'd)*

3. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier
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9-LT. TENANT LEASE
DPSCS/Parole &Probation

Landlord: Gas Light Square, LLC
575 S. Charles Street, Suite 402
Baltimore, MD. 21201

Property Location: 1700 Bayard Street
Baltimore, MD. 21230

Space Type: Office ***Lease Type:*** Renewal ***Square Feet:*** 10,500
Duration: 10 Years ***Effective:*** November 1, 2017
Annual Rent: $204,120.00 ***Square Foot Rate:*** $19.44

Utilities Responsibility: Landlord
Custodial Responsibility: Landlord
Previous Board Action(s): 9/20/06—14-LT

Fund Source: 100%-DPP General Funds; 35.03.02 PCA TC110 Aobj. 1310 $220.500.00

Recommendation: Approval is requested for a renewal lease of 10,500 sf at an average rate of $19.44 per sf for a 10 year lease term beginning on November 1, 2017, with one 5 year renewal option. The 10 year renewal term was the result of a renegotiation of the prior 5 year renewal option. Reference is made to item 14-LT dated September 20, 2006, wherein the Board of Public Works approved a 10 year lease term for the period from 11/1/2007 to 10/31/2017 with one 5 year renewal option. The effective date of the lease was amended to November 1, 2017 by Supplemental Lease Agreement dated 12/12/07, due to delays in the lease construction process.

Remarks:

1. DPSCS uses this space for its Parole & Probation office. This unit provides administrative support and monitors persons under the court's supervision. It also oversees the Drinking Driver Monitor Program.
2. The lease contains a termination for convenience clause, and the standard 6 month hold-over period.
3. The lease provides 14 use-in-common parking spaces at no cost to the State.
4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.05.05.02.D.
5. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier
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10-LT. TENANT LEASE
Department of Human Services (MD THINK)

Landlord/Owner: GCCFC 2007-GG9 Colomary Facilities, LLC
1099 Winterson Road, Suite 135
Linthicum MD 21090

Property Location: 849 International Drive, Suite 300
Linthicum, MD 21090

Space Type: Office ***Lease Type:*** New ***Square Feet:*** 15,990
Duration: Five (5) Years ***Effective:*** October 1, 2017
Annual Rent: $425,334.00 ***Square Foot Rate:*** $26.60

Utilities Responsibility: Landlord
Custodial Responsibility: Landlord
Previous Board Action(s): N/A

***Fund Source*:** N00F0002 6B16 1315 FB310

Recommendation: Approval is requested for a new lease of 15,990 sf at a rate of $26.60 for a 5 year lease term beginning on October 1, 2017, with one 5 year renewal option. This lease is the result of a competitive procurement to establish a development center office location for the MD THINK program, Maryland's Total Human Services Information Network. This is a cloud-based shared human services data platform and data repository that will break down traditional silos and data barriers between state agencies and provide integrated access to programs administered by agencies including in the first phase the Department of Human Services (DHS), the Department of Health, and the Department of Juvenile Services.

Remarks:

1. The DHS MD THINK development center will be administrative (technology development staff), and is intended to have minimal direct contact with DHS's clients who are served through the local department of social services offices.
2. The lease includes a termination for convenience clause, and the standard six month holdover provision.
3. At the time of lease commencement, approximately 14,683 sf will be delivered to the tenant. The remainder of the lease premises consisting of approximately 1,127 sf will not be delivered until the adjacent tenant has vacated the space. Rent will be pro-rated until such time as the entire premises have been delivered for occupancy. Note, the additional square footage is within 5% of the square footage originally requested in the RFP.

10-LT. TENANT LEASE *(cont'd)*

4. The building site provides two hundred sixty-six (266) use-in-common surface parking spaces at no cost to the State.
5. The lease contains escalations for utilities, janitorial services and supplies, real estate taxes, trash and snow/ice removal.
6. In accordance with the State Finance and Procurement Article, Annotated Code of Maryland the above space request was advertised in the Daily Record, E-Maryland Marketplace and the DGS website.
7. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier
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11-LT. TENANT LEASE
Department of Human Services, Social Services Administration

Landlord: MCJ Improvements, LLC
580 White Plains Road, Tarrytown, NY 10591

Property Location: 1223 West Pratt Street
Baltimore, MD 21223

Space Type: Office ***Lease Type:*** New / Retroactive ***Sq. Ft.:*** 39,826
Duration: 10 yrs ***Effective:*** 9/1/2017
Annual Rent $710,894.10 (average) ***Square Foot Rate:*** $17.85 (average)

Utilities Responsibility: Tenant
Custodial Responsibility: Landlord
Previous Board Actions: #8-L, dated 4/5/2006; #14-L, dated 12/6/1995
Fund Source:

Program	*Subprogram*	*Sub object*	*PCA*	*Sq. Ft.*	*Cost psf*	*Annual Amt.*
N00G0002	***7B24***	***1351***	***G0010***	***39,826***	***$17.00***	***$677,042.00***

Recommendation: Approval is requested for a new lease of 39,826 sf. at an average rate of $17.85 for a 10 lease term beginning on Sept. 1, 2017, with one 5 year renewal option. Retroactive approval is requested for the period June 16, 2017 to August 31, 2017 totaling $122,314.92. Reference is made to item #8-L dated April 5, 2006 wherein the Board of Public Works approved a 10 year lease term for the period from December 16, 2006 to December 15, 2016 with a 6 month holdover period that expired June 15, 2017. This retroactive request occurred because of the Landlord's continued delays during negotiations and the lease execution process which were outside the State's control. DGS was forced to initiate a process to stop the rent payments to the Landlord, which resolved the matter. The rental rate for years 1-5 is $17.00 psf and years 6-10 at $18.70 psf for an average rental rate of $17.85. The fund certification numbers listed above speak to the first five years of the lease.

Remarks:

1. The Social Services Administration has occupied this space since 1996.
2. This space was approximately 50% underutilized. As part of this renewal, Department of General Services is co-locating a second DHS lease location at 2301 Liberty Heights to backfill the vacant space. The cost avoidance of this action is approximately $390,000 per year based on the average annual rent obligation remaining at Liberty Heights.

11-LT. TENANT LEASE *(cont'd)*

3. As part of this renewal, the landlord will construct a new conference room, storage room, and 4 offices on the first floor. Additional work to be performed by the landlord includes replacing reception counter and guard station at the entrance and new carpet and paint throughout the demised premises.
4. The lease includes a termination for convenience clause, and the standard six month holdover provision.
5. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605E., as authorized by COMAR 21.05.05.02B. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier
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12-LT. TENANT LEASE
Department of Public Safety & Correctional Services

Landlord: CMI Group, LLC
30069 Business Center Drive
Charlotte Hall, MD 20622

Property Location: 25 Industrial Park Drive
Waldorf, MD 20602

Space Type: Office ***Lease Type:*** New / Retroactive ***Square Feet:*** 8,233
Duration: 10 years ***Effective:*** September 1, 2017
Annual Rent: $216,357.73(average) ***SF Rate:*** $26.28 (average)
Prev. SF Rate: $26.89

Utilities Responsibility: Tenant
Custodial Responsibility Tenant
Previous Board Action(s): Item 14-L dated 8/10/05.

Fund Source:

Program	Subprogram	Subobject	PCA	Square Feet	Cost/SF	Annual Contract Amount
			SC1 10	8,233	$24.00	$197,592.00

Recommendation: Approval is requested for a new lease of 8,233 sf at an average rate of $26.28 for a 10 lease term beginning on September 1, 2017, with one 5 year renewal option. Retroactive approval is requested for the period July 1, 2017 to August 31, 2017 totaling $36,998.65. Reference is made to item #14-L dated August 10, 2005, wherein the Board of Public Works approved a 10 year lease term for the period January 1, 2007 to December 31, 2016 with a 6 month holdover period that expired June 30, 2017. This retroactive request occurred because of difficulty in negotiations with the Landlord and the duration of the lease term. The fund certification listed above covers the first year of the ten year term.

Remarks:
1. This space has been used by the using agency since 2007.
2. The lease contains a termination for convenience clause, and the standard six month holdover provision.
3. The rental rate of $24.00 per square foot will increase 2% each year.

12-LT. TENANT LEASE *(cont'd)*

4. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.05.05.02.D.
5. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Cathy Ensor
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13-CGL. CAPITAL GRANTS AND LOANS

Submission of a request by the Board of Trustees of Atlantic General Hospital Corporation ("Grantee") that the Board of Public Works ("BPW"):

1. Waive under the grants described below (the "Grants") any noncompliance by Grantee arising out of Grantee's prior transfers and other dispositions of Grant-funded property and/or Grantee's application of hazard insurance proceeds relating to Grant-funded property, in each case in furtherance of its mission and operation as a not-for-profit hospital,
2. Permit the approval of the BPW, the granting of mortgages, deeds of trust and security interests in and on all or any part of Grantee's Grant-funded property to secure any indebtedness and/or hedge agreement and the transfer or other disposition of Grant-funded property pursuant to the exercise of remedies under any such instruments or in connections with any such interests, including, without limitation, the transfer through foreclosure or a deed in lieu of foreclosure,
3. Subordinate the State's right to request repayment of grant funds as stated under the "Disposition of Property" provision (described below) with respect to the Grants to the repayment, at maturity, or on an accelerated basis, or otherwise, of any indebtedness and to any payment due under any hedge agreement, and
4. Permit Grantee's lenders and hedge providers and any other holders of Grantee's indebtedness to determine, in their sole discretion, the application of proceeds of any all-risk or fire and extended coverage insurance relating to Grant-funded property under the "Insurance" provision (described below) with respect to the Grants.

Past BPW Actions: DGS Item 27-CGL (9/15/1993)
DGS Item 32-CGL (8/29/2001)
DGS Item 27-CGL (9/4/2002)
DGS Item 26-CGL (2/15/2006)
DGS Item 12-CGL (6/25/2008)
DGS Item 5-CGL (3/23/2011)

Background: *The Grants*. The State granted the Board of Trustees of Atlantic General Hospital Corporation (formerly Worcester Memorial Hospital Corporation) $7,501,000 in general-obligation bond proceeds and $750,000 in capital appropriations for the ***Atlantic General Hospital (Worcester County)*** as follows:

13-CGL. CAPITAL GRANTS AND LOANS *(cont'd)*

$681,000.00
Maryland Consolidated Capital Bond Loan of 2017 (MHA - Chapter 022, Acts of 2017)
DGS Item G024
"To design, construct, and equip a Regional Cancer Center on Atlantic General Hospital's campus."

$270,000.00
Maryland Consolidated Capital Bond Loan of 2009 (MHA - Chapter 485, Acts of 2009)
DGS Item G031
"To assist in the design, construction, and renovation of space for the relocation and expansion of the hospital pharmacy."

$700,000.00
Maryland Consolidated Capital Bond Loan of 2007 (MHA - Chapter 488, Acts of 2007)
DGS Item G171
"For the planning, design, renovation, expansion, repair, construction, and capital equipping of an existing building to provide primary care, diabetes, outpatient pulmonary, and child sexual assault services, located in Worcester County."

$100,000.00
Maryland Consolidated Capital Bond Loan of 2005 (MHA - Chapter 445, Acts of 2005)
DGS Item G013
"For the planning, design, construction, and capital equipping of existing space to create a Women's Imaging Center, located in Worcester County."

$750,000.00
Atlantic General Hospital Loan of 2002 (Chapter 290, Acts of 2002)
DGS Item G001
"For the planning, design, renovation, repair, construction, and capital equipping of the emergency, out patient, and surgical services departments to be located at 9733 Healthway Drive in Berlin, Worcester County."

$750,000.00
Atlantic General Hospital Loan of 2001 (CA 2002) (Chapter 102, Acts of 2001)
DGS Item 060
"For the construction, renovation and expansion of the emergency room and construction of a new outpatient facility to the Atlantic General Hospital in Berlin, Worcester County."
DGS Item G001

$500,000.00
Atlantic General Hospital Loan of 1993 (Chapter 503, Acts of 1993)
"For the planning, design, construction, and capital equipping of the Atlantic General Hospital in Berlin in Worcester County."

13-CGL. CAPITAL GRANTS AND LOANS *(cont'd)*

$2,000,000.00
Atlantic General Hospital Loan of 1992 (Chapter 004, Acts of 1992)
"For the planning and design of the Atlantic General Hospital in Berlin in Worcester County."

$2,000,000.00
Atlantic General Hospital Loan of 1991 (Chapter 572, Acts of 1991)
"For the planning and design of the Atlantic General Hospital in Berlin in Worcester County."

$500,000.00
Atlantic General Hospital Loan of 1990 (Chapter 340, Acts of 1990)
"For the planning and design of the Atlantic General Hospital in Berlin in Worcester County."

Each grant agreement contains in substantially the same form the following requirements and conditions:

"Disposition of Property. Grantee may not sell, lease, exchange, give away, or otherwise transfer or dispose of any interest in real or personal property acquired or improved with Grant funds ("Grant-Funded Property") unless the BPW gives prior written consent. This includes transfer or disposition to a successor on the merger, dissolution, or other termination of the existence of Grantee. Grantee shall give the BPW written notice at least 60 days before any proposed transfer or disposition. If the BPW permits transfer or disposition, Grantee may be required to repay the State that percentage of the proceeds allocable to the Grant that was used to acquire the property all as the BPW determines in its sole discretion."

"Insurance.

(a) For any item of Grant-Funded Property that has an original fair market value of $5,000 or more, Grantee shall, at its own expense and for the reasonable useful life of that item, obtain and maintain all risk of fire and extended coverage insurance or such similar insurance coverage as may be appropriate for the full value of the item or in amounts as may be commercially reasonable under the circumstances. Grantee's insurer must be authorized to issue the policy in the State. Each such policy shall by its terms:
   (i) Name the State as an additional loss payee thereunder.
   (ii) Be considered primary and non-contributory with respect to any other insurance, if any, provided by the State.
   (iii) Be cancelable only on at least 30 days written notice to Grantee, as applicable, and to the BPW.

(b) On request, Grantee shall, provide the BPW or its designee with satisfactory evidence of insurance.

(c) Proceeds of insurance required by this Paragraph may be applied as the BPW, in its sole discretion, shall determine toward replacement of Grant-Funded Property or toward repayment of the Grant to the State.

13-CGL. CAPITAL GRANTS AND LOANS *(cont'd)*

(d) The BPW or its designee in its sole discretion may determine that Grantee may self-insure Grant-Funded Property if Grantee has adequate financial resources."

Grantee is in the process of restructuring its debt and borrowing new money for renovations to various facilities and construction of its Regional Cancer Care Center. Grantee will enter into financing and hedge arrangements with Maryland Health and Higher Educational Facilities Authority, Mayor and Council of Berlin, M&T Bank and institutional trustees (collectively and together with any other lender or hedge provider to Grantee and any other holder of Grantee's indebtedness, "Lenders") and intends to grant liens and security interests in and on its property at 9733 and 9707 Healthway Drive to secure Grantee's obligations in connection with the refinancing and new financing. In addition, some indebtedness of Grantee that may be secured by liens on Grant-funded property will not be part of the refinancing and consequently will remain outstanding. The debt restructure and the new financing are conditioned upon the State agreeing to (i) waive any prior noncompliance by Grantee under the "Disposition of Property" and "Insurance" provisions under the Grants in furtherance of its mission and operation as a not-for-profit hospital, (ii) permit the approval of the BPW, the granting of mortgages, deeds of trust and security interests in and on all or any part of Grantee's Grant-funded property to secure any indebtedness and/or hedge agreement and the transfer or other disposition of Grant-funded property pursuant to the exercise of remedies under any such instruments or in connections with any such interests, including, without limitation, the transfer through foreclosure or a deed in lieu of foreclosure, (iii) subordinate the State's right to request repayment of grant funds as stated under the "Disposition of Property" provision to the repayment, at maturity, or on an accelerated basis, or otherwise, of any indebtedness and to any payment due under any hedge agreement, and (iv) permit Lenders to determine, in their sole discretion, the application of proceeds of any all-risk or fire and extended coverage insurance relating to Grant-funded property under the "Insurance" provision.

The Department of General Services recommends that the Board of Public Works approve the matters described above.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Agency Contact: Ahmed Awad
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14-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of $127,954.00 to **Owensville Primary Care, Inc.** (OPC), (Anne Arundel County).

Project: Renovate, furnish, and equip OPC's facility located at 134 Owensville Road, West River, Maryland 20778.

Fund Source: The Maryland Department of Health has determined the grantee is required to provide a 25% local share of the eligible project cost.

Total Project Cost	$170,605.00	
Eligible Project Cost	$170,605.00	
State Share (75%)	$127,954.00	MCCBL 2012, FQHC, #31301-01
Grantee Share (25%)	$ 42,651.00	OPC line of credit

Remarks:

1. This project will renovate 860 gross square feet and equip 1628 gross square feet of space to be used for primary health care and behavioral health services.
2. Grantee is a nonprofit organization.
3. In accordance with *Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Anne Arundel County.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Capital Planning, Budgeting, and Engineering Services that it has expended the required matching funds.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Agency Contact: Ahmed Awad
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15-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of $252,541.00 to *Three* **Lower Counties Community Services, Inc. (TLC), dba Chesapeake Health Care** (Wicomico County).

Project: Acquisition of equipment and furnishings for a new Obstetrical-Gynecological (OB-GYN) facility located at 1647 Woodbrooke Drive, Salisbury, Maryland 21804.

Fund Source: The Maryland Department of Health has determined the grantee is required to provide a 55% local share of the eligible project cost.

Total Project Cost	$561,202.00	
Eligible Project Cost	$561,202.00	
State Share (45%)	$252,541.00	MCCBL 2012/2013, FQHC, #24004-01/ 24005-01
Grantee Share (55%)	$308,661.00	TLC Cash/Grants

Remarks

1. This project will allow TLC to consolidate all OB-GYN services at a new Eastern Shore facility and meet an increased demand for services. The TLC service area encompasses Wicomico, Worcester, and Somerset Counties.
2. Grantee is a nonprofit organization.
3. In accordance with *Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Wicomico County.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Capital Planning, Budgeting, and Engineering Services that it has expended the required matching funds.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Agency Contact: Ahmed Awad
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16-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of $44,175.00 to ***Joan W. Jenkins Foundation, Inc. (JWJ)***, (Worcester County).

Project: Install an elevator at the Worcester Addiction Cooperative Services Center located at 11827 Ocean Gateway, Ocean City, MD 21827.

Fund Source: The Maryland Department of Health has determined the grantee is required to provide a 25% local share of the eligible project cost.

Total Project Cost	$58,900.00	
Eligible Project Cost	$58,900.00	
State Share (75%)	$44,175.00	MCCBL 2015, CHFF, CB #28604-01
Grantee Share (25%)	$14,725.00	JWJ Money Market

Remarks

1. The project will provide accessibility for disabled visitors to the Worcester County Health Department Addictions Program located on the second floor of the Worcester Addiction Cooperative Services Center.
2. Grantee is a nonprofit organization.
3. In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Worcester County.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Capital Planning, Budgeting, and Engineering Services that it has expended the required matching funds.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Agency Contact: Ahmed Awad
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17-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of $166,114.00 to **Housing Unlimited, Inc.** (HUI), (Montgomery County).

Project: Acquisition of a two-bedroom, two-bathroom townhouse located at 16572 Crabbs Branch Way, Derwood, Maryland 20855.

Fund Source: The Maryland Department of Health has determined the grantee is required to provide a 27% local share of the eligible project cost. The property is being purchased under the Moderately Priced Dwelling Unit (MPDU) program.

Total Project Cost	$227,553.00	
Eligible Project Cost	$227,553.00	
State Share (73%)	$166,114.00	MCCBL 2015, CHFF, CB-#20807-09
Grantee Share (27%)	$ 61,439.00	Housing Unlimited, Inc.

Remarks:

1. This townhouse will be used to provide housing for three individuals with psychiatric disabilities
2. Grantee is a nonprofit organization.
3. In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Montgomery County.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office Capital Planning, Budgeting, and Engineering Services that it has expended the required matching funds.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Cathy Ensor
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18-CGL. CAPITAL GRANTS AND LOANS

Recommendation: Submission of a request by Board of Directors of Govans Ecumenical Development Corporation ("GEDCO") that the Board of Public Works ("BPW") approve GEDCO:

1. Selling real property located at 1010 East 33rd Street, Baltimore, Maryland; and

2. Retaining the sale proceeds to apply to outstanding debt and continue operating at other locations.

Past BPW Actions: DGS Item 21-CGL (8/26/09)
DGS Item 19-CGL (1/26/11)

Background: *The Grants.* The State granted the Board of Directors of Govans Ecumenical Development Corporation (Grantee), $4,600,000 in Maryland Consolidated Capital Bond Loan proceeds for the **Green House at Stadium Place (Baltimore City)** as follows:

"*For the planning, design, and real estate predevelopment studies of long term care at Stadium Place, located in Baltimore.*"
$100,000.00
Maryland Consolidated Capital Bond Loan of 2008 (LSI – Chapter 336, Acts of 2008)

"For the acquisition, design, construction and capital equipping of a long term care facility at Stadium Place, located in Baltimore."
$4,500,000.00
Maryland Consolidated Capital Bond Loan of 2009 (MISC–Chapter 485, Acts of 2009)

Each grant agreement contains the following condition:

"Disposition of Property. Grantee may not sell, lease, exchange, give away, or otherwise transfer or dispose of any interest in real or personal property acquired or improved with Grant funds (**"Grant-Funded Property"**) unless the BPW gives prior written consent. This includes transfer or disposition to a successor on the merger, dissolution, or other termination of the existence of Grantee. Grantee shall give the BPW written notice at least 60 days before any proposed transfer or disposition. If the BPW permits transfer or disposition, Grantee may be required to repay the State that percentage of the proceeds allocable to the Grant that was used to acquire the property all as the BPW determines in its sole discretion."

18-CGL. CAPITAL GRANTS AND LOANS *(cont'd)*

Grantee purchased property at 1010 East 33rd Street, Baltimore, Maryland in 2012, and constructed the Green House at Stadium Place to be used as a state-of-the-art long term care facility. Grantee leased the Green House to Catholic Charities to manage/operate a long term care facility.

Catholic Charities recently terminated its operating lease after experiencing extensive losses over the last several years. Grantee unsuccessfully attempted to identify another manager/operator for the Green House facility while struggling to manage the financial burden of capital debt related to the Green House project. Grantee decided that selling the facility would be in the best interest of the organization.

Grantee (through Windemere Long Term Care, LLC) has executed a Contract of Sale for $3,050,000.00 with 1010 East Street Realty Holdings, LLC, a subsidiary of Vita Healthcare, LLC to take over the ownership of the grant-funded property. Grantee will use the proceeds from the sale of the grant-funded property to satisfy an estimated $2,942,565 of outstanding financial obligations related to Green House, and to pay an estimated $80,000 for closing/legal costs related to the sale. Should any proceeds from the sale remain following payment of all outstanding debt, the proceeds will be used by Grantee to continue operations of the Grantee organization to allow GEDCO to meet its mission and serve the residents at Stadium Place and Maryland.

Based on the information and documentation provided by Grantee, the Department of General Services recommends BPW approval of the Board of Directors of Govans Ecumenical Development Corporation selling grant-funded property located at 1010 East 33rd Street, Baltimore, Maryland. The Department of General Services also recommends BPW approval of the Board of Directors of Govans Ecumenical Development Corporation retaining the sale proceeds to apply to outstanding debt and to continue operations at Stadium Place.

Grantee now seeks Board of Public Works approval to 1) sell grant-funded property located at 1010 East 33rd Street, Baltimore, Maryland and 2) retain the sale proceeds to apply to outstanding debt and continue operations at other locations.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier
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19-LT. TENANT LEASE
Uninsured Employers' Fund Board

Landlord/Owner: Hampton Plaza, LLLP
300 E. Joppa Road, Suite PL-9
Towson, MD 21286

Property Location: 300 E. Joppa Road, Suite 402
Towson, MD 21286

Space Type: Office ***Lease Type:*** Modification ***Square Feet:*** 2,702
Duration: 6yrs, 4 mo, 23 days ***Effective:*** September 1, 2017
Annual Rent: $47,987.52 ***Square Foot Rate:*** $17.76

Utilities Responsibility: Landlord
Custodial Responsibility: Landlord
Previous Board Action(s): 11/16/88 – 21-L; 3/22/95 – 40-L; 3/22/00 – 15-L; 8/31/05 – 18-L; 2/9/11 – 13- LT-OPT; 11/20/13 – 15-LT (Revised)

***Fund Source*:** 100% Special Funds

Fund Source:

Program	Sub-program	Sub-object	PCA	Square Feet	Cost / SF	Annual Contract Amount
1001		1301	10003	2,702	$17.76	$47,987.00

Recommendation: Approval is requested for the expansion of an existing lease by approximately 2,702 sf at a rate of $17.76 sf to run concurrently with the existing lease's expiration date of February 23, 2024. The lease does have one 5 year renewal option. The reason for the expansion is to bring in additional staff to handle the increase of existing claims. UEF specifically handles millions of dollars in medical and financial compensation for injured workers in Maryland. The incoming staff will process medical billing, investigate claims for legitimacy, process weekly income checks to claimants, and maintain a database compliant with Maryland rules on reporting. Based on the increase of claims, the incoming legal staff will pursue the remedies set forth in COMAR for recovery of state funds and criminal processing.

19-LT. TENANT LEASE *(cont'd)*

Remarks:

1. The Uninsured Employer's Fund Board has occupied space at this location since November 1988. This Board pays awards ordered by the Workers' Compensation Commission in favor of injured workers against non-insured employers who default in payments. The UEF maintains an adequate fund balance from which to pay claims through the collection of applicable fines, assessments, and benefit recoveries.
2. The lease includes a termination for convenience clause, and the standard six month holdover provision.
3. The lease incorporates ten (10) use-in-common parking spaces free of charge.
4. The Landlord will build out the expansion space in accordance with the Department of General Services' General Performance Standards and Specifications.
5. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605E., as authorized by COMAR 21.02.05.05.
6. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**