



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026



SUPPLEMENTAL

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50-S. SERVICES CONTRACT
***Department of Housing and Community Development/
Community Development Administration***

Contract ID: Appraisal Services Multi-Family, Commercial, and Mixed Use; *BPM041117*
ADPICS No.: S00B5600082

Contract Description: Appraisal firm to conduct reviews of multi-family property appraisals on behalf of the Maryland Housing Fund.

Award: Linden Valuation Consultants, LLC; Catonsville, MD
(Certified Small Business)

Contract Term: 02/18/2026* - 12/30/2028 (w/one 3-year renewal option)
(*Or earlier upon BPW approval)

Amount: \$363,400 (Base Term)
\$602,400 (Renewal Option #1)
\$965,800 Total

Procurement Method: Competitive Sealed Proposals (*SBR - Designated*)

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Rankings</i>
Linden Valuation Consultants; Catonsville, MD	1	\$ 965,800 (2)	1
Area Probe, LLC; Washington, DC	2	\$1,365,900 (3)	2
Campanella Realty & Consulting; Towson, MD	3	\$1,653,500 (4)	3
ANC Valuation Inc; San Antonio TX	4	\$ 312,500 (1)	4

**Technical and financial proposals were weighed equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No



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50-S SERVICES CONTRACT (cont'd)

Incumbents: No

Requesting Agency Remarks: DHCD issued a Request for Proposals in order to procure the services of one or more firms to provide professional appraisal assessments of multi-family, commercial, complex, and mixed-use properties for use in determining collateral valuation and loan risk analysis to determine the best method of recovering financial investments.

DHCD advertised the solicitation on eMMA on July 19, 2024, and received five proposals in response. One proposal was deemed not reasonably susceptible for award because they were not at a certified Small Business and not eligible for award under this Small Business Reserve (SBR) solicitation.

MBE and VSBE participation goals were not established for this contract because there are no subcontracting opportunities.

Fund Source: 100% Special Funds (Maryland Housing Fund)

Approp. Code: A2202

Resident Business: Yes

MD Tax Clearance: 25-1765-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION