

*BOARD OF PUBLIC WORKS*  
**TABLE OF CONTENTS**  
*JANUARY 24, 2018*

*MEETING LOCATION: STATE HOUSE, 100 STATE CIRCLE  
GOVERNOR'S RECEPTION ROOM, ANNAPOLIS, MD 21401*

Item		Section page no.	Overall page no.
<b>SECRETARY'S AGENDA</b>			
1-4	Board of Public Works Wetlands		1
5	Housing & Community Dev't		7
6-8	Natural Resources		9
9	Public Safety and Correctional Svs		12
10	Military Dept		13
11-15	MD Stadium Authority		15
16	Morgan State University		25
17	Planning		27
18-19	Public School Construction		28
20	Board of Public Works PAARs		29

<b>APPENDIX</b>			
A1-A5	Public Safety & Correctional Svs	APP1	31

<b>SUPPLEMENT A DEPARTMENT OF NATURAL RESOURCES/REAL PROPERTY</b>			
1-6	Program Open Space Local Share	DNR1	41
7-8	Rural Legacy	DNR7	47
9-10	Timber Sale	DNR9	49

<b>SUPPLEMENT B DEPARTMENT OF BUDGET AND MANAGEMENT</b>			
1-2	Service Contracts	1B	51
3-4	Service Contract Modifications	6B	56
5	General Miscellaneous	12B	62

<b>SUPPLEMENT C UNIVERSITY SYSTEM OF MARYLAND</b>			
	No Submissions		

<b>SUPPLEMENT D DEPARTMENT OF INFORMATION TECHNOLOGY</b>			
1	Public Safety & Correctional Svs	DoIT1	63

*BOARD OF PUBLIC WORKS*  
**TABLE OF CONTENTS**  
*JANUARY 24, 2018*

Item		Section page no.	Overall page no.
<b>DEPARTMENT OF TRANSPORTATION</b>			
1-2	MD Transportation Authority	DOT1	66
3	MD Port Administration	DOT5	70
4-13 24	MD Transit Administration	DOT7 DOT44	72 109
14-23 25	State Highway Administration	DOT29 DOT47	94 112
<b>DEPARTMENT OF GENERAL SERVICES</b>			
1	Architecture & Engineering Svs	DGS1	114
2	Architecture & Engineering Svs Option	DGS3	116
3-6	Maintenance	DGS5	118
7	Maintenance Modification	DGS13	126
8-10	General Miscellaneous	DGS15	128
11	Real Property	DGS19	132
12-14	Leases	DGS28	141
15-32	Capital Grants & Loans	DGS34	147
33	<b>Supplemental:</b> Transportation	DGS59	172
34	<b>Supplemental:</b> Health	DGS60	173

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



Contact: Bill Morgante 410-260-7791  
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1. **BOARD OF PUBLIC WORKS**  
*Wetlands License*

**Recommendation:** The Board of Public Works Wetlands Administrator recommends that the Board grant this license for a project involving dredging in the navigable waters of Maryland.

**MDE:** The Maryland 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**

17-0335 *KING JAMES LANDING ASSOC., INC.* — To mechanically maintenance dredge two areas at a community marina and provide for a six-year dredging period.  
*Annapolis, Back Creek*  
*Special conditions: Maintenance dredging, transporting dredged material, and staking of dredge area requirements; post construction bathymetric survey.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



Contact: Bill Morgante 410-260-7791  
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2. **BOARD OF PUBLIC WORKS**  
***Wetlands License No. 17-0681***  
***Mitigation***

***Recommendation:*** Approval is requested of the following application for a wetlands license for a project involving filling in the navigable waters of Maryland. The Board of Public Works Wetlands Administrator recommends that the Board grant the license and assess a payment of \$393 into the Tidal Wetlands Compensation Fund in lieu of mitigation.

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

- Application received June 19, 2017
- Public comment period ended September 15, 2017
- MDE Report and Recommendation received December 27, 2017 (Revised)

***Classification:*** This case is classified as extraordinary because mitigation is recommended.

***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.

***Mitigation:*** Applicant requests authorization of a 19’ by 12’ boat/sea plane ramp to replace an unauthorized and over-sized ramp. The applicant will modify the ramp according to State regulations and replant 114 square feet of native tidal vegetation. Because this will impact 342 square feet of vegetated tidal wetlands, MDE and the Wetlands Administrator recommend a mitigation fee of \$393 for the 228 square feet of permanently impacted wetlands.

“The Board may require mitigation for unavoidable adverse environmental effects or loss of State wetlands caused by a licensed structure or activity.” COMAR 23.02.04.14D Mitigation for the loss of wetlands may be accomplished through “monetary compensation to the Tidal Wetlands Compensation Fund” when “alteration of tidal wetlands cannot be avoided to accomplish the project.” COMAR 26.24.05.02B. MDE mitigation regulations specify a 1:1 ratio for wetlands mitigated to lost wetlands.

228 square feet (0.00523416 acre) of vegetated wetlands x \$75,000/acre = \$393.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



2. **BOARD OF PUBLIC WORKS** (cont'd)  
*Wetlands License No. 17-0681*  
*Mitigation*

**ANNE ARUNDEL COUNTY**

17-0681 *MICHAEL BOTSARIS* — To provide access to water for launching and retrieving private boat or seaplane by authorizing a 19-foot long by 12-foot wide boat/plane ramp; replanting a 114-square foot area with native tidal vegetation; and paying a mitigation fee of \$393 for 228 square feet of impacted wetlands.

*Pasadena, Tar Cove*

*Special conditions: Restoration of wetlands; restriction on use of boat ramp.*

**BOARD OF PUBLIC WORKS**

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**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



Contact: Bill Morgante 410-260-7791  
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3. **BOARD OF PUBLIC WORKS**  
***Wetlands License No. 17-0259***  
***Mitigation***

***Recommendation:*** Approval is requested of the following application for a wetlands license for a project involving dredging in the navigable waters of Maryland. The Board of Public Works Wetlands Administrator recommends that the Board grant the license and order mitigation of ghost crab pot removal over 3,000 acres.

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

- Application received February 7, 2017
- Public comment period ended July 1, 2017
- MDE Report and Recommendation received December 18, 2017

***Classification:*** This case is characterized as extraordinary because mitigation is recommended.

***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.

***Mitigation:*** The Maryland Department of Transportation-State Highway Administration proposes to dredge deposited sediment adjacent to the bridge expansion to match existing inverts. Because dredging will impact 19,203 square feet of a non-vegetated area, MDE and the Wetlands Administrator recommend mitigation. In this case, total mitigation will be fulfilled through ghost crab pot removal within a 3,000 acre site at the mouth of Gunpowder Falls, approximately 12 miles downstream of the bridges.

“The Board may require mitigation for unavoidable adverse environmental effects or loss of State wetlands caused by a licensed structure or activity.” COMAR 23.02.04.14D

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



3. **BOARD OF PUBLIC WORKS** (cont'd)  
*Wetlands License No. 17-0259*  
*Mitigation*

**BALTIMORE AND HARFORD COUNTIES**

17-0259 *MD DEPT. OF TRANSPORTATION-STATE HIGHWAY ADMINISTRATION —*  
To rehabilitate and widen dual bridges on U.S. 40, including lengthening  
abutments and piers, dredging, and temporarily relocating utility line

*U.S.40, Bridge nos.0303503/0303504 and 0303403/0303404*  
*Big Gunpowder Falls and Little Gunpowder Falls*

*Special conditions: Time-of-year restrictions. Requirements for transporting  
dredged materials, debris removal from waterway, runoff, construction in  
accordance with Phase II Tidal Wetland Mitigation Plan US 40 Dual Bridge  
Rehabilitation, using sheet piling to divert stream flow, riprap around piers, work  
performance in accordance with stipulation 9 of the Historic Highway Bridge  
Programmatic Agreement, coordination with DNR, and providing dredge  
disposal location.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



Contact: Bill Morgante 410-260-7791  
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4. **BOARD OF PUBLIC WORKS**  
***Wetlands License No. 17-0657***  
***Compensation***

**Recommendation:** Approval is requested of the following application for a wetlands license for a project involving filling in navigable waters of Maryland. The Board of Public Works Wetlands Administrator recommends that the Board grant the license and compensation be assessed as indicated.

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

- Application received April 27, 2017
- Comment period ended September 15, 2017
- MDE Report and Recommendation received December 27, 2017

**Extraordinary Case Classification:** This case is classified as extraordinary because compensation is being recommended.

**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.

**CHARLES COUNTY**

17-0657 *VERIZON MARYLAND LLC* – To improve electrical transmission by replacing and extending two aerial fiber optic cables on the new MD 254 Bridge.  
*Cobb Island, Neale Sound*

**Compensation:**

- Annual fee for installation of cables in the wetlands:  
499 linear feet x 2 lines = 998 ft. x \$2.50 linear foot\* = \$2495.
- The annual fee may be adjusted every five years based on the Consumer Price Index.

\* §23.02.04.17.D.3(a)

**BOARD OF PUBLIC WORKS**

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**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



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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 funding a loan with general obligation bond proceeds.

**Loan Authority:** Neighborhood Business Development Program  
§6-301 through 6-311, Housing and Community Development Article  
Annotated Code of Maryland; COMAR 05.13.01

The *Neighborhood Business Development Program*, operating as *Neighborhood BusinessWorks*, is a Smart Growth tool for revitalization through business creation or expansion in designated revitalization areas.

**Borrower:** 120 EM LLC

**Project Property:** 112 East Main Street, Elkton, Cecil County, 21921

**Loan Amount:** \$450,000

**Fund Source:** MCCBL of 2017: *Provide funds for grants and loans to fund community-based economic development activities in revitalization areas designed by local governments.* Item SA24(B).

**Collateral:** First lien position on project property

**Project Description:** The property at 110-122 E. Main Street in Elkton will be redeveloped to include a craft brewery. The existing residential and office space will be occupied by the current tenants. Elk River Brewing Company will develop and operate a craft brewery, providing quality craft beer to the tri-state area of Maryland, Delaware and Pennsylvania. A tasting room on the street level will cater to local residents and business professionals by offering craft beer in the downtown Arts and Entertainment district. The brewery will move into a vacant retail space at street level; the basement will be built out to include all brewing and packaging equipment. Upon completion, 25% of the building will be residential, 25% will be office space and 50% will be retail. Currently, there are no craft breweries in Cecil County, thus providing a unique business opportunity for Elk River Brewing. The addition of a craft brewery will promote foot traffic in the surrounding commercial business district and will create ten full-time jobs.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



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5. **DEPT OF HOUSING AND COMMUNITY DEVELOPMENT** *(cont'd)*

***Project Description:*** *(cont'd)*

The anticipated appraised value of the property, when the project is complete, will be \$500,000, which consigns a 91% loan-to-value ratio. The total DHCD loan also includes a \$200,000 refinance of the current first lien holder, putting the program in a more secure first lien position.

The Town of Elkton was incorporated in 1787 and serves as the county seat. The Elk River Brewing project will contribute to the revitalization in Elkton by eliminating a vacant retail space at street level and creating another local business opportunity to support the town through increased sales revenues and employment opportunities. The town of Elkton is dedicated to redeveloping the downtown area, and is developing a grassroots program for strengthening the business district.

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BOARD OF PUBLIC WORKS

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**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018**



*Contact: Bhaskaran Subramanian (410) 260-8786  
bhaskar.subramanian@maryland.gov*

**6. DEPARTMENT OF NATURAL RESOURCES  
*Shoreline Conservation Service***

**Recommendation:** That the Board of Public Works levy the charges that owners must repay for shore erosion control projects and habitat restoration projects that benefitted their land.

**Authority:** “On receipt of certification from DNR that a shore erosion control project has been satisfactorily completed; the Board of Public Works shall fix and levy a benefit charge on the benefited property.” § 8-1006, Natural Resources Article, Annotated Code of Maryland

**Funds:** Borrowers make annual installment payments. Funds are deposited into the Shore Erosion Control Revolving Loan Fund.

**Remarks:** DNR certifies that the appropriate documents have been recorded among county land records and that the design and construction of the projects have been satisfactorily completed.

<b>Project #</b>	<b>Owner</b>	<b>Description</b>	<b>County/District</b>	<b>Amount</b>	<b>Term</b>
SEC 02-09	Society of the Divine Savior Camp St. Charles	589’ stone sill and 168’ stone slope protection with sand fill, marsh plantings, native trees and shrubs planting	Charles/28	\$333,226	15 years
SEC 04-13	Liebe, JJ & PS	265’ segmented stone sill with sand fill and marsh plantings	St. Mary’s/29A	\$65,670	15 years

**BOARD OF PUBLIC WORKS**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018**



*Contact: Bhaskaran Subramanian (410) 260-8786  
bhaskar.subramanian@maryland.gov*

**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.

<b>Project #</b>	<b>Owner</b>	<b>Description</b>	<b>County/District</b>	<b>Amount</b>
SEC 06-07	Henderson and Gosnell	Construct 151' stone sill, 36' stone groin, sand fill, marsh creation and pocket beach	Kent/36	\$21,730
SEC 06-11	Lindley, M & NC	Construct 259' segmented stone sill with sand fill and marsh plantings	Anne Arundel/30A	\$65,440

**BOARD OF PUBLIC WORKS**

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**DISAPPROVED**

**DEFERRED**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



Contact: Bhaskaran Subramanian (410) 260-8786  
bhaskar.subramanian@maryland.gov

8. **DEPARTMENT OF NATURAL RESOURCES**  
*Shoreline Conservation Service*

**Recommendation:** That the Board of Public Works approve a shore erosion control project.

**Authority:** § 8-1005, Natural Resources Article, Annotated Code of Maryland

**Fund Source:** Revolving Loan Fund (03.30.01.14.002)

**Remarks:** DNR will provide technical and financial assistance to the Anne Arundel County government for project design and construction. The County will pay an administrative fee for DNR services. After construction, DNR will return to the Board of Public Works to recommend that the Board levy a benefit charge (loan repayment) for the project. The County will pledge its full faith and credit to repay the loan. The loan agreement will be recorded in the county land records.

**ANNE ARUNDEL COUNTY**

**Description:** Living shoreline project, using a 125 linear feet stone breakwater and two 60 linear feet stone groins over approximately 200 linear feet of eroding shoreline including placement of clean sand fill and planting of marsh grasses.

**Borrower:** Anne Arundel County  
**Project ID:** Venice Beach SECD / SEC 02-17  
**Location:** Chesapeake Bay, at Chesapeake Avenue, Annapolis  
**Loan Amount:** \$220,000  
**Administrative Fee:** \$8,640  
**Loan Term:** 20 Years

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



REVISED

*Contact: Katherine Z. Dixon (410)585-303  
Katherine.Dixon@maryland.gov*

**9. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES  
*Chesapeake Detention Facility***

**Contract ID:** Design/Build Installation of Air Conditioning Units at Chesapeake Detention Facility  
KK-001-180-C02, ADPICS No. Q00B8400090

**Description:** Provide engineering, design, labor, materials, and equipment to install air conditioning units at Chesapeake Detention Facility.

**Procurement Method:** Multi-Step Sealed Bidding (single bid received)

**Award:** Fresh Air Concepts, LLC

**Amount:** \$ 3,749,952

**Government Estimate:** \$ 4,000,000

**Performance Bond:** 100% of contract amount

**Performance Period:** Complete project by June 30, 2018

**MBE Participation:** 10%

**VSBE Participation:** None

**Fund Source:** Q00t0401  
100% Federal Funds – AA.Q00 Reimbursement  
From Federal Marshal for Housing Federal Prisoners

**Remarks:** This air-conditioning project is necessary to maintain acceptable living conditions at the Chesapeake Detention Facility. The solicitation was announced on *eMaryland Marketplace*. A pre-proposal meeting with MBE networking was held. Two bids were received. One bid was determined to be not acceptable because the bidder was not able to meet the completion deadline established by the United States Marshals Service. Fresh Air Concepts, LLC’s bid was determined to be fair and reasonable. DPSCS recommends approval based on the best interests of the State and the State’s agreement with the United States Marshals for occupancy of the Chesapeake Detention Facility. A vendor sent a letter requesting that the MBE goal be 30%. On January 19, DPSCS denied the vendor’s objection as not constituting a protest; not being timely; and not being submitted by an interested party (one with “standing”).

<b>Tax Compliance</b>	18-0044-1111	<b>Resident Business</b>	Yes
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<b>BOARD OF PUBLIC WORKS</b>	<b>THIS ITEM WAS:</b>								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;"><b>APPROVED</b></td> <td style="width: 25%; text-align: center;"><b>DISAPPROVED</b></td> <td style="width: 25%; text-align: center;"><b>DEFERRED</b></td> <td style="width: 25%; text-align: center;"><b>WITHDRAWN</b></td> </tr> <tr> <td style="text-align: center;"><b>WITH DISCUSSION</b></td> <td></td> <td style="text-align: center;"><b>WITHOUT DISCUSSION</b></td> <td></td> </tr> </table>	<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>	<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>		
<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>						
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>							

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018**



*Contact: Catherine A. Kelly 410-576-6163  
catherine.a.kelly26.nfg@mail.mil*

**10. MILITARY DEPARTMENT  
*VCAF Loans***

**Recommendation:** The Adjutant General of Maryland recommends that the Board of Public Works authorize the following six loans in a total amount up to \$3,585,285 from the Volunteer Company Assistance Fund.

**Authority:** Sections 8-203 – 8-204, Public Safety Article, Annotated Code of Maryland.

**Background:** The Maryland State Firemen’s Association has approved the requests of the following volunteer fire companies and certifies that its recommendations comply with the requirements of the Volunteer Company Assistance Fund as set forth in the Public Safety Article. The Association and the volunteer companies have entered into agreements that the loans will be used as represented and that give the State appropriate and adequate security in the equipment or facilities purchased. The Military Department verifies that the funds are available in the Volunteer Company Assistance Fund.

**Appropriation:** D50H0106 -- MISV3 -- 1433/3001

**DORCHESTER COUNTY**

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Amount</i>	<i>Project Cost</i>
<b>Hooper’s Island VFC</b>	Fire Engine	Replace Current	\$295,431	\$393,908

*Interest Rate: 1% Term: 15 years/Annual payments*

**ALLEGANY COUNTY**

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Amount</i>	<i>Project Cost</i>
<b>The Tri-Towns Ambulance, Inc.</b>	Ambulance	Replacement	\$176,250	\$212,000

*Interest Rate: 1% Term: 7 years/Annual payments*

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Amount</i>	<i>Project Cost</i>
<b>Baltimore Pike VFC</b>	Rescue Engine	Replace current	\$270,226	\$510,302

*Interest Rate: 1% Term: 20 years/Annual payments*

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Amount</i>	<i>Project Cost</i>
<b>Borden Shaft Volunteer Fire Co. No. 1</b>	Pumper	Replace Current	\$376,639	\$552,186

*Interest Rate: 1% Term: 20 years/Annual payments*

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



10. **MILITARY DEPARTMENT** (cont'd)  
*VCAF Loans*

**ANNE ARUNDEL COUNTY**

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Amount</i>	<i>Project Cost</i>
<b>Orchard Beach VFD</b>	Pumper	New	\$265,270	\$530,542

*Interest Rate: 1% Term: 15 years/Annual payments*

**HOWARD COUNTY**

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Amount</i>	<i>Project Cost</i>
<b>Lisbon VFC, Inc.</b>	Fire Station	Replace Current	\$2,496,900	\$4,238,928

*Interest Rate: 1% Term: 30 years/Annual payments*

BOARD OF PUBLIC WORKS

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
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Contact: Michael J. Frenz 410.333.1560  
mfrenz@mdstad.com

11. **MARYLAND STADIUM AUTHORITY**  
***Gaslamp Square Condominium***

**Recommendation:** That the Board of Public Works approve:

- Extinguishing the Maryland Stadium Authority's easement rights to certain parking in the Grand Garage owned by the University System of Maryland and operated by the University of Maryland, Baltimore; and
- Releasing the Stadium Authority from its obligation to pay 5% of the cost of repairing or replacing structural supports for the Grand Garage.

**Background:** The Gaslamp Square Condominium regime originally comprised four units: one catering unit which is the space now occupied by the Hippodrome Theater; and two garage units and one commercial unit, together known as the Grand Garage. The Stadium Authority owns the catering unit and, pursuant to the Condominium Declaration, is the beneficiary of a non-exclusive easement to reserve up to 225 parking spaces in the Garage.

The non-exclusive easement, originally intended for a catering business that included a commissary is restricted in terms of when it can be used (the number of reserved spaces varies depending on time, day, and whether used by catering employees or customers); requires advance notice to the Garage owner; and cannot be sold. It does not provide free or discounted parking to the Stadium Authority or the Hippodrome (the Authority's tenant). The Stadium Authority has no use for the parking spaces; the restrictions imposed by the Declaration render the easement of no use to the Hippodrome. Furthermore, the easement includes the obligation to pay for 5% of the cost of any repair to, or replacement of, the structural supports for the Garage.

Moreover, the easement is an obstacle to the University and the Hippodrome working together directly to address and negotiate reserved parking for Hippodrome scheduled events. Annually since 2003, the Stadium Authority and the University have agreed to waive the Authority's easement rights in exchange for the University providing the Hippodrome reserved parking that coincides with its scheduled events and releasing MSA from its percentage of liability for costs of structural support repair or replacement during the year.

The Authority and the University agree that it is more efficient to remove the Authority from parking negotiations with the Hippodrome whose parking needs can be addressed by the University directly. As the Authority does not benefit from the easement and the University collects all revenue generated by the Garage, it is reasonable to permanently release the Authority from the liability for repair costs.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



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11. **MARYLAND STADIUM AUTHORITY** (*cont'd*)  
*Gaslamp Square Condominium*

The proposed First Amendment to Condominium Declaration has been agreed to by the Hippodrome Theater and Wells Fargo as trustee for the bonds which are still outstanding and secured by the property.

Upon Board approval, it will be recorded among the Land Records of Baltimore City.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



Contact: Eric Johnson (410)223-4150  
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12. **MARYLAND STADIUM AUTHORITY**  
***Baltimore City Public Schools/Mary E. Rodman Elementary School***  
***Architect/Engineering Services***

**Recommendation:** Approve award of Architectural & Engineering design services contract to Smolen, Emr, Ilkovitch Architects, Inc. for the Mary E. Rodman Elementary School renovation/addition at 3510 W. Mulberry Street, Baltimore City, 21229.

**Contract ID:** BCS-02-012-AE

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offeror</i>	<i>Overall Score</i>	<i>Lump Sum Bid</i>
Smolen, Emr, Ilkovitch Architects, Inc.	91	\$1,317,364
USA Architects, Planners + Interior Designers, PA	88	\$1,377,349
Waldon Studio Architects/Hughts Group Architects, JV	87	\$1,545,292

**Contract Description:** Architectural and engineering design and administration services for the Mary E. Rodman Elementary School project.

**Contractor:** Smolen, Emr, Ilkovitch Architects, Inc., Rockville MD

**Amount:** \$1,317,364

**Term:** 1/2018 – 12/2019

**MBE Goal:** 31%

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



12. **MARYLAND STADIUM AUTHORITY** (*cont'd*)  
***Baltimore City Public Schools/Mary E. Rodman Elementary School  
Architect/Engineering Services***

**Remarks:** The procurement process for architectural and engineering design services for the Mary E. Rodman Elementary School project proceeded as follows:

The procurement was initially advertised as a Request for Qualifications in July 2016. 32 firms were selected to participate in the project pool and given the opportunity to receive the project specific Request for Proposals. The firms were then pre-qualified into specific categories by project cost and type.

The project RFP was issued on October 11, 2017. Twelve firms in the pool submitted technical proposals and the Selection Committee, comprising members from Baltimore City Schools and the Stadium Authority, determined it would be in the best interest to short-list five firms and hold oral presentations. Upon completion of the presentations, financial proposals as well as Best and Final Offers were requested from the three top-ranked firms. The Selection Committee unanimously recommended SEI, who had the highest overall score and offered the lowest fee.

**Authority:** Baltimore City Public Schools Construction & Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Dev't 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.:** 18-0036-0111

**Resident Business:** Yes

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHDRAWN

WITH DISCUSSION

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BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



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

13. **MARYLAND STADIUM AUTHORITY**  
***Baltimore City Public Schools/Mary E. Rodman Elementary School***  
***Construction Management/Pre-construction Services***

***Recommendation:*** Approve award of pre-construction services contract to MCN Build/Southway Builders JV, LLC for the Mary E. Rodman Elementary School renovation/addition at 3510 W. Mulberry Street, Baltimore, 21229.

***Contract ID:*** BCS-02-012-CM

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

***Proposals:***

<i>Offeror</i>	<i>Overall Score</i>	<i>Preconstruction</i>	<i>Construction &amp; Estimated Labor Fees</i>
MCN Build/Southway JV, LLC	94	\$49,728	\$1,267,636
Turner-Mahogany JV	86	\$90,124	\$1,591,610

***Contract Description:*** Pre-construction & planning services to provide cost-estimating, scheduling, project phasing, constructability reviews, value engineering, quality assurance, scope definitions, and bid packaging/preparations.

***Contractor:*** MCN Build/Southway JV, LLC, Baltimore MD 21224

***Amount:*** \$49,728.00

***Term:*** 1/2018 – 12/2018

***MBE Goal:*** 29%

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



13. **MARYLAND STADIUM AUTHORITY** (*cont'd*)  
***Baltimore City Public Schools/Mary E. Rodman Elementary School***  
***Construction Management/Pre-construction Services***

**Remarks:** The procurement process for construction management/pre-construction services for the Mary E. Rodman Elementary School project proceeded as follows:

The procurement was initially advertised as a Request for Qualifications in August 2016. Fifteen firms were selected to participate in the project pool and thus given the opportunity to receive the project specific Request for Proposals. The firms were then pre-qualified into specific categories by project cost and type.

The project RFP was issued on October 11, 2017. Four firms in the project pool submitted technical proposals and the Selection Committee, comprising members from Baltimore City Schools and the Stadium Authority, 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 two firms. The Selection Committee unanimously recommends MCN Build/Southway, who had the highest technical score and offered the lower pre-construction and construction-related fees. The Stadium Authority intends to return with a recommendation to award construction services if preconstruction performance is satisfactory and an acceptable Bid Package is negotiated.

**Authority:** Baltimore City Public Schools Construction & Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Dev't 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.:** 18-0037-1111

**Resident Business:** Yes

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BOARD OF PUBLIC WORKS

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APPROVED

DISAPPROVED

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WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018**



*Contact: Eric Johnson (410)223-4150  
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**14. MARYLAND STADIUM AUTHORITY  
*Baltimore City Public Schools/Walter P. Carter Elementary/Middle School  
Architect/Engineering Services***

**Recommendation:** Approve award of Architectural & Engineering design services contract to Penza Bailey Architects/Newman Architects JV for the Walter P. Carter Elementary/Middle School replacement located at 820 E 43<sup>rd</sup> Street, Baltimore City, 21212.

**Contract ID:** BCS-02-017-AE

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offeror</i>	<i>Overall Score</i>	<i>Lump Sum Bid</i>
Penza Bailey Architects/Newman Architects JV	90	\$2,499,999
Design Collective, Inc. + Samaha Associates, PC JV	87	\$2,843,520
STV, Inc.	86	\$3,037,777

**Contract Description:** Architectural and engineering design and administration services for the Walter P. Carter Elementary/Middle School project.

**Contractor:** Penza Bailey Architects/Newman Architects JV, Baltimore MD 21212

**Amount:** \$ 2,499,999

**Term:** 1/2018-1/2020

**MBE Goal:** 31%

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



**14. MARYLAND STADIUM AUTHORITY (cont'd)**  
***Baltimore City Public Schools/Walter P. Carter Elementary/Middle School***  
***Architect/Engineering Services***

**Remarks:** The procurement process for architectural and engineering design services for the Walter P. Carter Elementary/Middle School project proceeded as follows:

The procurement was initially advertised as a Request for Qualifications July 2016. 32 firms were selected to participate in the project pool and thus given the opportunity to receive the project specific Request for Proposal. The firms were then pre-qualified into specific categories by project.

The project RFP was issued on October 20, 2017. Twelve firms in the pool submitted technical proposals and the Selection Committee, comprising members from Baltimore City Schools and the Stadium Authority, determined that it would be in the best interest to short-list five firms and hold oral presentations. Upon completion of the presentations, financial proposals were requested from the three top-ranked firms. The Selection Committee unanimously recommends Penza Bailey, who had the highest overall score and offered the lowest fee.

**Authority:** Baltimore City Public Schools Construction & Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Dev't 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.:** 18-0038-1111

**Resident Business:** Yes

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

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**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018**



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

**15. MARYLAND STADIUM AUTHORITY  
*Baltimore City Public Schools/Walter P. Carter Elementary/Middle School  
Construction Management/Pre-construction Services***

***Recommendation:*** Approve award of pre-construction services contract to the Whiting Turner Contracting Company for the Walter P. Carter Elementary/Middle School replacement at 820 E 43<sup>rd</sup> Street, Baltimore MD 21212.

***Contract ID:*** BCS-02-017-CM

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

***Proposals:***

<i>Offeror</i>	<i>Overall Score</i>	<i>Preconstruction</i>	<i>Construction &amp; Estimated Labor Fees</i>
Whiting Turner Contracting Company	88	\$258,574.31	\$1,868,564.87
Turner Construction Company	85	\$204,578.00	\$2,635,142.00
J. Vinton Schafer & Sons, Inc.	82	\$302,728.00	\$2,175,067.86

***Contract Description:*** Pre-construction & planning services to provide cost-estimating, scheduling, project phasing, constructability reviews, value engineering, quality assurance, scope definitions, and bid packaging/preparations.

***Contractor:*** The Whiting Turner Contracting Company, Baltimore MD 21286

***Amount:*** \$258,574.31

***Term:*** 1/2018-1/2019

***MBE Goal:*** 29%

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



15. **MARYLAND STADIUM AUTHORITY** (*cont'd*)  
**Baltimore City Public Schools/Walter P. Carter Elementary/Middle School**  
**Construction Management/Pre-construction Services**

**Remarks:** The procurement process for construction management/pre-construction services for the Walter P. Carter Elementary/Middle School project proceeded as follows:

The procurement was initially advertised as a Request for Qualifications in August 2016. Fifteen firms were selected to participate in the project pool and thus given the opportunity to receive the project specific Request for Proposal. The firms were then pre-qualified into specific categories by project cost and type.

The project RFP was issued on October 20, 2017. Four firms in the project pool submitted technical proposals and the Selection Committee, comprising members from Baltimore City Schools and the Stadium Authority, determined it would be in the best interest to short-list three firms and hold oral presentations. Upon completion of the oral presentations, financial proposals were received from the three firms. Best and Final Offers were then requested from two firms. The Selection Committee unanimously recommends Whiting-Turner, who had the highest overall score and the lowest combined total fee. It is the Stadium Authority's intent to award the construction-phase services to Whiting-Turner provided it performs adequately during the preconstruction phase and if all parties reach an acceptable GMP.

**Authority:** Baltimore City Public Schools Construction & Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Dev't 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. :** 18-0039-1111

**Resident Business:** Yes

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



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

**16. MORGAN STATE UNIVERSITY**  
***Student Services Building - Construction Management Services***

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

**Recommendation:** Approve award of Bid Package 2

**Contractor:** Barton Malow Company, Baltimore, MD

**Prior Approval:** Secretary Item 20 (6/22/16) (Pre-Construction Services)  
Secretary Item 18 (8/16/17) (Bid Package A)

**Amount:** \$17,103,128

**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 B:** Work includes concrete, site utilities, under slab electric and plumbing, earthwork/excavation, deep foundations, elevators and general conditions. The full Bid Package includes allowances related to various types of work totals \$1,576,000.

**Contract Term:** 72 months from Notice to Proceed

**Fund Source:** MCCBL 2017: *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.* Item #208 \$17,103,128

**Funding:** Reference is made to the two prior approvals in which the Board of Public Works approved the University awarding pre-construction services and Bid Package A in the total amount of \$343,714. Bid Package B will bring the revised contract amount to \$17,387,498.

Funds in the amount of \$7,000,000 are available with MCCBL 2017 funds. The amount of expenditure for this Bid Package will be limited to \$7,000,000. The University will return for approval to expend the balance of the contract, in the amount of \$10,103,128 when the funds are made available.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



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16. **MORGAN STATE UNIVERSITY** (cont'd)  
*Student Services Building - Construction Management Services*

***MBE Participation:*** Bid Package B = 30%

***Performance Bond:*** Not required

***MD Tax Clearance:*** 17-3555-111

***Resident Business:*** Yes

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



Contact: Charlotte Lake 410.697.9559  
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17. **DEPARTMENT OF PLANNING**  
*Maryland Historical Trust*  
*African American Heritage Preservation Program*

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

**Amount:** \$10,704

**Grantee:** St. Stephens African Methodist Episcopal Church

**Project:** St. Stephens African Methodist Episcopal Church  
9473 Unionville Road, Easton, Talbot County

**Description:** Exterior rehabilitation, including repair/replacement of framing and siding; insulation; ADA ramp; painting; architectural, engineering, archeological, and consulting services. [Total project costs \$10,703.72 estimated.]

**Fund Source:** MCCBL of 2016: *Maryland Historical Trust Appropriation #92264*

**Remarks:** Located in the center of Unionville, St. Stephens African Methodist Episcopal Church is one of the oldest structures in the village, and the building has served this black community since 1892. Dated by a cornerstone, the extant frame church is detailed with Gothic Revival features including pointed arch door and window openings and a three-story pyramidal roofed tower. The interior has survived with a large degree of original late 19th century finishes. Behind the church is a 19th and 20th century cemetery. Oral tradition of local residents relates that a black community known as Cowgilltown was started in this location before the Civil War; "Cowgilltown" was renamed "Unionville" once the African American soldiers (US Colored Troops) returned from the Civil War. The building is still used for worship.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



Contact: Robert Gorrell 410-767-0610  
robert.gorrell@maryland.gov

**18. STATE PUBLIC SCHOOL CONSTRUCTION PROGRAM**  
***Preliminary Capital Improvement Program – Fiscal Year 2019***

**Recommendation:** The Interagency Committee on School Construction recommends that the Board of Public Works approve the preliminary State School Construction Program for Fiscal Year 2019 in the amount of \$210 million, as well as \$11.901 million in additional funds from the Statewide Contingency for Baltimore City Public Schools. The proposed \$221.901 million Statewide program comprises recommendations for specific projects.

**Fund Source:** The recommended Capital Improvement Program is to be funded by:

- Proposed general-obligation bond authorization (2018 MCCBL) -- \$210 million
- Statewide contingency reserves for Baltimore City from prior year authorizations:
  - General-obligation bond funding -- \$11,521,679 (2015 MCCBL and 2016 MCCBL)
  - Supplementary Appropriation for Baltimore City (FY 2012) -- \$116,920
  - General-obligation bond funding (FY 2014 Air Conditioning Initiative) -- \$262,401(2013 MCCBL)

**Authority:** § 5-302, Education Article, Annotated Code of Maryland; COMAR 23.03.02.03.D

**CIP Development:** The Interagency Committee reviewed each local school system's capital improvement school construction program request for FY 2019. The IAC recommendation is based on evaluation of the submissions as well as discussion among local representatives and the Public School Construction Program staff.

**Considerations:** The proposed Capital Improvement Program:

- Reflects local priorities
- Recognizes:
  - urgent major projects that require a high level of State commitment to move forward
  - highest priority systemic renovation projects
  - Maryland School for the Blind projects
  - maintenance record of the school facilities
- Takes into account whether proposed projects
  - are located outside of Priority Funding Areas
  - can serve as emergency shelters
- Includes planning and funding approval for projects that will address State mandate for full-day kindergarten and for pre-kindergarten for disadvantaged four-year olds, as well as for gymnasium and support spaces for physical education.
- Includes funding approval for twelve projects to install vertical packaged classroom air conditioning units.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



Contact: Robert Gorrell 410-767-0610  
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19. **PUBLIC SCHOOL CONSTRUCTION PROGRAM**  
*COMAR 23.03.02.05: Cost Share*

**Recommendation:** The Interagency Committee recommends that the Board of Public Works take final action to adopt – as proposed – amendments to COMAR 23.03.02.05 that:

- Establish for each subdivision the State cost share percentage for fiscal year 2019. The State cost share percentage is the percentage of eligible costs of approved public school construction projects that the State may fund.
- Reflect the updated cost share percentages and include Qualified School Construction Bonds debt in the formula for calculating the cost share percentage.

**Authority:** Section 5-301(d)(3)(i) of the Education Article, Annotated Code of Maryland

**Background:** Reference is made to Secretary’s Agenda Item 7 [10/18/17] in which the Board of Public Works approved the regulatory proposal. The proposal was submitted to the Administrative, Executive, and Legislative Review Committee. It was then published in 44 *Maryland Register* 1188 [December 8, 2017] for public comment.

**Public Comment:** No public comments were received.

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

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 24, 2018



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Contact: Gabriel Gnall 410.260.7335  
gabriel.gnall@maryland.gov

20. **BOARD OF PUBLIC WORKS**  
***Procurement Agency Activity Report***

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

*Budget & Management*

*Feb through May 2017*

**Authority:** COMAR 21.02.01.05.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

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**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
 SECRETARY'S ACTION AGENDA  
 APPENDIX  
 January 24, 2018



APP 1

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

**A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**  
*Division of Corrections*

**Contract ID:** Emergency Replacement of Heating, Ventilation, Air Conditioning Components at Chesapeake Detention Facility  
 Project No.: KK-001-180-C03, ADPICS No. Q00P8403319

**Contract Type:** Maintenance

**Description:** Replace four heat pumps; repair one heat pump; replace HVAC seal/valves; and replace heating supply/return at Chesapeake Detention Facility.

**Change Order:** Replace 30 3-way valves with 1” control heads in different locations; replace supply and return lines of heating pipe and 1’ fiberglass insulation on second-unit riser.

**Emergency Declared:** November 9, 2017

**Procurement Method:** Emergency

Bidder	Amount
King Mechanical Company, Inc., Windsor Mill, MD	\$37,500
Garland Mechanical, LLC, Baltimore, MD	\$39,582
Caribbean Piping & Welding, Inc., Baltimore, MD	\$40,459

**Award:** King Mechanical Company, Inc.

**Award Date:** November 17, 2017  
 November 27, 2017 (change order)

**Amount:** \$37,500 (original scope)  
\$37,700 (change order)  
 \$75,200 (total)

**Fund Source:** FY18, PCA V1415, AOBJ 8120

**Term:** 45 Days

**MBE Participation:** None

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 24, 2018



APP 2

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

**Remarks:**

*Nature of Emergency:* With the onset of cold weather, it was discovered that baseboard heaters in the housing wings at the Chesapeake Detention Facility were not functioning properly. Subsequent investigation of the system led to the discovery of several leaks in the hot water lines throughout the system, failed pumps and valves, pneumatic control issues, and failed thermostats. All repairs needed to be made immediately to ensure adequate heat in the facility. Some work required the use of outside contractors. See Companion Item A2 on today's Agenda.

*Basis for Selection:* King Mechanical Company, Inc. was available to meet the needs of the emergency and provided the lowest bid.

*Tax Compliance:* 17- 3165-1111

*Resident Business:* Yes

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**BOARD OF PUBLIC WORKS ACTION:**

**THIS REPORT WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 24, 2018



APP 3

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

**A2. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**  
*Division of Corrections*

**Contract ID:** Emergency Replacement of Heating, Ventilation, Air Conditioning Controls at Chesapeake Detention Facility  
Project No.: KK-001-180-C04, ADPICS No. Q00P8403358

**Contract Type:** Maintenance

**Description:** Replace T-5800-1 controls (quantity 54), T-5800-3 controls (quantity 7), S-7300-3 circulating pump sequencers (quantity 3), PE switches (quantity 4), and T-5210-1001 temperature controllers (quantity 8).

**Emergency Declared:** November 9, 2017

**Procurement Method:** Emergency

Bidder	Amount
Johnson Controls, Inc., Sparks, MD	\$68,650
Maryland Mechanical Systems, Inc., Baltimore, MD	\$87,660

**Award:** Johnson Controls, Inc.

**Award Date:** November 16, 2017

**Amount:** \$68,650

**Fund Source:** FY18, PCA V1415, AOBJ 8091

**Term:** 45 Days

**MBE Participation:** None

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 24, 2018



APP 4

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**A2. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES (cont'd)**  
*Division of Corrections*

**Remarks:**

*Nature of Emergency:* With the onset of cold weather, it was discovered that baseboard heaters in the housing wings at the Chesapeake Detention Facility were not functioning properly. Subsequent investigation of the system led to the discovery of several leaks in the hot water lines throughout the system, failed pumps and valves, pneumatic control issues, and failed thermostats. All repairs needed to be immediately to ensure adequate heat in the facility. Some work required the use of outside contractors. See Companion Item A1 on today's Agenda.

*Basis for Selection:* Johnson Controls, Inc. was available to meet the needs of the emergency and provided the lower bid.

*Tax Compliance:* 17- 3198-1111

*Resident Business:* No

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**BOARD OF PUBLIC WORKS ACTION:**

**THIS REPORT WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
 SECRETARY'S ACTION AGENDA  
 APPENDIX  
 January 24, 2018



APP 5

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

**A3. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**  
*Division of Corrections*

**Contract ID:** Emergency Heating Water Line Leak Repairs at  
 Maryland Correctional Institution-Jessup  
 Project No.: KF-001-180-C02, ADPICS No. Q00P8403317

**Contract Type:** Maintenance

**Description:** Provide materials, labor, and equipment to dig and repair water line leaks in multiple locations on time and materials basis.

**Procurement Method:** Emergency

Bidder	Labor Rates
Maryland Mechanical Systems, Inc., Baltimore, MD	2-person crew: \$120/hr
Kelmur Plumbing and Heating, Saint Leonard, MD	2-person crew: \$150/hr
Hot and Cold Corporation, Clinton, MD	2-person crew: \$165/hr

**Emergency Declared:** November 1, 2017

**Award:** Maryland Mechanical Systems, Inc.

**Award Date:** November 15, 2017

**Amount:** \$30,000.00 (not to exceed)

**Fund Source:** FY18, PCA S2410, AOBJ 8125

**Term:** 15 Days

**MBE Participation:** None

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 24, 2018



APP 6

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**A3. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES (cont'd)**  
*Division of Corrections*

**Remarks:**

*Nature of Emergency:* At the Maryland Correctional Institution-Jessup, leaks were discovered in underground heating water lines. As these lines provide the heat supply to inmate housing areas, repairs were needed immediately to ensure the health and safety of inmates and staff in the affected areas.

*Basis for Selection:* Maryland Mechanical Systems, Inc. was available to meet the needs of the emergency and provided the lowest labor rates.

*Tax Compliance:* 17-3164-1111

*Resident Business:* Yes

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**BOARD OF PUBLIC WORKS ACTION:**

**THIS REPORT WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 24, 2018



APP 7

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

**A4. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**  
*Division of Pre-Trial Services*

**Contract ID:** Emergency Security Screen Installation at  
Maryland Reception Diagnostic and Classification Center  
Project No.: KTD-001-170-C03, ADPICS No. Q00P7407485

**Contract Type:** Construction

**Description:** *Change Order #2:* Install metal security panels in 96 cells on fifth floor to prevent inmate breaches.

**Original Report:** Secretary's Agenda Appendix A9 (9/6/2017)  
(original contract and Change Order #1 reported)

**Procurement Method:** Emergency Modification

**Emergency Declared:** June 13, 2017

**Award:** Institutional Service and Sales, Inc., Sykesville, MD

**Award Date:** Change Order #2: December 8, 2017

**Amount:** \$165,600 (change order #2)  
\$262,000(original contract)  
\$236,202 (change order #1)  
\$663,802 (total)

**Fund Source:** Operating Funds, PCA V6410, AOBJ 1442

**Original Term:** 180 days  
**Modified Term:** 90 additional days

**MBE Participation:** None

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 24, 2018



APP 8

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**A4. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES (cont'd)**  
*Division of Pre-Trial Services*

**Remarks:**

*Nature of Emergency:* The facility has seen an increase in contraband items such as drugs, cell phones, and weapons entering the facility, with the latest serious incident occurring on June 4, 2017. Inmates are breaching windows and sending bedding or string out of the window to “fish” for contraband items from conspirators in the street below. Certain cells had to be vacated as a result, creating capacity issues. The type and amount of contraband being introduced to the facility poses a risk to health and safety of inmates and staff.

*BPW Report:* This report covers the emergency award of change order #2 to this contract.

*Tax Compliance:* 17- 3393-1111

*Resident Business:* Yes

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**BOARD OF PUBLIC WORKS ACTION:**

**THIS REPORT WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
 SECRETARY'S ACTION AGENDA  
 APPENDIX  
 January 24, 2018



APP 9

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

**A5. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**  
*Division of Corrections*

**Contract ID:** Emergency Steam Line Repairs at the  
 Patuxent Institution  
 Project No.: KD-001-180-C02, ADPICS No. Q00P8403829

**Contract Type:** Maintenance

**Description:** Repair leak by abandoning old steam line and installing new line

**Procurement Method:** Emergency

<b>Bidder</b>	<b>Amount</b>
<b>East Coast Welding &amp; Construction Company, Inc.,</b> Glen Burnie, MD	\$77,446
<b>M&amp;M Welding and Fabricators, Inc.</b> Gaithersburg, MD	\$95,600

**Emergency Declared:** December 7, 2017

**Award:** East Coast Welding & Construction Company, Inc.

**Award Date:** December 14, 2017

**Amount:** \$77,446

**Fund Source:** FY18 Operating Funds, PCA 41410, AOBJ 1402

**Term:** 30 Days

**MBE Participation:** None

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 24, 2018



APP

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**A5. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES (cont'd)**  
*Division of Corrections*

**Remarks:**

*Nature of Emergency:* Underground steam lines were leaking and pouring into the hallway that links the Mental Health Building, inmate dining hall, staff dining hall, and school at the Patuxent Institution. As the situation presented a health and safety hazard for the inmates and staff using the area, the repairs needed to be made immediately.

*Basis for Selection:* East Coast Welding & Construction Company, Inc. was available to meet the needs of the emergency and provided the lowest bid.

*Tax Compliance:* 17- 3407-0111

*Resident Business:* Yes

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**BOARD OF PUBLIC WORKS ACTION:**

**THIS REPORT WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement A  
Department of Natural Resources  
ACTION AGENDA  
January 24, 2018



DNR 1

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

**1A. PROGRAM OPEN SPACE LOCAL SHARE**  
*Allegany County*

**Recommendation:** Approval to commit \$90,000 for the following **development** project.

***Bel Air Elementary School Playground Development #2 - \$90,000***  
Allegany County, POS #6748-1-303 MD20171211-1017

**Background:** Install additional playground equipment and safety surfacing at Bel Air Elementary School.

**Fund Source:**

Outdoor Recreation Land Loan – 2017, Chapter 143, Acts of 2016  
Program Open Space Local Share  
Source Code: 17009 \$41,023.84

Outdoor Recreation Land Loan – 2018, Chapter 150, Acts of 2107  
Program Open Space Local Share  
Source Code: 18011 \$48,976.16

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement A  
Department of Natural Resources  
ACTION AGENDA  
January 24, 2018



DNR 2

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

2A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*Caroline County*

**Recommendation:** Approval to commit \$18,000 for the following **development** project.

***Goldsboro Community Park Improvements - \$18,000***  
Caroline County, POS #6753-5-198 MD20171211-1026

**Background:** Construct improvements at Goldsboro Community Park. Project includes replacing aging park perimeter safety fencing and entrance gate; installing concrete parking bumpers, trash receptacles, benches, shade structure, and information kiosk.

**Fund Source:**

Outdoor Recreation Land Loan – 2009, Chapter 335, Acts of 2008  
Program Open Space Local Share  
Source Code: 09005 \$13,441.40

Outdoor Recreation Land Loan – 2018, Chapter 150, Acts of 2107  
Program Open Space Local Share  
Source Code: 18011 \$4,558.60

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement A  
Department of Natural Resources  
ACTION AGENDA  
January 24, 2018



DNR 3

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

**3A. PROGRAM OPEN SPACE LOCAL SHARE**  
*Charles County*

**Recommendation:** Approval to commit \$27,750 for the following **development** projects.

1. ***Turkey Hill Park: Dog Park Improvements - \$9,000***  
Charles County, POS #6747-8-100 MD20171211-1015

**Background:** Construct improvements to the dog park at Turkey Hill Park. Project includes expanding the size of the play area and adding an agility course with a variety of canine play equipment.

**Fund Source:**

Maryland Consolidated Capital Bond Loan – 2012, Chapter 444, Acts of 2012  
Program Open Space Local, Prior Year Funds Replacement  
Source Code: 12057 \$9,000.00

2. ***Laurel Springs Park: Replace Concession Building Roof - \$18,750***  
Charles County, POS #6752-8-101 MD20171211-1023

**Background:** Replace the original 34-year old roof on the park's main concession building which houses the park office, an indoor concession stand, two bathrooms, and two small side pavilions.

**Fund Source:**

Maryland Consolidated Capital Bond Loan – 2012, Chapter 444, Acts of 2012  
Program Open Space Local, Prior Year Funds Replacement  
Source Code: 12057 \$18,750.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement A  
Department of Natural Resources  
ACTION AGENDA  
January 24, 2018



DNR 4

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

4A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*St. Mary's County*

**Recommendation:** Approval to commit \$60,000 for the following **development** project.

***Fifth District Park: New Playground Equipment - \$60,000***  
St. Mary's County, POS #6749-18-137 MD20171211-1019

**Background:** Install new playground equipment and rubber safety surfacing at the 78-acre Fifth District Park.

**Fund Source:**

Maryland Consolidated Capital Bond Loan – 2013, Chapter 424, Acts of 2013  
Program Open Space Local, Prior Year Funds Replacement  
Source Code: 13080           \$48,881.45

Maryland Consolidated Capital Bond Loan – 2014, Chapter 463, Acts of 2014  
Program Open Space Local, Prior Year Funds Replacement  
Source Code: 14089           \$11,118.55

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement A  
Department of Natural Resources  
ACTION AGENDA  
January 24, 2018



DNR 5

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

5A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*Talbot County*

**Recommendation:** Approval to commit \$36,000 for the following **development** project.

***Hog Neck Golf Course Fence Replacement - \$36,000***  
Talbot County, POS #6738-20-133 MD20171120-0972

**Background:** Replace the chain link fence barrier between the highway and golf course with a 3,500 linear foot composite three rail fence.

**Fund Source:**

Maryland Consolidated Capital Bond Loan of 2011, Chapter 396, Acts of 2011  
Program Open Space, Local, Prior Funds Replacement  
Source Code: 11052 \$36,000

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement A  
Department of Natural Resources  
ACTION AGENDA  
January 24, 2018



DNR 6

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

6A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*Washington County*

**Recommendation:** Approval to commit \$36,000 for the following **development** project.

***Hagerstown Parks Amenities - \$36,000***

City of Hagerstown, Washington County, POS #6742-21-359 MD20171211-1018

**Background:** Install park benches, picnic tables, bleachers, and trash receptacles City Park, Fairgrounds Park, Pangborn Park and Hellane Park in Hagerstown. In addition, the project includes installing a fountain at City Park.

**Fund Source:**

Outdoor Recreation Land Loan – 2018, Chapter 150, Acts of 2017  
Program Open Space Local Share  
Source Code: 18011 \$36,000.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement A  
Department of Natural Resources  
ACTION AGENDA  
January 24, 2018



DNR 7

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

**7A. RURAL LEGACY PROGRAM FUNDS**  
*Prince George's County*

**Recommendation:** Approval to grant \$136,087 to **Prince George's Soil Conservation District** from Rural Legacy Funds to acquire a 297.03 acre conservation easement.

***Patuxent River Rural Legacy Area - Richardson Property***

**Prior Approval:** Patuxent River Rural Legacy Area Grant approved for easement acquisitions: DNR-RP Item 9A (09/03/2014) \$1,080,000 for FY2015

**Project Description:** Acquisition of this easement protects valuable forest and farm land, and protects water quality through riparian buffers of streams that flow into Black Swamp Creek and Summerville Creek, both tributaries of the Patuxent River. The easement will be held by the Prince George's Soil Conservation District. Prince George's Soil Conservation District is paying a portion of the easement cost, administrative, program compliance and incidental costs.

**Easement Value:** \$1,000,000 (\$3,367 per acre)

**Funding Sources:** \$136,087 DNR  
\$863,913 Prince George's Soil Conservation District

**Amount Requested:** \$136,087

**Fund Sources:**

Maryland Consolidated Capital Bond Loan – 2015, Chapter 495, Acts of 2015  
Rural Legacy Program  
Source Code: 15400 Amount: \$136,086.92

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement A  
 Department of Natural Resources  
**ACTION AGENDA**  
 January 24, 2018



DNR 8

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

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

**Recommendation:** Approval to grant \$219,913 to **Patuxent Tidewater Land Trust** from Rural Legacy Funds to acquire a 65.74 acre conservation easement.

***Mattapany Rural Legacy Area - Wilson Property***

**Prior Approvals:** Mattapany Rural Legacy Area approved grant for easement acquisitions:  
 DNR-RP Item 10A (8/21/2013)      \$370,000      FY2014  
 DNR-RP Item 9A (9/3/2014)      \$212,000      FY2015

**Project Description:** Acquisition of this easement will protect valuable forest lands and provide permanent water quality protections through vegetated riparian buffers to the Chesapeake Bay and tidal ponds. The easement will be held by the Department of Natural Resources, the United States of America and Patuxent Tidewater Land Trust.

**Easement Value:**                      \$470,041.00 (\$7,150 per acre)

**Funding Sources:**                      \$179,270      DNR  
    \$179,271      St. Mary's County  
    \$111,500      U.S. Department of the Navy

**Total Other DNR Costs:**      Administrative:      \$14,101  
    Incidental:              \$19,491  
    Compliance:            \$ 7,051  
                                         \$40,643

**Amount Requested:**                      \$219,913

**Fund Sources:**

Outdoor Recreation Land Loan – 2017, Chapter 143, Acts of 2016  
 Rural Legacy Program  
 Source Code: 17010                      Amount: \$219,913.45

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
	<b>WITH DISCUSSION</b>	<b>WITHOUT DISCUSSION</b>	

Supplement A  
 Department of Natural Resources  
**ACTION AGENDA**  
 January 24, 2018



DNR 9

*Contact: Robert Feldt (410)260-8529  
 rob.feldt@maryland.gov*

**9A. TIMBER SALE**  
*Worcester County*

**Recommendation:** That the Board of Public Works approve this timber sale of 581,163 board feet of sawtimber and 291 cords of pulpwood. The timber is in Stands 4 and 6 of Tract 12 of Pocomoke State Forest.

***Pocomoke State Forest***  
 31.4 acres /Tract 12 P-05-18

**Description:** This will be a regeneration harvest of two loblolly pine stands. Thirty-seven percent of the proposed harvest area has been set aside as retention, which consists of a buffer of pine and various hardwoods. Retention benefits various wildlife species, including the Delmarva Fox Squirrel. Within the harvest area, hardwood species, such as oaks, poplars, and beeches, are being retained for wildlife. These stands will be allowed to naturally regenerate.

No bond money was used in the purchase of this land.

**Authority:** Natural Resources Article § 5-102 and § 5-214,  
 Annotated Code of Maryland

**Sales Method:** Competitive Sealed Bid (two-step method). See BPW Advisory 2005-2

**Bids:**

Beauchamp Logging, Inc.	MD	\$65,000
Millville Lumber Company, Inc.	MD	\$63,950
Paul M Jones Lumber Company, Inc.	MD	\$60,000
Eastern Shore Forest Products, Inc.	MD	\$58,000

**Award:** Beauchamp Logging, Inc.

**Amount:** \$65,000

**Estimated Value:** \$63,350

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	

Supplement A  
Department of Natural Resources  
ACTION AGENDA  
January 24, 2018



DNR 10

Contact: Robert Feldt (410)260-8529  
rob.feldt@maryland.gov

**10A. TIMBER SALE**  
*Garrett County*

**Recommendation:** That the Board of Public Works approve this timber sale of 143,798 board feet of sawtimber and 242 cords of pulpwood. The timber is in stands 38 and 43 of Compartment 7 of Savage River State Forest.

**Savage River State Forest**  
43 acres /Compartment 7 SR-03-18

**Description:** This sale involves work in two separate areas of the State forest. Stand 38 will receive a regeneration harvest, removing most trees and allowing seedlings room to grow. Stand 43 will receive a hardwood thinning to improve growing conditions for the remaining trees. Several legacy trees have been retained throughout the stand to serve as seed and wildlife food sources.

No bond money was used in the purchase of this land.

**Authority:** Natural Resources Article § 5-102 and § 5-214,  
Annotated Code of Maryland.

**Sales Method:** Competitive Sealed Bid (one-step method). See BPW Advisory 2005-2.

**Bids:**

Glotfelty Lumber Co. Inc.	MD	\$52,600
Northwest Hardwoods, Inc.	PA	\$42,484

**Award:** Glotfelty Lumber Co. Inc.

**Amount:** \$52,600

**Estimated Value:** \$40,733

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

50

Supplement B  
 Department of Budget and Management  
**ACTION AGENDA**  
 January 24, 2018



DBM 1B

*Contact: Donna DiCerbo 410-537-7814  
 ddicerbo@mdta.state.md.us*

**1-S. MARYLAND DEPARTMENT OF TRANSPORTATION**  
*Maryland Transportation Authority (MDTA)*  
*Services Contract*

**Contract ID:** Real Estate Services; SV-3028-0000; ADPICS # J01B8400015

**Contract Description:** Provide professional right-of-way support services to include project management, development of right-of-way cost estimates, real estate appraisal reviews, real estate surveys—and survey reviews, support for acquisitions and negotiations, support for relocations, property management, support for settlements, condemnation support, litigation support, support for disposal of properties, GIS support and other related right of way services on an as-needed basis.

**Award:** Johnson, Mirmiran and Thompson, Inc. (JMT)  
 Hunt Valley, MD

**Term:** 2/8/2018 (or earlier upon BPW approval) – 2/28/2021 (w/1 two-year renewal option)

**Amount:** \$4,800,000 NTE (3 Years, Base Contract)  
 \$3,200,000 NTE (2 Years, Renewal Option)  
 \$8,000,000 NTE Total (5 Years)

**Procurement Method:** Multi-Step Competitive Sealed Bidding

**Bids:**

Bidders	Bids
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	\$7,196,800
O.R. Colan Associates Frederick, MD	\$8,801,200
Briggs Field Services Houston, TX	\$10,819,000

**MBE Participation:** 26%

**Performance Security:** None

**Hiring Agreement Eligible:** Yes

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
January 24, 2018



DBM 2B

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

**Incumbent:** None

**Requesting Agency Remarks:** A notice of the availability of the Multi-Step Invitation for Bids (MS-IFB) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 26 prospective vendors, nine of which are Maryland firms, and included seven MBEs. A copy was also sent to the Governor’s Office of Small, Minority and Women Business Affairs and the Maryland Department of Veteran Affairs.

Four bids were received in response to the MS-IFB and evaluated to determine if they met the technical requirements of the solicitation. One bid was rejected for failing to meet the MBE requirements of the solicitation, leaving three bids for the financial bid opening. Johnson, Mirmiran & Thompson, Inc. (JMT) submitted the lowest responsive bid and was determined to be a responsible bidder. Therefore, award is recommended to Johnson, Mirmiran & Thompson, Inc.

The purpose of this contract is to provide Real Estate Services on an as-needed basis by way of professional right-of-way support services, such as project management, development of right-of-way cost estimates, real estate appraisals and appraisal reviews, real estate surveys-and survey reviews, support for acquisitions and dispositions, support for relocations, property management, support for settlements, condemnation support, GIS support and other related right of way services. The professional right-of-way support services will assist the Real Estate Services staff in meeting its short and long term goals, as it supports the customer service, mobility, and financial needs of Real Estate Services.

The *Award Amount* and *Bid Amount* are different. The *Award Amount* is a not-to-exceed (NTE) amount for potential assignments during the contract term. The *Bid Amount* was based upon a model for a specified number of assignments to compare the fixed unit prices. There is no guaranteed minimum or maximum amount of services to be performed under this contract.

A 26% MBE participation goal was established for this contract with sub-goals of 7% for African American-owned firms, 4% for Asian American-owned firms, and 12% for Woman-owned firms. In addition, a 2% VSBE participation goal was established for this contract.

**Fund Source:** 100% Special (Toll Revenue)  
**Appropriation Code:** J00.J00.41  
**Resident Business:** Yes  
**MD Tax Clearance:** 17-3147-1111

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement B  
 Department of Budget and Management  
**ACTION AGENDA**  
 January 24, 2018



DBM 3B

Contact: Lisa Swoboda 410-767-6077  
 Lisa.swoboda@maryland.gov

**2-S. MARYLAND DEPARTMENT OF COMMERCE**

*Division of Military and Federal Affairs*

*Services Contract*

**Contract ID:** Maryland Defense Technology & Commercialization Center Program Manager;  
 ADPICS # T00B8400006

**Contract Description:** Initiate, manage, and promote the Maryland Defense Technology Commercialization Center (Maryland DefTech) based in Northeastern Maryland, including initiating a plan to make the economy in Northeastern Maryland less reliant on defense spending and developing an innovative commercialization plan for the entrepreneurial community across the region.

**Award:** Axcel Innovation LLC  
 Charlottesville, VA

**Term:** 2/8/2018 (or earlier upon BPW approval) – 3/31/2019 (w/2 one year renewal options)

**Amount:** \$174,750 (Approx. 1 Year, 2 Months)  
 \$174,750 (1 Year; Renewal Option #1)  
 \$174,750 (1 Year; Renewal Option #2)  
 \$524,250 Total (Approx. 3 Years, 2 Months)

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

Offerors	Technical Ranking	Financial Offer/ Ranking	Overall Ranking *
Axcel Innovation, LLC Charlottesville, VA	1	\$524,250 (2)	1
Lufburrow & Company, Inc. Havre de Grace, MD	2	\$511,598 (1)	2

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

**MBE Participation:** N/A

**Performance Security:** N/A

**Incumbent:** None

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
January 24, 2018



DBM 4B

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**2-S. MARYLAND DEPARTMENT OF COMMERCE (cont'd)**

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 11 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.

Seven proposals were received in response to the RFP; three of which were determined to be reasonably susceptible of being selected for award. One Offeror requested to withdraw its proposal from consideration because it was no longer available to provide the services in the RFP. The Procurement Officer granted the request to withdraw its proposal; therefore, one additional proposal was removed from the procurement process, leaving two proposals to be considered for award. The proposal from Axcel Innovation, LLC (Axcel) was ranked overall #1 with the higher ranked technical offer and the higher priced financial offer. It was determined that the technical differences between Axcel's technical proposal and the lower priced Offeror's technical proposal outweighed the 2% (or \$12,652) difference in price. Therefore, award is recommended to Axcel Innovation, LLC as having the more advantageous offer for the State.

The counties that comprise Northeastern Maryland (Cecil and Harford) are heavily dependent on defense spending. Military installations account for a large percentage of the region's employees. The largest Department of Defense (DoD) employer in the region is the Aberdeen Proving Ground (APG), making its home in Harford County, the second most defense-dependent county in the State. Northeastern Maryland has dependency ratios of 7.22% for employment, 7.51% for output, and 9.3% for wages. The region has seen a reduction in civilian DoD positions and the initial impact to the defense contract community. Sequestration has slowed contract activity and the augmentation of workforce as a result of Base Realignment and Closure Commission (BRAC) 2005. For example, the Communications-Electronics Command (CECOM), the largest BRAC-relocated activity to APG, has seen a decline in total procurement dollars from \$22B at the time of the BRAC move to \$13B in FFY13. This contract stagnation and limited release of task orders has resulted in the loss of employment in isolated cases. Several satellite offices have closed due to lack of contract activity. In the event of a cutback in funding towards Research & Development (R&D), cybersecurity, or other funding obligations requiring a skilled workforce, Harford County will face a high number of unemployed workers with high level skills.

The purpose of the Maryland DefTech is to make the economy in Northeastern Maryland less reliant on defense spending and focus on further developing the innovation and entrepreneurial community across the region. Maryland DefTech will also further the Department of Commerce's experimentation with technology commercialization to enhance industry diversity in Maryland's regions. This is a concept led by the counties of Southern Maryland and the Office of Economic Adjustment (OEA), which funded the Southern Maryland Technology Commercialization Pilot Project (SMTCPP).

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
January 24, 2018



DBM 5B

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**2-S. MARYLAND DEPARTMENT OF COMMERCE** (cont'd)

A preference under Maryland's reciprocal preference law was not applied because Virginia, the state in which the recommended awardee resides, does not have an in-state preference for services unless it's a tie bid.

**Fund Source:** 100% Federal

*NOTE: Only the base contract is federally funded. The renewal options are contingent on the success and outcomes of the base contract activities and the identification of supporting funds from stakeholders (i.e. local community). There are no federal funds to support the two one-year renewal options at this time.*

**Appropriation Code:** T00A0009

**Resident Business:** No

**MD Tax Clearance:** 17-3488-0000

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
January 24, 2018



DBM 6B

*Contact: Valerie Roddy 410-767-5652  
Valerie.rodny@maryland.gov*

**3-S-MOD. MARYLAND DEPARTMENT OF HEALTH**  
*Developmental Disabilities Administration  
Services Contract Modification*

**Contract ID:** Management Consulting Support for the DDA's Transformation and Adoption of the Long-Term Services and Supports (LTSS) System; MDH-OPASS-16-16012; ADPICS # COH48340

**Contract Approved:** DBM Item 2-S (2/24/2016)

**Contractor:** Alvarez & Marsal Public Sector Services, LLC  
Washington, DC

**Contract Description:** Provide management consulting support services to complete Developmental Disabilities Administration's (DDA) transformation of its program and operations processes to support the adoption of the Long Term Services and Supports (LTSS) system. The contract will assist the DDA in the adoption of a new information technology system, transition from a prospective payment system to a reimbursement payment model, implement nationally recognized assessment tools, and align services with the Centers for Medicare and Medicaid Services (CMS) Community Rule.

**Modification Description:** Extend the contract by six months to allow time to complete the new procurement and award a new contract.

**Original Contract Term:** 3/1/2016 – 2/28/2018

**Modification Term:** 3/1/2018 – 8/31/2018

**Original Contract Amount:** \$2,710,475 (2 Years)

**Modification Amount:** \$886,650 (6 Months)

**Prior Modifications/Options:** \$0 [\$0: Mod #1: No cost modification to redistribute labor hours from Year 1 to Year 2 for the same tasks and re-distributed Year 1 labor hours between team members to support extended requirements and design phase: Approved by MDH (3/1/2017); \$0: Mod #2: No cost modification to reallocate labor hours within Year 2 between team members and tasks to reflect transformation efforts: DBM Item 9-S-MOD (9/6/2017)]

**Revised Total Contract Amount:** \$3,597,125

**Percent +/- (This Modification):** +0.33%

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
January 24, 2018



DBM 7B

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

**Overall Percent +/-:** +0.33%

**Original Procurement Method:** Sole Source

**MBE Participation:** None

**Requesting Agency Remarks:** Request for approval to extend the Managing Consulting Support contract by six months to continue to provide services while the new procurement is completed and a new contract is awarded.

The Department is currently in the process of procuring a new contract for Management Consulting and Program Management Services. These services are vital to DDA's transformation and adoption of the LTSS system that the current contract has been providing since 2016. Any delay of activities or lapse in the contract may affect the transformation activities that include the adoption of the new technology system (LTSS), a transition from a prospective payment to a reimbursement model and the implementation of a new rate system for Providers within the State.

It is in the State's best interest to approve this modification in order to prevent the lapse in services during the new procurement and the transition, if needed, to a new contract.

**Fund Source:** 74% Federal; 26% General

**Approp. Code:** M00M0101

**Resident Business:** No

**Maryland Tax Clearance:** 17-3327-0111

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
January 24, 2018



DBM 8B

*Contact: John Maneval 301-429-7796  
john.maneval@maryland.gov*

**4-S-MOD. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
*Division of Development Finance Housing and Building Energy Programs  
Services Contract Modification***

**Contract ID:** State Weatherization Contractor Services for DHCD; ADPICS # See page 10B

**Contract Approved:** DBM Item 4-S (11/4/2015)

**Contractors:** See page 10B

**Contract Description:** Multiple Contracts to provide weatherization services under the EmPOWER Maryland Program for eligible single-family households throughout the State.

**Modification Description:** Extend nine contracts by three months to allow services to continue during the next cycle while the program transitions from 2017 to the new 2018 service contracts.

**Original Contract Term:** 11/4/2015 – 12/31/2017

**Modification Term:** 4/1/2018 – 6/30/2018

**Original Contract Amount:** \$18,305,000 (2 Years) (see page 10B)

**Modification Amount:** \$6,777,657 (3 Months) (see page 10B)

**Prior Modifications/Options:** \$24,124,167 [\$13,661,987: Mod #1: Add Phase II for EmPOWER Low Income Energy Efficiency Program (LIEEP) and amend all contracts to include the Maryland Energy Assistance Program (MEAP); 8/18/2016 – 12/31/2017; DBM Item 8-S-MOD (7/27/2016)]; [\$10,462,180: Mod #2: Add unallocated EmPOWER LIEEP and MEAP funds for 2017 cycle and extended the contract term by three months to allow services to continue in the next cycle; 7/1/2017 – 3/31/2018; DBM Item 13-S-MOD (6/7/2017)]

**Revised Total Contract Amount:** \$49,206,824

**Percent +/- (This Modification):** +37%

**Overall Percent +/-:** +169%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE Participation:** Varies from 24% to 40% (see page 10B)

**MBE Compliance:** Various (See page 10B)

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
January 24, 2018



DBM 9B

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**4-S-MOD. DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)**

**Requesting Agency Remarks:** Request for approval to modify nine weatherization contracts to extend the contract terms by three months in response to DHCD receiving authorization from the Public Service Commission in December, 2017 to extend the 2015-2017 program three months into 2018 (with this modification, the contract will extend into CY2018 six months) in an effort to minimize lost production in the transition from 2017 into the 2018 program cycle and include three months of funding for the 2018-2020 Low Income Energy Efficiency Program (LIEEP).

The Department is currently finalizing the new procurement for the State Weatherization Contractor Services for the 2018-2020 EmPOWER program cycle and intends to have the recommended awardees for the new contracts on an upcoming BPW agenda to ensure a 90-day transition period.

It is in the best interest of the State to extend the existing contracts with additional supporting funds in a manner that enables the program to transition between contractors for the new EmPOWER cycle with minimal interruption to production. DHCD has been able to help approximately 8,500 low-income households become more energy efficient from 2015 to date.

DHCD's EmPOWER LIEEP provides weatherization services for income-eligible owners and renters of attached and detached single-family homes located within the State of Maryland and within the five EmPower partner utility service regions: (1) Potomac Edison, (2) Baltimore Gas and Electric, (3) Delmarva Power, (4) Potomac Electric Power Company, and (5) Southern Maryland Electric Cooperative, Inc.

The EmPOWER LIEEP works to reduce occupant utility consumption and utility burden by installing energy efficient improvements to the home.

**Fund Source:** 95% Special (EmPOWER MD Fund & MD Energy Assistance Program)  
5% Reimbursable

**Appropriation Code:** S00A2504

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement B  
 Department of Budget and Management  
**ACTION AGENDA**  
 January 24, 2018



DBM 10B

**4-S-MOD. DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)**

<b>CONTRACTORS / ADPICS / MBE PARTICIPATION / MBE COMPLIANCE</b>	<b>BASE AMOUNT</b>	<b>PRIOR MODS AMOUNT</b>	<b>THIS MOD AMOUNT</b>	<b>REVISED TOTAL CONTRACT AMOUNT</b>
1. C.A.R.E. Property Services, Inc. Hanover, PA ADPICS: COH48797 MD Tax Clearance: 17-3512-1111 MBE Participation/Compliance: 24%; 13.50% VSBE Participation/Compliance: 1%; 0% Regions 1, 2, 5, 3	\$1,400,000	\$2,313,416	\$928,642	\$4,642,058
2. Complete Home Solutions, LLC (CHS) Lothian, MD ADPICS: COH48795 MD Tax Clearance: 17-3509-0111 MBE Participation/Compliance: 24%; 7% VSBE Participation/Compliance: 1%; 0% Regions 2, 3, 4, 5	\$2,300,000	\$3,179,782	\$1,274,263	\$6,754,045
3. EcoMize USA, LLC Cockeysville, MD ADPICS: COH48782 MD Tax Clearance: 17-3510-1111 MBE Participation/Compliance: 26%; 16% VSBE Participation/Compliance: 1%; 1% Regions 2, 3, 4	\$2,800,000	\$1,685,650	\$724,036	\$5,209,686
4. Efficient Home, LLC Burtonsville, MD ADPICS: COH48791 MD Tax Clearance: 17-3514-1111 MBE Participation/Compliance: 25%; 5% VSBE Participation/Compliance: 1%; 1% Regions 2, 3, 4	\$2,500,000	\$11,059,860	\$1,008,775	\$14,568,635
5. Elysian Energy, LLC Silver Spring, MD ADPICS: COH48790 MD Tax Clearance: 17-3507-0111 MBE Participation/Compliance: 25%; 1.02% VSBE Participation/Compliance: 1%; 0% Region 2	\$360,000	\$750,000	\$448,500	\$1,558,500

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
January 24, 2018



DBM 11B

**4-S-MOD. DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)**

6. Equity Development & Growth Enterprises Corp. d/b/a Edge Energy Beltsville, MD ADPICS: COH48794 MD Tax Clearance: 17-3511-0111 MBE Participation/Compliance: 36%; 14% VSBE Participation/Compliance: 2%; 1.71% Regions 2, 3	\$800,000	\$1,123,264	\$402,630	\$2,325,894
7. Standard Energy Solutions, LLC (SES) Rockville, MD ADPICS: COH48781 MD Tax Clearance: 17-3515-1001 MBE Participation/Compliance: 25%; 21.15% VSBE Participation/Compliance: 2%; 0.66% Regions 1, 2, 3, 4, 5	\$4,200,000	\$706,906	\$899,820	\$5,806,726
8. Total Home Performance, LLC (THP) Easton, MD ADPICS: COH48788 MD Tax Clearance: 17-3513-1111 MBE Participation/Compliance: 24%; 27.76% VSBE Participation/Compliance: 1%; 0.04% Region 3	\$700,000	\$3,654,187	\$873,574	\$5,227,761
9. W & W Inspections, Inc. d/b/a Home Energy Team of Western Maryland Hagerstown, MD ADPICS: COH48784 MD Tax Clearance: 17-3508-1111 MBE Participation/Compliance: 24%; 3.41% VSBE Participation/Compliance: 1%; 0.48% Regions 1, 2	\$1,500,000	\$1,102	\$217,417	\$1,718,519
10. American Home Energy Corporation (AHEC) Elton, MD ADPICS: N/A; MD Tax Clearance: N/A MBE Participation/Compliance: N/A VSBE Participation/Compliance: N/A Regions N/A <i>(This contract is not being extended.)</i>	\$1,745,000	(\$350,000)	N/A	\$1,395,000
<b>GRAND TOTAL</b>	\$18,305,000	\$24,124,167	\$6,777,657	\$49,206,824

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
January 24, 2018



DBM 12B

Contact: Kimberly M. Shearin (410) 767-4847  
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**5-GM. MARYLAND TRANSIT ADMINISTRATION**  
*General Miscellaneous*

**Fund Source:** 100% Special (Transportation Trust Fund)

**Appropriation Code:** H0101

**Request Amount:** \$75,000

**Description:** Pursuant to State Government Article §§ 12-404 and 12-501, the Maryland Transit Administration and the Office of the Attorney General request approval for the payment of \$75,000 in full settlement of all claims against the MTA, including attorney's fees, in the matter of *Brilliant Semenova v. MTA*, JFM-14-3413, United States District Court for the District of Maryland. Of that amount, \$67,000 is payable immediately, and MTA will reimburse Ms. Semenova up to \$8,000 once she has graduated from the Community College of Baltimore County.

**Requesting Agency Remarks:** If the settlement is approved, a check in the amount of \$67,000 should be issued and made payable to Brilliant Semenova and the Law Firm of Maxwell, Barke & Zuckerman. The check should be delivered to Kimberly M. Shearin, Assistant Attorney General, Office of the Attorney General, 6 St. Paul Street, Suite 1200, Baltimore, Maryland 21202, who will arrange for its delivery and ensure all of the necessary documentation and releases are completed.

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement D  
Department of Information Technology  
**ACTION AGENDA**  
January 24, 2018



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**1-IT. DEPARTMENT OF PUBLIC SAFETY & CORRECTIONAL SERVICES**  
***Information Technology & Communications Division***

**Contract ID:** OpenFox Message Switching Software Contract  
ADPICS BPO No.: Q00B8400027

**Contract Description:** OpenFox Message Switching System for METERS includes software license, maintenance, support.

**Award:** Computer Projects of Illinois, Inc., Bolingbrook, IL

**Term:** 2/1/2018 – 1/31/2020 (two-year base, with one 1-year option)  
2/1/2020 – 1/31/2021 (option)

**Amount:** \$274,373 (base year 1)  
\$288,091 (base year 2)  
\$302,496 (option year)  
\$864,960

**Procurement Method:** Sole Source

**MBE Participation:** None

**Remarks:** This contract continues the annual software maintenance and 24/7/365 technical support services for OpenFox Message Switch, the Remote Data Terminal System, and OpenFox Disaster Recovery Environment. Deployed in 2002, OpenFox Message Switch technology is the core of the Maryland Electronic Telecommunications Enforcement Resources System (METERS). METERS is a fundamental mission critical tool for law enforcement in Maryland, that enables local, State and federal law enforcement personnel to access multiple law enforcement databases including the National Crime Information Center, National Law Enforcement Transmission System, the Motor Vehicle Administration, and Maryland HotFiles. All Maryland law enforcement and criminal justice agencies, 911 centers, corrections facilities and community supervision agencies use this technology. The Remote Mobile Data Terminal System component enables law enforcement officers in Maryland to access the criminal and MVA databases from their patrol vehicles.

Supplement D  
Department of Information Technology  
ACTION AGENDA  
January 24, 2018



**1-IT. PUBLIC SAFETY & CORRECTIONAL SERVICES (cont'd)**  
*Information Technology & Communications Division*

**Remarks:** (cont'd)

Computer Projects of Illinois, Inc. (CPI) is the owner of the proprietary software license and is the sole provider of maintenance and support for the technology. There is no other available source for the maintenance and support of this critical technology. Due to the proprietary nature of this service, there is no opportunity for MBE participation in this contract. CPI has been performing this service for DPSCS since 2002 and has provided good customer service and fulfilled its contract obligations to DPSCS.

DPSCS conducted an analysis of maintenance charges for comparable solutions for three other organizations and found the State was paying the least amount with an unlimited amount of users while the other organizations have a limited number of users. The analysis determined the State's pricing is fair and reasonable.

**Fund Source:** General  
**Approp. Code:** Q00A0102  
**Resident Business:** No  
**MD Tax Clearances:** 17-2334-0000

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement D  
Department of Information Technology  
ACTION AGENDA  
January 24, 2018



**Hand Carried**

Contact: Cindy Kollner (410) 767-4721  
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**2-IT-MOD. DEPARTMENT OF BUDGET AND MANAGEMENT  
*Office of Personnel Services and Benefits***

**Contract ID:** Statewide Personnel System (SPS) Software as a Service (SaaS); Human Capital Management Solution; ADPICS # 060B3490012

**Contract Approved:** DoIT Item 7-IT (12/18/2013)

**Contractor:** Oakland Consulting Group, Inc., Lanham, MD

**Contract Description:** Integrated Statewide Personnel System using a multi-tenant, cloud, subscription-based human management software-as-a-service (SaaS) solution.

**Modification Description:** Adjust the implementation schedule for SPS.

**Original Contract Term:** 12/18/2013 – 12/17/2018 (w/2 five-year renewal options)  
**Modification Term:** Upon BPW approval – 12/17/2018

**Original Contract Amount:** \$43,891,000 Estimated (5 Years)  
**Modification Amount:** \$0 (Approx. 11 Months)  
**Prior Modifications/Options:** None  
**Revised Total Contract Amount:** \$43,891,000 Estimated  
**Overall Percent +/- (This Mod):** 0%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE Participation:** 100% (Contractor is a certified MBE)

**Requesting Agency Remarks:** The Departments of Budget and Management and Information Technology are requesting approval to adjust the implementation schedule for the SPS system.

**Fund Source:** Reimbursable  
**Appropriation Code:** F50B0406  
**Resident Business:** Yes

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**Larry J. Hogan**  
Governor

**Boyd K. Rutherford**  
Lt. Governor

**Pete K. Rahn**  
Secretary

**BOARD OF PUBLIC WORKS  
ACTION AGENDA  
January 24, 2018**

	<u>Pages</u>
Maryland Transportation Authority (MDTA)	1 – 4
Maryland Port Administration (MPA)	5 – 6
Maryland Transit Administration (MTA)	7 – 28, 44 - 46
State Highway Administration (SHA)	29 – 43, 47

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: Donna DiCerbo  
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**1-AE-MOD. MARYLAND TRANSPORTATION AUTHORITY**  
***Modification: Architecture/Engineering Contract***

**Contract ID:** Nice Bridge Replacement and Authority-wide Comprehensive General Engineering Consultant (GEC) and Preliminary Engineering and Final Design and Construction Management (CMI) Services; AE-3001-0000 (MDTA 2014-02)

**Contract Approved:** DOT Agenda 06/23/2015; Item 3-AE

**Contractor:** Johnson, Mirmiran & Thompson, Inc. /  
Parsons Brinckerhoff, Inc. (JV)  
Sparks, MD

**Contract Description:** This is an open-ended, work-order based contract to provide Comprehensive General Engineering Consultant (GEC) - Program Management, Preliminary Engineering and Final Design, and Construction Services for the Replacement of the Governor Harry W. Nice Memorial Bridge (Nice Bridge) and all other MDTA facilities.

**Modification Description:** Modification No. 1 provides for an increase in funds and time to continue various ongoing and planned tasks needed to successfully deliver the replacement of the Nice Bridge replacement mega-project.

**Original Contract Term:** 07/01/2015 – 06/30/2022

**Modification Term(s):** 07/01/2022 – 12/31/2024

**Original Contract Amount:** \$15,000,000

**Prior Modifications:** N/A

**Modification Amount:** \$30,000,000

**Revised Contract Amount:** \$45,000,000

**Percent +/- Change:** 300.00%

**Overall Percent +/-:** 300.00%

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018

MDOT 2



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**1-AE-MOD.            MARYLAND TRANSPORTATION AUTHORITY (cont'd)**

**Original Procurement Method:**        Maryland Architectural and Engineering Services Act

**MBE Participation:**                    29.00%

**MBE Compliance:**                    15.67%

**VSBE Compliance:**                   1.0%

**Requesting Agency Remarks:**        The Maryland Transportation Authority (MDTA) Office of Engineering and Construction (OEC) is requesting \$30 million in additional contract authority and 30 additional months for this contract. This would increase the contract authority on this contract from \$15 million to \$45 million.

At the time this Contract was originally procured; the schedule, development period, scope, and nature of the Nice Bridge replacement project had not been fully determined; therefore, the original term and dollar value could not be justified for a term of more than seven years and value of more than \$15,000,000.

In November 2016, the Governor announced and the MDTA Board approved to program \$769 million in funding for the construction of the replacement of the Harry W. Nice Bridge on US 301. The project will begin construction in 2020 with an anticipated completion in 2024. Preliminary engineering and right-of-way activities, including the development of the procurement documents, is currently underway. The replacement project demands expertise in a wide variety of subject matters, including but not limited to finance, procurement, project and risk management, public relations, engineering and construction design and management, and construction management for this alternative delivery mega-project.

Although this is a significant contract modification, MDTA has determined that is in the State's best interest and that it would be infeasible to procure new contracts to perform the services provided by this contract for the reasons below.

First, continuity through the design process is critical. The project is highly complex in terms of its design elements, including stakeholder, railroad, and utility coordination, as well as scheduling and contract packaging. The project teams are well established with substantial investments in staff relocation, project orientation, training, and document control procedures. The project would incur significant costs, schedule delays and additional risk if we were to transition to new teams. Second, for professional liability reasons, new consultants would expect to be compensated to review and sign off on prior work as their own. Third, due to the State's consultant conflict of interest policy, competition under a new procurement would limit the pool of capable firms, particularly MBEs, causing more conflicts of interest and stifling competition on the bridge replacement Design-Build contract.



**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018**



*Contact: Donna DiCerbo  
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**2-M. MARYLAND TRANSPORTATION AUTHORITY  
*Maintenance Contract***

**Contract ID:** Janitorial Services at the Maryland Transportation Authority, Francis Scott Key Bridge Facilities (MDTA); *MT-3096-0000*

**Contract Description:** This contract provides comprehensive janitorial services including supervision, supplies, labor, and equipment at the Maryland Transportation Authority, Francis Scott Key (FSK) Facilities located at 300, 303, 304 and 305 Authority Drive in Baltimore, MD.

**Awards:** Alliance, Inc.; Nottingham, MD

**Contract Term:** 02/08/2018\* – 02/07/2021 (w/one 2-year renewal option)  
(\*or earlier upon BPW approval)

**Amount:** \$ 673,987.36 NTE (3 Years, Base Contract)  
\$ 465,198.05 NTE (2 Years, Renewal Option)  
\$1,139,185.41 NTE Total (5 Years)

**Procurement Method:** Preferred Provider

**Living Wage Eligible:** No (Preferred Provider)

**MBE Participation:** 0%

**Performance Security:** None                      **Incumbent:** None

**Requesting Agency Remarks:** This contract will be performed by a Community Service Provider. The Pricing and Selection Committee approved the rates for these services on October 19, 2017. Janitorial supplies are included in the contract total and the contract specifies that supplies be purchased from Blind Industries of Maryland, also a Community Service Provider.

**Fund Source:** 100% Special (Toll Revenue)

**Approp. Code:** J00.J00.41

**Resident Businesses:** Yes                      **MD Tax Clearances:** 17-2931-1110

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018**



*Contact: John Thornton  
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**3-IT. MARYLAND PORT ADMINISTRATION  
*Information Technology Contract***

**Contract ID:** MDOT MPA & MDOT MDTA Fiber Installation; 217042-IT  
ADPICS No.: P217042

**Contract Description:** This contract is for installation of fiber optic cable and equipment at various Maryland Department of Transportation Maryland Port Administration (MDOT MPA) and Maryland Transportation Authority (MDTA) properties.

**Award:** Noovis LLC; Hanover, MD

**Contract Term:** 02/08/2018 – 08/10/2018

**Amount:** \$519,097

**Procurement Method:** Intergovernmental Cooperative Purchasing  
(DOIT Cabling and Wiring Master Materials and Services Contract  
No. 060B6400046)

**Proposals:**

Offeror	Technical Ranking	Financial Ranking	Overall Ranking
Noovis LLC Hanover, MD	2	\$519,097 (1)	1
Eastcomm Ltd. Upper Marlboro, MD	3	\$554,258 (2)	2
KCI Construction Services, LLC Hanover, MD	1	\$843,525 (4)	3
Henkels & McCoy York, PA	4	\$793,959 (3)	4

*\*The technical proposal held greater weight than the financial proposal in the overall ranking.*

**MBE Participation:** 20%

**Performance Security:** None

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



**3-IT. MARYLAND PORT ADMINISTRATION (cont'd)**

**Requesting Agency Remarks:** MDOT MPA conducted this procurement via Intergovernmental Cooperative Purchasing under the Maryland Department of Information Technology (DOIT) Cabling and Wiring Master Materials and Services Contract No. 060B6400046.

This project will enhance the fiber optic backbone network of the MDOT enterprise network. The fiber will enable connection of MDOT MPA, MDTA and MDOT network equipment on Broening Highway to the MDOT enterprise network. This project will include installing conduit and fiber from Dundalk Marine Terminal to MDTA Francis Scott Key, from 2700 Broening Highway to the MDOT MPA Access Control Center and from Fairfield Marine Terminal tower to the MDTA 895 Administration Building.

MDOT MPA solicited proposals from 15 DOIT master contractors. Nine companies attended the preproposal meeting and site-visit. Four proposals were received. All technical proposals were deemed susceptible of being selected for award. Noovis LLC provided the best financial proposal and was a very close second for technical proposal ranking. Noovis LLC has demonstrated in the technical proposal a high level of technical knowledge, experienced personnel, and prior experience completing similar projects with the State and MDOT. Noovis LLC offers the best value and is the offer most advantageous to the State and MDOT.

The MBE goal established for this contract was 19%; however, Noovis LLC has committed to 20% MBE participation.

The MDOT MPA is specifically excluded from DOIT's authority to control the procurement of Information Technology projects. DOIT has provided that MDOT MPA may use the Cable and Wiring Master Materials and Services DOIT Master Contracts for source selection and may award a contract free of DOIT control. In doing so MDOT MPA must act within its delegated authority; therefore, under COMAR 21.02.01.04F(6) MDOT MPA must obtain Maryland Port Commission and Board of Public Works approval for award of this contract for information technology services over \$200,000. The Port Commission approved this recommendation on January 4, 2018.

**Fund Source:** 100% Special Funds (Transportation Trust Fund)  
**Approp. Code:** J03D0002

**Resident Business:** Yes      **MD Tax Clearance:** 17-3353-1111

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

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: Joseph Sedtal  
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**4-GM-MOD. MARYLAND TRANSIT ADMINISTRATION**  
*Modification- General/Miscellaneous*

**Contract ID:** Commuter Bus Route 425; *MTA-1423*  
ADPICS No.: CO349602

**Contract Approved:** DOT Agenda 08/13/2014, Item 41-GM

**Contractor:** Academy Express, LLC  
Hoboken, NJ

**Contract Description:** The contract is for Commuter Bus services operating weekdays between Baltimore and Harford County. This route features three morning trips traveling to five stops in downtown Baltimore and 13 stops in Harford County, as well as three afternoon trips with 13 stops in Harford County and five stops in downtown Baltimore.

**Modification Description:** Modification No. 6 is a change order to add contract authority and time to the existing contract.

**Original Contract Term:** 10/01/2014-09/30/2017

**Original Contract Amount:** \$2,461,930

**Modification Amount:** \$ 54,730

**Prior Mods/Options:**

\$ 501,000	(Mod No.1-08/18/2016; Additional authority for Commuter Bus Services)
\$ 0	(Mod No. 2-09/13/2016; Correct effective date of original contract)
\$ 50,000	(Mod No. 3-DCAR -10/02/2017; Carry to the 10/18/2017 BPW meeting)
\$ 150,000	(Mod No. 4 -10/18/2017; 5-GM; Increase in funds and time)
\$ 0	(Mod No. 5 – DCAR 12/12/2017)
\$ 54,730	(Mod No. 6-; Increase in funds and time, <i>this agenda item</i> )

**Revised Contract Amount:** \$3,217,660

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



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**4-GM-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)**

**Percent +/- Change:** +20.3% (Modification No. 1)  
+ 0.0% (Modification No. 2)  
+ 2.0% (Modification No. 3)  
+ 6.0% (Modification No. 4)  
+ 0.0% (Modification No. 5)  
+ 1.7% (Modification No. 6; *this agenda item*)

**Overall Percent +/-:** + 29.7%

**MBE Participation:** 5.0%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE Compliance:** 13.0%

**Requesting Agency Remarks:** Modification No. 6 provides for additional monies and time needed to maintain the current level of service through the end of the route's life. This route will be permanently cancelled as of March 12, 2018, due to extremely low ridership.

**Fund Source:** 100% Special Funds (Transportation Trust Fund)

**Approp. Code:** J05H0105

**Resident Business:** Yes

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

**APPROVED**      **DISAPPROVED**      **DEFERRED**      **WITHDRAWN**  
**WITH DISCUSSION**      **WITHOUT DISCUSSION**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018**




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**4-GM-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)**

**ATTACHMENT I**

	<b>Amount</b>	<b>Term</b>	<b>BPW/DCAR Date</b>	<b>Reason</b>
<b>Original Contract</b>	\$2,461,930	10/01/2014- 09/30/2017	08/13/2014 #41-GM	Original Contract
<b>Modification No. 1</b>	\$501,000	10/18/2012- 09/30/2017	08/18/2016	Additional contract authority for additional Commuter Bus Services
<b>Modification No. 2</b>	\$0	09/13/2016- 09/30/2017	11/20/2013 #14GM	Corrected effective date for original contract
<b>Modification No. 3</b>	\$50,000	10/01/2017- 10/17/2017	10/01/2017	Additional contract contract authority for BPW approval
<b>Modification No. 4</b>	\$150,000	10/18/2012- 01/19/2017	10/18/2017 #5GM-MOD	Additional time and funds
<b>Modification No. 5</b>	\$0	01/20/2018 – 02/07/2018	12/12/2017	Additional time to reach BPW
<b>Modification No. 6</b>	\$54,730	02/08/2018- 03/12/2018	01/24/2018; 4-GM-MOD	Additional time and funds

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: Joseph Sedtal  
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**5-M. MARYLAND TRANSIT ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** Light Rail Traction Power Substation Breaker Rehabilitation; *LR-17-1000*  
ADPICS No: LR171000

**Contract Description:** This contract provides for the preservation of the traction power system for Maryland Department of Transportation Maryland Transit Administration (MDOT MTA)-Light Rail. Inspection, testing, cleaning/lubing, and reconditioning of the 15 kV AC vacuum breakers, the 5 Kv AC vacuum breakers, the 5 Kv vacuum contractors and the 750 VDC breakers installed at 30 Light Rail Substations.

**Award:** Carolina Precision Switchgear, LLC  
Charlotte, NC

**Contract Term:** 02/08/2018\* – 02/07/2023 (*or earlier with BPW approval*)

**Amount:** \$1,123,704 NTE

**Procurement Method:** Competitive Sealed Bidding

<b>Bids:</b>	Carolina Precision Switchgear, LLC Charlotte, NC	\$1,123,704
	Camco Complete Advance Maint. Co. Edensburg, PA	\$1,295,683
	RB Sales (a division of CE Power Engineered Services LLC) Fairfield, OH	\$1,341,364
	Electric Power Systems Bel Air, MD	\$1,658,256
	Potomac Testing Crofton, MD	\$2,083,802

**Living Wage Eligible:** Yes

**MBE Participation:** 0%

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



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5-M. MARYLAND TRANSIT ADMINISTRATION

*Performance Security:* None

*Incumbent:* None

*Requesting Agency Remarks:* The low bid of \$1,123,704 was 17.2% lower than the Independent Cost Estimate (ICE) of \$1,357,113. The primary reason for the bid being lower than the ICE was related to vendor's labor rates being lower due to their location in North Carolina. MDOT MTA has confirmed Carolina Switchgear's bid price and is confident the work can be performed at this rate.

This solicitation was advertised via eMaryland Marketplace (eMM) on March 21, 2017 notifying 224 vendors. A total of five vendors were directly solicited. A Bid Opening was conducted on July 6, 2017.

*Fund Source:* 100% Special Funds (Transportation Trust Fund)

*Approp. Code:* J05H0102

*MD Tax Clearance:* 17-2778-0000

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

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
	<b>WITH DISCUSSION</b>	<b>WITHOUT DISCUSSION</b>	

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: Joseph Sedtal  
410-767-3351  
jsedtal@mta.maryland.gov

**6-M-MOD. MARYLAND TRANSIT ADMINISTRATION  
*Modification – Maintenance Contract***

**Contract ID:** Bus Shelter Repair and Maintenance; T-8000-0438  
ADPICS No.: CO351754

**Contract Approved:** DOT Agenda 03/18/15, Item #13-M

**Contractor:** J. Ziemski Construction  
Baltimore, MD

**Contract Description:** This contract provides The Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) Bus Facilities Division with a qualified and experienced Contractor to properly maintain MDOT MTA Bus Shelters.

**Modification Description:** Modification No. 1 is to increase the contract amount for repair and maintenance of Bus Shelters.

**Original Contract Term:** 03/19/2015 – 03/18/2020

**Modification Term(s):** 02/08/2018\* – 03/18/2020 (\*or earlier with BPW approval)

**Original Contract Amount:** \$1,323,500

**Modification Amount:** \$ 325,000

**Prior Mods/Options:** None

**Revised Total Contract Amount:** \$1,648,500

**Percent +/- Change:** +24%

**Overall Percent +/-:** +24%

**Original Procurement Method:** Competitive Sealed Bidding

**MBE Participation:** 2.0%

**MBE Compliance:** 1.7%

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



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**6-M-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)**

**Requesting Agency Remarks:** This modification increases contract authority to continue providing these critical services to Bus Shelters. The original contract was procured prior to the creation of BaltimoreLink. Following the implementation of BaltimoreLink, additional services for bus shelter repair and maintenance is required. This funding increasing will allow for these originally unanticipated services to continue uninterrupted.

**Fund Source:** 100% Special Funds (Transportation Trust Fund)

**Approp. Code:** J05H0102

**Resident Business:** Yes

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: George Fabula  
10-767-3908  
gfabula@mta.maryland.gov

**7-LT. MARYLAND TRANSIT ADMINISTRATION**  
*Lease-Tenant*

**Recommendation:** That the Board of Public Works approve the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) leasing property.

**Authority:** Transportation Article §7-204 (d) (I);  
Annotated Code of Maryland

**Property:** 7000 Amtrak Way, Hanover, Maryland

**Lessor:** National Railroad Passenger Corporation (Amtrak)

**Lessee:** MDOT MTA

**Consideration:** None

**Effective Date:** January 24, 2018

**Term:** Lease Agreement expires April, 2021

**Special Conditions:** None

**Funding Source:** N/A

**Requesting Agency Remarks:** Under the lease the MDOT MTA will construct various improvements related to the BWI MARC Station that will improve facility accommodations for MDOT MTA MARC patrons. The improvements include, but not limited to: new restrooms, new entrance canopies, new ticket offices, waiting area, retail space, roof replacement, other mechanical improvements to support the new space, new sidewalks leading to station, and new taxi drop-off area. MDOT MTA will provide a temporary Ticketing/Office for retail seating and handicap accessible ramp during construction.

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: George E. Fabula, Jr.  
410-767-3908  
gfabula@mta.maryland.gov

**8-RP. MARYLAND TRANSIT ADMINISTRATION**  
*Real Property – Easement*

**Recommendation:** That the Board of Public Works approve the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) granting a perpetual easement.

**Authority:** State Finance and Procurement Article, § 10-305; Annotated Code of Maryland

**Property:** MC# 17-5084  
9009 Dorsey Run Road, (± 0.029 ac), Annapolis Junction, MD

**Grantor:** MDOT MTA

**Grantee:** Baltimore Gas & Electric Company

**Consideration:** \$1.00                      **Appraised Value:** N/A

**Special Conditions:** None

**Fund Source:** N/A                      **Legislative Notice:** N/A

**State Clearinghouse:** The Clearinghouse conducted an intergovernmental review of the project under MD20170310-0192. It has recommended to declare the +/- 0.029 acres of land which is improved as a structured parking facility to the State, and to offer a perpetual easement within the limits of MDOT MTA’s right-of-way to BGE.

**Requesting Agency Remarks:** MDOT MTA seeks to grant a perpetual easement to Baltimore Gas & Electric to provide a direct line from the north east side of the rail station to maintain and access: two switch gears, a transformer, underground lines and a splice box and all other ancillary equipment within the limits of the MDOT MTA’s right-of-way needed for the continued operation of the Savage Transit Oriented Development (TOD), including but not limited to the Savage MARC Commuter Rail Station, structured parking facility, station platforms, traffic signal(s) and public site lighting.

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

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
	<b>WITH DISCUSSION</b>	<b>WITHOUT DISCUSSION</b>	

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: George E. Fabula, Jr.  
410-767-3908  
gfabula@mta.maryland.gov

**9-RP. MARYLAND TRANSIT ADMINISTRATION**  
*Real Property – Acquisition*

**Recommendation:** That the Board of Public Works approve Maryland Department of Transportation Administration (MDOT MTA) acquiring real property.

**Authority:** Transportation Article, § 7-204 (d)(1);  
Annotated Code of Maryland

**Property:** MTA # 01422  
Parcel P729 (± 44,309 Square Feet), located on Stewart Avenue in Silver Spring, MD

**Grantor:** Jose M. Serra, Trustee et al

**Grantee:** MDOT MTA

**Consideration:** \$2,220,000, plus estimated relocation cost of \$162,500

**Appraised Value:** \$1,319,450 –Karen Belinko (Selected)  
\$ 965,700 – David Lamb (Approved)  
Gerard Krebs, Review Appraiser

**Special Conditions:** None      **Fund Source:** 80% Federal; 20% Special Funds

**Requesting Agency Remarks:** The subject property is required for the MDOT MTA’s Purple Line Project located in Montgomery County, Maryland. The property consists of 44,309 square feet +/- and will be acquired for the construction of a light rail track, access, and storm water management. The original offer of \$1,319,450 was countered by the property owner’s attorney in the amount of \$2,500,000. After an extensive search of industrial zoned properties, MDOT SHA agreed that the property owner’s appraiser’s use of a 4.5% adjustment for market condition was a fair assumption and acceptable. After extended negotiations, an administrative settlement of \$2,220,000 was reached. This settlement has been approved by the Office of the Attorney General and is reasonable, fiscally prudent and in the best interest of all parties.

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

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: George E. Fabula, Jr.  
410-767-3908  
gfabula@mta.maryland.gov

**10-RP. MARYLAND TRANSIT ADMINISTRATION**  
***Real Property – Acquisition***

**Recommendation:** That the Board of Public Works approve Maryland Department of Transportation Administration (MDOT MTA) acquiring real property.

**Authority:** Transportation Article, § 7-204 (d) (1)  
Annotated Code of Maryland

**Property:** MTA # 01399  
4300 Montgomery Ave. (± 3,392 Sq. Ft.), Bethesda, MD

**Grantor:** Council of Unit Owners of Montgomery Mews Condominium Building

**Grantee:** State of Maryland, Maryland Transit Administration

**Consideration:** \$78,922

**Appraised Value:** \$66,200 – Kathleen Kohler (Selected)  
\$53,550 – Gary Anglemeyer, (Approved)  
Dennis D’Argenio, Review Appraiser

**Special Conditions:** None

**Fund Source:** 80% Federal; 20% Special Funds

**Requesting Agency Remarks:** The subject property is required for the construction of MDOT MTA’s Purple Line Project located in Montgomery County, Maryland. The Purple Line requires the acquisition of a 3,392 sq. ft. Temporary Construction Easement (TCE) and associated “on-site” improvements from the subject. Continuing negotiations have now resulted in an Option being signed for \$78,922.00, an increase of \$12,722.00 over the approved appraised offer. The elements of the \$12,722.00 administrative adjustment to the offer include:

- (1) a modest 10% increase in the TCE payment due to MDOT MTA’s appraisals being 15 months old;
- (2) a payment of \$7,125 based on a written estimate submitted by the owner, for the owner to erect a new southern perimeter boundary fence after construction; and

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



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10-RP. MARYLAND TRANSIT ADMINISTRATION

*Remarks (cont'd):*

(3) a \$43.00 increase in the compensation being paid for impacted on-site improvements. As a sign of support for the project, the Condominium Board President signed a Right of Entry Agreement on November 14, 2017. The amicable settlement is reasonable, fiscally prudent and in the best interest of all parties as it clears the property for construction in a critical portion of the Georgetown Branch Trail segment of the project and it avoids the additional costs in time and money of pursuing easement acquisition through litigation under MDOT MTA's "non-quick-take" condemnation process.

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

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: Joseph W. Sedtal  
410-767-3351  
jsedtal@mta.maryland.gov

**11-GM. MARYLAND TRANSIT ADMINISTRATION**  
*General/Miscellaneous Contract*

**Contract ID:** Ancillary – Repair & Maintenance of Communication & Security Systems, Rail Signals, Rolling Stock & associated Equipment; *OPS-17-089-AN* - ADPICS No.: OPS17089AN

**Contract Description:** This is a task order based contract for miscellaneous construction, repairs, and maintenance work on existing control, communications, and transit rail systems for the MDOT MTA’s Facilities located throughout the State.

**Awards:** Brawner Builders, Inc.  
Hunt Valley, MD

Hawkeye Construction, LLC  
Rosedale, MD

Mona Electric Group, Inc.  
Clinton, MD

**Amount:** \$20,000,000 Aggregate Total NTE

**Contract Term:** 02/08/2018 – 02/07/2023

**Procurement Method:** Competitive Sealed Bidding

**Bids:** Bids for Representative Initial Task

Brawner Builders, Inc. \$ 265,600  
Hunt Valley, MD

Hawkeye Construction, LLC \$ 334,545  
Rosedale, MD

Mona Electric Group, Inc. \$ 341,519  
Clinton, MD

Freestate Baltimore, LLC \$ 363,980  
Owings Mills, MD

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018**



**11-GM. MARYLAND TRANSIT ADMINISTRATION (cont'd)**

<b>Bids:</b> (cont'd)	M.C. Dean Building Intelligence Tyson, VA	\$ 514,117
	Denver-Elek, Inc. Baltimore, MD	\$ 642,773
	Amtrac Railroad Constructors of MD, Inc. Hagerstown, MD	\$1,021,400
<b>DBE Participation:</b>	Brawner Builders, Inc.	17%
	Hawkeye Construction, LLC	30%
	Mona Electric Group, Inc.	27%

**Performance Security:** Performance and Payment Bonds equaling 100% of each task order greater than \$100,000

**Agency Remarks:** The Representative Initial Task low bid of \$265,600 is 38% less than the Engineer's Estimate of \$430,479. The MDOT MTA has confirmed with Brawner Builders, 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 July 27, 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, repair, and maintenance on existing transit rail systems to include train control, traction power, catenary power rail vehicles, safety control systems, and fire management systems.

The Representative Initial Task is for refurbishing of the Northwest Yard Third Rail Power Isolation Switch Cabinets located at the Wabash Northwest Rail Yard (Pikesville, MD). The contractor will furnish all labor, material, assembly, engineering, integration, testing, and installation of equipment. The cabinets incorporate several 750V, high-current manually operated knife-type switches used to isolate Third Rail Power within the Wabash Northwest Rail Yard.

All Contractors have committed to meeting or exceeding the 16% DBE goal established for this contract.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



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11-GM. MARYLAND TRANSIT ADMINISTRATION (cont'd)

*Fund Source:* 80% Federal, 20% Special (Transportation Trust Fund)  
*Approp. Code:* J05H0105  
*Resident Business:* Yes (for all)  
*MD Tax Clearance:* Brawner Builders, Inc. 17-3542-1111  
Hawkeye Construction, LLC 17-3541-0111  
Mona Electric Group, Inc. 17-3540-1111

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BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

**APPROVED**      **DISAPPROVED**      **DEFERRED**      **WITHDRAWN**  
**WITH DISCUSSION**      **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



MDOT 22

Contact: Joseph Sedtal  
410-767-3353  
JSedtal@mta.maryland.gov

**12-GM. MARYLAND TRANSIT ADMINISTRATION**  
*General/Miscellaneous Contract*

**Contract ID:** Commuter Bus Route 735; OPS-17-090-SR  
ADPICS No.: OPS17090SR

**Contract Description:** Provides weekday Commuter Bus Service between St. Mary's County and Washington, D.C.

**Awards:** Keller Transportation, Inc.  
Waldorf, MD

**Contract Term:** 03/01/2018-02/28/2023  
~~02/01/2018-01/31/2023~~

**Amount:** \$9,652,416

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

Keller Transportation Inc, Waldorf, MD	\$ 9,652,416
Martz Group Fredericksburg, VA	\$10,474,515
Academy Express, LLC Hoboken, NJ	\$10,769,504

**MBE Participation:** 5.4%

**Performance Security:** None

**Incumbents:** Keller Transportation, Inc.  
Waldorf, MD

See next page for  
Record Correction  
Letter dated  
12/21/22

Accepted 1/9/2023



Digitally signed by  
John T. Gontrum  
Date: 2023.01.09  
11:23:02 -05'00'



Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
James F. Ports, Jr.  
Secretary  
Holly Arnold  
Administrator

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## MEMORANDUM

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**TO:** EXECUTIVE SECRETARY JOHN GONTRUM

**FROM:** DIRECTOR OF PROCUREMENT WILLIAM L. PARHAM, JR.

**SUBJECT:** NOTICE OF CORRECTION – MDOT 12-GM 01/24/2018 BPW MEETING

**DATE:** DECEMBER 21, 2022

**RESPONSE  
REQUEST**

**BY:** JANUARY 4, 2023

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### PURPOSE OF MEMORANDUM

The purpose of this memo is to advise you of a clerical error that requires a change to a Maryland Department of Transportation action agenda item previously approved by the Board of Public Works.

### MDOT AGENDA 01/24/2018, ITEM 12-GM

The correct term for Contract No. OPS-17-090-SR (Commuter Bus Route 735), as established in the fully executed contract, is 03/01/2018 – 02/28/2023.

The published and approved BPW agenda item incorrectly states that the contract term would be 02/01/2018-01/31/2023. The term remains five years and the contract value is not affected.

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Approval:

**William Parham**

Digitally signed by William  
Parham  
Date: 2022.12.21 08:36:29 -05'00'

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William L. Parham, Jr.  
Director of Procurement, MDOT MTA



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



MDOT 24

Contact: Joseph Sedtal  
410-767-3351  
jsedtal@mta.maryland.gov

**13-GM-MOD.      MARYLAND TRANSIT ADMINISTRATION**  
***Modification: General Miscellaneous***

**Contract ID:** Paratransit Services; MTA-1359A, B, & C  
ADPICS Nos.: CO351955; CO351956; CO351957

**Contracts Approved:** DOT Agenda 11/14/2012, Item 43-GM

<b>Awards:</b>	MV Transportation, Inc. Fairfield, CA	Contract A
	Transdev Services, Inc. Baltimore, MD	Contract B
	First Transit, Inc. Cincinnati, OH	Contract C

**Contract Description:** This contract provides services to operate ADA paratransit services for the Mobility program. The contractors provide a facility, vehicle maintenance, operators/drivers, pull-out supervision, management oversight of direct vehicle operation, and all necessary support to transport riders in accordance with the MDOT MTA's instructions. MDOT MTA will be responsible for trip reservations, scheduling, and vehicle control.

**Modification Description:** Modification No. 1 serves to add contract authority and extend the term of the contract by a nine-month base period with one three-month option to renew, allowing sufficient time to complete award of the replacement contract(s).

**Original Contract Term:** 02/08/2013 – 02/07/2016

**Prior Option Terms:** 02/08/2016 – 02/07/2017 (Renewal Option 1, 01/06/2015)  
02/08/2017 – 02/07/2018 (Renewal Option 2, 01/25/2017)

**Modification Term:** 02/08/2018\* – 11/07/2018 (\*early upon BPW approval)  
(with one 3-month option)

**Original Contract Amount:** \$ 78,146,335 (Contract A)  
\$ 74,084,320 (Contract B)  
\$ 79,631,818 (Contract C)  
\$231,862,473(Grand Total)

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018

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**13-GM-MOD.                      MARYLAND TRANSIT ADMINISTRATION (cont'd)**

**Modification Base Amount:** \$19,524,535 (Contract A)  
\$18,321,887 (Contract B)  
\$18,585,321 (Contract C)  
\$56,431,743 (Grand Total)

**Modification Option Amount:**        \$6,507,858 (Contract A)  
\$6,106,796 (Contract B)  
\$6,194,698 (Contract C)  
\$18,809,352 (Grand Total)

**Prior Mods/Options:**                    See Attachment I.

**Revised Total Amounts:**                \$164,690,155 (Contract A)  
\$151,351,357 (Contract B)  
\$167,181,441 (Contract C)

**Percent +/- Change:**                    18.7% (Contract A)  
19.2% (Contract B)  
17.4% (Contract C)

**Overall Percent +/-:**                      +18.4%

**Original Procurement Method:**        Competitive Sealed Bidding

**MBE Participation:**                        17%

**MBE Compliance:**                        16.1% (Contract A)  
14.7% (Contract B)  
20.4% (Contract C)

**Requesting Agency Remarks:** This Modification adds time and contract authority to these contracts for 9 months with an option to renew for an additional three months to allow sufficient time for award of the replacement contracts. In the main, the modification is needed because over the past nine months, MDOT MTA developed a new business model where in the coming year - pursuant to the currently advertised solicitation to re-compete these services - separate contract(s) will be awarded for the Operations Control Room function, the Transportation Service Delivery function, and the Quality Assurance Services function. Regarding the Quality Assurance Services function, it is important to note that for the first time an outside, independent contractor will perform them in conjunction and under MDOT MTA supervision.



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



MDOT 27

13-GM-MOD.

MARYLAND TRANSIT ADMINISTRATION (cont'd)

<b><u>CONTRACT A</u></b>				
	<b>ATTACHMENT I</b>			
	<b>Amount</b>	<b>Term</b>	<b>BPW/DCAR Date</b>	<b>Reason</b>
<b>Original Contract</b>	\$78,146,335	02/08/2013-02/07/2016	11/14/2012, Item 43-GM	
<b>Renewal Opt. #1</b>	\$27,695,658	02/08/2016-02/07/2017	01/06/2016, 2-S-OPT	1 <sup>st</sup> Renewal Option
<b>Renewal Opt. #2</b>	\$32,815,769	02/08/2017-02/07/2018	01/25/2017 4-GM	2 <sup>nd</sup> Renewal Option
<b>Modification #1 (Base Term)</b>	\$19,524,535	02/08/2018-11/7/2018	01/24/2018 13-GM-MOD	Modification #1
<b>Revised Amount</b>	<b>\$164,690,155</b>			

<b><u>CONTRACT B</u></b>				
	<b>Amount</b>	<b>Term</b>	<b>BPW/DCAR Date</b>	<b>Reason</b>
<b>Original Contract</b>	\$74,084,320	02/08/2013-02/07/2016	11/14/2012, Item 43-GM	
<b>Renewal Opt. #1</b>	\$26,003,406	02/08/2016-02/07/2017	01/06/2016, 2-S-OPT	1 <sup>st</sup> Renewal Option
<b>Renewal Opt. #2</b>	\$26,834,948	02/08/2017-02/07/2018	01/25/2017; 4- GM	2 <sup>nd</sup> Renewal Option
<b>Modification #1 (Base Term)</b>	\$18,321,887	02/08/2017-11/07/2018	01/24/2018 13-GM-MOD	Modification #1
<b>Revised Amount</b>	<b>\$151,351,357</b>			

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



13-GM-MOD.

MARYLAND TRANSIT ADMINISTRATION (cont'd)

ATTACHMENT I

<u>CONTRACT C</u>				
	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$79,631,818	02/08/2013-02/07/2016	11/14/2012, Item 43-GM	
Renewal Opt. #1	\$27,817,351	02/08/2016-02/07/2017	01/06/2016, 2-S-OPT	1 <sup>st</sup> Renewal Option
Renewal Opt. #2	\$34,952,253	02/08/2017-02/07/2018	01/25/2017 4-GM	2 <sup>nd</sup> Renewal Option
Modification #1 (Base Term)	\$18,585,321	02/08/2018-11/07/2018	01/24/2018 13-GM-MOD	Modification #1
Revised Amount	<b>\$167,181,441</b>			

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018**



*Contact: Eric T. Lomboy  
410-545-0330  
elomboy@sha.state.md.us*

**14-AE.      STATE HIGHWAY ADMINISTRATION  
*Architecture/Engineering Contract***

**Contract ID:** Pavement Management Engineering Services, Statewide; *BCS 2016-03C*  
ADPICS Nos.: SBCS1603C

**Contract Description:** This contract is the third of three open-ended, work-order based contracts to provide environmental design and permitting services, Statewide.

**Awards:** O’Connell & Lawrence, Inc. /  
Kercher Engineering, Inc. (JV)  
Olney, MD

**Contract Term:** 02/08/2018 – 02/07/2023

**Amount:** \$3,000,000 NTE

**Procurement Method:** Maryland Architectural and Engineering Services Act

**Proposals:**

	<b>Technical Proposal Rating (Max 651)</b>	<b>Technical Ranking</b>	<b>NTE Price</b>
AMEC Foster Wheeler Environment & Infrastructure, Inc. Beltsville, MD	531.80	1	Contract A BPW Approved 11/01/2017
Applied Research Associates, Inc. Elkridge, MD	497.0	2	Contract B BPW Approved 12/06/2017
O’Connell & Lawrence, Inc. / Kercher Engineering, Inc. (JV) Olney, MD	474.60	3	\$3,000,000 (Contract C)
Wallace Montgomery & Associates, LLP Hunt Valley, MD	446.40	4	N/A

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018**



**14-AE. STATE HIGHWAY ADMINISTRATION (cont'd)**

**Proposals (cont'd):**

	<i>Technical Proposal Rating (Max 651)</i>	<i>Technical Ranking</i>	<i>NTE Price</i>
AECOM Technical Services, Inc. Baltimore, MD	409.00	6	N/A
KCI Technologies, Inc. Sparks, MD	361.90	7	N/A
Weris, Inc. Sterling, VA	302.7	8	N/A

**DBE Participation:** 17%

**Incumbents:** Applied Research Associates, Inc.  
Elkridge, MD

**Agency Remarks:** On February 3, 2017, the solicitation was advertised in The Daily Record, the Maryland Department of Transportation State Highway Administration’s (MDOT SHA) web page and eMaryland Marketplace. A total of 851 firms were notified via eMaryland Marketplace.

The consultant shall provide support of the Pavement & Geotechnical Division in pavement data collection, processing, analysis and reporting; support to the Pavement & Geotechnical Division in maintenance and enhancement of agency pavement management-related tools; and assisting pavement design activities such as partnering with the districts to identify, recommend and deliver cost-effective projects and pavement treatment options for the MDOT SHA’s capital and maintenance programs, Statewide. These contracts are replacements for pavement management engineering services contracts that have expired.

**Fund Source:** 100% Special Funds (Transportation Trust Fund)

**Approp. Code:** J02B0101

**Resident Business:** Yes                      **MD Tax Clearance:** 17-2564-0111

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

**APPROVED**    **DISAPPROVED**                      **DEFERRED**                      **WITHDRAWN**  
    **WITH DISCUSSION**                      **WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



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Contact: Eric T. Lomboy  
410-545-0330  
elomboy@sha.state.md.us

**15-C-MOD. STATE HIGHWAY ADMINISTRATION**  
***Modification: Construction Contract***

**Contract ID:** HVAC Systems Upgrade at the Administration's Elkton Facility in Cecil Co.;  
CE2775129 ADPICS No.: CO351748

**Contract Approved:** DOT Agenda 06/22/2016; Item 6-C

**Contractor:** Fresh Air Concepts, LLC  
Linthicum, MD

**Contract Description:** Replacement of the HVAC Systems serving the SHA Shop, vehicle storage and welding buildings at Maryland Department of Transportation State Highway Administration's (MDOT SHA) Elkton Facility in Cecil County.

**Modification Description:** This modification is necessary to add additional contract authority for changes in scope needed in order to meet State Fire Marshal updated building codes.

**Original Contract Term:** 07/07/2016 – 04/28/2018

**Modification Term:** N/A

**Original Contract Amount:** \$2,178,479

**Modification Amount:** \$236,767

**Prior Mods/Options:** None

**Revised Contract Amount:** \$2,415,246

**Percent +/- Change:** 10.87% (Modification No. 1, *this agenda item*)

**Overall Percent +/-:** 10.87%

**Original Procurement Method:** Competitive Sealed Bidding

**MBE Participation:** 6.0%

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



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**15-C-MOD.            STATE HIGHWAY ADMINISTRATION (cont'd)**

**MBE Compliance:**                    11.76%

**Requesting Agency Remarks:** Modification No. 2 is necessary to add additional contract authority for changes needed in order to meet State Fire Marshal updated building codes. MDOT SHA has negotiated with the State Fire Marshal, the Authority Having Jurisdiction, to increase ventilation rates in HVAC upgrades to garage area from the building code value of 0.75 cfm per square foot as original designed to 1.00 cfm per square foot with combustible gas monitoring in lift pits. This allows MDOT SHA to perform welding and grinding operations anywhere within the garage bays including vehicles on lifts. This allows emergency repairs to vehicles and plows during emergency operations. Additionally, boiler relocation with a buffer tank will be necessary to extend the life of the assets under the new code. Without the change in scope, MDOT SHA will be in noncompliance with Maryland State Fire Marshal requirements and the project completion and commissioning work will be postponed. The contractors cost submittal has been found to be fair and reasonable.

**Fund Source:**                            100% Special Funds (Transportation Trust Funds)

**Approp. Code:**                        J02B0101

**Resident Business:**                Yes

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

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018

MDOT 33



Contact: Eric T. Lomboy  
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elomboy@sha.state.md.us

**16-M. STATE HIGHWAY ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** Application of Herbicide Solutions along Roadways at Various Locations in Northern Anne Arundel County; 4262G51421  
ADPICS No.: 4262G51421

**Contract Description:** This open-ended, on-call contract provides all labor, materials and equipment to perform the activities necessary for the application of herbicide solutions along roadways at various locations in Northern Anne Arundel County.

**Awards:** Unified Solutions Services, LLC.  
Columbia, MD

**Contract Term:** 02/08/2018 – 06/30/2021

**Amount:** \$297,000 NTE

**Procurement Method:** Competitive Sealed Bidding

**Bids:** Unified Solutions Services, LLC \$297,000  
Columbia, MD

Advantage Lawns, LLC \$308,375  
Jessup, MD

C & C Management Group, LTD \$315,700  
Frederick, MD

**Living Wage Eligible:** Yes

**MBE Participation:** 0% (Single Element of Work)

**Incumbent:** Advantage Lawns, LLC  
Jessup, MD

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



MDOT 34

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**16-M.        STATE HIGHWAY ADMINISTRATION (cont'd)**

**Requesting Agency Remarks:** This contract was advertised on eMaryland Marketplace on September 26, 2017, 823 potential contractors, 112 of which were MDOT-certified Minority Business Enterprises. Bids were opened on October 26, 2017.

The Engineer's Estimate for this contract is \$307,600. The low bid received is 3.45% lower than the Engineer's Estimate. Maryland Department of Transportation State Highway Administration has confirmed Unified Solutions Services, LLC's bid price.

**Fund Source:**                                100% Special Funds (Transportation Trust Fund)

**Approp. Code:**                                J02B0102

**Resident Business:**                        Yes

**MD Tax Clearance:**                        17-3105-0110

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018

MDOT 35



Contact: Eric T. Lomboy  
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elomboy@sha.state.md.us

**17-M. STATE HIGHWAY ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** Brush & Tree Cutting and Stump Removal at Various Locations in Northern Anne Arundel County; 4292G51421  
ADPICS No.: 4292G51421

**Contract Description:** This open-ended, on-call contract provides all labor, materials and equipment to perform the necessary activities for brush and tree cutting & stump removal at various locations in Northern Anne Arundel County.

**Awards:** Excel Tree Expert Co., Inc.  
Jessup, MD

**Contract Term:** 02/08/2018 – 06/30/2021

**Amount:** \$576,200 NTE

**Procurement Method:** Competitive Sealed Bidding

**Bids:** Excel Tree Expert Co., Inc. \$576,200  
Jessup, MD

Pittman's Tree & Landscaping, Inc. \$930,579  
Front Royal, VA

**Living Wage Eligible:** Yes

**MBE Participation:** 0% (Single Element of Work)

**Performance Security:** Annual Renewable Payment and Performance Bonds for 100% of the award amount exist for this contract.

**Incumbent:** Excel Tree Expert Co., Inc.  
Jessup, MD



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



MDOT 37

Contact: Eric T. Lomboy  
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elomboy@sha.state.md.us

**18-M. STATE HIGHWAY ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** Maintenance and Preservation of Landscape Assets in Caroline, Cecil, Kent, Queen Anne's & Talbot Counties (District 2); AX9396114SBR  
ADPICS No.: AX9396114

**Contract Description:** This contract provides all labor, materials and equipment necessary to perform the maintenance and preservation of landscape assets in District 2.

**Awards:** K. D. Faulkner Landscape, LLC.  
Pasadena, MD

**Contract Term:** 02/08/2018 – 12/29/2020

**Amount:** \$497,916 NTE (Small Business Reserve)

**Procurement Method:** Competitive Sealed Bidding

<b>Bids:</b>	K. D. Faulkner Landscape, LLC. Pasadena, MD	\$497,916
	Lorenz, Inc. Baltimore, MD	\$598,755
	Greenscapes Land Care, LLC Worton, MD	\$997,758

**Living Wage Eligible:** Yes

**MBE Participation:** 0% (Single Element of Work)

**Performance Security:** None

**Incumbent:** K. D. Faulkner Landscape, LLC.  
Pasadena, MD

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



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**18-M.            STATE HIGHWAY ADMINISTRATION (cont'd)**

**Requesting Agency Remarks:** This contract was advertised on eMaryland Marketplace on September 12, 2017, notifying 555 potential contractors, 68 of which were MDOT-certified Minority Business Enterprises. Bids were opened on October 19, 2017.

The Engineer’s Estimate for this contract is \$319,952. The low bid received is 55.62% higher than the Engineer’s Estimate. The Engineer’s Estimate was calculated using historical bid averages of similar line items from prior landscape maintenance projects in District 2. Maryland Department of Transportation State Highway Administration’s (MDOT SHA) Office of Environmental Design noted in their Bid Justification Memo, however, that the historical bid averages used in the Estimate were not based on new performance based specifications in this contract which include a more stringent performance criterion and involve a higher level of maintenance by the contractor. These new specifications materially changed the scope of the scope of the prior contracts. While the Engineer’s Estimate reflected some elevated prices, it did not successfully account for all costs associated with all the additional work included in the performance based specification. MDOT SHA has confirmed K. D. Faulkner Landscape, LLC’s bid price.

100% of the work will be performed by a State Certified Small Business.

**Fund Source:**                            100% Special Funds (Transportation Trust Fund)  
**Approp. Code:**                        J02B0102  
**Resident Business:**                Yes  
**MD Tax Clearance:**                17-2936-0110

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

**APPROVED                    DISAPPROVED                    DEFERRED                    WITHDRAWN**  
**WITH DISCUSSION                    WITHOUT DISCUSSION**





DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



MDOT 41

Contact: Eric Lomboy  
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ELomboy@sha.state.md.us

**21-RP. STATE HIGHWAY ADMINISTRATION**  
*Real Property – Easement*

**Recommendation:** That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) releasing a slope easement.

**Authority:** Transportation Article, § 8-309 (g) (1) (2) (i);  
Annotated Code of Maryland

**Property:** MC# 17-2518  
Northampton Office Park Association, (± 1,800 square feet), located at  
100 Capitol Court in the vicinity of MD 214 (Central Avenue) and  
Harry S. Truman Drive in Prince George’s County.

**Grantor:** MDOT SHA

**Grantee:** Capital Court Apartments MD, LLC

**Consideration:** \$500

**Appraised Value:** N/A

**Special Conditions:** N/A

**State Clearinghouse:** N/A

**Requesting Agency Remarks:** In 1990, MDOT SHA acquired a slope easement from Northampton Office Park Association. The slope easement, consisting of 1,800 square feet +/-, is no longer needed by MDOT SHA. The SHA proposes to release the easement to the sole adjoining owner at an administrative cost of \$500 which is the standard price charge by MDOT SHA for the release of a Revertible Slope Easement.

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

<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	





DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: Joseph Sedtal  
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jsedtal@mta.maryland.gov

**24-EP-MOD.            MARYLAND TRANSIT ADMINISTRATION**  
***Modification: Energy Performance Contract***

**Contract ID:** Energy Performance Contract; MTA-1340  
ADPICS No.: TMTA1340

**Contract Approved:** DOT Agenda 11/17/10, Item 3-EP

**Contractor:** Pepco Energy Services, Inc.  
Arlington, VA

**Contract Description:** This contract provides for the implementation of a comprehensive energy efficiency and guaranteed savings program at various locations for Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) Bus, Light Rail, Metro, and MARC facilities.

**Modification Description:** Modification No. 2 provides for the construction of a wayside energy storage system and implementation of LED lighting upgrade.

**Original Contract Term:** 11/22/2010 – 11/21/2024

**Modification Term(s):** 02/08/2018\* – 11/21/2024 (\*or earlier with BPW approval)

**Original Contract Amount:** \$7,201,794

**Modification Amount:** \$5,617,514 (total contract cost detailed below)

Investment Grade Audit Fee	\$ 25,000
Design/Construction	\$5,250,281
Measurement and Verification	\$ 78,771
Maintenance of ESS System	\$ 237,385
Energy Savings Guarantee Bond	\$ 26,107

**Prior Mods/Options:** [Amendment No. 1; 10/28/2013; Clarified language and MOU between Pepco and MDOT MTA]

**Revised Total Contract Amount:** \$12,819,308

**Percent +/- Change:** 78%

**Overall Percent +/-:** 78%



**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018**



**24-EP-MOD.            MARYLAND TRANSIT ADMINISTRATION (cont'd)**

**ATTACHMENT I**

	<b>Amount</b>	<b>Term</b>	<b>BPW/DCAR Date</b>	<b>Reason</b>
<b>Original Contract</b>	\$7,201,794	11/22/2010 - 11/21/2024	11/17/2010, 3-EP	Original Contract
<b>Modification No. 1</b>	\$0	10/28/2013- 11/21/2024	10/28/2013, Amendment	Clarifying language and MOU between Pepero and MDOT MTA
<b>Modification No. 2</b>	\$5,617,514	02/08/2018* - 11/21/2024 <i>(*or earlier with BPW approval)</i>	01/24/2018, 24-EP-MOD	Add LED lighting solutions and Wayside energy storage system to MDOT MTA facilities
<b>Revised Amount</b>	\$12,819,308			

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 24, 2018



Contact: Eric Lomboy  
410-545-0330  
elomboy@sha.state.md.us

**25-RP. STATE HIGHWAY ADMINISTRATION**  
*Real Property – Easement*

**Recommendation:** That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) releasing Perpetual Forest Buffer Easement.

**Authority:** Transportation Article, §8-309 (g)(1)(2)(i)  
Annotated Code of Maryland

**Property:** MC# 17-2527  
Glenwood Realty (3.226 ± acres), located on Sandy Farm Rd, Severn MD, Anne Arundel County

**Grantor:** State of Maryland, MDOT SHA

**Grantee:** Glenwood Realty

**Consideration:** \$1,500

**Appraised Value:** \$1 – Bruce M. Dumler, (Approved)  
\$1 – Stephen H. Muller, (Approved)  
\$1 – George Peabody, (Selected)  
Bill Caffrey, Review Appraiser

**Special Conditions:** N/A

**Legislative Notice:** N/A

**State Clearinghouse:** N/A

**Requesting Agency Remarks:** In 2006, the MDOT SHA conveyed 19 acres of the former Attman property to Glenwood Realty at the appraised value of \$462,000. Approximately 3.226 of the 19 acres was conveyed subject to a Perpetual Forest Buffer Easement. The MDOT SHA seeks to release the Perpetual Forest Buffer Easement at an administrative cost of \$1,500 to Glenwood Realty.

**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

January 24, 2018

	Pages
Architecture and Engineering Services	1 and 2
Architecture and Engineering Services Option	3 and 4
Maintenance	5 thru 12
Maintenance Modification	13 and 14
General Miscellaneous	15 thru 19
Real Property	20 thru 28
Leases	29 thru 34
Capital Grants and Loans	35 thru 60

Contact: Lauren Buckler  
410.767.3174  
lauren.buckler@maryland.gov

**1-AE. ARCHITECTURE AND ENGINEERING SERVICES**

***Public Television***

**Contract ID:** MPT Studio “A” Renovation and Addition  
Project No. TV-671-180-001 ADPICS No. 001B8400333

**Description:** The existing studio “A” at MPT will be renovated and expanded to accommodate modern broadcasting and permanent seating for live performances.

**Procurement Method:** Maryland Architectural and  
Engineering Services Act

<b>Bids or Proposals</b>	<b>Qualification and Technical Scores</b>
Gaudreau, Inc.- Baltimore, MD	86%
Delta Engineers, Architects & Land Surveyors, DPC – Chevy Chase, MD	83%
Murphy Dittenhafer Architects – Baltimore, MD	81%
Lawson & Associates, Architects – Bethesda, MD	77%
JRS Architects - Baltimore, MD	75%

**Award:** Gaudreau, Inc.

**Amount:** \$ 694,969.00

**Term:** 12 Months

**MBE Participation:** 25%

**Performance Bond:** N/A

**Remarks:** This solicitation was advertised on eMaryland Marketplace on August 29, 2017. Six firms submitted Letters of Interest and five submitted technical proposals. All five technical proposals received, were evaluated as responsive; one of the five firms achieved the minimum qualifying score of 85%. It was determined that a Second Phase Review Panel evaluation was not required. The Qualification Committee’s recommendation of the ranking of the firms authorized negotiations with the top ranked firm Gaudreau, Inc.

**1-AE. ARCHITECTURE AND ENGINEERING SERVICES** (cont'd)

On December 19, 2017, the chairman of the Negotiation Committee certified that the negotiations were conducted in accordance with the regulations governing the Negotiation Committee, the price proposal was based upon the scope of services outlined in the project program and DGS procedures for providing architectural/engineering services, and that the negotiated price proposal was fair, competitive, and reasonable.

The negotiated price proposal and the scope of services represented by the price proposal were reviewed by the Department of General Services and approved as required by Title 13-308 of the State Finance and Procurement Article, Annotate Code of Maryland.

Approval is requested for all six phases of design (\$694,969.00); however, due to limited funding at this time, the initial award will be only for phases 1 through 3 (\$548,074.00). DGS will return to the Board of Public Works for approval of the remaining phases when additional funding is available.

<b>Fund Source</b>	Item 114/MCCBL 2017 (\$548,074.00)
<b>Resident Business:</b>	Yes
<b>MD Tax Clearance:</b>	17-3159-0111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**REVISED**

Contact: Lauren Buckler  
410.767.3174  
lauren.buckler@maryland.gov

**2-AE-OPT. ARCHITECTURE AND ENGINEERING SERVICES OPTION**  
*Department of General Services*

**Contract ID:** Professional Services Agreement to Provide Roofing Design and Engineering Services for Multiple Construction Projects  
Project No.: DGS-15-006-IQC ADPICS No. Various

**Original Contract Approved:** BPW 11/18/2015; Item 3-AE

**Contractors:** 001B8400319 A S Architects, Inc., Linthicum, MD  
001B8400320 Frederick Ward, Bel Air, MD  
001B8400321 Gale Associates, Inc., Baltimore, MD  
001B8400322 Gant Brunnette, Baltimore, MD  
001B8400323 Penza Bailey, Baltimore, MD  
001B8400324 Prime A/E Group, Owings Mills, MD

**Contract Description:** This Indefinite Quantity Contract (IQC) agreement will provide roofing design and engineering services for the Department of General Services on an as needed basis. The proposed agreement will be effective for one – two year term with one –two year renewal option.

**Original Procurement Method:** Maryland Architectural and Engineering Services Act

**Option Description:** The State is exercising the sole renewal option for a period of two years, in accordance with the original terms, conditions, and limits. The services to be provided and the procedures and conditions for award, shall be consistent with those stated in the original agenda item.

**Original Contract Term:** 12/1/15 -11/30/17

**Option Term:** 3/1/18 – 2/28/20

**REVISED**

**2-AE-OPT. ARCHITECTURE AND ENGINEERING SERVICES OPTION (cont'd)**

*Original Contract Amount:* \$3,000,000.00  
*Prior Modifications/Options:* None  
*Option Amount:* ... \$500,000.00 per firm (renewal two-year option)  
*Option Total:* \$3,000,000.00 ...  
*Revised Total Contract Amount:* \$6,000,000.00  
*MBE Participation* 30%  
*Resident Businesses:* Yes

*Remarks:* Individual projects awarded under this agreement may not exceed \$200,000; however, the selected firms may be awarded more than one project. The aggregate fee for the total of projects awarded to any firm may not exceed \$500,000.

*Fund Sources:* Various Agencies

*MD Tax Clearance:*  
 17-3376-0101 A S Architects  
 17-3377-1111 Frederick Ward  
 17-3378-0111 Gale Assoc. Inc.  
 17-3379-0111 Gant Brunnette  
 17-3380-1111 Penza Bailey  
 17-3381-0111 Prime A/E Group

**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

**3-M. MAINTENANCE CONTRACT**  
*Department of General Services*

**Contract ID:** Rehabilitation of the Historic Annapolis Post Office  
 Phase One, Building Envelope and Selective Demolition  
 Project No. BA-699-130-001 ADPICS No. 001B8400337

**Description:** Contract to provide all labor, materials, equipment, tools, insurance, etc., necessary to construct the building envelope repairs and selective demolition for the rehabilitation of the Historic Annapolis Post Office. The work includes hazmat abatement, exterior foundation drainage and waterproofing, roof and flashing repair and replacement, masonry repair, restoration and cleaning, window and door restoration, and lightning protection.

**Procurement Method:** Exempt Procurement  
 State Finance and Procurement Article 11-203(a)(1)(xvii),  
 Renovation of Historic Structures

<i>Bids or Proposals</i>	<i>Amount</i>
Consigli Construction Co., Inc., Washington, DC	\$3,042,900.00
The Christman Company, Sterling, VA	\$3,775,328.00
Lewis Contractors, Owings Mills, MD	\$4,091,742.00

**Award:** Consigli Construction Co., Inc.

**Term:** 180 calendar days

**Amount:** \$3,042,900.00

**MBE Participation:** 20%

**VSBE Participation:** 5%

**Performance Bond:** Yes

**Payment Bond:** Yes

**Hiring Agreement Eligible:** No

**3-M. MAINTENANCE CONTRACT (cont'd)**

**Remarks:** An Inter-Agency Determination to Invoke Exempt Procurement was established between the Maryland Department of General Services and the Maryland Historical Trust on August 9, 2017. A group of five general contractors believed to be qualified to perform construction services for this project were invited to submit both Technical and Price Proposals. A Request for Proposals (RFP) was issued on October 26, 2017.

Two of the contractors withdrew from the process, one citing strong competition among the invited firms and the other citing lack of staff capacity to take on the work based on the State's proposed schedule. On December 11, 2017, three Technical Proposals were received and the proposals were evaluated and all three were determined to be competent to perform the project.

On December 13, 2017, three price proposals were received and final selection was made based on both technical and price considerations.

The remaining renovation work, including building infrastructure and tenant fit-up, will be performed under a future phase of work.

**Fund Source:** MCCBL 2016, Item 105 \$ 713,934.00  
MCCBL 2017, Item 105 \$ 2,328,966.00

**Resident Business:** No

**MD Tax Clearance:** 17-34851100

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Daniel Schmuck  
410.767.4605  
Daniel.schmuck@maryland.gov

**4-M. MAINTENANCE CONTRACT**  
***Department Health and Behavioral Health Administration***

**Contract ID:** Unarmed Uniformed Guard Service  
Project No. 001IT820716 ADPICS No. 001B8400272

**Contract Description:** Contract to provide unarmed uniformed guard service for the Department Health and Behavioral Health Administration in Crownsville.

**Procurement Method:** Competitive Sealed Bidding  
Small Business Reserve

<b><i>Bids or Proposals</i></b>	<b><i>Amount</i></b>
BTI Security, Rockville, MD	\$1,425,272.16
S.A.S. Inc. dba Security Administration Sales, Baltimore, MD	\$1,568,132.00
Genesis 1Security Agency, Baltimore, MD	\$2,119,963.82

**Award:** BTI Security  
SB# 12-19210

**Term:** 2/15/18 – 01/31/20 With two - one year renewal options

**Amount:** \$ 693,102.48 (Two years)  
\$ 371,084.88 (Option Year 1)  
\$ 361,084.80 (Option Year 2)  
\$ 1,425,272.16 (total w/options)

**MBE/VSBE Participation:** 0%

**Performance Bond** No

**4-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 September 15, 2017 as a Small Business Reserve Solicitation. Approximately 543 vendors were notified of this solicitation electronically. Bids were opened October 3, 2017 and four bids were received. One bid was rejected because the bidder did not provide the required references. The recommended contractor, BTI Security has been found responsible, its bid responsive and has confirmed its bid.

**Fund Source:** M00 18 MP10G 0877 \$191,292.08  
M00 19 MP10G 0877 \$356,232.70  
M00 20 MP10G 0877 \$179,577.78

**Resident Business:** Yes

**MD Tax Clearance:** 17-3080-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Daniel Schmuck  
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Daniel.schmuck@maryland.gov

**5-M. MAINTENANCE CONTRACT**  
*Department of Human Services*

**Contract ID:** Janitorial Service  
Project No. 001IT820686 ADPICS NO. 001B8400263

**Description:** Contract to provide janitorial service at the Department of Human Services in Baltimore.

**Procurement Method:** Competitive Sealed Bids

<i>Bids or Proposals</i>	<i>Amount</i>
A.S.B., Baltimore, MD	\$300,000.00
ReadyClean Service Group, Inc., Baltimore, MD	\$359,940.00
G & LB Enterprise, Inc., Pikesville, MD	\$390,000.00
P2 Cleaning Services, LLC., Laurel, MD	\$407,520.00
ACCLAIM USA, INC., Upper Marlboro, MD	\$495,000.00
Eazy Does It Cleaning Service LLC., Baltimore, MD	\$562,039.80
Beck and Call Professional Services, LLC., Silver Springs, MD	\$584,760.00
CLEAN KEEPERS LLC., Arlington, VA	\$603,511.80
Tote-It Inc., Baltimore, MD	\$766,620.00

**Award** ASB  
SB12-18899

**Term:** 3/01/2018 – 2/28/2021, with two – one year options

**Amount:** \$180,000 (Three (3) years)  
\$60,000 Option year 1  
\$60,000 Option year 2  
\$300,000 Total + Option Years

**MBE/VSBE Participation:** N/A

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**5-M. MAINTENANCE CONTRACT (cont'd)**

**Performance Bond:** No

**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 September 7, 2017 as a Small Business Reserve Solicitation. Approximately 1,030 vendors were notified of this solicitation electronically. Bids were opened September 28, 2017 and ten bids were received. One bid was rejected because the contractor failed to adhere to the Maryland Living Wage Rate requirements. The recommended contractor, ASB has been found responsible, its bid responsive and has confirmed its bid.

**Fund Source:**

18 G3010 0804 91039 72400	\$15,000
19 G3010 0804 91039 72400	\$45,000
19 G3010 0804 91039 72400	\$15,000
20 G3010 0804 91039 72400	\$45,000
20 G3010 0804 91039 72400	\$15,000
21 G3010 0804 91039 72400	\$45,000

**Resident Business:** Yes

**MD Tax Clearance:** 17-3276-0100

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**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

**6-M. MAINTENANCE CONTRACT**

***Department of Public Safety and Correctional Services***

**Contract ID:** Replace Roof, Laundry Facility  
Project No. KJ-510-150-001 ADPICS No. 001B8400317

**Description:** Contract to remove and dispose of existing roofing systems and provide thermoplastic membrane roofing system and associated components on the laundry facility roof at Jessup Correctional Institute in Jessup.

**Procurement Method:** Competitive Sealed Bids  
(Small Business Reserve)

<b><i>Bids or Proposals</i></b>	<b><i>Amount</i></b>
Paneko Construction, Inc., Bowie, MD	\$275,149.00
J&K Contracting, Inc., Upper Marlboro, MD	\$315,700.00
USA Construction Services, Inc., Beltsville, MD	\$383,898.00
St. Mary's Roofing and Home Improvement, California, MD	\$384,500.00
Allstate Contractor Inc., Centreville, VA	\$394,000.00
RRH Associates, LLC, Huntington, MD	\$451,860.00

**Award:** Paneko Construction, Inc.  
SB12-17884

**Term:** 180 calendar days

**Amount:** \$275,149.00

**MBE Participation:** 10%

**Performance Bond:** No

**Hiring Agreement Eligible:** No

**6-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 November 7, 2017 as a Small Business Reserve Solicitation. Approximately 1,181 vendors were notified of this solicitation electronically. The recommended contractor, Paneko Construction, Inc., has been found responsible, its bid responsive and has confirmed its bid.

**Fund Source:** MCCBL 2017 Item 104

**Resident Business:** Yes

**MD Tax Clearance:** 17-3326-0111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**3rd REVISION**

Contact: Daniel Schmuck  
410.767.4605  
Daniel.schmuck@maryland.gov

**7-M-MOD. MAINTENANCE CONTRACT MODIFICATION**  
*Department of General Services*

**Contract ID:** Pre-Sort Mailing Services  
Project No. 001IT818778 ADPICS No. 001B3400247/COH49010

**Original Contract Approved:** 12/19/2012 BPW, Item 2-M

**Contractor:** Corporate Mailing Services, Inc. (CMS)  
Baltimore, MD

**Contract Description:** RETROACTIVE approval is requested for \$2,796,988 previously spent on the contract and approval is requested for a twelve month extension to the contract for presort mailing services Statewide.

**Original Procurement Method:** Competitive Sealed Bidding

**Modification Description:** Approval is requested for a twelve month extension to the contract for presort mailing services Statewide.

**Original Contract Term:** 01/01/2013 – 12/31/2015 (2 years)

**Modification Term:** 02/16/2018 – 02/15/2019 (1 year)

**Original Contract Amount:** \$1,238,400.00

**Modification Amount:** \$2,796,988.00 - 07/01/2015 - 02/15/2018  
\$1,500,000.00 - 02/16/2018 - 02/15/2019  
\$4,296,988.00 - Total

...

**Revised Total Contact Amount:** \$6,250,852.00

**Percent +/- (This Modification):** 346.98%

**Overall Percent +/-:** 404.75%

**Prior Modifications/Options:**

**Term of Modification #1:** 01/01/2016 – 6/30/2016 (6 months)

**Amount of Modification #1:** \$25,800.00

**3rd REVISION**

**7-M-MOD. MAINTENANCE CONTRACT MODIFICATION** (cont'd)

**Prior Modifications/Options:** (cont'd)

<b>Term of Modification #2</b>	07/01/2016 – 06/30/2017 (1 year)
06/08/2016 BPW Item 8-M-MOD	
<b>Amount of Modification #2:</b>	\$689,664.00
<b>Term of Modification #3</b>	07/01/2017 – 12/31/2017 (6 months)
<b>Amount of Modification #3</b>	\$ 0
<b>Term of Modification #4</b>	01/01/2018 – 02/15/2018
<b>Amount of Modification #4</b>	\$ 0

**Remarks:** *Retroactive* approval is requested for \$2,796,988, the contract estimate was exceeded due to insufficient tracking of all state users in multiple state systems. This contract was previously extended for one year on July 1, 2016 to allow DGS to procure a new long term contract, however due to management changes within the procurement unit a new contract was not solicited as planned and two short term modifications were used to extend the contract. To correct future tracking, DGS will regularly request quarterly reports from agencies that do not use the state's FMIS system, as well as collect anticipated agency usage data.

A twelve month extension to the current contract is requested in order to complete the procurement of a new long term contract, time is needed to develop specifications and to survey using agency needs. Estimated pricing on the original contract was exceeded due to increased volume of mail by the using agencies. Estimated pricing for this modification was based on actual usage during calendar year 2016.

...

The pre-sort mailing services provided under the contract have resulted in discounted postage rates on over 120,000,000 pieces of mail for the state. The postage savings generated over the life of the contract are estimated to exceed \$14,000,000.

The current contractor, CMS, has exceeded its MBE obligation by achieving 11% participation and has agreed to continue providing services to the State under the same contract terms and conditions.

<b>Original MBE Participation:</b>	10%	<b>MBE Participation:</b>	11%
<b>Fund Source:</b>	Various	<b>Resident Business:</b>	Yes
<b>MD Tax Clearance:</b>	17-3321-1111		

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**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

**8-GM. GENERAL MISCELLANEOUS**  
*Department of Public Safety and Correctional Services*

**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 noted below: in the total amount of \$19,945.00. (1 item).

**Contract ID:** ADA Ramp in Sally Port Area at Baltimore Central  
Booking & Intake Center (BCBIC)  
Project No. K-745-180-001

**Description:** Contract to design and construct an ADA ramp at intake doorway  
in Transportation Sally Port.

**Procurement Method:** Maryland Architectural and  
Engineering Services Act

**Award:** Bennett, Brewer & Associates - Frostburg, MD

**Amount:** \$19,945.00

**Term:** 180 calendar days

**MBE Participation:** N/A

**Performance Bond:** N/A

**Remarks:** An approved list of consultants was developed for DGS to provide civil services for construction projects through the States Small Business Reserve Program. Under this process individual contract awards may not exceed \$25,000. Selected **firms** may be awarded more than one contract in a rotation basis.



Contact: Lauren Buckler  
410.767.3174  
lauren.buckler@maryland.gov

**9-GM. GENERAL MISCELLANEOUS**  
*Department of Military*

**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 noted below: in the total amount of \$84,998.00 (1 item).

**Contract ID:** Freedom Readiness Center Commissioning Services  
Project No. M-900-160-004

**Description:** Contract to commission mechanical and electrical systems at Freedom Readiness Center.

**Procurement Method:** Maryland Architectural and  
Engineering Services Act

**Award:** Kibart – Towson, MD

**Amount:** \$84,998.00

**Term:** 548 calendar days

**MBE Participation:** 0%

**Performance Bond:** N/A

**Remarks:** The Indefinite Quantity Contract (IQC) DGS-13-020-IQC was developed for DGS to provide Engineering Services for Building Systems Commissioning for Multiple Construction Projects with Fees \$200,000 or Less. Under this agreement individual contract awards may not exceed \$200,000. Selected firms may be awarded more than one contract; however, the total amount for contracts awarded to any one firm may not exceed \$200,000. The expiration date of this contract (DGS-13-020-IQC) is February 28, 2018.

**Fund Source:** 105 MCCBL 2015  
**Resident Business:** Yes **MD Tax Clearance:** 17-3238-0111

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Contact: Wendy Scott-Napier  
410.767.4088  
wendy.scott-napier@maryland.gov

**11-RP. REAL PROPERTY**

***Department of Agriculture***

Maryland Agricultural Land Preservation Foundation (MALPF)

Agricultural Land Preservation Easements

(Various Properties)

**Reference:** Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties:

**Special Conditions:** Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

A) As to items 1 through 7, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.

B) As to items 8 through 22, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others. Note that as to Items 8, 12-16, and 22, the unrestricted lot will be a building envelope that will not be subdivided from the farm.

C) As to items 23 through 30, the Grantor is waiving the right to request any additional lots. Note that as to Item 23, in lieu of withholding acreage to construct a dwelling, the landowner has agreed to a building envelope that will not be subdivided from the farm.

DEPARTMENT OF GENERAL SERVICES  
ACTION AGENDA  
January 24, 2018



**11-RP.      REAL PROPERTY (cont'd)**

<i>Grantor</i>	<i>Property</i>	<i>Price</i>		
<b>Family Lots:</b>				
<b>Baltimore County</b>				
1. N. Wheatley	48Ac	\$ 336,000.00		
03-17-14		\$ 7,000.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Muller (fee)	\$ 576,000.00	\$39,311.40	\$ 536,688.60	
b. Belinko (fee)	\$ 720,000.00	\$39,311.40	\$ 680,688.60	
Review Appraiser: Kelleher				
<b>Caroline County</b>				
2. G. Turner	115Ac	\$ 342,000.00		
05-17-07	Less 1 acre	\$ 3,000.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Caldwell (fee)	\$ 666,100.00	\$161,659.13	\$ 504,440.87	
b. Pugh (fee)	\$ 655,000.00	\$161,659.13	\$ 493,340.87	
Review Appraiser: Andrews				
<b>Dorchester County</b>				
3. J. & D. Luthy	185.25Ac	\$ 611,325.00		
09-17-04		\$ 3,300.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$1,055,900.00	\$149,199.15	\$ 906,700.85	
b. McCain (fee)	\$ 945,000.00	\$149,199.15	\$ 795,800.85	
Review Appraiser: Andrews				
<b>Kent County</b>				
4. Southern Cattle Co. LLC	126.32Ac	\$ 438,620.00		
14-17-02	Less 1 acre	\$ 3,500.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Lefort (fee)	\$ 815,000.00	\$126,109.61	\$ 688,890.39	
b. Cline (fee)	\$ 730,000.00	\$126,109.61	\$ 603,890.39	
Review Appraiser: Andrews				

DEPARTMENT OF GENERAL SERVICES  
 ACTION AGENDA  
 January 24, 2018



**11-RP. REAL PROPERTY (cont'd)**

***Queen Anne's County***

5. J & J Sheubrooks	147.27Ac	\$ 527,226.60	
17-17-06		\$ 3,580.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$1,252,000.00	\$165,246.38	\$ 1,086,753.62
b. Cadell (fee)	\$1,193,000.00	\$165,246.38	\$ 1,027,753.62

Review Appraiser: Andrews

***Talbot County***

6. S & L Harris	95.9Ac	\$ 385,522.00^	
20-17-04		\$ 4,020.04/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$623,000.00	\$95,054.67	\$ 527,945.33
b. McCain (fee)	\$700,000.00	\$95,054.67	\$ 604,945.33

Review Appraiser: Andrews

***Worcester County***

7. T. Aydelotte	54Ac	\$ 103,350.00	
23-17-03	Less 1 acre	\$ 1,950.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (fee)	\$239,000.00	\$44,612.80	\$ 194,387.20
b. Cline (fee)	\$210,000.00	\$44,612.80	\$ 165,387.20

Review Appraiser: Andrews

***Unrestricted Lots  
 Baltimore County***

8. M. Nash	20.1836Ac	\$ 151,377.30	
03-17-10		\$ 7,500.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$262,000.00	\$22,432.28	\$ 239,567.72
b. Belinko (fee)	\$272,479.00	\$22,432.28	\$ 250,046.72

Review Appraiser: Kelleher

***Charles County***

9. P & L Blake	61.987Ac	\$ 185,961.00	
08-17-03		\$ 3,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cline (fee)	\$320,000.00	\$36,468.81	\$ 283,531.19
b. Hooper (fee)	\$248,000.00	\$36,468.81	\$ 211,531.19

Review Appraiser: Beach

DEPARTMENT OF GENERAL SERVICES  
ACTION AGENDA  
January 24, 2018



**11-RP. REAL PROPERTY** (cont'd)

**Frederick County**

10. Kline Farm Properties	114.2916Ac	\$ 468,595.56	
10-17-03		\$ 4,100.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$742,895.00	\$84,430.96	\$ 658,464.04
b. Muller (fee)	\$800,000.00	\$84,430.96	\$ 715,569.04

Review Appraiser: Beach

11. B & J Lambert	65.56Ac	\$ 158,284.66^	
10-17-06	Less 1 acre	\$ 2,451.75/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$490,656.00	\$77,829.59	\$ 412,826.41
b. Pugh (fee)	\$491,000.00	\$77,829.59	\$ 413,170.41

Review Appraiser: Beach

**Kent County**

12. H & J Miller	250Ac	\$ 809,250.00	
14-17-01	Less 1 acre	\$ 3,250.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (fee)	\$1,581,000.00	\$225,738.11	\$ 1,355,261.89
b. Cline(fee)	\$1,370,000.00	\$225,738.11	\$ 1,144,261.89

Review Appraiser: Andrews

13. J. Debnam	100Ac	\$ 373,022.00^	
14-17-04		\$ 3,730.22/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (fee)	\$730,000.00	\$115,114.00	\$ 614,886.00
b. Cline (fee)	\$650,000.00	\$115,114.00	\$ 534,886.00

Review Appraiser: Andrews

14. H & J Miller	126.66Ac	\$ 439,810.00	
14-17-07	Less 1 acre	\$ 3,500.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (fee)	\$892,000.00	\$192,731.43	\$ 699,268.57
b. Cline(fee)	\$750,000.00	\$192,731.43	\$ 557,268.57

Review Appraiser: Andrews

DEPARTMENT OF GENERAL SERVICES  
 ACTION AGENDA  
 January 24, 2018



**11-RP. REAL PROPERTY** (cont'd)

15. J. Fernwalt	139.4Ac	\$ 383,350.00	
14-17-08		\$ 2,750.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (fee)	\$892,000.00	\$134,078.10	\$ 757,921.90
b. Cline (fee)	\$810,000.00	\$134,078.10	\$ 675,921.90

Review Appraiser: Andrews

**Queen Anne's County**

16. E. Appenzeller	102.204Ac	\$ 382,852.00^	
17-17-01	Less 1 acre	\$ 3,820.73/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$772,000.00	\$119,418.32	\$ 652,581.68
b. McCain(fee)	\$852,000.00	\$119,418.32	\$ 732,581.68

Review Appraiser: Andrews

17. L & J Mulliken	84.303Ac	\$ 291,560.50	
17-17-05	Less 1 acre	\$ 3,500.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$780,000.00	\$79,909.33	\$ 700,090.67
b. Cadell (fee)	\$683,000.00	\$79,909.33	\$ 603,090.67

Review Appraiser: Andrews

18. R Smith	103.431Ac	\$ 413,724.00	
17-17-07		\$ 4,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$890,000.00	\$100,451.75	\$ 789,548.25
b. McCain (fee)	\$879,000.00	\$100,451.75	\$ 778,548.25

Review Appraiser: Andrews

**St. Mary's County**

19. PENERENE, INC.	67.93Ac	\$ 291,000.00	
18-17-18	Less 1 acre	\$ 4,347.83/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (fee)	\$388,000.00	\$41,035.19	\$ 346,964.81
b. Belinko (fee)	\$461,817.00	\$41,035.19	\$ 420,781.81
c. Cline (fee)	\$330,000.00	\$41,035.19	\$ 288,964.81

Review Appraiser: Andrews

**11-RP. REAL PROPERTY (cont'd)**

**Talbot County**

20. M & V Sump	69.04Ac	\$ 241,640.00		
20-17-01		\$ 3,500.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$594,000.00	\$91,081.42	\$ 502,918.58	
b. McCain (fee)	\$552,000.00	\$91,081.42	\$ 460,918.58	

Review Appraiser: Andrews

**Washington County**

21. S Winters	57.09Ac	\$ 240,000.00		
21-17-09		\$ 4,203.89/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cline (fee)	\$320,000.00	\$54,614.40	\$ 265,385.60	
b. Pugh (fee)	\$330,000.00	\$54,614.40	\$ 275,385.60	

Review Appraiser: Beach

**Worcester County**

22. Porter Mill Properties	178.22Ac*	\$ 347,529.00		
23-17-07		\$ 1,950.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Lefort (fee)	\$659,000.00	\$142,545.27	\$ 516,454.73	
b. Cline (fee)	\$640,000.00	\$142,545.27	\$ 497,454.73	

Review Appraiser: Andrews

\*178.65 acres will be encumbered by the MALPF Easement, but 0.43 acres is reserved for a cell tower and thus payment will only be made upon 178.22 acres.

**Lot Waiver**

**Baltimore County**

23. W & K Whipperman	19Ac*	\$ 123,500.00		
03-17-15		\$ 6,500.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$195,700.00	\$18,816.04	\$ 176,883.96	
b. Muller (fee)	\$209,000.00	\$18,816.04	\$ 190,183.96	

Review Appraiser: Kelleher

\*20.33 acres will be encumbered by the MALPF Easement, but 1.33 acres is reserved for a dwelling to be constructed and thus payment will only be made upon 19 acres.

DEPARTMENT OF GENERAL SERVICES  
ACTION AGENDA  
January 24, 2018



**11-RP. REAL PROPERTY** *(cont'd)*

24. R & B Yeager	37.802Ac*	\$ 254,301.82		
03-17-20	Less 1 acre	\$ 6,910.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$ 448,050.00	\$18,481.80	\$ 429,568.20	
b. Muller (fee)	\$ 541,000.00	\$18,481.80	\$ 522,518.20	

Review Appraiser: Kelleher

\*39.5383 acres will be encumbered by the MALPF Easement, but 1.76 acres are already protected by prior restrictions and thus payment will only be made upon 36.802 acres, after also subtracting 1 acre for 1 dwelling.

**Charles County**

25. C. Bowling, et al.	50.163Ac	\$ 130,423.60		
08-17-04		\$ 2,600.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cline (fee)	\$230,000.00	\$29,512.40	\$ 200,487.60	
b. Peters (fee)	\$250,900.00	\$29,512.40	\$ 221,387.60	

Review Appraiser: Beach

**Dorchester County**

26. C. & E. Nagel	58.89Ac	\$ 117,780.00		
09-17-01		\$ 2,000.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$359,200.00	\$64,363.28	\$ 294,836.72	
b. McCain (fee)	\$312,000.00	\$64,363.28	\$ 247,636.72	

Review Appraiser: Andrews

27. W & L Wrightson	135Ac	\$ 472,500.00		
09-17-02		\$ 3,500.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$837,000.00	\$153,410.45	\$ 683,589.55	
b. McCain (fee)	\$716,000.00	\$153,410.45	\$ 562,589.55	

Review Appraiser: Andrews

DEPARTMENT OF GENERAL SERVICES  
ACTION AGENDA  
January 24, 2018



**11-RP. REAL PROPERTY (cont'd)**

***Harford County***

28. Troyer Farms, LLC	168Ac		\$ 1,138,800.00	
12-17-08	Less 1 acre		\$ 6,901.82/acre	
	Per dwelling			
	(3 dwellings)			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Muller (fee)	\$1,898,000.00	\$90,749.32	\$ 1,807,250.68	
b. Campbell(fee)	\$1,692,000.00	\$90,749.32	\$ 1,601,250.68	

Review Appraiser: Kelleher

***Washington County***

29. R & K Shank	45.5Ac		\$ 128,022.00^	
21-17-07	Less 1 acre		\$ 2,876.90/acre	
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cline (fee)	\$ 182,000.00	\$30,478.06	\$ 151,521.94	
b. Pugh (fee)	\$ 195,000.00	\$30,478.06	\$ 164,521.94	

Review Appraiser: Beach

***Worcester County***

30. L. Sterling, et al.	270.73Ac		\$ 690,361.50	
23-17-04			\$ 2,550.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cline (fee)	\$1,380,000.00	\$215,371.13	\$1,164,628.87	
b. Lefort (fee)	\$1,083,000.00	\$215,371.13	\$ 867,628.87	

Review Appraiser: Andrews

***Fund Sources***

L00A11.11/10460	\$10,977,688.54
<b>Total:</b>	<b>\$10,977,688.54</b>

***Total Acres (TA)*** **3100.6215**

***TA Less Unpaid Acres And Dwellings*** **3082.1252**

***Average Price Per Paid Acre*** **\$ 3,561.73**

1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the fair market value of the land on which the easement is to be acquired.

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**11-RP.      REAL PROPERTY (cont'd)**

3. Pursuant to Agriculture Article 2-511(e), the purchase price of each easement may not exceed 75% of the fair market value, or the owner's asking price, whichever is less.
4. Items 6,11,13,16, and 29, marked with a “^” are “insufficient funds offers”. The Option Contracts for the insufficient offers specify that if additional funds become available during the due diligence period, the offer will increase to 75% of the fair market value, or the asking price, whichever is less. Any increase in purchase price will be subject to Board of Public Works approval.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier  
410.767.4088  
wendy.scott-napier@maryland.gov

**12-LL.      LANDLORD LEASE**  
***Canal Place Preservation & Development Authority***

**Tenant:**                      Thrive Therapeutic Massage  
630 Washington Street  
Cumberland, MD 21502

**Property Location:**      Western Maryland Railway Station  
13 Canal Street, Second Floor, Room 207  
Cumberland, MD 21502

<b>Space Type:</b>	Office Space (176 sq ft)	<b>Lease Type:</b>	Renewal
<b>Duration:</b>	3 Years	<b>Effective:</b>	February 1, 2018
<b>Annual Rent:</b>	\$2,240.64		

**Utilities Responsibility:**      Included in Rent  
**Custodial Responsibility:**      Tenant to maintain/clean the space  
**Previous Board Actions:**      Item 10-LL approved on 12/21/16  
Item 13-LL approved on 10/21/15  
Item 11-LL Revised approved on 6/23/15

**Background:** Canal Place Preservation and Development Authority (CPPDA) requests approval to lease in its “as in” condition office space located at 13 Canal Street, Second Floor, Room 207 in Cumberland to Thrive Therapeutic Massage. Reference is made to Item 11-LL Revised approved by the Board of Public Works at its meeting on June 23, 2015, in which approval was given for the Canal Place Preservation and Development Authority (CPPDA) to lease properties located at 13 Canal Street and 14-17 Howard Street in Cumberland, Maryland. The current lease will remain in hold over status until renewal approval from the Board of Public Works. The renewal lease with Thrive Wellness aka Thrive Therapeutic Massage has been approved by the CPPDA Board. Thrive Wellness aka Thrive Therapeutic Massage has been located in the WMRS for one year.

**Remarks:**

1. Tenant shall occupy and use the premises for massage therapy services.
2. The premises are leased in “as is” condition.
3. The lease shall include one parking space, identified as space # 17.
4. The Tenant shall indemnify and hold harmless the Landlord against and from any and all liability or claim of liability arising out of the use of the Premises.
5. The Tenant shall not make any alteration, addition or improvement to the Premises without first obtaining the Landlord's written approval.
6. The Tenant shall at its cost and expense perform all maintenance and repairs to the Premises.

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**12-LL.      LANDLORD LEASE (cont'd)**

7. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Premises of not less than a minimum coverage of \$1,000,000 combined single limit per occurrence.
8. A State Clearinghouse review was not necessary, as the use of the property has not changed.
9. The Department of General Services, in conjunction with the Canal Place Preservation & Development Authority, recommends the approval of this item.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier  
410.767.4088  
wendy.scott-napier@maryland.gov

**13-LL.      LANDLORD LEASE**  
***Canal Place Preservation & Development Authority***

**Tenant:** Board of County Commissioners of Allegany County  
701 Kelly Road  
Cumberland, MD 21502

**Property Location:** Western Maryland Railway Station  
13 Canal Street, Second Floor, Room 306 and 307  
Cumberland, MD 21502

**Space Type:** Office Space Totaling (207 sq. ft.)      **Lease Type**      Renewal  
**Duration:** 1 Year      **Effective:** February 1, 2018  
**Annual Rent:** \$2,484.00

**Utilities Responsibility:** Included in Rent  
**Custodial Responsibility:** Tenant to maintain/clean the space  
**Previous Board Action:** 13-LL-MOD dated 12/16/2015

**Background:** Canal Place Preservation and Development Authority (CPPDA) requests approval to lease in its “as in” condition office space located at 13 Canal Street, Room 306 and Room 307 in Cumberland to the Board of County Commissioners of Allegany County for Allegany County Tourism. The current lease for the Board of County Commissioners of Allegany County for office space has been approved by the CPPDA Board and will remain in hold over status until renewal approval from the Board of Public Works. Tourism has been a tenant of Canal Place for many years. Reference is made to Item 11-LL Revised approved by the Board of Public Works at its meeting on June 23, 2015, in which approval was given for the Canal Place Preservation and Development Authority (CPPDA) to lease properties located at 13 Canal Street and 14-17 Howard Street in Cumberland, Maryland

**Remarks:**

1. Tenant shall occupy and use the premises for, and only for, office space.
2. The Premises are leased in “as is” condition.
3. The lease shall include two parking spaces, identified as spaces # 13 & # 14.
4. The Tenant shall indemnify and hold harmless the Landlord against and from any and all liability or claim of liability arising out of the use of the Premises.
5. The Tenant shall not make any alterations, additions or improvements to the Premises without first obtaining the Landlord's written approval.

**13-LL.      LANDLORD LEASE (cont'd)**

6. The Tenant shall, at its cost and expense, perform all maintenance and repairs to the Premises.
7. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Premises of not less than a minimum coverage of \$1,000,000 combined single limit per occurrence.
8. A State Clearinghouse review was not necessary, as the use of the property has not changed.
9. The Department of General Services, in conjunction with the Canal Place Preservation & Development Authority, recommends approval of this item.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Wendy Scott-Napier  
 410.767.4088  
 wendy.scott-napier@maryland.gov

**14-LT. TENANT LEASE**  
*State Police/Office of the Fire Marshall*

**Landlord:** Eastern Bay Investments, LLC  
 1100 East Baltimore , LLC  
 SLH Properties, LLC  
 P.O. Box 196  
 Stevenson, MD 21153

**Property Location:** 301 Bay Street, Unit 5, Ste LL1  
 Easton, MD. 21601

**Space Type:** Office                      **Lease Type:** Renewal                      **Square Feet:** 2,498  
**Duration:** 10 Years                      **Effective:** January 24, 2018  
**Annual Rent:** \$46,213.00                      **Square Foot Rate:** \$18.50

**Utilities Responsibility:** Tenant  
**Custodial Responsibility:** Landlord  
**Previous Board Action(s):** 13-LT- 5/23/07

**Fund Source**

Program	Sub-program	Sub-object	PCA	Square Feet	Cost / SF	Annual Contract Amount
1	1001	1301	10011	2,498	18.50	\$46,213

**Recommendation:** Approval is requested for a renewal lease of 2,498 sf at a rate of \$18.50 per sf for a 10 year lease term with one (5) year renewal option. The Easton Office of DMSP desires to remain in its current location. The new rental rate for years 1-5 is \$18.50 psf and years 6-10 at \$18.50 psf for an average rental rate of \$18.50. The fund certification numbers listed above speak to the first five years of the lease.

**Remarks:**

1. The DMSP/OFM seeks space to perform the mission of providing the citizens of Maryland and visitors with excellent policing, crime prevention and traffic crash prevention. The Fire Marshall protects citizens against fire, arson, and explosions.
2. The lease contains a termination for convenience clause, and the standard 6 month hold-over period.

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**14-LT.      TENANT LEASE (cont'd)**

3. 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.
4. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
410.767.4107  
cathy.ensor@maryland.gov

**15-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

**County Executive and County Council of Anne Arundel County**  
**Anne Arundel County Detention Center**

*“To design, construct, and capital equip a new Central Holding and Processing Center at the Anne Arundel County Detention Center on Jennifer Road.”*

**\$1,800,000.00**

*Maryland Consolidated Capital Bond Loan of 2017 (LJDC – Chapter 022, Acts of 2017)  
DGS Item G162; (SL-025-170-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The County Executive and County Council of Anne Arundel County has submitted documentation that it has allocated \$6,207,000.00 in its prior budget to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$11,097,000.00
	<b>17-G162 (This Action)</b>	<b>\$ 1,800,000.00</b>
	Local Cost	\$ 9,297,000.00

**Remarks:**

1. The grant agreement has been revised with the following: *Indemnification. To the extent permitted by law and without waiving any defenses, immunities, or the provision of the Maryland Local Tort Claims Act, Grantee...*
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**REVISED**

Contact: Cathy Ensor  
410.767.4107  
cathy.ensor@maryland.gov

**16-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of Atlantic General Hospital Corporation***

*Atlantic General Hospital Corporation (Worcester County)*

*“To design, construct, and equip a Regional Cancer Care Center on Atlantic General Hospital’s campus.”*

***\$681,000.00***

*Maryland Consolidated Capital Bond Loan of 2017 (MHA – Chapter 022, Acts of 2017)  
DGS Item G024; (SL-026-170-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of Atlantic General Hospital Corporation has submitted documentation that it has over \$681,000.00 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$9,511,709.00
	<b>17-G024 (This Action)</b>	<b>\$ 681,000.00</b>
	Local Cost	\$8,830,709.00

**Prior Action:** DGS Item 28-CGL (9/6/17)

**Remarks:**

1. The grant agreement has been modified with the following:

Recitals Item C. Grantee has requested and the Board of Public Works has approved Grantee to take certain actions under Disposition of Property and Insurance clauses below.

Disposition of Property *The Hospital is authorized to grant security interests in property partially-funded by the State to allow the Hospital to refinance the property and to finance construction of a new regional cancer care center.*

*Specifically, through this financing and refinancing with Maryland Health and Higher Educational Facilities Authority, the Mayor and Council of Berlin, M&T Bank, and institutional trustees, the Hospital will grant liens and security interests to holders of the Hospital’s indebtedness and related hedge obligations (total amount will not exceed \$41.5 million and the amount of the related hedge obligations) that include allowing the fee-simple transfer of the property through foreclosure or a deed in lieu of foreclosure.*

**REVISED**

**16-CGL. CAPITAL GRANTS AND LOANS** (*cont'd*)

*The Hospital is authorized to subordinate the State's contractual right to repayment of grant funds to any interests that the Hospital grants holders of the Hospital's indebtedness and related hedge obligations.*

Insurance *Holders of the Hospital's indebtedness and related hedge obligations are permitted to determine in their sole discretion how to apply proceeds of any all-risk/fire/extended coverage insurance relating to grant-funded property.*

2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
410.767.4107  
cathy.ensor@maryland.gov

**17-CGL.      CAPITAL GRANTS AND LOANS**  
***General Obligation Bonds***

**Recommendation:** That the following general obligation bond authorizations be canceled in the amount of \$123,381 and, at the same time, reduce the State's spending authority. Cancellation is recommended as the proceeds were not encumbered or expended by the termination date as their enabling acts require. The Comptroller and Department of General Services concur in this recommendation.

**Authority:** § 8-128, State Finance & Procurement Article, Annotated Code of Maryland and specific bond bills as shown.

<i>Health Care for the Homeless</i> Chapter 336, Acts of 2008	\$ 10,000
<i>Family Life Intergenerational Center</i> Chapter 372, Acts of 2010 <i>as amended by</i> Chapter 495, Acts of 2015	\$113,381

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**2<sup>nd</sup> REVISION**

Contact: Cathy Ensor  
 410.767.4107  
 cathy.ensor@maryland.gov

**18-CGL.      CAPITAL GRANTS AND LOANS**  
*General Obligation Bonds*

**Recommendation:** That the following general obligation bond authorizations be canceled in the amount of \$610,000 and, at the same time, reduce the State’s spending authority. Cancellation is recommended because the matching funds were not presented for Board of Public Works certification by the date the enabling acts required. The Comptroller and the Department of General Services concur in this recommendation.

**Authority:** § 8-128, State Finance & Procurement Article, Annotated Code of Maryland and specific bond bills as shown.

Chapter 495, MCCBL 2015

...

<i>Economic Empowerment Community Center (Senate)</i>	\$ 50,000
<i>Economic Empowerment Community Center (House)</i>	\$ 50,000
<i>Family Life &amp; Wellness Intergenerational Center</i>	\$200,000
<i>Liberty Elementary Early Childhood Center</i>	\$ 45,000
<i>Multi-Family Low-Income Housing Project</i>	\$ 50,000
<i>New Beginnings Community Development Computer Lab Project</i>	\$ 15,000
<i>North Avenue Gateway II</i>	\$ 25,000
<i>Pasadena Baseball Club</i>	\$ 50,000
<b>Chapter 424, MCCBL 2013, amended by Chapter 495, MCCBL 2015</b> <i>Carroll's Hundred Archaeology Project</i>	\$100,000
<b>Chapter 444, MCCBL 2012, as amended by Chapter 495, MCCBL 2015</b> <i>Salvation Army Boys &amp; Girls Clubs</i>	\$ 25,000

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**REVISED**

Contact: Cathy Ensor  
410.767.4107  
cathy.ensor@maryland.gov

**19-CGL.      CAPITAL GRANTS AND LOANS**  
***General Obligation Bonds***

**Recommendation:** That the following general obligation bond authorizations be canceled in the amount of **\$1,180,496** and, at the same time, reduce the State's spending authority. Cancellation is recommended because the grantees have stated in writing that the project is complete or funds are no longer needed. The Comptroller and Department of General Services concur in this recommendation.

**Authority:** § 8-128, State Finance & Procurement Article, Annotated Code of Maryland and specific bond bills as shown.

**Chapter 432, MCCBL of 2004**

*Bethel Senior Facilities - Recreation Center* \$130,800  
amended by Chapter 430, Acts of 2013; Chapter 707, Acts of 2009

**Chapter 445, MCCBL of 2005**

*Old Blair High School Auditorium* \$300,000  
amended by Chapter 65, Acts of 2007; Chapter 219, Acts of 2008;  
Chapter 707, Acts of 2009; Chapter 630, Acts of 2012; and  
Chapter 430, Acts of 2013

*Old Blair High School Auditorium* \$ 1,697  
amended by Chapter 65, Acts of 2007; Chapter 219, Acts of 2008;  
Chapter 707, Acts of 2009; Chapter 630, Acts of 2012; and  
Chapter 430, Acts of 2013

*East Baltimore Community Recreation and Learning Center* \$107,264  
amended by Chapter 396, Acts of 2011

*Benson-Hammond House* \$ 196  
amended by Chapter 639, Acts of 2012; Chapter 707, Acts of 2009

**Chapter 488, MCCBL 2007**

*Hope House* \$ 10,800  
amended by Chapter 463, Acts of 2014; Chapter 488, Acts of 2009

**REVISED**

**19-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

**Chapter 336, MCCBL 2008**

*Agriculture & Education Complex* \$ 28,417

*United Communities Against Poverty* \$200,000

*Walker Mill Day Care Center* \$ 60,614

*Goshen House* \$ 336  
amended by Chapter 639, Acts of 2012; Chapter 372, Acts of 2010

*Mary Harvin Transformation Center* \$ 5,038  
amended by Chapter 463, Acts of 2014; and Chapter 495,  
Acts of 2015

*South Branch Park Phase 1* \$ 37,614

*Friendship School* \$ 20,000

*Belair Swim and Racquet Club* \$ 474

**Chapter 483, MCCBL 2010**

*Access Carroll, Inc.* \$ 57,786  
amended by Chapter 444, Acts of 2012

*Bates Middle School* \$ 2,702

...

**Chapter 396, MCCBL 2011**

*Girl Scouts Conowingo Water System and Pool* \$ 29,381  
amended by Chapter 463, Acts of 2014

*Dorchester General Hospital* \$ 12,073

**Chapter 444, MCCBL 2012**

*Acorn Hill Natural Play Area* \$ 17,862  
amended by Chapter 430, Acts of 2013

**REVISED**

**19-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

<i>Glenarden Veterans Memorial</i>	\$ 5,080
<i>Neighbor-Space of Baltimore County</i> amended by Chapter 495, Acts of 2015; Chapter 430, Acts of 2013	\$ 26
<b>Chapter 463, MCCBL 2014</b> <i>Anne L. Bronfman Center</i>	\$ 9,980
<b>Chapter 495, MCCBL 2015</b> <i>Anne L. Bronfman Center</i>	\$ 15,200
<b>Chapter 27, MCCBL 2016</b> <i>Baltimore County Humane Society</i>	\$127,156

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
410.767.4107  
cathy.ensor@maryland.gov

**20-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Trustees of Goucher College***

*Goucher College (Baltimore County)*

*“For the design, construction, and equipping of a New Science Building.”*

***\$4,000,000.00***

*Maryland Consolidated Capital Bond Loan of 2017 (MICUA–Chapter 022, Acts of 2017)  
DGS Item G005; (SL-024-170-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Trustees of Goucher College has submitted documentation that it has over \$4,000,000.00 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$27,392,000.00
	<b>17-G005 (This Action)</b>	<b>\$ 4,000,000.00</b>
	Local Cost	\$23,392,000.00

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
410.767.4107  
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**21-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into grant agreements for the following grants:

***Board of Directors of the Green Branch Management Group Corporation  
Green Branch Athletic Complex (Prince George’s County)***

*“For the acquisition, planning, design, site development, construction, repair, renovation, reconstruction, and capital equipping of the Green Branch Athletic Complex.”*

**\$3,000,000.00**

*Maryland Consolidated Capital Bond Loan of 2014 (MISC – Chapter 463, Acts of 2014; as amended by Chapter 495, Acts of 2015; and now by Chapter 022, Acts of 2017)  
DGS Item 036*

**\$1,000,000.00**

*Maryland Consolidated Capital Bond Loan of 2013 (MISC – Chapter 424, Acts of 2013; as amended by Chapter 027, Acts of 2016; and now by Chapter 022, Acts of 2017)  
DGS Item G015*

*“For the planning, design, construction, and capital equipping of the Green Branch Athletic Complex, located in Prince George’s County.”*

**\$1,000,000.00**

*Maryland Consolidated Capital Bond Loan of 2012 (MISC – Chapter 444, Acts of 2012; as amended by Chapter 022, Acts of 2017)  
DGS Item G014; (SL-088-120-038)*

**Matching Fund:**      No match is required.

<b>Background:</b>	Total Project	\$14,576,000.00
	<b>14-036 (This Action)</b>	<b>\$ 3,000,000.00 (non-match)</b>
	<b>13-G015 (This Action)</b>	<b>\$ 1,000,000.00 (non-match)</b>
	<b>12-G014 (This Action)</b>	<b>\$ 1,000,000.00 (non-match)</b>
	Local Cost	\$ 9,576,000.00

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**21-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

***Remarks:***

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Invoices should be submitted to the Department of General Services for the disbursement of funds.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
410.767.4107  
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**22-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of the Beth Sholom Congregation and Talmud Torah  
Interfaith Watershed and Restoration Outreach Project (Montgomery County)***  
*“For the acquisition, planning, design, construction, repair, renovation,  
reconstruction, and capital equipping of a watershed and conservation green space  
for the Board of Directors of the Beth Sholom Congregation and Talmud Torah.”*  
**\$45,000.00**  
*Maryland Consolidated Capital Bond Loan of 2014 (LSI – Chapter 463, Acts of 2014;  
as amended by Chapter 022, Acts of 2017)*  
*DGS Item G087; (SL-108-140-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the Beth Sholom Congregation and Talmud Torah has submitted evidence in the form of canceled checks and invoices that it has \$50,202.81 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Beth Sholom Congregation and Talmud Torah \$5,202.81 for eligible expenditures.

<b>Background:</b>	Total Project	\$120,000.00
	<b>14-G087 (This Action)</b>	<b>\$ 45,000.00</b>
	17-G070 (Future Action)	\$ 15,000.00
	Local Cost	\$ 60,000.00

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**22-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

***Remarks:***

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
410.767.4107  
cathy.ensor@maryland.gov

**23-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of A Step Forward, Incorporated***

***Multifamily Low-Income Housing Project (Baltimore City)***

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of housing for low-income families, located in Baltimore City.”*

**\$25,000.00**

*Maryland Consolidated Capital Bond Loan of 2016 (LHI - Chapter 027, Acts of 2016)  
DGS Item G136; (SL-055-160-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Directors of A Step Forward, Incorporated has submitted documentation that it has over \$25,000.00 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$450,000.00
	<b>16-G136 (This Action)</b>	<b>\$ 25,000.00</b>
	Local Cost	\$425,000.00

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
410.767.4107  
cathy.ensor@maryland.gov

**24-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of the Olde Mill Foundation, Inc.***

*Olde Mill Community and Teaching Center (Prince George's County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Olde Mill Community and Teaching Center.”*

**\$75,000.00**

*Maryland Consolidated Capital Bond Loan of 2016 (LHI-Chapter 027, Acts of 2016)  
DGS Item G184, (SL-070-090-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Directors of the Olde Mill Foundation, Inc. is utilizing the value of property as their matching fund. The Department of General Services, Real Estate Office has reviewed the appraisal for the property located at 11603 West Branch Drive in Upper Marlboro and has approved a value of \$450,000.00. A portion of the value of this property was previously utilized as match for prior grants in the amount of \$325,000.00. With the current grant, the grantee has utilized a total of \$400,000.00 of the value of property to meet the matching fund requirement.

**Background:**

Total Project	\$ 505,000.00
<b>16-G184 (This Action)</b>	<b>\$ 75,000.00</b>
14-G183 (Prior Action)	\$ 150,000.00
13-G161 (Prior Action)	\$ 50,000.00
13-G098 (Prior Action)	\$ 100,000.00
09-G137 (Prior Action)	\$ 25,000.00
Local Cost	\$ 105,000.00

(Prior Actions: 10/01/14 Agenda, Item 25-CGL; 9/19/12 Agenda, Item 27-CGL; and 5/14/14 Agenda, Item 25-CGL)

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**24-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

***Remarks:***

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
410.767.4107  
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**25-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of the Baltimore Urban League, Inc.***

*Orchard Street Church (Baltimore City)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Orchard Street Church, located in Baltimore City.”*

**\$25,000.00**

*Maryland Consolidated Capital Bond Loan of 2016 (LSI – Chapter 027, Acts of 2016)  
DGS Item G056; (SL-054-160-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Directors of the Baltimore Urban League, Inc. has submitted documentation that it has \$27,053.00 in an in-kind donation to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$52,053.00
	<b>16-G056 (This Action)</b>	<b>\$25,000.00</b>
	Local Cost	\$27,053.00

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
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**26-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of the Middletown Valley Athletic Association, Inc. and  
Burgess and Town Commissioners of the Town of Middletown  
Remsburg Park Multipurpose Youth Sports Field (Frederick County)***  
*“For the acquisition, planning, design, construction, repair, renovation,  
reconstruction, site improvement, and capital equipping of a multipurpose youth  
sports field at Remsburg Park, located in Frederick County.”*

**\$100,000.00**

*Maryland Consolidated Capital Bond Loan of 2017 (MISC - Chapter 022, Acts of 2017)  
DGS Item G021; (SL-027-170-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the Middletown Valley Athletic Association, Inc. has submitted documentation that it has over \$100,000.00 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$238,000.00
	<b>17-G021 (This Action)</b>	<b>\$100,000.00</b>
	Local Cost	\$138,000.00

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
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**27-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of the White Marsh Volunteer Fire Company, Inc.***

*White Marsh Volunteer Fire Company (Baltimore County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the White Marsh Volunteer Fire Company building, located in Baltimore County.”*

**\$75,000.00**

*Maryland Consolidated Capital Bond Loan of 2017 (LSI – Chapter 022, Acts of 2017)  
DGS Item G117; (SL-023-150-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the White Marsh Volunteer Fire Company, Inc. has submitted evidence in the form of canceled checks and invoices that it has \$200,016.13 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the White Marsh Volunteer Fire Company, Inc. \$75,000.00 for eligible expenditures.

<b>Background:</b>	Total Project	\$6,600,000.00
	<b>17-G117 (This Action)</b>	<b>\$ 75,000.00</b>
	15-G112 (Prior Action)	\$ 150,000.00
	Local Cost	\$6,375,000.00

(Prior Action: 2/24/16 Agenda, Item 15-CGL)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

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**27-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Cathy Ensor  
 410.767.4107  
 cathy.ensor@maryland.gov

**28-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of the Accokeek Volunteer Fire Department, Inc.***

*Accokeek Volunteer Fire Department (Prince George’s County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Accokeek Volunteer Fire Department building, located in Prince George’s County.”*

***\$150,000.00***

*Maryland Consolidated Capital Bond Loan of 2016 (LSI - Chapter 027, Acts of 2016)  
 DGS Item G100, (SL-056-160-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2018 and the Board of Public Works to certify a matching fund. The Board of Directors of the Accokeek Volunteer Fire Department, Inc. is utilizing the value of property as their matching fund. The Department of General Services, Real Estate Office has reviewed the appraisal for the property located at 16111 Livingstown Road in Waldorf and has approved a value of \$367,200.00 to meet the matching fund requirement.

<b>Background:</b>	Total Project	\$300,000.00
	<b>16-G100 (This Action)</b>	<b>\$150,000.00</b>
	Local Cost	\$150,000.00

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Ahmed Awad  
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ahmed.awad@maryland.gov

**29-CGL.      CAPITAL GRANTS AND LOANS**  
***Department of Health***

**Recommendation:** That the Board of Public Works approve a grant of \$210,619.00 to **Family Services, Inc. (FSI)**, (Gaithersburg, Montgomery County).

**Project:** The acquisition of a three-bedroom townhome located at 14235 Oakpointe Drive, Laurel, MD 20707.

**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	\$280,000.00	
Eligible Project Cost	\$280,825.00*	
State Share (75%)	\$210,619.00	CB-04203-06 MCCBL 2016, (CHFF)
Grantee Share (25%)	\$ 70,206.00	FSI, Money Market Account

\*Includes the lesser of the DGS accepted value or the contract price at \$280,000.00, and the cost of appraisals at \$825.00.

**Remarks:**

1. The townhome 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 recorded among the Land Records of Prince George's 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.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Ahmed Awad  
410.767.6589  
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**30-CGL.      CAPITAL GRANTS AND LOANS**  
*Department of Health*

**Recommendation:** That the Board of Public Works (BPW) approve a Waiver of Priority of Declaration and Subordination Agreement (the "Waiver") on behalf of **Key Point Health Services, Inc.**, (KPHS) (Harford County) (the "Provider").

**Background:** The project consisted of the acquisition and renovation of an office building located at 500 N. Rolling Road, Catonsville, Maryland 21228. KPHS has a financing agreement, to refinance the existing mortgage on their Facility with **Chesapeake Bank of Maryland** (the "Bank") on the condition that the State agrees to subordinate its ROR to the Bank's deed of trust in the amount of \$1,800,000 (the "Bank Loan").

As required under *Subtitle 6 of Title 24 of the Health -General Article of the Annotated Code of Maryland* (the "Subtitle"), KPHS recorded a State's Right of Recovery (ROR) dated January 30, 2002 among the land records of Baltimore County in Book 117223, Page 538. Said ROR is to expire on November 11, 2032.

*Health General Article § 24-606(f)(2)* provides that a lien based on the State's Right of Recovery is superior to a lien or other interest of any mortgagee "except as the State may by written subordination agreement provide otherwise." The Waiver of Priority Declaration and Subordination Agreement reflects the financial arrangement as so stated above.

Maryland Department of Health (MDH) requests BPW approval of the Waiver that will permit KPHS to close on the Bank's loan in accordance with the conditions identified above. A MDH Assistant Attorney General has reviewed and approved the Waiver for legal sufficiency.

<b>Past BPW Actions:</b>	DGS Item 50-CGL, September 19, 2001	\$550,000.00
	DGS Item 28-CGL, August 7, 2002	\$353,050.00

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Contact: Mahmood Yahyai  
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 mahmood.yahyai@maryland.gov

**31-CGL. CAPITAL GRANTS AND LOANS**  
*Higher Education Commission*

**Recommendation:** That the Board of Public Works authorize that funds be encumbered for the following grant:

**Anne Arundel Community College**

Health Sciences & Biology Building – Design & Engineering Services

The project is to construct a new 175,210 GSF Health Sciences & Biology Building to house the School of Health Sciences, which offers 21 programs of study, and the Department of Biology. The new building will provide current educational, lab, and support spaces for these programs, which support transition to four-year institutions and workforce development.

\$3,675,000

MCCBL 2016 / Item 117

CC-11-MC17-450

**Matching Fund:** Anne Arundel Community College– \$3,675,000

Cost sharing is 50.0% State share, 50.0% local share and is in accordance with Section 11-105(j) of the Education Article.

<b>Background:</b>	<b>Total Amount:</b>	<b>State Share:</b>	<b>Local Share:</b>
Total Project	\$11,291,730	\$5,645,865	\$5,645,865
This Action	\$7,350,000	\$3,675,000	\$3,675,000
Previous Action	\$3,941,730	\$1,970,865	\$1,970,865

**Remarks:**

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Anne Arundel Community College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Contact: Ahmed Awad  
 410.767.6589  
 ahmed.awad@maryland.gov

**32-CGL.      CAPITAL GRANTS AND LOANS**  
*Department of Health*

**Recommendation:** That the Board of Public Works approve a grant of \$116,000.00 to *Housing Unlimited, Inc., (HUI), (Montgomery County)*.

**Project:** The acquisition of a three-bedroom townhome located at 20002 Amesburg Way, Montgomery Village, MD 20886.

**Fund Source:** The Maryland Department of Health has determined the grantee is required to provide a 57% local share of the eligible project cost.

Total Project Cost	\$268,800.00	
Eligible Project Cost	\$268,800.00*	
State Share (43%)	\$116,000.00	MDH #20807-11 MCCBL 2016 (CHFF)
Grantee Share (57%)	\$152,800.00	Housing Unlimited, Inc.

\*Includes the lesser of the DGS accepted value or the contract price at \$268,000.00 and the cost of appraisals at \$800.00.

**Remarks:**

1. This townhome will be used to provide housing for two 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 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 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**



# Supplemental

Contact: Wendy Scott-Napier  
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**33-LT. TENANT LEASE**  
*Department of Transportation*  
*State Highway Administration*

**Landlord:** Atapco Baltimore I, LLC  
 1 South Street, Suite 2800, Baltimore, MD 21202

**Property Location:** 601 North Calvert Street  
 Baltimore, MD 21202

**Space Type:** Office                      **Lease Type:** New Lease      **Sq.Ft.:** 31,495  
**Duration:** 5 yrs                      **Effective:** 3/1/2018  
**Annual Rent** \$778,075.91 (average) - \$740,132.50 year 1 escalated 2.5% annually  
**Square Foot Rate:** \$24.71 (average) - \$23.50 year 1 escalated 2.5% annually

**Utilities Responsibility:** Landlord  
**Custodial Responsibility:** Tenant  
**Previous Board Actions:** N/A

**Fund Source:**

Program	Subprogram	Sub object	PCA	Sq. Ft.	Cost psf	Annual Amt.
Consolidated Transportation	03	1301		31,495	\$23.50	\$740,132.50

**Recommendation:** Approval is requested for a new five year lease for the State Highway Administration. The new location will be used for the public private partnership tasked with I-270 and I-495 congestion relief initiatives and is located adjacent to SHA's current headquarters. The majority of the 102 full time employees that will work at this location will be contract workers.

**Remarks:**

1. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605E., as authorized by COMAR 21.05.05.02D.
2. 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**

\* Approved 2-to-0; Treasurer abstained.



**34-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**  
***Department of Health***

2. Assignment of prior grant agreements with Dimensions Health to UMMS:

DGS Agenda 03/19/2014, Item 25-CGL - \$15,000,000  
MCCBL 2013 (*MISC – Chapter 424, Acts of 2013; amended by Chapter 022, Acts of 2017*)

DGS Agenda 11/16/2016, Item 21-CGL - \$15,000,000  
MCCBL 2015 (*MISC – Chapter 495, Acts of 2015*)

**Remarks:**

1. The referenced Enabling Acts authorize the Department of Health to provide grants for the purpose of site acquisition, design, construction, and equipping of a new Regional Medical Center in Prince George’s County. The Enabling Acts specifically authorize “[t]he Department [to] provide a grant to the owner/operator of the [Prince George’s County] Regional Medical Center.”  
The Regional Medical Center is a prospective hospital or related institution that Grantee intends to construct on a parcel of land in Largo (Prince George’s County), Maryland purchased by Grantee. Upon BPW approval of this request, Grantee is prepared to expend and MDH will disburse the State funds.
2. The MDH and UMMS will enter into Capital Grant Agreements which set forth the terms and conditions for the disbursement of the State funds. The grant agreements will include Dimension Health Corporation (d/b/a University of Maryland Capital Region Health) as “beneficiary” throughout the documents. Effective September 1, 2017, this entity became a wholly-owned subsidiary of UMMS.
3. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
4. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
5. Invoices shall be submitted to MDH for the disbursement of funds.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**