

**BOARD OF PUBLIC WORKS**  
**TABLE OF CONTENTS**  
**JULY 3, 2019**

**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	Agriculture		1
2-4	Board of Public Works Grants		2
5	Board of Public Works PAAR		5
6-7	Board of Public Works Wetlands		6
8-11	Housing & Community Dev't		11
12-13	Environment		18
14-18	MD Stadium Authority		20
19	Morgan State University		28
22-23	Supplementals		33
20	St. Mary's College of MD		29
21	Historic St. Mary's City Commission		31

**APPENDIX**

	No submissions	APP1	
--	----------------	------	--

**SUPPLEMENT A**  
**DEPARTMENT OF NATURAL RESOURCES/REAL PROPERTY**

1-2	Program Open Space Local Share	DNR1	35
3-7	Rural Legacy	DNR3	37

**SUPPLEMENT B**  
**DEPARTMENT OF BUDGET AND MANAGEMENT**

1-3	Service Contracts	1B	42
4	Service Contracts Renewal Options	8B	49

**SUPPLEMENT C**  
**UNIVERSITY SYSTEM OF MARYLAND**

1	General Miscellaneous	1C	51
2	Towson University	2C	52
4		5C	55
3	University of MD, Baltimore County	3C	53

**BOARD OF PUBLIC WORKS**  
**TABLE OF CONTENTS**  
**JULY 3, 2019**

Item		Section page no.	Overall page no.
<b>SUPPLEMENT D</b>			
<b>DEPARTMENT OF INFORMATION TECHNOLOGY</b>			
1	Information Technology	1D	57
3		6D	62
2	Public Safety & Correctional Svs	4D	60
4	Supplemental: Information Technology	10D	66
5	Supplemental: Baltimore City Community College	11D	67
6-7	Supplemental: Information Technology	13D	69
<b>MARYLAND DEPARTMENT OF TRANSPORTATION</b>			
1	MD Transit Administration	MDOT1	73
2-3	State Highway Administration	MDOT4	76
4	MDOT Task Orders	MDOT8	80
5	Supplemental: MD Transit Administration	MDOT10	82
<b>DEPARTMENT OF GENERAL SERVICES</b>			
1-2	Maintenance	DGS1	84
3-4	Maintenance Option	DGS5	88
5	General Miscellaneous	DGS10	93
6	Real Property	DGS11	94
7-9	Leases	DGS14	97
10-21	Capital Grants & Loans	DGS17	100
22-23	Supplemental: GO Bonds	DGS31	114
24	Supplemental: Tenant Lease	DGS32	115

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019**



*Contact: Norman Astle (410)841-5864  
norman.astle@maryland.gov*

**1. DEPARTMENT OF AGRICULTURE  
*Maryland Agricultural Cost-Share Program***

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

**Amount:** \$111,971

**Fund Source:** MCCBL of 2018: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 18274

County	Grantee	Agreement #	Amount
Carroll	Herman J. Steffen	MP-2019-2714	9,000
	Ships Quarters Farm, LLC	RS-2019-2715	43,771
	The County Commissioners of CC	MP-2019-2716	7,400
	Richard L. Walsh	MP-2019-2724	8,900
Harford	Jeffery McClean	AT-2019-2705	1,900
		AT-2019-2706	2,200
		AT-2019-2707	700
Howard	Moore Farm, LLC	RS-2019-2684	17,600
Washington	Richard Bowers	UP-2019-2717	20,500

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

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



Contact: David Bohannon 410-260-7335  
david.bohannon4@maryland.gov

2. **BOARD OF PUBLIC WORKS**  
*Historic Annapolis Foundation Grant*  
*Fiscal Year 2020*

**Recommendation:** That the Board of Public Works amend the grant agreement between the State and the Historic Annapolis Foundation to award fiscal year 2020 grant funds to the Historic Annapolis Foundation.

**Current Grant Agreement**

**Original Approval:** Sec. Agenda Item 13 (6/21/2006)

**Amount:** \$789,000 to be disbursed in equal quarterly installments.

**Fund Source:** State General Fund. Budget Bill, Chapter 565 (2019 Laws of Maryland)

**Background:** The State of Maryland owns historic properties in the City of Annapolis. To ensure prudent stewardship of the State's historic properties, the Board leases to the Historic Annapolis Foundation certain premises of historical significance in the City of Annapolis including the William Paca House and Gardens, the Shiplap House, The Barracks, The Found House, and the Brice House. For more than 30 years, the Board has given the Historic Annapolis Foundation grant funds annually to assist in the operation, maintenance and management of the leased properties.

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



Contact: David Bohannon 410-260-7335  
david.bohannon4@maryland.gov

3. **BOARD OF PUBLIC WORKS**  
*The Maryland Zoo in Baltimore Grant*  
*Fiscal Year 2020*

**Recommendation:** That the Board of Public Works amend the grant agreement between the State and the Maryland Zoo in Baltimore to award fiscal year 2020 grants funds to the Zoo.

**Authority:** “Any payments due by the State for the Baltimore Zoo under a lease or sublease agreement shall be included in the annual budget for the Board of Public Works.” State Finance and Procurement Article, Section 10-206, Annotated Code of Maryland.

**Current Grant Agreement**

**Original Approval:** Sec. Agenda Item 10 (7/6/2005)

**Amount:** \$4,959,665 to be paid:

- First disbursement of \$4,709,665 upon Board approval
- Second disbursement of \$250,000 by June 30, 2020

**Fund Source:** State General Fund. Budget Bill, Chapter 565 (2019 Laws of Maryland)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



Contact: David Bohannon 410-260-7335  
david.bohannon4@maryland.gov

4. **BOARD OF PUBLIC WORKS**  
*Western Maryland Scenic Railroad Grant*  
*Fiscal Year 2020*

**Recommendation:** That the Board of Public Works amend the grant agreement between the State and the Western Maryland Scenic Railroad to award fiscal year 2020 grant funds to the Western Maryland Scenic Railroad.

**Grant Agreement**

**Original Approval:** Sec. Agenda Item 2 (7/27/2016)

**Amount:** \$250,000 to be disbursed in equal quarterly installments.

**Fund Source:** State General Fund. Budget Bill, Chapter 565 (2019 Laws of Maryland)

**Background:** Each year since 2016 the General Assembly has authorized the awarding of grant funds to the Western Maryland Scenic Railroad for expenses related to the Railroad's operation and maintenance activities.

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



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

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

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

*Public Safety*  
*General Services*

*May 2019*  
*Jan 2019*

**Authority:** COMAR 21.02.01.05

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



Contact: Bill Morgante 410-260-7791  
Bill.morgante@maryland.gov

6. **BOARD OF PUBLIC WORKS**  
*Wetland Licenses*

**Recommendation:** The Board of Public Works Wetlands Administrator recommends that the Board grant the licenses for projects involving filling or dredging or both 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**

18-0940 *KATHERINE LEON, WILLIAM CALLAHAN, JOHN KONTOR* – To improve navigable access by mechanically dredging an area, transporting dredged material, and providing for 6-year dredging period.

*Annapolis, Spa Creek*

*Special conditions: Requirements for maintenance dredging, dredged material transport and disposal, staking dredged area, and post-dredge bathymetric survey.*

18-1082 ANNE ARUNDEL COUNTY DPW – To provide deeper water for boating by mechanically dredging an area, transporting dredged materials, providing for a 6-year license and conducting borings.

*Pasadena, Bodkin Creek*

*Special conditions: Time of year restriction. Requirements for maintenance dredging; dredged material placement, transport and disposal; staking of dredge area; and post-dredge bathymetric survey.*

18-0777 LOCH HAVEN CIVIC ASSOCIATION, INC. – To provide beach nourishment by filling a beach area with sand; to provide erosion control by constructing breakwaters and planting marsh vegetation for marsh establishment; and to manage stormwater by constructing an infiltration basin with cobble and planting with marsh vegetation.

*Edgewater, South River*

*Special Conditions: Requirements for County reviews and approvals, stormwater discharge velocity, turbidity curtain, grading of fill materials, marsh establishment, and marsh maintenance plan.*

**Wetlands created:** 5,055 square feet

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



6. **BOARD OF PUBLIC WORKS** (cont'd)  
*Wetland Licenses*

**ANNE ARUNDEL COUNTY** (cont'd)

- 19-0149 HILLSMERE SHORES IMPROVEMENT ASSOCIATION – To reconfigure a marina by replacing a boat ramp, bulkhead, wingwall, and finger pier and constructing additional finger piers.

*Annapolis, Duvall Creek*

*Special Conditions: Requirements for County review and approval and bulkhead construction sequencing.*

**CHARLES COUNTY**

- 18-0207 TOWN OF INDIAN HEAD – To control erosion and improve navigable access by constructing a timber pier, walkway, and stone containment sill; and adding sand and planting with marsh vegetation.

*Indian Head, Potomac River*

*Special conditions: Time-of-year restrictions. Requirements for marsh establishment and marsh maintenance plan.*

*Wetland created: 33,855 square feet*

**QUEEN ANNE'S COUNTY**

- 19-0150 KENT NARROWS MARINE LLC – To improve navigational access by constructing a floating pier and floating platform.

*Chester, Kent Narrows*

*Special Conditions: None.*

- 19-0294 LESLIE MOORE – To create a living shoreline by constructing stone and sand containment structures, adding sand, and planting with marsh vegetation.

*Stevensville, Eastern Bay*

*Special Conditions: Requirements for marsh establishment, marsh maintenance plan, and photo monitoring.*

*Wetlands Created: 2,040 square feet*

**ST. MARY'S COUNTY**

- 18-0546 JAMES B. HILLAN– To improve navigable access by hydraulically dredging an area, constructing a boat lift, and placing mooring piles.

*Avenue, St. Patrick's Creek*

*Special conditions: Requirements for monitoring of discharge material, turbidity curtain, and post dredge bathymetric survey; and restrictions on number of slips, lifts, and hoists.*

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



6. **BOARD OF PUBLIC WORKS** (cont'd)  
*Wetland Licenses*

**TALBOT COUNTY**

- 18-1080      *JOHN D. ROBERTSON* – To protect the shoreline by constructing a low-profile sill backfilled and graded with sand and planted with marsh vegetation.  
*St. Michaels, Broad Creek*  
*Special conditions: Requirements for marsh establishment and marsh maintenance plan.*  
*Wetlands created: 6,201 sf*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



Contact: Bill Morgante 410-260-7791  
Bill.morgante@maryland.gov

7. **BOARD OF PUBLIC WORKS**  
***Wetlands License No. 18-0243***  
***Mitigation***

***Recommendation:*** The Board of Public Works Wetlands Administrator recommends that the Board: (1) grant a license for a project involving dredging in the navigable waters of Maryland; and (2) require the licensee to mitigate new impacts to shallow water habitat in tidal wetlands by paying \$482 into the Tidal Wetlands Compensation Fund.

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

- Application received March 12, 2018
- Public comment period ended December 1, 2018
- MDE Report and Recommendation (R&R) received May 21, 2019

***Authority:*** “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.” *Section 16-202, Environment Article, Annotated Code of Maryland*; see also COMAR 23.02.04.

***Description:*** In this application to improve boating access, the applicant seeks to mechanically dredge a main channel and seven spur channels, transport the dredged materials to an approved facility, and perform periodic maintenance dredging for six years. Dredging for the main channel and six of the seven spurs is considered maintenance dredging. However, in addition to the maintenance dredging, one spur channel has 280 square feet of new impact to shallow water habitat. Mitigation is recommended for these new impacts.

***Mitigation:*** “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. MDE may recommend mitigating for the loss of wetlands through “monetary compensation to the Wetlands Compensation Fund” only when it determines “that creation, restoration, or enhancement of tidal wetlands are not feasible alternatives.” COMAR 26.24.05.02B(6).

MDE recommends that the appropriate mitigation for the shallow water habitat impacts be calculated using \$1.72 per square foot at the 1:1 ratio.

$$\$1.72 \times 280 \text{ square feet} = \$482$$

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



7. **BOARD OF PUBLIC WORKS** (cont'd)  
***Wetlands License No. 18-0243***  
***Mitigation***

**ANNE ARUNDEL COUNTY**

18-0243 *PAUL HETZEL et al.* — To improve navigational access by performing new and maintenance dredging, by mechanical method, for a main channel and seven spur channels.

*Annapolis, Severn River*

*Special conditions: Time-of-year restriction. Requirements for dredged material transport, subsequent maintenance dredging, staking of dredge area, a post-dredge bathymetric survey, and a mitigation fee for tidal wetland impacts to shallow water habitat.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019**



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

**8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
Down Payment Settlement Expense Loan Program**

**Recommendation:** That the Board of Public Works approve DHCD releasing second lien deeds of trust to facilitate short sales on the properties and to take unsecured promissory notes in the amounts shown for the Down Payment Settlement Expense Loan Program.

**Loan Authority:** Down Payment and Settlement Expense Loan Program  
Housing and Community Development Article, §§ 4-301-4-309,  
Annotated Code of Maryland

**Authority to Release** State Finance and Procurement Article, § 10-305,  
**Security Interest:** Annotated Code of Maryland

	<b>Original Loan/Current Balance</b>
Jennifer M. Annis 611 Newfield Road, Glen Burnie 21061	\$ 5,000 Anne Arundel County
Anita Opel Elliott 6529 Pressed Gentian, Columbia 21045	\$ 5,000 Howard County

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



---

Contacts: Gregory Hare (301) 429-7775 [gregory.hare@maryland.gov](mailto:gregory.hare@maryland.gov)  
Brien O'Toole (301) 429-7761 [brien.otoole@maryland.gov](mailto:brien.otoole@maryland.gov)  
Jean Peterson (301) 429-7667 [jean.peterson@maryland.gov](mailto:jean.peterson@maryland.gov)

9. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
***Partnership Rental Housing Program***

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

**Borrower:** HPC Cecilton Senior Housing LLC

**Project:** Cecilton Senior Village  
233 South Bohemia Avenue, Cecilton, Cecil County 21913

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

*The Partnership Rental Housing Program* finances rental housing that will be occupied by individuals with incomes at or below 50% of area median income.

**Loan Amount:** \$1,882,268

**Fund Source:** 2018 MCCBL: *Partnership Rental Housing Program*

**Collateral:** Deed of Trust

**Description:** This mixed-use project in the Town of Cecilton will construct 20 one-and two-bedroom rental units in a senior residential community and a 2,700 square foot state-of-the art Head Start early childhood learning center. Six residential units will serve households with income at or below 50% of area median income, nine units will serve households at or below 60% of area median income, and five units will be market rate. Two units will be compliant with Uniform Federal Accessibility Standards (UFAS), a HUD mandated accessibility program. The project sponsors are Home Partnership of Cecil County and the Town of Cecilton.

***Energy Saving Elements:***

- Windows will be Energy Star rated.
- Faucets and bath fixtures will use water sense labeled products.
- Appliances will be Energy Star rated including refrigerators, ranges, range hoods, and bath exhaust fans.

BOARD OF PUBLIC WORKS  
 SECRETARY'S  
 ACTION AGENDA  
 July 3, 2019



9. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT** *(cont'd)*  
***Partnership Rental Housing Program***

***Energy Saving Elements: (cont'd)***

- Energy Star rated lighting fixtures will be installed in all units and common areas.
- Mechanical systems will be high efficiency 15 SEER units, with programmable thermostats, and insulated plumbing pipes.
- Project will incorporate new air sealing package.
- Additional R-49 insulation will be installed in attics.

Sources	Amount
<b>Partnership Rental Housing Program (this Item)</b>	<b>\$1,882,268</b>
Neighborhood Business Works	\$1,100,000
DHCD HOME	\$1,923,475
CDBG	\$1,600,000
Town of Cecilton	\$392,462
Community Legacy	\$75,000
Deferred Fee	\$190,650
<b>Total</b>	<b>\$7,163,855</b>

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



---

Contacts: Gregory Hare 410-934-2060 [gregory.hare@maryland.gov](mailto:gregory.hare@maryland.gov)  
Brien O'Toole 410-514-7761 [brien.otoole@maryland.gov](mailto:brien.otoole@maryland.gov)  
Jean Peterson 410-514-7358 [jean.peterson@maryland.gov](mailto:jean.peterson@maryland.gov)

10. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
***Rental Housing Works Program***

**Recommendation:** That the Board of Public Works approve DHCD lending general obligation bond proceeds as described.

**Borrower:** Rosemont Tower, LLC

**Project:** Rosemont Tower  
740 Poplar Grove Street, Baltimore City 21216

**Authority:** §§ 4-101, Housing and Community Development Article,  
Annotated Code of Maryland

*Rental Housing Works* finances rental housing that will be occupied by individuals with incomes of 60% and below of the area median income.

**Loan Amount:** \$750,000

**Fund Source:** MCCBL 2019- Rental Housing Works Program

**Term:** 40 years

**Collateral:** Deed of Trust

**Description:** The project will acquire and rehabilitate a housing development with 203 one-bedroom units for seniors and persons with disabilities. All apartments are restricted to households earning 60% or less of the area median income and all will receive rent subsidy from a 20-year Housing Assistance Payments contract. There are no recognized environmental concerns requiring remediation on this project. The project sponsor is Rosemont Tower, LLC.

***Energy Saving Elements:***

Pursuant to Maryland's commitment to reducing Greenhouse Gas Emissions, conserving water resources, and enhancing Maryland's environment, the Project includes the following:

- Windows will be energy efficient.
- Faucets and bath fixtures will use water sense labeled products.
- Appliances will be Energy Star Rated including refrigerators, ranges, range hoods, and bath exhaust fans.

BOARD OF PUBLIC WORKS  
 SECRETARY'S  
 ACTION AGENDA  
 July 3, 2019



**10. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)**  
***Rental Housing Works Program***

***Energy Saving Elements: (cont'd)***

- Light fixtures will meet International Dark-Sky Association.
- Mechanical systems will be high efficiency units with programmable thermostats.
- Project will incorporate new air sealing package
- New roof will be at least 75% reflective.

***Project Funding Sources:***

<b>Rental Housing Works (this item)</b>	<b>\$750,000</b>
Sellers Note	\$17,195,000
Private Loan – Walker and Dunlap	\$14,637,700
Tax Credit Equity	\$15,527,125
Accrued Interest on Sellers Note	\$630,476
Accrued Interest on Bond Proceeds	\$1,034,000
Interim Income	\$365,091
Developer Equity	\$100
Working Capital	\$292,754
Deferred Developer Fee	\$131,942
<b>Total</b>	<b>\$50,564,188</b>

The Maryland Department of Planning approved the project for consistency with the Economic Growth, Resource Protection, and Planning on 2/6/2018.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



---

*Contacts: Contacts: Edward Barnett 301-429-7740 edward.barnett@maryland.gov  
Cedric Brown 301-429-7720 cedric.brown@maryland.gov  
Jean Peterson 301-429-7667 jean.peterson@maryland.gov*

**11. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
*Rental Housing Works Program***

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

**Borrower:** Woodlands at Reid Temple L.P.

**Project:** The Woodlands at Reid Temple  
11609 Facchina Place and 11425 Old Prospect Hill Road  
Glenn Dale 20769 Prince George's County

**Authority:** §§ 4-101 through 4-255, Housing & Community Development Article,  
Annotated Code of Maryland; COMAR 05.05.02

*Rental Housing Works* finances rental housing that will be occupied by individuals with incomes up to 50%, 60%, and 70% of area median income.

**Loan Amount:** \$2,500,000

**Fund Source:** MCCBL 2018 - *Rental Housing Works Program*

**Collateral:** Deed of Trust

**Description:** The project will construct (1) 252, one- and two-bedroom age-restricted units in two four-story, elevator-serviced buildings; and (2) one single-story community building. The construction will create new sustainable and energy efficient features for residents earning up to 50%, 60%, and 70% of area median income. The project sponsors are Atlantic Pacific Communities, LLC, UrbanMatters Development Partners, LLC and Reid Community Development Corporation.

***Energy Saving Elements:***

The project will follow the 2015 Enterprise Green Communities Criteria Guidelines. Pando Alliance has been engaged to be the project's third-party reviewer to ensure the guidelines per the scorecard in the application will be achieved.

- Windows will be Energy Star qualified in accordance with current applicable Energy Star Standards.
- The project will incorporate Water Sense labeled products in all units and common area facilities. Fixtures specified will include toilets that use 1.28 gallons or less per flush, bathroom sink faucets with a maximum flow of 1.5 gallons per minute, and shower heads that use no more than 2.0 gallons per minute.
- Appliances, including vented kitchen and bathroom exhaust fans, will be Energy Star qualified.

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019**



**11. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)  
*Rental Housing Works Program***

*Description: (cont'd)*

- High efficiency, Energy Star-compliant heat pump in each unit. Each HVAC unit will be provided with an Energy-Star qualified programmable thermostat.
- Compliance of green products with low toxic and VOC standards will be verified by the Architect during submittal review and construction verification process.

*Project Funding Sources:*

<b>Rental Housing Works (this Item)</b>	<b>\$2,500,000</b>
DHCD HOME Funds	1,350,000
Tax-Exempt Bond Loan	32,850,000
4% Low Income Housing Tax Credit Equity	17,423,639
Lessor Note	600,000
Developer Equity	627,000
Federal Home Loan Bank -- AHP Grant	500,000
Deferred Development Fee	3,818,382
<b>Total</b>	<b>\$59,787,511</b>

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019**



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

**12. MARYLAND DEPARTMENT OF THE ENVIRONMENT  
*Bay Restoration Fund***

- Recommendation:** That the Board of Public Works approve new funding as described.
- Authority:** Maryland Water Quality Financing Administration Act  
§§ 9-1601--9-1622, Environment Article, Annotated Code of Maryland.
- Project:** Cheltenham Boy’s Village Youth Facility Wastewater Treatment Plant  
Enhanced Nutrient Removal Upgrade
- Prior Approvals:** None
- Recipient:** Maryland Environmental Service
- Amount:** Up to \$27,565
- Location:** Prince George’s County/Legislative District 27B

**Project Description:** This project involves the planning, design and construction for upgrading the existing 70,000-gallons per day (gpd) Cheltenham Boy’s Village Youth Facility Wastewater Treatment Plant to provide Enhanced Nutrient Removal (ENR) facilities. The planning phase will involve engineering evaluations of various technologies to determine the most appropriate and cost effective ENR technology. The design phase will expand upon the selected technology through design reports and engineering / construction drawings detailing the specific improvements and modifications required to achieve an effluent with Total Nitrogen concentration goal of 3.0 mg/l and Total Phosphorous concentration of 0.3 mg/l. The project will reduce nutrients flowing into Piscataway Creek, and ultimately the Chesapeake Bay.

This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

**Project Funding Sources:**

Bay Restoration Fund Grant BR-NR 07.16	<u>\$27,565</u>
Total Estimated Planning Cost:	<u>\$27,565</u>

**State Clearinghouse:** MDE has determined that its recommendation is consistent with Maryland's State Clearinghouse comments and recommendations.

<b>BOARD OF PUBLIC WORKS</b>	<b>THIS ITEM WAS:</b>
<b>APPROVED</b>	<b>DISAPPROVED</b>
<b>WITH DISCUSSION</b>	<b>DEFERRED</b>
	<b>WITHDRAWN</b>
	<b>WITHOUT DISCUSSION</b>

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



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

13. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
***Maryland Water Quality Revolving Loan Fund***

**Recommendation:** That the Board of Public Works approve funding as described.

**Authority:** Maryland Water Quality Financing Administration Act  
§§ 9-1601--9-1622, Environment Article, Annotated Code of Maryland.

**Project:** Construct CECO Wastewater System to Cherry Hill WWTP Connection

**Recipient:** Cecil County

**Amount:** Up to \$2,850,000

**Location:** Cecil County/Legislative District 35A

**Project Description:** This multi-phase project to eliminate discharge permit violations and provide public sewer to the Manchester Park community is necessary to protect public health and safety. This grant is for planning, design, and construction of a wastewater conveyance system to serve the existing 123 homes in the Manchester Park subdivision and one business, and partial repair of Manchester Park existing sewer collection system (should funds remain). The wastewater conveyance system will pump sewage flow to Cecil County's Cherry Hill Wastewater Treatment Plant.

This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

**Financing Description:**

**Water Quality State Revolving Fund - New Grant up to \$2,850,000**

Complies with Water Quality Revolving Loan Fund Program's disadvantaged-community criteria.

**Project Funding Sources:**

Water Quality Revolving Loan Fund Grant	<u>\$2,850,000</u>
Total Estimated Project Cost:	\$2,850,000

*Funding may involve multiple sources which may include general obligation bond proceeds as the required 20% match to federal funds and other funds.*

**State Clearinghouse:** MDE has determined that its recommendation is consistent with Maryland's State Clearinghouse comments and recommendations.

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019**



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

**14. MARYLAND STADIUM AUTHORITY  
*Baltimore City Public Schools  
Robert W. Coleman Elementary School  
Construction Management***

**Recommendation:** Award pre-construction services for the Robert W. Coleman Elementary School project at 2400 Windsor Avenue, Baltimore City, 21216.

**Contract ID:** BCS-02-016-CM

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offeror</i>	<i>Technical Score</i>	<i>Price Score</i>	<i>Overall Score</i>	<i>Pre-construction</i>	<i>Construction &amp; Estimated Labor Fees</i>
MCN Build/Southway Builders, LLC <i>Baltimore, MD</i>	62	30	92	\$113,561	\$1,109,960
CAM Construction Company, Inc. <i>Timonium, MD</i>	62	27	89	\$149,557	\$1,203,085

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

**Contractor:** MCN Build/Southway Builders, LLC

**Amount:** \$113,561

**Term:** 6/2019 – 12/2021

**MBE Goal:** 29%

**Remarks:**

The Stadium Authority recommends MCN Build/Southway Builders, LLC for pre-construction services for the Robert W. Coleman Elementary School project. The Authority intends to return with a recommendation to award construction services if pre-construction performance is satisfactory and an acceptable Bid Package is negotiated.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



14. **MARYLAND STADIUM AUTHORITY** (cont'd)  
*Baltimore City Public Schools*  
*Robert W. Coleman Elementary School*  
*Construction Management*

**Remarks:** (cont'd)

The procurement was initially advertised as a Request for Qualifications in August 2016. The Stadium Authority selected 15 firms to participate in the project pool and be given the opportunity to receive project-specific Requests for Proposals. The firms were then pre-qualified into specific categories by project cost and type.

Robert W. Coleman Elementary School is a Category I school, which is renovation or addition to an existing school building costing up to \$30 million.

The project RFP was issued and two firms submitted technical proposals. The Selection Committee held oral presentations and requested financial proposals from both firms. Financial proposals included pre-construction phase pricing as well as the construction phase pricing related to fee and estimated labor costs. After review of the financial proposals, best and final offers were requested from both firms. MCN Build/Southway Builders, LLC had the higher overall score and offered the lower combined fee.

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

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

**Tax Compliance No.:** 19-1666-1111

**Resident Business:** Yes

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



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

15. **MARYLAND STADIUM AUTHORITY**  
***Baltimore City Public Schools***  
***Medfield Heights Elementary School***  
***Bid Package***

**Recommendation:** Approve the award of construction Bid Package to the construction manager at risk for the Medfield Heights Elementary School project.

**Contract ID:** BCS-02-013 GMP  
**Contractor:** Turner Construction Company, Baltimore, MD  
**Prior Approval:** Secretary's Agenda Item 11 (3/28/2018)

**Project:** The Medfield Heights Elementary School is a 142,000 +/- replacement project at 4300 Buchanan Avenue, Baltimore, 21211. The Stadium Authority's estimates identified the total construction cost to be \$32.31 million.

**Bid Package Description:** Complete construction bid package comprising 43 trade packages

**Bid Package Amount:** \$32,320,710  
Bid Package amount comprises \$29.76 million in construction costs + \$2.56 million for allowance/contingencies

**Pre-Construction Amount:** \$ 141,310  
**Revised Amount:** \$32,462,020  
**Term:** 6/2019 – 12/2021  
**MBE Goal:** 30%  
Subgoal: African American 7%

**Remarks:**

Turner Construction advertised construction packages and issued documents for trade contractor participation on: *eMaryland Marketplace*, the Stadium website, its own website, and the 21st Century Schools' website. Turner also directly solicited numerous trade contractors.

The Stadium Authority and Turner Construction conducted pre-bid and site visit meetings. All attendees were provided with summary project information and afforded the opportunity to tour the project site. Additionally, outreach functions included the MSA Program Outreach and networking event.

Turner Construction solicited 554 firms and received 185 bids for the 43 trade packages advertised. Post-bid scope review meetings were conducted with trade contractors to ensure that their bids were both responsive and complete. The contractor and the Stadium Authority held subsequent meetings to achieve more value in the Bid Package.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



15. **MARYLAND STADIUM AUTHORITY** (cont'd)  
*Baltimore City Public Schools*  
*Medfield Heights Elementary School*  
*Bid Package*

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

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

**Tax Compliance No.:** 19-1663-1111

**Resident Business:** Yes

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



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

16. **MARYLAND STADIUM AUTHORITY**  
***Baltimore City Public Schools***  
***Mary E. Rodman Elementary School***  
***Bid Package***

**Recommendation:** Approve the award of construction Bid Package to the construction manager at risk for the for the Mary E. Rodman Elementary School project.

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

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

**Prior Approvals:** Secretary's Agenda Item 12 (1/24/2018)

**Project:** The Mary E. Rodman School project is a 81,300 +/- sq ft renovation/addition at 3510 W. Mulberry Street, Baltimore, 21229. The Stadium Authority's estimates identified the total construction cost to be \$24.16 million.

**Bid Package Description:** Complete construction bid package comprising 24 trade packages. Bid Package includes owner AV/IT costs carried separately in the overall budget, but not initially incorporated as part of the construction costs.

**Bid Package Amount:** \$ 25,533,719  
Bid Package amount comprises \$24.33 million in construction costs + \$1.2 million for allowance/contingencies

**Pre-Construction Amount:** \$ 49,728

**Revised Amount:** \$ 25,583,447

**Term:** 6/2019 – 12/2021

**MBE Goal:** 30%  
Subgoal: African American 7%

**Remarks:** MCN Build/Southway Builders Construction advertised packages and issued documents for trade contractor participation on: *eMaryland Marketplace*, the Stadium website, its own website, and the 21st Century Schools' website. The contractor also directly solicited numerous trade contractors.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



16. **MARYLAND STADIUM AUTHORITY** (cont'd)  
*Baltimore City Public Schools*  
*Mary E. Rodman Elementary School*  
*Bid Package*

**Remarks** (cont'd):

The Stadium Authority and the contractor conducted pre-bid and site visit meetings. All attendees were provided with summary project information and afforded the opportunity to tour the project site. Additionally, outreach functions included the Meet The Primes and BlueBook Showcases, as well as the MSA Program Outreach and networking event.

The contractor solicited 206 firms and received 73 bids for the 24 trade packages advertised. Post-bid scope review meetings were conducted with trade contractors to ensure that their bids were both responsive and complete. The contractor and the Stadium Authority held subsequent meetings to achieve more value in the Bid Package.

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

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

**Tax Compliance No.:** 19-1666-1111

**Resident Business:** Yes

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019**



*Contact: Michael J. Frenz (410) 333-1560  
mfrenz@mdstad.com*

**17. MARYLAND STADIUM AUTHORITY  
*Baltimore Convention Center  
Operating and Maintenance Budgeted Amount Fiscal Year 2020***

**Recommendation:** That the Board of Public Works approve the fiscal year 2020 Operating and Maintenance Budgeted Amount for the Baltimore Convention Center in the amount of \$20.9 million.

**Authority:** § 10-640(c) & (f)(2)(ii), Economic Dev’t Article, Annotated Code of Maryland.

**Background:** The Operating Agreement between the City of Baltimore and the Stadium Authority is in effect through December 2029 (although the bond master lease and sublease expired when the Baltimore Convention Center Revenue Refunding Bonds (Series 2006) were repaid in December 2014). The bond sublease for the convention center previously required the Board of Public Works to “approve an Operating and Maintenance Budgeted Amount for the next succeeding fiscal year.” Sections 3.02 and 3.03.

For budgeting purposes for the remaining term of the Operating Agreement, the Stadium Authority will continue to submit the annual operating and maintenance budgeted amount to the Board of Public Works.

<b>Baltimore City Convention Center Proposed Operating and Maintenance Budgeted Amount Fiscal Year 2020</b>	
Salaries, Wages, OPC and Workers Comp	\$11,562,789
Utilities	4,560,584
Building Maintenance	2,890,153
Supplies	668,768
Equipment replacement and Maintenance	1,253,500
<b>Total</b>	<b>\$20,935,794</b>

**Stadium Authority Approval:** May 7, 2019 Authority meeting.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019**



*Contact: Michael J. Frenz (410) 333-1560  
mfrenz@mdstad.com*

**18. MARYLAND STADIUM AUTHORITY  
*Ocean City Convention Center  
Operating and Maintenance Budgeted Amount Fiscal Year 2020***

**Recommendation:** That the Board of Public Works approve the fiscal year 2020 Operating and Maintenance Budgeted Amount for the Ocean City Convention Center in the amount of \$4.9 million.

**Authority:** § 10-643(c) & (f)(1)(ii), Economic Dev’t Article, Annotated Code of Maryland.

**Background:** The Operating Agreement between the Town of Ocean City and the Stadium Authority is in effect through December 2035 (although the bond master lease and sublease expired when the Ocean City Convention Center Expansion Lease Revenue Refunding Bonds (Series 2011) were repaid in December 2015). The bond sublease for the convention center previously required the Board of Public Works to “approve an Operating and Maintenance Budgeted Amount for the next succeeding fiscal year.” Sections 3.02 and 3.03.

For budgeting purposes for the remaining term of the Operating Agreement, the Stadium Authority will continue to submit the annual operating and maintenance budgeted amount to the Board of Public Works.

<b>Ocean City Convention Center Proposed Operating and Maintenance Budgeted Amount Fiscal Year 2020</b>	
Salaries, Wages, OPC and Workers Comp	\$3,124,538
Utilities	550,000
Building Maintenance	463,083
Other related expenses	227,968
Supplies	189,559
Insurance and Intergovernmental Expenses	356,697
Operating Equipment and Capital Leases	0
<b>Total</b>	<b>\$4,911,845</b>

**Stadium Authority Approval:** May 7, 2019 Authority meeting.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019**



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

**19. MORGAN STATE UNIVERSITY  
*Student Services Building***

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

**Recommendation:** Approve expenditure of \$126,974 appropriated in 2019 MCCBL to previously-approved contract.

**Fund Source:** MCCBL 2019 Item #349: *Provide funds to continue construction and begin equipping a new Student Services Support Building to house student services functions, if notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete the project. \$22,659,000.*

**Contractor:** GWWO, Baltimore, MD

**Prior Approvals:** Secretary Item 16 (2/24/16):  
Secretary Item 14 (7/6/16):  
Secretary Item 19 (8/16/2017)

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

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

Funds in the amount of \$126,974 have now become available in the 2019 MCCBL. These funds are to continue to fund the AE contract through construction administration.

**Contract Amount:**

Sec. Item 16 (2-24-16) (original funding):	\$ 1,191,207
Sec. Item 14 (7-6-16)	\$ 3,923,450
Sec. Item 19 (8-16-17):	\$ 1,574,127
MSU Delegated Authority:	\$ 23,185
<b>This Item (MCCBL 2019):</b>	<u>\$ 126,974</u>
<b>Current Contract Amount:</b>	<b>\$ 6,838,943</b>

**Contract Term:** 72 months from Notice to Proceed **MBE Participation:** 41%

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



Contact: Annie Angueira 240-895-3346  
avangueira@smcm.edu

20. **ST. MARY'S COLLEGE OF MARYLAND**  
***General Obligation Bond Proceeds***

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

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

1. ***Hilda C. Landers Library***  
***Air Handler Replacement***

**Description:** Replace pneumatic controls with electronic controls and all constant air volume with variable air volume boxes

**Procurement Method:** Intergovernmental Cooperative Agreement  
Sourcewell contract 031517-SIE  
(formally National Joint Powers Agreement)

**Award:** Siemens Industry, Inc.

**Amount:** \$315,000

**Fund Source:** MCCBL 2019 (353) **Appropriation Code:** 622

**Resident Business:** Yes **MD Tax Clearance:** 19-1389-1111

**Remarks:** The College performed a competitive procurement but received only one bid that was well above the available funding. Subsequently, the College sought alternative pricing from an existing intergovernmental cooperative agreement and received a favorable bid.

2. ***Michael P. O'Brien Athletic and Recreation Center Pool***  
***HVAC Replacement Design (Pool Packs)***

**Description:** Replace pool pack units #10 & #11

**Procurement Method:** Intergovernmental Cooperative Agreement  
UMCP Master Contract No. 12450, Proposal No. 84989-C

**Award:** Mueller Associates

**Amount:** \$192,200

**Fund Source:** MCCBL 2019 (353) **Appropriation Code:** 622

**Resident Business:** Yes **MD Tax Clearance:** 19-1843-1111

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



20. **ST. MARY'S COLLEGE OF MARYLAND** (cont'd)  
*General Obligation Bond Proceeds*

3. ***Schaefer Hall***  
*North Wing Roof Replacement*

**Description:** Replace single ply roofing and flashings  
**Procurement Method:** Intergovernmental Cooperative Agreement  
National Cooperative Purchasing Alliance contract 02-20  
**Award:** Tecta America East, LLC.  
**Amount:** \$73,530  
**Fund Source:** MCCBL 2019 (353) **Appropriation Code:** 622  
**Resident Business:** Yes **MD Tax Clearance:** 19-1842-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**2<sup>nd</sup> Revision**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



Contact: Doug Hunter 240-895-4970  
DouglasH@digshistory.org

**21. HISTORIC ST. MARY'S CITY COMMISSION**

**Contract ID:** Wooden Pavilion at Historic St. Mary's City Commission

**Prior Approval:** DGS 7-GM (9/5/2018)  
Transfer project procurement authority from DGS to HSMCC

**Contract Description:** Build wooden pavilion for visitor comfort and programs

**Procurement Method:** Competitive Sealed Bids

Bids	Amount
Modern Construction Services, Inc., Jarrettsville, MD	\$457,540
W.M. Davis, Inc., Leonardtown, MD	\$602,644
SE Davis Construction, LLC, La Plata, MD	\$542,831
Rainbow Construction Corporation of Waldorf, Waldorf, MD	\$517,390

**Award:** Modern Construction Services, Inc.

**Term:** 120 Calendar Days

**Contract Amount:** \$457,540

**MBE/VSBE Participation:** 0%

**Performance Bond:** 100% of Full Contract Amount

**Remarks:** Historic St. Mary's City Foundation raised \$185,000 to design and build a wooden pavilion 45'x 90' for Historic St. Mary's City Commission (HSMCC) to provide covered space for museum visitors to rest and for programs and events. The Foundation spent \$35,000 to design the pavilion; all permits were acquired.

A notice of availability of a Request for Proposals was posted on *eMaryland Marketplace.com*. Four bids were received. Modern Construction Services Inc. submitted the low bid but it exceeded funds available by \$277,000. The Department of Budget and Management made available \$277,000 to complete the project.

Modern Construction, Inc. revised its bid to reflect an escalation of \$30,540. DGS and DBM have authorized contingency of 15% from the Construction Contingency Fund.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



**2<sup>nd</sup> Revision**

21. **HISTORIC ST. MARY'S CITY COMMISSION** (cont'd)

**Fund Source:** MCCBL 2018/Item 102 \$243,369  
HSMCC Private Funds \$150,000  
MCCBL 2015/Item 102/Construction Contingency Fund \$ 64,171

**Resident Business:** Yes

**MD Tax Clearance:** 19-1850-0111

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

# Supplemental

## BOARD OF PUBLIC WORKS SECRETARY'S ACTION AGENDA July 3, 2019



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

### 22. MORGAN STATE UNIVERSITY *Student Services Building* *Bid Package C FUNDING*

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

**Recommendation:** Approve expenditure of \$20,774,109 appropriated in 2019 MCCBL to previously approved contract.

**Fund Source:** MCCBL 2019 Item #349: *Provide funds to continue construction and begin equipping a new Student Services Support Building to house student services functions, if notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete the project.* \$22,659,000.

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

**Prior Approvals:** Secretary Item 20 (6/22/16) (Pre-Construction)  
Secretary Item 18 (8/6/17) (Bid Package A)  
Secretary Item 16 (1/24/18) (Bid Package B)  
Secretary Item 25 (6/20/18) (Bid Package C)

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

**Background:** Reference is made to the Prior Approvals above in which the Board of Public Works approved the University awarding the preconstruction phase and Bid Packages A-C for the Student Services Building.

When Bid Package C was approved, not all funding was available at the time. Funds in the amount of \$20,774,109 have now become available in the 2019 MCCBL. These funds are to continue Bid Package C.

**Contract Amount:**

Sec. Item 16 (6-22-16)	Pre-Construction	\$ 311,000
Sec. Item 18 (8-6-17)	Bid Package A	\$ 32,714
Sec. Item 16 (1-24-18)	Bid Package B	\$ 17,103,128
Sec. Item 25 (6/20/18)	Bid Package C	\$ 50,774,109
MSU Delegated Authority:		\$ 550,353
Current Contract Amount:		\$ 68,771,304

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**  
**WITH DISCUSSION**

**DISAPPROVED**

**DEFERRED**  
**WITHOUT DISCUSSION**

**WITHDRAWN**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
July 3, 2019



# Supplemental

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

**23. MORGAN STATE UNIVERSITY**  
***Student Services Building***  
***Bid Package D***

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

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

**Original Approval:** Secretary Item 20 (6/22/16) pre-construction services

**Recommendation:** Approve award of Bid Package D. Includes project signage and built-in audio/visual systems.

**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.

<b>Original Contract Amount:</b>	\$ 311,000	pre-construction services
<b>Bid Package A Amount:</b>	\$ 32,714	Sec. Item 18 [8/16/17]
<b>Bid Package B Amount:</b>	\$17,103,128	Sec. Item 16 [1/24/18]
<b>Bid Package C Amount:</b>	\$50,774,109	Sec. Item 25 [6/20/18]
<b>This Bid Package D Amount:</b>	\$ 1,743,110	<b>This Item</b>
<b>MSU Delegated Authority:</b>	<u>\$ 550,353</u>	
<b>Total Revised Contract Amount:</b>	\$70,514,414	

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

**Fund Source:** MCCBL 2019 Item #349: *Provide funds to continue construction and begin equipping a new Student Services Support Building to house student services functions, if notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete the project. \$22,659,000*

**MBE Participation:** 86% (Bid Package D) and 35% (entire project)

**Performance Bond:** None

**MD Tax Clearance:** 18-1534-1111      **Resident Business:** No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**      **DISAPPROVED**  
**WITH DISCUSSION**

**DEFERRED**      **WITHDRAWN**  
**WITHOUT DISCUSSION**

Supplement A  
 Department of Natural Resources  
**ACTION AGENDA**  
 July 3, 2019



DNR 1

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

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

**Recommendation:** Approval to commit \$4,246,130 for the following acquisition project.

***Owings Mills, Gwynnbrook Property Acquisition – \$4,246,130***  
 Baltimore County  
 POS #6948-3-491 MD 20190321-0141

**Background:** This 60.56-acre parcel is situated at the southeast corner of Owings Mills Boulevard and Gwynnbrook Avenue in western Baltimore County. Reference is made to DGS Item 6-RP on today’s Agenda in which the Board of Public Works is asked to approve the exchange of State real property (this parcel) for property currently owned by the Associated Jewish Charities, Inc. Immediately upon closing of that transaction, Associated Jewish Charities will convey title to the (former) State property to Baltimore County as described in this Item. This acquisition will provide additional parkland in an area of population growth and preserve one of the last remaining sizable undeveloped land parcels in the Owings Mills area.

**Appraised Value:** S.H. Muller & Associates, LLC \$5,490,000  
 B.F. Semon and Associates \$4,400,000

**Property Cost:** \$4,239,130

**Incidental Costs:** \$7,000

**Fund Source:** Maryland Consolidated Capital Bond Loan 2014, Chapter 463, Acts of 2014  
 Program Open Space – Local Share  
 Source Code: 14089 \$492,267.85  
 Maryland Consolidated Capital Bond Loan 2015, Chapter 495, Acts of 2015  
 Program Open Space – Local Share  
 Source Code: 15162 \$3,257,530.00  
 Outdoor Recreation Land Loan 2017, Chapter 143, Acts of 2016  
 Program Open Space – Local Share  
 Source Code: 17009 \$496,332.15

*This Item was withdrawn as DNR-RP Item 1A from the 6/19/19 Agenda.*

**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  
July 3, 2019



DNR 2

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

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

**Recommendation:** Approval to commit \$45,000 for the following **development** project.

***Cannery Park Rails to Trails Construction – \$45,000***

Dorchester County

POS #6951-9-175 MD20190404-0224

**Background:** Construct 0.33 mile of paved trail on rail line between Cedar and Washington Sts.

**Fund Source:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017

Program Open Space – Local Share

Source Code: 18011 \$23,440.76

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018

Program Open Space – Local Share

Source Code: 19011 \$21,559.24

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement A  
Department of Natural Resources  
ACTION AGENDA  
July 3, 2019



DNR 3

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

**3A. RURAL LEGACY PROGRAM FUNDS**  
*Frederick County*

**Recommendation:** Approval to grant \$1,034,118.50 to **Frederick County** from Rural Legacy Funds to acquire a 171.77 acre conservation easement.

***Carrollton Manor - Frederick Rural Legacy Area–Mercer Farm 2***

**Prior Approval:** Carrollton Manor/Mid-Maryland-Frederick Rural Legacy Area  
Grant for easement acquisitions:  
DNR-RP Item 13A (10/4/2017) \$2,000,000 FY2018  
DNR-RP Item 10A (8/22/2018) \$3,148,216 FY2019

**Project Description:** Acquisition of this conservation easement will protect productive agricultural and forest lands and provide viewshed protection to Catoctin and Sugarloaf Mountains and Buckeystown Pike. This Rural Legacy easement, RL No. 5598, will be held by Frederick County.

**Easement Value:** \$1,029,761.00 (\$5,995 per acre)

**Funding Sources:** \$1,029,761.00 DNR

**Total Other DNR Costs:** \$ 4,357.50 Incidental

**Amount Requested:** \$1,034,118.50

**Fund Sources:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
Rural Legacy Program  
Source Code: 18012 \$1,034,118.50

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement A  
 Department of Natural Resources  
**ACTION AGENDA**  
 July 3, 2019



DNR 4

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

**4A. RURAL LEGACY PROGRAM FUNDS**  
*St. Mary's County*

**Recommendation:** Approval to grant \$71,447.18 to **Southern Maryland Resource Conservation and Development Board** from Rural Legacy Funds to acquire an 86.11 acre conservation easement.

***Mattapany Rural Legacy Area – Raley 1***

**Prior Approval:** Mattapany Rural Legacy Area grant for easement acquisitions:  
 DNR-RP Item 10A (08/22/2018) \$1,050,000 FY 2019

**Project Description:** Acquisition of this easement will protect valuable forest lands and forested and vegetative stream buffers along 2,423 feet of unnamed tributaries to St. Inigoes Creek. The easement, No. 5616, will be held by the United States of America and Southern Maryland Resource Conservation and Development Board.

**Easement Value:** \$414,249.38 (\$4,810.70 per acre)

**Funding Sources:**  
 \$ 27,589.38 DNR  
 \$321,160.00 St. Mary's County  
 \$ 65,500.00 U.S. Department of the Navy

**Total Other DNR Costs:**

Administrative:	\$12,427.48
Incidental:	\$25,216.58
Compliance:	<u>\$ 6,213.74</u>
	\$43,857.80

**Amount Requested:** \$71,447.18

**Fund Sources:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
 Rural Legacy Program  
 Source Code: 18012 \$71,447.18

**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**  
 July 3, 2019



DNR 5

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

**5A. RURAL LEGACY PROGRAM FUNDS**  
*St. Mary's County*

**Recommendation:** Approval to grant \$75,770.78 to **Southern Maryland Resource Conservation and Development Board** from Rural Legacy Funds to acquire an 88.52 acre conservation easement.

***Mattapany Rural Legacy Area – Raley 2***

**Prior Approval:** Mattapany Rural Legacy Area approved grant for easement acquisitions:  
 DNR-RP Item 10A (08/22/2018) \$1,050,000 FY 2019

**Project Description:** Acquisition of this easement will protect valuable agricultural and forest lands. The property is within the watersheds of the St. Mary's and Potomac Rivers. The easement, No. 5609, will be held by the United States of America and Southern Maryland Resource Conservation and Development Board.

**Easement Value:** \$425,825.16 (\$4,810.50 per acre)

**Funding Sources:**

\$ 30,146.16	DNR
\$327,679.00	St. Mary's County
\$ 68,000.00	U.S. Department of the Navy

**Total Other DNR Costs:**

Administrative:	\$12,775.29
Incidental:	\$26,461.68
Compliance:	<u>\$6,387.65</u>
	\$45,624.62

**Amount Requested:** \$75,770.78

**Fund Sources:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
 Rural Legacy Program  
 Source Code: 18012 \$75,770.78

**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**  
 July 3, 2019



DNR 6

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

**6A. RURAL LEGACY PROGRAM FUNDS**  
*St. Mary's County*

**Recommendation:** Approval to grant \$139,181.22 to **Southern Maryland Resource Conservation and Development Board** from Rural Legacy Funds to acquire a 219.7 acre conservation easement.

***Mattapany Rural Legacy Area – Snow Hill Manor Farm***

**Prior Approval:** Mattapany Rural Legacy Area approved grant for easement acquisitions:  
 DNR-RP Item 10A (08/22/2018) \$1,050,000      FY 2019

**Project Description:** Acquisition of this easement will protect valuable agricultural and forest lands. The property includes approximately 10,600 linear feet of riparian buffers along three unnamed tributaries of the St. Mary's and Potomac Rivers. The easement, No. 5610, will be held by the United States of America and Southern Maryland Resource Conservation and Development Board.

**Easement Value:**                      \$1,056,910.79 (\$4,810.70 per acre)

**Funding Sources:**                      \$ 73,599.79    DNR  
    \$587,811.00    St. Mary's County  
    \$395,500.00    U.S. Department of the Navy

**Total Other DNR Costs:**            Administrative:      \$31,707.32  
    Incidental:            \$18,020.45  
    Compliance:         \$15,853.66  
    \$65,581.43

**Amount Requested:**                      \$139,181.22

**Fund Sources:**                      Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
    Rural Legacy Program  
    Source Code: 18012 \$139,181.22

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement A  
 Department of Natural Resources  
**ACTION AGENDA**  
 July 3, 2019



DNR 7

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

**7A. RURAL LEGACY PROGRAM FUNDS**  
*Dorchester County*

**Recommendation:** Approval to grant \$225,322.65 to **The Nature Conservancy** from Rural Legacy Funds to acquire a 129.04-acre conservation easement.

***Nanticoke Rural Legacy Area – Reid Legacy Farm, LLC Property***

**Prior Approval:** Nanticoke Rural Legacy Area Grant for easement acquisitions:  
 DNR-RP Item 13A (10/04/2017) \$850,000 for FY2018

**Project Description:** Acquisition of this conservation easement will protect productive farmland that contributes to the local agricultural economy, as well as ecologically important forested lands in the Nanticoke River watershed. Protection of these lands provide additional resiliency to the effects of climate change on the Eastern Shore. This Rural Legacy easement, RL No. 5617, will be held by jointly by the Department of Natural Resources and the United States of America.

**Easement Value:** \$352,845 (\$2,734.39 per acre)

**Funding Sources:** \$191,545 DNR  
 \$161,300 U.S. Department of the Navy

**Total Other DNR Costs:** Administrative: \$10,585.35  
 Incidental: \$23,192.30  
 \$33,777.65

**Amount Requested:** \$225,322.65

**Fund Sources:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
 Rural Legacy Program  
 Source Code: 18012 \$225,322.65

**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 B  
 Department of Budget and Management  
**ACTION AGENDA**  
 July 3, 2019



*Contact: Randy L. Bradford 410-221-2308  
 Email: randy.bradford@maryland.gov*

**1-S. MARYLAND DEPARTMENT OF HEALTH  
 Eastern Shore Hospital Center**

**Contract ID:** Laundry Services at ESHC; MDH/OPASS-20-18173; ADPICS # M00B0600028

**Contract Description:** Provide comprehensive laundry services to the patients at the Eastern Shore Hospital Center.

**Award:** HandCraft Cleaners & Launderers, Inc.  
 Richmond, VA

**Term:** 8/1/2019 – 7/31/2024

**Amount:** \$221,439 (5 Years)

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

BIDDERS	BIDS
HandCraft Cleaners & Launderers, Inc. Richmond, VA	\$221,439
Up-to-Date Laundry, Inc. Baltimore, MD.	\$1,248,984

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

**Performance Security:** None

**Incumbent:** Same

**Requesting Agency Remarks:** A notice of the availability of the Invitation for Bids (IFB) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to eight prospective vendors, seven of which are Maryland firms and included three MBEs.

Two bids were received in response to the IFB. HandCraft Cleaners & Launderers, Inc. submitted the lowest responsive bid and was determined to be a responsible bidder. Its bid met the technical requirements set forth in the IFB. Therefore, award is recommended to HandCraft Cleaners & Launderers, Inc.

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
July 3, 2019



---

1-S. **MARYLAND DEPARTMENT OF HEALTH** (cont'd)  
*Eastern Shore Hospital Center*

The recommended vendor will provide comprehensive laundry services to the patients at the Eastern Shore Hospital Center located in Cambridge, Dorchester County, Maryland. Services include pickup of soiled materials, cleaning and delivery of clean linens. The contract also provides for the replacement of soiled or damaged goods and maintaining inventory levels as specified in the IFB. The facility provides inpatient adult psychiatric services 24 hours a day, seven days a week, 365 days per year. The facility is licensed for 84 patients. The focus of this contract involves handling of flatwork with replacement of same when required.

*Fund Source:* 100% General  
*Appropriation Code:* M00L0701  
*Resident Business:* No  
*MD Tax Clearance:* 19-1406-1111

---

**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**  
July 3, 2019



---

Contact: Mike Hopkins 410-296-9687  
mike.hopkins@maryland.gov

**2-S. DEPARTMENT OF LABOR, LICENSING AND REGULATION**  
***Maryland Racing Commission***

**Contract ID:** Laboratory Services for the Racing Commission; DLLR-FY-2019-006;  
ADPICS # P00B9400116

**Contract Description:** Provide equine blood and urine testing and analysis for racetracks regulated by the Maryland Racing Commission.

**Award:** ALS Group USA, Corp.  
Irvine, CA

**Term:** 8/1/2019 – 7/31/2024

**Amount:** \$3,393,750 (5 Years)

**Procurement Method:** Competitive Sealed Proposals

**Proposals:** Only One Acceptable Proposal Received

**MBE/VSBE Participation:** 3% / 0.5%

**Performance Security:** N/A

**Incumbent:** Truesdail Laboratories, Inc.  
Tustin, CA

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to nine prospective vendors, none of which are Maryland firms and included no MBEs.

Two proposals were received in response to the RFP. One proposal was determined to be not reasonably susceptible of being selected for award because the offeror took exceptions to several of the State's mandatory terms and conditions even after being given four opportunities to cure its proposal and remove its exceptions. The final technical proposal contained exceptions to three non-negotiable provisions in the State's contract; therefore, the proposal was rejected and eliminated from competition.



Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
July 3, 2019



DBM 5B

*Contact: Jennifer Hine 410-767-4483  
jennifer.hine@maryland.gov*

**3-S. DEPARTMENT OF BUDGET AND MANAGEMENT**

*Office of Personnel Services and Benefits Employee Medical Services Unit*

**Contract Id:** Forensic Toxicology Drug Testing Laboratory ADPICS # F10B9400033

**Contract Description:** Provide forensic toxicology lab testing of specimens to determine the illegal use of drugs by applicants and employees for the State of Maryland.

**Award:** Phamatech, Inc.  
San Diego, CA

**Term:** 8/1/2019 - 7/31/2024

**Amount:** \$202,500 (5 Years)

**Procurement Method:** Competitive Sealed Bidding

**Bids:** Only One Responsive Bid Received

**MBE/VSBE Participation:** None (See Requesting Agency Remarks below)

**Performance Security:** None

**Incumbent:** Same

**Requesting Agency Remarks:** A notice of the availability of the Invitation for Bids (IFB) was advertised on *eMaryland Marketplace* and on DBM's Procurement website. Copies of the solicitation notice were mailed directly to eleven prospective vendors, none of which are Maryland firms, and none are MBEs. A copy was also sent to the Governor's Office of Small, Minority, and Women Business Affairs.

Two bids were received in response to the IFB. However, only one bid was determined to be responsive. The recommended contractor is responsible, and its bid meets the technical requirements set forth in the IFB. Moreover, the price has been deemed fair and reasonable, and it was determined that other prospective bidders had a reasonable opportunity to respond to the solicitation.

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
July 3, 2019



---

**3-S. DEPARTMENT OF BUDGET AND MANAGEMENT (cont'd)**

The low number of bids received is directly related to the State's requirement that the contracted lab be "SAMHSA certified" through the Substance Abuse & Mental Health Services Administration of the U.S. Department of Health & Human Services (SAMHSA) Certification. Historically, the list of SAMHSA approved labs throughout the United States has contained less than 20 accredited laboratories. Most recently, the number of accredited labs has diminished and due to continued consolidation within the market segment has been steadily decreasing.

The State of Maryland has been testing applicants and employees for the illegal use of drugs since 1990 to assure its citizens that State employees are not impaired by the illegal use of drugs in the workplace. This practice ensures compliance with the Federal Omnibus Drug Abuse Act of 1988 ("Federal Act") which requires any State receiving Federal funds to establish a drug-free workplace. The Federal Act also requires the State to have a policy on the use of substances, an employee awareness program and a procedure for employees to report their own convictions. The State conducts testing in seven different situations and for a panel of seven drugs. The contractor will provide all labor, materials and equipment necessary for the transportation and testing of urine specimens.

In accordance with Executive Order 01.01.1991.16 and Code of Maryland Regulations (COMAR) 17.04.09, all applicants for employment in designated sensitive State job categories, as well as State employees in the same sensitive categories, must be tested to detect the presence of illegal drugs in their urine. In addition, any employee for which there is reasonable suspicion of using illegal drugs must be tested. Most of the sensitive positions that require testing are Correctional Officers and other personnel of the Department of Public Safety and Correctional Services.

All specimen collections take place at designated collection sites at State and local government facilities throughout the State.

An estimated 3,716 specimen collections and subsequent drug tests will be performed each year. The award amount is estimated based on the projected amount of collections and subsequent lab tests that were used in the evaluated bid price model from historical usage data. Since this is an indefinite quantity, fixed unit price contract, the contractor will be paid for lab testing services based on the actual amount and type of services provided and at the unit prices that are fixed in the contract.

No MBE or VSBE participation goals were established for this contract for the following two reasons: (1) there is a need to strengthen the legal defensibility of the chain of custody of the samples being collected and tested by having as few vendors as possible involved in these contracts; and (2) there are no sub-contracting opportunities in conducting the lab tests. This contract is for the provision of sample kits and the testing of the contents. The actual collection of urine samples is under a different contract.

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
July 3, 2019



---

3-S. **DEPARTMENT OF BUDGET AND MANAGEMENT** (cont'd)

*Fund Source:* 100% Non-Budgeted

*Appropriation Code:* F10A0201

*Resident Business:* No

*MD Tax Clearance:* 19-1880-0000

---

**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**  
July 3, 2019



---

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

**4-S-OPT. MARYLAND DEPARTMENT OF TRANSPORTATION**  
*Maryland Transportation Authority*

**Contract ID:** MDTA Third Party Environmental Compliance Audits; SV 3007-0000;  
ADPICS # J01B6400055; # COI15370

**Contract Approved:** DBM Item 2-S (7/6/2016)

**Contractor:** The SEMCAS Group, LLC  
Upper Marlboro, MD

**Contract Description:** Provide Third-Party Environmental Compliance Audits to support the Maryland Transportation Authority's Environmental Management System.

**Option Description:** Exercise the single three-year renewal option.

**Original Contract Term:** 8/1/2016 - 7/31/2019 (w/1 three-year renewal option)

**Option Term:** 8/1/2019 - 7/31/2022

**Original Contract Amount:** \$203,265 NTE (3 Years)

**Option Amount:** \$210,960 NTE (3 Years)

**Prior Modifications/Options:** None

**Revised Total Contract Amount:** \$414,225 NTE

**Original Procurement Method:** Competitive Sealed Proposals (Small Business Reserve)

**MBE Participation:** 100% (Contractor is a Maryland Certified MBE)  
0% Subcontracting Goal (Single Element of Work)

Supplement B  
Department of Budget and Management  
**ACTION AGENDA**  
July 3, 2019



---

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

**Requesting Agency Remarks:** Request for approval to exercise the sole three-year renewal option as contained in the original contract to provide third-party environmental compliance audits to support the MDOT Maryland Transportation Authority's Environmental Management Dystem. The SEMCAS Group, LLC has provided quality, consistent service at a good value during the base contract term for the past three years. It is imperative that MDOT MDTA retain competent contractors to assist with the environmental compliance matters. Therefore, it is in the best interest of the State to exercise the available renewal option.

This renewal option also provides MDOT MDTA adequate time to conduct a competitive procurement for a new contract to provide these services. MDOT MDTA anticipates advertising the solicitation for the replacement contract for these services around September 2021.

**Fund Source:** 100% Non-Budgeted

**Appropriation Code:** J00.J00.41

**Resident Business:** Yes

---

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Supplement C  
 University System of Maryland  
 ACTION AGENDA  
 July 3, 2019



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

**2-GM. UNIVERSITY OF MARYLAND BALTIMORE for  
TOWSON UNIVERSITY  
 New Science Building**

**Contract ID:** Construction Management at Risk Services for  
 New Science Building at Towson University  
 RFP #13-920CD

**Recommendation:** Approve expenditure of funds appropriated in 2019 MCCBL to previously-approved Bid Packages #2 and #3 for Towson University’s New Science Building.

**Prior Approval:** Bid Package #2 USM Item 4-C-BP (4/18/18)  
 USM Item 2-GM (7/19/18)

Bid Package #3 USM Item 12-C-BP (6/20/18)

**Amount:** \$30,703,898 (Bid Package #2)  
 \$34,414,436 (Bid Package #3)  
 \$65,118,334 Total

**Fund Source:** MCCBL 2019, Item 311

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

**Project:** Construct New Science Building to meet Towson University’s institutional and programmatic needs.

**Background:** Bid Package # 2. When the Board of Public Works approved the University awarding Bid Package #2 for \$91 million, only \$1 million had been appropriated. Since then the University returned for approval to expend 2018 MCCBL funding of \$59 million. This Item is to approve expending \$30.7 million now available through the 2019 MCCBL. This completes the funding for Bid Package #2.

**Bid Package # 3.** When the Board of Public Works approved the University awarding Bid Package #3 for \$38 million, only \$4 million had been appropriated. This Item is to approve expending \$34.4 million now available through the 2019 MCCBL. This completes the funding for Bid Package #3.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement C  
University System of Maryland  
ACTION AGENDA  
July 3, 2019



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

**3-AE. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY**  
*Architectural/Engineering Services Contract*

**Contract ID:** Architectural and Engineering Services for the  
UMBC Utility Upgrades and Site Improvement Project  
#BC-21129-C

**Contract Description:** Architectural/engineering services to prepare complete plans and specifications for design and construction of utility upgrades and site improvements at the University of Maryland, Baltimore County.

**Project:** The project will upgrade the campus utility infrastructure including a high temperature hot water generator, electrical transformers, electrical switchgear, electrical feeders, pedestrian and vehicular lighting, domestic water system improvements, and stormwater management and site improvements.

**Award:** RMF Engineering, Baltimore, MD

**Term:** Thirty-two months from Notice to Proceed

**Amount:** \$1,358,355

**Fund Source:** MCCBL 2018: *UMBC Utility Upgrades & Site Improvements*, Item # 246

**Procurement Method:** USM Policies and Procedures for Architect/Engineer Procurements

**Proposals:**

	Rank
RMF Engineering, Baltimore, MD	1
Affiliated Engineers, Inc., Hunt Valley, MD	2
Gipe Associates, Baltimore, MD	3

**MBE Participation:** 19%

**Performance Security:** No

Supplement C  
University System of Maryland  
ACTION AGENDA  
July 3, 2019



---

**3-AE. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY** *(cont'd)*  
*Architectural/Engineering Services Contract*

**Requesting Institution Remarks:** The solicitation was advertised in *eMaryland Marketplace* and posted on the University's electronic bid board. Five firms responded to the solicitation. Based upon the firms' qualifications, the qualification committee recommended three firms as eligible to provide the services. After conducting oral presentations with the three firms, the Committee recommended RMF Engineering as the most qualified firm. The price proposal delivered was the result of a negotiated agreement with the University's Negotiations Committee. The selection process inclusive of the fee negotiations was reviewed and approved by the University's Executive Review Group, which includes a public member outside of the University.

**Resident Business:** Yes

**MD Tax Clearance:** 19-1211-1111

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement C  
University System of Maryland  
ACTION AGENDA  
July 3, 2019



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

**4-RP. TOWSON UNIVERSITY**  
***Real Property Acquisition***

***Recommendation:*** That the Board of Public Works approve Towson University acquiring the building at 401 Washington Avenue, Towson, and entering into a 99-year ground lease agreement for the land on which it is built.

***Authority:*** §12-104(h), Education Article, Annotated Code of Maryland

***Property:*** 401 Washington Avenue, Towson, Baltimore County

***Grantor:*** 401 Associates, LLC

***Ground Lessor:*** 507 Holding Company, Inc.  
(holds the property for Mount Moriah Lodge #116)

***Grantee & Ground Lessee:*** State of Maryland for the use of the University System of Maryland on behalf of its constituent institution, Towson University.

***Consideration:*** \$7,500,000 (building acquisition)

***Ground Rent:*** \$135,000 first year with 3% annual increase

***Appraised Value:*** Karen H. Belinko Appraisals, LLC \$7,500,000  
S.H. Muller & Associates, LLC \$8,100,000

***Fund Source:*** Plant Funds ***Appropriation Code:*** R30 B24

***Board of Regents Approval:*** June 21, 2019

Supplement C  
University System of Maryland  
ACTION AGENDA  
July 3, 2019



**4-RP.            TOWSON UNIVERSITY (cont'd)**  
***Real Property Acquisition***

***Requesting Institution Remarks:*** 401 Washington Avenue is a 130,000 square foot multi-tenant office building, constructed in 1971. The 12-story building on 0.31 acres is about half-a-mile from campus.

This acquisition will allow the University to address academic space needs by moving administrative units currently on the main campus into the nearby Towson business district. The overall space shortage on campus is currently 300,000 NASF. Moving the administrative offices off campus will allow the University to reserve space at the main campus for academic programs and student centers while maintaining a reasonable walking distance to the campus for those employees affected by the move.

Ownership of the building will allow the University to replace its current lease at One Olympic Place at a significantly lower cost and will immediately provide 60,000 NASF of space in which to relocate administrative units and outreach clinics.

Approximately 49,000 leasable square feet of 401 Washington Avenue is now occupied by non-University tenants. The seller will assign those leases to the University at closing. The University will retire the leases as the leases terminate and then occupy the vacated space.

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement D  
Department of Information Technology  
ACTION AGENDA  
July 3, 2019



Contact: Michael Leahy (410) 697-9401  
Michael.Leahy@maryland.gov  
Carla Thompson (410) 697-9667  
Carla.Thompson@maryland.gov

**1-IT-MOD. DEPARTMENT OF INFORMATION TECHNOLOGY**

**Contract ID:** Consulting and Technical Services Plus (CATS+)  
ADPICS BPO No.: 060B2490023

**Contract Approved:** DoIT Item 3-IT (4/3/2013)

**Contract Description:** Multiple-award, indefinite-quantity, task order-based Master Contract to provide Statewide Information Technology technical and consulting services in 17 functional areas.

**Modification Description:** Add 25 master contractors

**Contractors:** See page 3D

**Original Contract Term:** 4/22/2013 – 4/21/2028 (15 years)

NOTE: *On an ongoing basis, DoIT allows new vendors to submit offers to be added as Master Contractors and allows existing Master Contractors to add functional areas.*

**Original Contract Amount:** \$150 million

**Prior Modifications/Options:** \$ 60 million (DoIT Item 7-IT-MOD [8/17/2016])  
\$240 million (DoIT Item 1-IT-MOD [1/25/2017])  
\$300 million (DoIT Item 4-IT-MOD [3/20/2019])

**Total Contract Amount:** \$750 million

**Original Procurement Method:** Competitive Sealed Proposals

**MBE Participation:** 20%      **MBE Compliance:** 18%

**Remarks:** DoIT seeks to add 25 new vendors to the CATS+ Master Contract.

DoIT received 186 proposals during this expansion window. Of the 25 recommended offerors: 11 are Maryland businesses, 8 are small businesses and 5 are MBEs.

Supplement D  
Department of Information Technology  
ACTION AGENDA  
July 3, 2019



**1-IT-MOD. DEPARTMENT OF INFORMATION TECHNOLOGY (cont'd)**  
**CATS+**

**Remarks:** (cont'd)

This Master Contract comprises the following functional areas:

- (1) Enterprise Service Provider
- (2) Web and Internet Services
- (3) Electronic Document Management
- (4) Geographical Information Systems
- (5) Software Engineering
- (6) Systems/Facilities Management and Maintenance
- (7) Information System Security
- (8) Application Service Provider
- (9) IT and Telecommunications Financial and Auditing Consulting Services
- (10) IT Management Consulting Services
- (11) Business Process Consulting Services
- (12) Tower Site Preparation
- (13) Tower Installation
- (14) Tower Equipment Installation and Services
- (15) Electronic Benefits Transfer
- (16) Media and Training Center Support
- (17) Documentation/Technical Writing

DoIT expects to return to the Board to add new master contractors being considered under the current expansion window.

**Fund Source:** Various

---

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement D  
 Department of Information Technology  
**ACTION AGENDA**  
 July 3, 2019



DoIT 3D

**1-IT-MOD. DEPARTMENT OF INFORMATION TECHNOLOGY** *(cont'd)*  
**CATS+**

*Awards*

#	Contractor	State	Resident Business	MBE	SBR	VSBE	MD Tax Clearance
1	Aditi LLC	MD	Y				19-1686-0110
2	Alta IT Services	MD	Y				19-1687-0110
3	Avant-Garde Engineering	MD	Y	X			19-1711-0011
4	Blueprint Consulting	DC	N	X			19-1712-0011
5	Corvedia	MD	Y				19-1688-1111
6	Ennovational Corp, Inc.	DC	N				19-1835-0100
7	Falcon IT Solutions	MD	Y		X		19-1728-0101
8	Global Commerce and Services (GCS)	LA	N				19-1710-0111
9	Global Insights + Solutions	MD	Y				19-1718-0111
10	Gunner Technology	NV	N		X		19-1781-0000
11	Hyzer Group	VA	N		X		19-1650-0110
12	Jovian Concepts Inc.	MD	Y		X		19-1689-1111
13	Moser Consulting Inc.	MD	Y				19-1709-0111
14	NetVision Resources Inc.	VA	N	X			19-1690-0111
15	Nolij Consulting	VA	N				19-1713-1110
16	Plenium Corporation	MD	Y		X		19-1714-0110
17	Seeds of Genius	MD	Y		X		19-1691-1101
18	Softek Enterprises	MD	Y	X	X		19-1692-0111
19	Software Information Resource Corporation (SIRC)	DC	N				19-1693-1111
20	Starks Industries	DC	N		X		19-1715-0001
21	Strategic Technology Partners	VA	N				19-1694-0111
22	Tetrus Corporation	NJ	N				19-1716-0110
23	Thought Layer	VA	N				19-1717-0110
24	XPAND Corporation	VA	N				19-1653-0100
25	Zolon Tech Inc.	VA	N	X			19-1708-1111

Supplement D  
Department of Information Technology  
ACTION AGENDA  
July 3, 2019



*Contact: C. Kevin Combs (410) 585-3102  
Kevin.Combs@maryland.gov  
Carla Thompson (410) 697-9667  
Carla.Thompson@maryland.gov*

**2-IT-MOD. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**

**Contract ID:** Victim Information Notification Everyday (VINE) Services and Maintenance & Support Contract  
ADPCS BPO No.: Q00B9400002, COI07483

**Contract Approved:** DoIT 10-IT (12/19/2018)

**Contractor:** Appriss, Inc., Louisville, KY

**Contract Description:** Provide access to Victim Information Notification Everyday (VINE) services and continue maintenance and technical support.

**Modification Description:** Upgrade to Enhanced VINE services

**Original Contract Term:** 1/1/2019 – 12/31/2021 (three years)

**Modification Term:** No change

**Original Contract Amount:** \$2,480,540

**Modification Amount:** \$ 777,000

**Revised Total Contract Amount:** \$3,257,540

**Percent +/- (This Modification):** +31.32%

**Procurement Method:** Sole Source

**MBE Participation:** None

**Remarks:** DPSCS seeks to upgrade the current VINE services to Enhanced VINE services. This one-time upgrade will be implemented in five phases during Fiscal Year 2020.

Through a single portal, with heightened confidentiality and security features, Enhanced VINE will provide crime victims with the ability to identify, access, and communicate with victim support and recovery resources that may not be available near a victim's home and are otherwise challenging to locate and access.

Enhanced VINE will also provide DPSCS with expanded management capabilities through a redesigned architecture that eliminates downtime for maintenance and ongoing upgrades in addition to more comprehensive monitoring and reporting capabilities.

Supplement D  
Department of Information Technology  
ACTION AGENDA  
July 3, 2019



---

**2-IT-MOD. DEPT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES (cont'd)**  
*Information Technology & Communications Division*

*Remarks: (cont'd)*

VINE and Enhanced VINE are proprietary services of Appriss, Inc. used by all but two of the 50 states and the District of Columbia.

**Fund Source:** Grant Amount: \$383,218 (GOCCP BJAG-2017-0011)  
General Funds: \$393,782

**Approp. Code:** Q00A0102

**Resident Business:** No

**MD Tax Clearances:** 19-0792-0111

---

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

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Revised

Supplement D  
Department of Information Technology  
ACTION AGENDA  
July 3, 2019



Contact: Carla Thompson (410) 697-9667  
Carla.Thompson@maryland.gov

**3-IT. DEPARTMENT OF INFORMATION TECHNOLOGY**

**Recommendation:** That the Board of Public Works approve the award of the following seven Task Orders/Purchase Orders under previously-approved Master Contracts.

**Authority:** State Finance and Procurement Article, Annotated Code of Maryland, § 13-113; COMAR 21.05.13.06.

**Procurement Method:** Task Order under Master Contract

**1. Master Contract: Consulting and Technical Services Plus (CATS+)**  
Contract No.: 060B2490023  
Approved: DoIT Item 3-IT (4/3/2013)  
Term: 4/22/2013 – 4/21/2028  
Fund Source: Various  
Procurement Method: Task Order Request for Proposals (Best Value)

**1.1. Using Agency ID:** Department of Human Services (DHS) COI15014  
**Original Description:** 13 resources for work on CJAMS (MD Child, Juvenile and Adult Management System), an application that supports both DHS and DJS to provide services to Maryland families facing various crisis.  
**Modification Description:** Increase base period of CJAMS. Modification includes system interfaces development, data migration activities and stand-alone application development for CJAMS.  
**Award:** Lochbridge, Bethesda, MD  
**Original Amount:** \$13,526,574  
**Modification Amount:** \$ 2,996,045  
**Revised Total Amount:** \$16,522,619  
**Original Term:** 2/1/2018 – 1/31/2020 (w/three 1-year options)  
**Modification Term:** 8/1/2019 – 1/31/2020  
**MBE/VSBE Participation:** 14% / 2%      **MBE/VSBE Compliance:** 4% / 0%  
NOTE: An action plan has been developed to meet the MBE and VSBE goals.  
**Resident Business:** Yes

**Revised**

Supplement D  
Department of Information Technology  
ACTION AGENDA  
July 3, 2019



**3-IT. DEPARTMENT OF INFORMATION TECHNOLOGY (cont'd)**

**1. Master Contract: Consulting and Technical Services Plus (CATS+) (cont'd)**

**1.2. Using Agency ID:** Maryland State Department of Education (MSDE)  
R00B9400125

**Description:** Senior Database Management Specialist to support Maryland Longitudinal Data System Center to design complex Oracle database systems.

**Option Description:** Exercise fourth (final) option

**Award:** N-3 Technologies, Inc., Rockville, MD

**Original Amount:** \$236,080

**Options 1-3:** \$708,240

**This Option Amount:** \$236,080

**Revised Total Amount:** \$1,180,400

**Original Term:** 6/11/2015 – 6/10/2016 w/ four 1-year renewal options

**Options 1-3 Terms:** 6/11/2016 – 6/10/2018

**Prior Modification Term:** 6/11/2018 – 7/3/2019 (no cost extension)

**This Option Term:** 7/4/2019 – 7/3/2020

**MBE Participation:** None      **Resident Business:** Yes

**2. Master Contract: Commercial Off- the-Shelf Software (COTS 2012)**

**Contract No.:** 060B2490021

**Approved:** DoIT Item 2-IT (8/22/2012)

**Term:** 10/1/2012 TO 9/30/2027

**Fund Source:** Various

**Procurement Method:** PORFPs under Master Contract (Low Bid)

**2.1. Using Agency ID:** Department of Information Technology F50P9400482

**Description:** Purchase Tanium Patch Management Software for Microsoft security update patch management and software upgrade deployments to agency workstations and servers.

**Number of Qualified Master Contractors:** 4

**Number of Bids:** 1

**Award:** Alliance Technology Group, LLC, Hanover, MD

**Amount:** \$1,357,224

**Term:** 7/10/2019\* – 3/31/2022 \*or earlier upon Board approval

**MBE Participation:** None

**Resident Business:** No

**Revised**

Supplement D  
Department of Information Technology  
**ACTION AGENDA**  
July 3, 2019



**3-IT. DEPARTMENT OF INFORMATION TECHNOLOGY (cont'd)**

**2. Master Contract: Commercial Off- the-Shelf Software (COTS 2012) (cont'd)**

2.2. **Using Agency ID:** Department of Human Services (DHS), 060B9400167  
**Description:** Informatica product providing technology and governance platform to consolidate master data from different systems; on-going data maintenance. Includes software, installation, training and software maintenance.  
**Number of Qualified Master Contractors:** 1  
**Number of Bids:** 1  
**Award:** Only one Master Contractor authorized to resell products  
DLT, Herndon, VA  
**Amount:** \$399,941  
**Term:** 7/25/2019\* – 7/24/2020 \*or earlier upon Board approval  
**MBE Participation:** None **Resident Business:** No

**3. Master Contract: Hardware 2012**  
**Contract No.:** 060B2490022  
**Approved:** DoIT Item 4-IT (11/14/2012)  
**Term:** 10/31/2012 – 11/14/2027  
**Fund Source:** Various  
**Procurement Method:** PORFPs under Master Contract (Low Bid)

3.1. **Using Agency ID:** Maryland State Department of Education (MSDE)  
R00P9402243  
**Description:** Cisco USC server purchase: 1 blade server chassis, 8 blade servers and 8 transceivers; one year of SMARTnet onsite support  
**Number of Qualified Master Contractors:** 29 **Number of Bids:** 8  
**Award:** DISYS Solutions, Inc., McLean, VA  
**Amount:** \$245,844  
**Term:** 1/1/2020 – 12/31/2021  
**MBE/VSBE Participation:** None **Resident Business:** No

3.2. **Using Agency ID:** Department of Human Services (DHS) N00P9403884  
**Description:** Canon OCE Varioprint Titan printer includes delivery, installation, one-year warranty.  
**Number of Qualified Master Contractors:** 19 **Number of Bids:** 2  
**Award:** Canon, USA, Arlington, VA  
**Amount:** \$230,783  
**Term:** 8/15/2019 – 8/14/2021  
**MBE/VSBE Participation:** None **Resident Business:** No

**Revised**

Supplement D  
Department of Information Technology  
**ACTION AGENDA**  
July 3, 2019



**3-IT. DEPARTMENT OF INFORMATION TECHNOLOGY (cont'd)**

**4. Master Contract: PBX III – Telecommunications Equipment and Services**  
Contract No.: 060B1400048  
Approved: DoIT Item 3-IT (3/23/2011)  
Term: 3/23/2011 – 6/30/2020  
Fund Source: Various  
Procurement Method: PORFPs under Master Contract (Low Bid)

**4.1. Using Agency ID:** Maryland Transit Administration (MDOT MTA)  
J05B9400017  
**Description:** Maintain the phone systems for Mobility Operations’ and the Transit Information Call Center. Purchase includes gold service level maintenance, software licenses, parts replacement, onsite support.  
**Number of Qualified Master Contractors:** 20  
**Number of Bids:** 1  
**Award:** Unify, Inc., Detroit, MI  
**Amount:** \$191,199 (Mobility Operations)  
\$286,721 (Transit Info Call Ctr)  
\$477,920  
**Term:** 7/25/2019\* – 6/30/2020 \*or earlier upon Board approval  
**MBE Participation:** None **Resident Business:** No

**5. Master Contract: Radio Communications Master Contract 2018**  
Contract No.: 060B7400088  
Approved: DoIT Item 3-IT (12/20/2017)  
Term: 1/25/2018-1/24/2023  
Fund Source: Various  
Procurement Method: PORFPs under Master Contract (Low Bid)

**5.1. Using Agency ID:** State Highway Administration (MDOT SHA), J02P9400077  
**Description:** 11 APX 8000 + 90 APX 900 Motorola subscriber radios and accessories.  
**Number of Qualified Master Contractors:** 10  
**Number of Bids:** 2  
**Award:** Communications Electronics, Timonium, MD  
**Amount:** \$439,314  
**Term:** One time purchase  
**MBE/VSBE Participation:** None **Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



# Supplemental

*Contact: Cindy Kollner (410) 767-4715  
 Cindy.Kollner@maryland.gov  
 Carla Thompson (410.697.9667)  
 Carla.Thompson@maryland.gov*

**4-IT. DEPARTMENT OF INFORMATION TECHNOLOGY**

**Contract ID:** Kainos Smart, Software-as-a-Service (SaaS)  
 ADPICS BPO No.: 060B9400160

**Contract Description:** On-line testing tool subscription for State Personnel System (SPS) SaaS Cloud Implementation project

**Awards:** SNAP, Inc., Chantilly, VA

**Term:** 7/22/2019\* – 7/21/2024 \*or earlier upon Board approval

**Amount:** \$466,258 (5 years)

**Procurement Method:** Sole Source

**MBE Participation:** None

**Incumbent:** SNAP, Inc.

**Remarks:** Kainos Smart is an online testing tool used to implement the State Personnel System (SPS) SaaS Cloud Project. Workday, the SPS SaaS Solution, recommends this testing automation tool. Kainos Smart is a cloud-based, test management console designed specifically to test a Workday configuration. The contractor, SNAP, Inc., is the only USA reseller of Kainos Smart, which is manufactured by Kainos Software Ltd.

**Fund Source:** 100% Reimbursable

**Approp. Code:** F10A0201

**Resident Business:** No

**MD Tax Clearance:** 19-1851-1111

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement D  
Department of Information Technology  
ACTION AGENDA  
July 3, 2019



**Supplemental**

*Contact:* Tawanda Carter (410) 462-7749  
tmcarter@bcc.edu  
Carla Thompson (410.697.9667)  
Carla.Thompson@maryland.gov

**5-IT. BALTIMORE CITY COMMUNITY COLLEGE**

**Contract ID:** IT Leadership Services/BCCC-FY-18-090  
ADPICS BPO No.: R95B9400007

**Contractor:** Hartman Executive Advisors, LLC, Timonium, MD

**Contract Description:** **RETROACTIVE**/Provide Chief Information Officer/Chief Technology Officer leadership and advisory services.

**Contract Term:** 6/7/2018 – 4/12/2019

**Amount:** \$725,000

**Procurement Method:** Sole Source

**Remarks:** Baltimore City Community College requests that the Board ratify prior payments and authorize BCCC to fully compensate Hartman Executive Advisors, Inc. for CIO/CTO leadership and advisory services rendered.

In April 2018 – when BCCC was faced with multiple critically-urgent IT needs, including completion of an IT infrastructure plan and ongoing efforts to implement IT system upgrades – its CIO position became vacant. Before that time, BCCC had entered into a small procurement contract (\$50,000) with Hartman Executive Advisors, LLC through which Hartman was tasked to assess BCCC's IT infrastructure.

Hartman's performance under the small procurement contract demonstrated expert advice and a thorough understanding of BCCC business processes. Faced with the immediate vacancy in the CIO position, BCCC then expanded the scope of its contract with Hartman beginning 6/7/2018. Through this expanded scope of services, Hartman began providing BCCC CIO/CTO leadership services.

BCCC did not submit this now \$725,000 contract to the Board of Public Works for approval. When BCCC identified this error, it consulted with DoIT which advised BCCC to terminate Hartman's services. BCCC terminated its contract with Hartman on April 12, 2019.

Supplement D  
 Department of Information Technology  
**ACTION AGENDA**  
 July 3, 2019



**Supplemental**

**5-IT. BALTIMORE CITY COMMUNITY COLLEGE (cont'd)**

*Remarks: (cont'd)*

Post-termination calculations reveal that total compensation for services Hartman rendered is \$725,000. BCCC has already paid Hartman \$249,450 and has an outstanding balance of \$475,550. BCCC's CIO/CTO advisory contract with Hartman is void because it did not comply with State Procurement Law. However, Hartman should be awarded compensation because the company has: (1) acted in good faith; (2) did not directly contribute to a violation of Procurement Law; and (3) had no knowledge of the violation before it was awarded the contract.

**Fund Source:** Current Unrestricted Agency Fund

**Approp. Code:** 06627

**Resident Business:** Yes

**MD Tax Clearance:** 19-0641-0111

This Item was withdrawn as Item 10-IT from the 6/5/2019 DoIT Agenda.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Supplement D  
Department of Information Technology  
ACTION AGENDA  
July 3, 2019



**Supplemental**

*Contact: Michael Leahy (410) 697-9401  
Michael.Leahy@maryland.gov  
Carla Thompson (410) 697-9667  
Carla.Thompson@maryland.gov*

**6-IT-MOD. DEPARTMENT OF INFORMATION TECHNOLOGY**

**Contract ID:** Statewide Cloud Solutions Participating Addendum  
for Amazon Web Services  
ADPICS BPO No.: 060B7400081, COI21625

**Contract Approved:** DoIT Item 5-IT (4/26/2017)

**Contractor:** Deloitte Consulting LLP, Minneapolis, MN

**Contract Description:** Provide Amazon Web Services

**Modification Description:** (1) Provide for increased contract usage for remainder of base term due to planned work orders for Amazon Web Services (AWS) consumption and support; and (2) incorporate federally-required provisions into contract as MDTHINK projects are federally-funded.

**Original Contract Term:** 4/27/2017 – 4/26/2020 (3-year base w/ two 1-yr options)

**Modification Term:** 7/15/2019\* – 4/26/2020 \*or earlier upon Board approval

**Original Contract Amount:** \$50,000,000

**Modification Amount:** \$20,000,000

**Total Contract Amount:** \$70,000,000

**Percent +/- (This Modification):** 40%

**Prior Modification:** Incorporate revised terms and conditions (DoIT authority)

**Original Procurement Method:** Intergovernmental Cooperative Purchase Agreement  
*Contract:* State of Utah/NASPO ValuePoint Cloud  
Solutions Contract #AR2479

**MBE Participation:** None

## Supplemental

### 6-IT-MOD. DEPARTMENT OF INFORMATION TECHNOLOGY (cont'd)

**Remarks:** Through DoIT's contract with Deloitte Consulting LLP, Deloitte provides access to Amazon Web Services cloud hosting products and services for MDTHINK projects. This contract provides for two types of MDTHINK work orders: one to provide AWS accounts; and the second to provide professional services on a time-and-materials basis to support AWS infrastructure, DevOps/API, security, data governance, data conversion/data migration, shared data repository, reporting and analytics, and master data management support.

Increased use of the MDTHINK platform due to its popularity and visibility has resulted in contract expenditures nearing the \$50 million maximum in the first two years of the three-year base term; this could not have been anticipated at the time of contract award. AWS metered usage costs increased more than originally planned as additional agency applications were incorporated into the MDTHINK platform.

For example, MDTHINK has onboarded applications from the Maryland Health Benefit Exchange and the Department of Health. Onboarding MHBE was a \$10 million expenditure in FY 2019; it is anticipated to be \$7 million in FY2020. MDH's onboarding of applications is anticipated to require \$3 million in FY2020.

At the current expenditure rate, the contract ceiling in the base term will be met in September 2019, nearly a year before the base term expires. This proposed modification is to add more funds overall but does not change any rates agreed to in the contract.

Additionally, The United States requires certain provisions be incorporated into this contract as MDTHINK projects are federally-funded.

**Fund Source:** Various

---

#### 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  
July 3, 2019**

	<u>Pages</u>
Maryland Transit Administration (MTA)	1 – 3
State Highway Administration (SHA)	4 – 7
MDOT Task Order Agreements	8 – 9

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
July 3, 2019



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

**1-AE. MARYLAND TRANSIT ADMINISTRATION  
*Architecture/Engineering Contract***

**Contract ID:** Project Controls Services for Schedule and Claims Review; *AE-17-002-B*  
ADPICS No: AE17002B

**Contract Description:** This is one of three open-ended contracts to provide project controls services for Maryland Department of Transportation Maryland Transit Administration’s (MDOT MTA) multiple modes.

**Award:** Johnson, Mirmiran & Thompson, Inc./  
AECOM Technical Services, Inc. (JV)  
Hunt Valley, MD

**Contract Term:** 07/25/2019\* – 07/24/2024 (\*or earlier upon BPW approval)

**Amount:** \$5,000,000 NTE

**Procurement Method:** Qualification Based Selection

**Proposals:**

	<b>Technical Proposal Rating (Max 1200)</b>	<b>Technical Ranking</b>	<b>NTE Price</b>
Rummel, Klepper & Kahl, LLP Baltimore, MD	1,075	1	Contract A
Johnson, Mirmiran & Thompson, Inc./ AECOM Technical Services, Inc. (JV) Hunt Valley, MD	940	2	\$5,000,000 (Contract B)
Wallace, Montgomery & Associates, LLP/ STV Incorporated (JV) Hunt Valley, MD	895	3	Contract C
Whitman, Requardt & Associates, Inc. Baltimore, MD	815	4	N/A
Alpha Corporation/ Urban Engineering, Inc. (JV) Baltimore, MD	800	5	N/A
ATCS, P.L.C./ WSP USA, Inc. (JV) Timonium, MD	755	6	N/A

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
July 3, 2019



---

1-AE. MARYLAND TRANSIT ADMINISTRATION (cont'd)

**DBE Participation:** 10%

**Incumbents:** Rummel, Klepper & Kahl, LLP; Johnson, Mirmiran & Thompson/AECOM Technical Services, Inc. (JV); Alpha Construction and Engineering Corporation/Urban Engineers, Inc. (JV)

**Requesting Agency Remarks:** This solicitation was published on eMaryland Marketplace and in the Daily Record on March 16, 2018. A total of 201 firms were notified via eMaryland Marketplace, of which 73 were certified DBEs. A total of six engineering consultant firms submitted technical proposals in response to the solicitation.

MDOT MTA's Office of Project Controls division requires consultants that will perform project controls services for schedule and claims reviews on an as-needed basis for the MDOT MTA's transit projects. The consultants will provide technical services throughout every phase of contract development including project scope development, design, construction, testing, commissioning, and turnover.

These services may include the following types of tasks:

- review of construction baseline schedules;
- review of monthly schedule updates for accuracy and contract compliance;
- preparation of claims review;
- preparation of confidential positions on delay claims and assistance in preparing proof of cost and other documents;
- preparation and review of documents and estimates regarding change orders;
- estimating services may be required in connection with negotiation and analysis of contractor claims and changed work;
- inspection and audit of consultants and/or subconsultants record in connection with all matters including performance and compliance related to MDOT MTA's contract;
- provide audits of consultants and/or subconsultants record in order to establish Field Office and Home Office rates in connection with settlement discussion or litigation involving delay claims; and
- provide training to various MDOT MTA departments on changes & claims, scheduling & time impacts, inspections, and estimating procedures on construction related projects.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
July 3, 2019



---

1-AE. MARYLAND TRANSIT ADMINISTRATION (cont'd)

*Requesting Agency Remarks: (cont'd)*

The DBE goal established for this contract is 10%. The prospective awardee has committed to the DBE goal.

This contract includes a provision authorizing an extension for a total period no longer than one-third of the base term to spend funds remaining on the contract as provided in Board Advisory 1995-1.

*Fund Source:* 80% Federal; 20% Special Funds (Transportation Trust Fund)

*Approp. Code:* J05H0105

*Resident Business:* Yes

*MD Tax Clearances:* 19-1412-1111

---

**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  
July 3, 2019



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

**Proposals (cont'd):**

	<i>Technical Proposal Rating (Max 400)</i>	<i>Technical Ranking</i>	<i>Award</i>
American Engineering Group, LLC Largo, MD	258.7	7	N/A
Daniel Consultants, Inc. Columbia, MD	257.1	8	N/A
Mercado Consultants, Inc. Ashton, MD	252.5	9	N/A
Athavale, Lystad & Associates, Inc. Bethesda, MD	251.3	10	N/A
George W. Stephens, Jr. & Associates, Inc. Belcamp, MD	195.9	11	N/A
BvF Engineering, Inc. Columbia, MD	133.5	12	N/A

**DBE Participation:**

0%

**Incumbents:**

Dewberry EBA Engineering, Inc.; Gannett Fleming, Inc.; The Wilson T. Ballard Company; KCI Technologies, Inc.

**Requesting Agency Remarks:** On October 2, 2017, the solicitation was advertised in The Daily Record, MDOT SHA’s web page, and eMaryland Marketplace. A total of 893 firms were notified via eMaryland Marketplace. A total of 584 firms were directly solicited; of these 378 were Maryland based, 560 were minority businesses, 23 were small businesses and only one was a disabled veteran firm.

The consultant shall perform preliminary and final engineering design and survey services, including highway, bicycle, pedestrian, and drainage improvement projects; ride sharing facility design; hydrology, and hydraulics design. The contract also includes landscape design; preparation of environmental permits; topographic surveys and data collection; utility designations and designs; preparation of right of way plats; on-sight project management services; and engineering reviews of working drawings.

**Fund Source:**

80% Federal, 20% State (estimate)

**Approp. Code:**

J02B0101

**Resident Business:**

Yes

**MD Tax Clearance:**

19-1080-0111

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

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
July 3, 2019



*Contact: Jada Wright*  
410-545-0330  
[jwright18@sha.state.md.us](mailto:jwright18@sha.state.md.us)

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

**Contract ID:** Facility Design Services, Statewide; *BCS 2018-01 D*  
ADPICS No. SBCS1801D

**Contract Description:** This contract is one of four open-ended, work-order based contracts to provide design, rehabilitation, and renovation of existing and new state facilities and buildings statewide, primarily utilized by Maryland Department of Transportation State Highway Administration’s (MDOT SHA) Office of Highway Development.

**Award:** STV, Incorporated  
Douglassville, PA

**Contract Term:** 07/25/2019\* – 07/24/2024\* (5 years)  
(\*or earlier upon BPW approval)

**Amount:** \$4,000,000 NTE

**Procurement Method:** Qualification Based Selection

**Proposals:**

	<i>Technical Proposal Rating (Max 100)</i>	<i>Technical Ranking</i>	<i>Award</i>
Whitman, Requardt & Associates, LLP Baltimore, MD	92.86	1	Contract A
Rummel, Klepper & Kahl, LLP Baltimore, MD	89.62	2	Contract B Awarded at 06/05/19 BPW
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	79.62	3	Contract C
STV, Inc. Douglassville, PA	77.52	4	\$4,000,000 NTE (Contract D)
Prime AE Group, Inc. / Whitney Bailey Cox & Magnani, LLC (JV) Baltimore, MD	74.69	5	N/A
WSP / Gannett Fleming, Inc. (JV) Baltimore, MD	73.49	6	N/A
AECOM Technical Services, Inc. Hunt Valley, MD	67.25	7	N/A

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
July 3, 2019



---

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

**MBE Participation:** 27%

**VSBE Participation:** 2%

**Incumbents:** Johnson, Mirmiran & Thompson, Inc.; URS Corporation, Inc.

**Requesting Agency Remarks:** On October 11, 2018, 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 950 firms were notified via eMaryland Marketplace. An additional 557 were directly solicited.

The consultant shall perform review, planning and design related to the following disciplines: architectural, structural, civil, landscape, mechanical, electrical, plumbing, fire protection, site utility, environmental assessments, testing services, commissioning agents, project management, construction management and inspection, and testing, adjusting and balancing services. The services also include preparing plans, specifications, and/or other construction documents for advertisement and construction documents for advertisement and construction support for new projects, renovation projects, equipment replacements, facility system evaluations, testing, studies and reports.

Consultant staff may be asked to provide on-site assistance for all services previously listed.

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

**Approp. Code:** J02B0101

**Resident Business:** No

**MD Tax Clearance:** 19-1649-1110

---

**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  
July 3, 2019



Contact: Joseph W. Sedtal  
410-767-3351  
[jsedtal@mta.maryland.gov](mailto:jsedtal@mta.maryland.gov)

**4-GM. MARYLAND DEPARTMENT OF TRANSPORTATION**

**Recommendation:** That the Board of Public Works approve the award of the following two Task Orders.

**Procurement Method:** Task Order under Master Contract

**Authority:** State Finance and Procurement Article, Annotated Code of MD, § 13-113; COMAR 21.05.13.06

**1.0. Master Contract:** *Ancillary – Agency Wide General Construction (Miscellaneous Paving, Repairs and Rehabilitation);*  
MDOT MTA Contract No. AGY-15-016-AN  
*Approved:* MDOT Item 1-C (01/06/2016)  
*Term:* 01/18/2016 – 01/17/2021  
*Fund Source:* 80% Federal; 20% Special Funds (Transportation Trust Fund)

**1.1. Using Agency:** MDOT MTA  
**Description:** MARC Halethorpe Parking Lot Improvements - The contractor will resurface parking lot sections, install pavement markings, and upgrade signage. **(OFS No. 13).**

**Number of Qualified Master Contractors:** 3  
**Number of Bids:** 2

**Award:** Image Asphalt Maintenance, Inc.; Baltimore, MD  
**Amount:** \$343,749  
**Term:** 90 days from an NTP (*anticipated NTP of 07/25/2019*)

**DBE/VSBE Participation:** 0% / 0%

**Resident Business:** Yes

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
July 3, 2019



**4-GM. MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)**

**2.0. Master Contract:** *Ancillary Agency Wide General Construction (Repairs, Maintenance & Minor Construction);*  
 MDOT MTA Contract No. T-1367 A, B, C  
*Approved:* MDOT Item 17-C (02/05/2014)  
*Term:* 03/19/2014 – 02/12/2020  
*Fund Source:* 80% Federal; 20% Special Funds (Transportation Trust Fund)

**2.1. Using Agency:** MDOT MTA  
**Description:** Light RailLink Goodwin Run Erosion Repairs (Phase 2) – The contractor will clear the site, realign the stream channel, remove the concrete traffic barrier & riprap, construct a new imbricated riprap wall, regrade, seed, and mulch. (OFS No. 56).

*Number of Qualified Master Contractors:* 3  
*Number of Bids:* 2

*Award:* Southern Improvement Co., Inc.; Hunt Valley, MD  
*Amount:* \$340,922  
*Term:* 90 days from an NTP (anticipated NTP of 07/25/2019)

**DBE/VSBE Participation:** 0% / 0%

**Resident Business:** Yes

**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>	

DEPARTMENT OF TRANSPORTATION  
**ACTION AGENDA**  
 July 3, 2019



**Supplemental**

Contact: Matthew A. Lattin 410-767-3698  
 MLattin@mdot.maryland.gov

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

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

**Authority:** Transportation Article, §7-204 (d) (1); Annotated Code of Maryland  
**Property:** 2800 Eastern Boulevard, fee simple (4.199± acres), a perpetual access easement (1.962± acres), and two temporary construction easement, located at Middle River, Baltimore County.

**Grantor:** Middle River Station Development, LLC  
**Grantee:** State of Maryland, MDOT MTA

**Consideration:** \$2,000,000  
**Appraised Value:** \$1,480,950 – Joseph DiPietro, Appraiser, (Selected)  
 \$1,287,400 – Melville Peters, Appraiser, (Approved)  
 Ronald I. Hidey, Review Appraiser

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

**Requesting Agency Remarks:** MDOT MTA’s property interests will be used by MARC for additional storage of rail cars at the MARC Martins Maintenance Facility. The rail cars are currently being stored at the Amtrak Penn Station in Baltimore City, Maryland at a rental cost of \$900,000 to \$1,000,000 per year. The consideration is based upon a negotiated court settlement between the property owner and MDOT MTA and has been approved and concurred upon by the Federal Transit Administration (FTA). MDOT MTA will take title through an Agreed Inquisition.

MDOT MTA obtained two appraisals in December 2016 and in March 2017, MDOT MTA’s offer of just compensation of \$1,480,950 for the real property was rejected by the Owner. The Owner countered with a demand of \$10,000,000. Negotiations continued and in November 2017, MDOT MTA filed a condemnation action. MDOT MTA litigated the condemnation action with reference to the approved and selected appraisal. The parties agreed on a consideration of \$2,000,000 through an Agreed Inquisition in the Circuit Court for Baltimore County. In addition, MDOT MTA has budgeted for environmental mitigations estimated to be approximately one million dollars; however, this project will offset the initial mitigation costs and provide a cost savings to the State of approximately \$900,000 to \$1,000,000 annually by eliminating the rental fees once the project is completed.

*This item was previously withdrawn as MDOT item 9-RP from the June 19, 2019 BPW meeting.*

**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 GENERAL SERVICES

Items to be presented to the Board of Public Works

July 3, 2019

	Pages
Maintenance	1 thru 4
Maintenance Option	5 thru 9
General Miscellaneous	10 and 11
Real Property	12 thru 14
Leases	15 thru 18
Capital Grants and Loans	19 thru 38

DEPARTMENT OF GENERAL SERVICES  
ACTION AGENDA  
July 3, 2019



*Contact: Eric Lomboy*  
410.767.7522  
eric.lomboy@maryland.gov

**1-M. MAINTENANCE CONTRACT**  
*Department of General Services*

**Contract ID:** Unarmed Uniformed Guard Service - District Court Center Caroline County  
Project No. 001IT821, ADPICS No. 001B0600027

**Description:** Unarmed Uniformed Guard Service at the Department of General Services/Hargreaves District Court and Multi-service Center in Caroline County.

**Procurement Method:** Competitive Sealed Bids (Small Business Reserve)

<i>Bids</i>	<i>Amount</i>
Trust Consulting Services, Inc., Waldorf, MD	\$680,240.00
Alexander Security Consultants, LLC, Brandywine, MD	\$698,277.20
Devine Professional Consulting Group, Silver Spring, MD	\$742,617.40
Police Guard Services, Inc., Lanham, MD	\$757,922.00
Universal Security, LLC, Rockville, MD	\$770,327.20
AFSI, Gaithersburg, MD	\$771,190.00
American Protection LLC, Suitland, MD	\$774,600.00

**Award** Trust Consulting Services, Inc.

**Term:** 8/1/2019 – 7/31/22

**Amount:** \$405,730.80 Base Term  
\$137,254.60 Option year 1  
\$137,254.60 Option year 2  
\$680,240.00 = Total including Option Years

**MBE Participation:** 0%

**VSBE Participation** 0%

**Performance Bond:** N/A

**Hiring Agreement Eligible:** Yes

DEPARTMENT OF GENERAL SERVICES  
ACTION AGENDA  
July 3, 2019



**1-M. MAINTENANCE CONTRACT** (cont'd)

**Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site and *eMaryland Marketplace.com* on March 28, 2019 as a Small Business Reserve procurement. Approximately 633 potential vendors were notified of this solicitation electronically. Seven bids were received and opened on April 18, 2019. Trust Consulting Services, Inc. has been found responsible, its bid responsive and has confirmed its bid.

**Fund Source:** H00 20 33491 0823 \$135,243.60  
H00 21 33491 0823 \$135,243.60  
H00 22 33491 0823 \$135,243.60

**Resident Business:** Yes

**MD Tax Clearance:** 19-1297-0100

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



*Contact: Eric Lomboy  
410.767.7522  
eric.lomboy@maryland.gov*

**2-M. MAINTENANCE CONTRACT**  
*Department of General Services*

**Contract ID:** Unarmed Uniformed Guard Services - District Court Baltimore County  
Project No. 001IT821009, ADPICS No. 001B0600025

**Contract Description:** Unarmed Uniformed Guard Service at the Department of General Services/Essex/Rosedale District Court and Multi-service Center in Baltimore County.

**Procurement Method:** Competitive Sealed Bids (Small Business Reserve)

<i>Bids</i>	<i>Amount</i>
Trust Consulting Services, Inc., Baltimore, MD	\$519,328.54
Devine Professional Consulting Group, Silver Spring, MD	\$586,283.77
The Deus Group, LLC, Baltimore, MD	\$603,720.02
XSIG, Inc., Baltimore, MD	\$627,848.61
AFSI, Gaithersburg, MD	\$631,354.68
CSI Corporation of DC, Silver Spring, MD	\$673,954.40
Alexander Security Consultants, LLC, Brandywine, MD	\$737,647.00
IJC Systems Inc., Elkridge, MD	\$779,080.00

**Award:** Trust Consulting Services, Inc.

**Term:** 10/1/2019 – 9/30/2022

**Amount:** \$309,718.88 Base Term  
\$104,276.38 Option Year 1  
\$105,333.28 Option Year 2  
\$519,328.54 = Total including Option Years

**MBE/VSBE Participation:** 0%

**Performance Bond:** N/A

**Hiring Agreement Eligible:** Yes

**2-M. MAINTENANCE CONTRACT (cont'd)**

**Remarks:** A notice of availability of an Invitation for Bids was posted on the DGS Web Site and *eMaryland Marketplace.com* on April 9, 2019 as a Small Business Reserve procurement. Approximately 650 potential vendors were notified of this solicitation electronically. Ten bids were received and opened on April 10, 2019. One bid was rejected because they did not submit all required documents in their bid package. A second bid was rejected because they did not supply bids for all line items. Trust Consulting Services, Inc. has been found responsible, its bid responsive and has confirmed its bid.

**Fund Source:** H00 2020 33521 0823 \$77,429.71  
H00 2021 33521 0823 \$103,239.63  
H00 2022 33521 0823 \$103,239.63  
H00 2023 33521 0823 \$25,809.91

**Resident Business:** Yes

**MD Tax Clearance:** 19-1482-0100

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Contact: Eric Lomboy  
 410.767.7522  
 eric.lomboy@maryland.gov

**3-M-OPT. MAINTENANCE CONTRACT OPTION**  
*Department of General Services*

**Contract ID:** Optimized Preventative HVAC Maintenance  
 Project No. DGSR5400107, ADPICS No. 001B0600020

**Original Contract Approved:** 07/16/2015 DGS Item 13-M

**Contractor:** Constellation NewEnergy, Inc., Baltimore, MD

**Contract Description:** Optimized Preventative Maintenance Program for DGS facilities statewide. The contractor shall furnish all labor, materials, equipment, and supplies necessary for the Optimized Preventative Maintenance Program for 47 DGS facilities statewide.

**Original Procurement Method:** Competitive Sealed Proposals

**Option Description:** Exercise the second and final option

**Original Contract Term:** 08/01/2015 – 07/31/2018

**Option Term:** 08/01/2019 - 07/31/2020

**Original Contract Amount:** \$3,399,556.73

**Prior Modifications/Options:**

<b>Modification/Option No.</b>	<b>Amount</b>	<b>Term</b>
MOD #1–COG41601	\$0	8/1/2015-7/31/2018
MOD #2–COG97482	\$325,696.49	12/7/2016-7/31/2018 (7-M-MOD, BPW 12/7/2016)
MOD #3–COH42529	\$13,674.08	10/3/2017-7/31/2018
MOD #4–COH47643	\$0	12/8/2017-7/31/2018
MOD #5–COH59406	\$6,060.65	3/1/2018-7/31/2018
OPT #1–001B9400014	\$1,416,384.08	8/1/2018-7/31/2019 (16-M-OPT, BPW 6/20/2018)

**3-M-OPT. MAINTENANCE CONTRACT OPTION (cont'd)**

<b>Option Amount:</b>	\$1,451,125.04
<b>Revised Total Contract Amount:</b>	\$3,744,987.95 (Three years + Modifications)
	\$1,416,384.08 (Option 1)
	<u>\$1,451,125.04</u> (Option 2)
	\$6,612,497.07
<b>MBE Goal:</b>	30%
<b>MBE Compliance:</b>	25.4%
<b>VSBE Goal:</b>	2%
<b>VSBE Compliance:</b>	2.3%

**Remarks:** The Department of General Services is satisfied with the performance of Constellation NewEnergy, Inc. The contractor is on track to meet its MBE goal for the first option term, and they have already exceeded their VSBE goal. DGS has determined that it is in the best interests of the State to renew the current contract, as their services provide value by extending the life of HVAC equipment at facilities across Maryland.

<b>Fund Source:</b>	H00 33151 0812 20 \$590,383.36 21 \$53,671.22
	H00 33171 0812 20 \$17,702.54 21 \$1,609.32
	H00 33391 0812 20 \$42,032.91 21 \$3,821.17
	H00 33409 0812 20 \$60,085.40 21 \$5,462.31
	H00 33419 0812 20 \$19,715.39 21 \$1,792.31
	H00 33439 0812 20 \$64,345.17 21 \$5,849.56
	H00 33449 0812 20 \$44,101.66 21 \$4,009.24
	H00 33459 0812 20 \$8,535.48 21 \$775.95
	H00 33461 0812 20 \$17,967.38 21 \$1,633.40
	H00 33471 0812 20 \$31,951.44 21 \$2,904.68
	H00 33481 0812 20 \$16,482.34 21 \$1,498.40
	H00 33491 0812 20 \$17,165.06 21 \$1,560.46
	H00 33501 0812 20 \$32,854.06 21 \$2,986.73
	H0033511 0812 20\$21,856.06 21 \$1,986.92
	H0033521 0812 20\$8,506.81 21 \$773.35
	H0033531 0812 20\$38,511.81 21 \$3,501.07
	H0033541 0812 20\$43,101.78 21 \$3,918.34
	H0033551 0812 20\$38,667.20 21 \$3,515.20



Contact: Eric Lomboy  
410.767.7522  
eric.lomboy@maryland.gov

**4-M-OPT.     MAINTENANCE CONTRACT OPTION**  
***Department of General Services***

**Contract ID:** Comprehensive, Solutions Based Contract Covering the Supply and Distribution of Various Fuel Products, including Motor Fuels, Heating Oil and Related Products Including a State-Wide Fuel Dispensing System  
Project No. 001IT818466, ADPICS No 001B0600014

**Original Contract Approved:**           05/02/2012 DGS Item 3-M

**Contractor:**                               Mansfield Oil Company, Gainesville, GA

**Contract Description:** Contract to provide a comprehensive, solutions based contract for the supply and distribution of various fuel and fuel related products, including a Statewide fuel dispensing system and related services.

**Original Procurement Method:**       Competitive Sealed Proposals

**Option Description:** Approval is requested to exercise the second and final renewal option to continue the service for another two years.

**Original Contract Term:**               08/01/2012 – 07/31/2017

**Option Term:**                             08/01/2019 – 07/31/2021

**Original Contract Amount:**           \$305,254,234.00

**Option Contract Amount:**           \$135,783,042.56

**Prior Modifications/Options:**       \$135,783,042.56

**Revised Total Contract Amount:**   \$305,254,234.00 (Base)  
\$135,783,042.56 (Option #1)  
\$135,783,042.56 (Option #2)  
\$576,820,319.12

**MBE Goal:**                               15%

**MBE Compliance:**                   16.84%

**4-M-OPT. MAINTENANCE CONTRACT OPTION (cont'd)**

**Remarks:** The Department of General Services is satisfied with the performance of the Contractor and has approved funding to renew the current contract at the same terms, conditions, required contract provisions, and price. Mansfield Oil Company and DGS are confident that the 15% commitment will be met or exceeded by the end of the contract term.

The Maryland Statewide Fuel Dispensing Management System has a current dispense rate of 11.8 million gallons per year of motor fuels on a consignment basis, including gasoline, diesel, bio-diesel, ethanol E-85 and motor oil. There are approximately 120 fueling facilities throughout the State. Pricing will be adjusted daily based on Oil Price Information Service (OPIS) index.

**Fund Source:** Various  
**Resident Business:** No  
**MD Tax Clearance:** 19-0927-1000

---

<b>BOARD OF PUBLIC WORKS</b>		<b>THIS ITEM WAS:</b>	
<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	

Contact: Lauren Buckler  
410.767.3174  
lauren.buckler@maryland.gov

**5-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, 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 \$32,249.00.

**Contract ID:** ADA Ramp in Sally Port - Baltimore City Booking & Intake Center  
Project No. K-745-180-001

**Contract Description:** Remove a section of the curb and construct a handicap ramp at the intake doorway in the transportation sally port at Baltimore City Booking & Intake Center in Baltimore City.

**Procurement Method:** Competitive Sealed Bids

**Award:** JBN Corporation, Columbia, MD

**Amount:** \$32,249

**Term:** 60 Calendar Days

**MBE/VSBE Participation:** 0%

**Performance Bond:** Performance and payment bonds for 100% of contract amount

**Hiring Agreement Eligible:** No

**Remarks:** The recommended contractor JBN Corporation has been found responsible, its bid responsive and has confirmed its bid.

**Fund Source:** MCCBL 2015 / Item 101

**Resident Business:** Yes      **MD Tax Clearance:** 19-1707-0110

---

**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

**6-RP.        REAL PROPERTY**  
***Department of Health***

**Recommendation:** Approve the disposition of State real property in exchange for real property owned by the Associated Jewish Charities, Inc. as set forth in the Mutual Options Agreement and Conditional Agreement of Sale.

**Authority:**     §§ 4-415 & 10-305, State Finance & Procurement Article, Annotated Code of MD

**Property:**

- **State Parcel:** 61.323 acres at Gwynnbrook Avenue & Owings Mills Blvd. intersection
- **AJC Parcel:** 54.6016 acres adjacent to former Rosewood Hospital Center  
*Baltimore County*

**Prior Approval:**     DGS Item 29-RP (9/6/2017) State Parcel declared surplus

**Grantor/Grantee:**     The State of Maryland, to the use of the Department of Health

**Grantor/Grantee:**     Associated Jewish Charities, Inc. (AJC)  
The AJC Parcel, formerly part of Rosewood Hospital Center, was acquired by AJC in 2004. See DGS Item 54-RP (9/8/2004).  
NOTE: As described below, AJC intends to convey the 61-acre parcel to Baltimore County at closing.

**Consideration:** Land exchange; \$490,000 to be deposited in the Community Trust Fund; and other consideration as described in the Remarks section.

**Remarks:** The Maryland Department of Health seeks to enter into a Mutual Options Agreement with Associated Jewish Charities to dispose of a 61.3 acre land parcel in Baltimore County near the Gwynnbrook Avenue and Owings Mills Boulevard intersection (State Parcel). In exchange, MDH will receive from AJC a 54.6 acre land parcel adjacent to the former Rosewood Hospital Center (AJC Parcel) and \$490,000 that will be paid into MDH's Community Trust Fund.

After the property exchange is complete: (1) MDH will transfer the 54.6 acre parcel to the Department of Veterans Affairs to expand the nearby Garrison Forest Veterans Cemetery; and (2) AJC will convey title to the 61.3 acre parcel to Baltimore County.

**6-RP.        REAL PROPERTY (cont'd)**

A Mutual Options Agreement between the parties allows AJC until October 31, 2019 to exercise the option to purchase the State parcel; AJC must close on the transaction within 90 days of exercising the option (no later than January 29, 2020). AJC will pay the State recordation tax and transfer tax associated with the State Parcel transfer which is exempt from the County transfer tax. The AJC Parcel transfer is exempt from taxation.

If AJC does not exercise its option to purchase the State Parcel by October 31, 2019, the State may, but is not obligated, to purchase the AJC Parcel for \$3.78 million. In the event that the State elects to exercise its option to purchase the AJC Parcel for \$3.78 Million, the transaction shall be submitted to the Board of Public Works for consideration at a later date.

***Subsequent Conveyance and Deed Restriction:*** AJC intends to immediately convey the (former) State Parcel to Baltimore County for recreation and parks purposes. Reference is made to DNR- RP Item 1A (7/3/2019) in which the Board of Public Works is to approve the County's use of POS Local Share funds to acquire this property to "provide additional parkland . . . and preserve one of the last remaining sizable undeveloped land parcels in the Owings Mill area." The County Council approved this acquisition at its June 3, 2019 meeting.

Because the County intends to use POS funds, the deed from the State to AJC will require that if AJC subsequently conveys the 61-acre parcel to the County and the County uses POS Local funds for the acquisition, the deed must contain a covenant which restricts use according to § 5-906(e), Natural Resources Article, specifically, (1) the land may not be converted from public recreation or open space use to any other use without written approval of the Secretaries of Natural Resources, Budget and Management, and Planning and only if the County replaces the land with land of at least equivalent area or equal recreation or open space value; and (2) the appraised monetary value of the replacement land shall be equal to or greater than the appraised monetary value of the land to be converted, under the proposed new use of the converted land

***Closing:*** All three conveyances will occur on the same day, with the State and AJC exchanging the State and AJC parcels first, followed by AJC conveying the (former) State Parcel to the County.

***Valuation:*** The valuation of both parcels was set at \$70,000 per acre after final negotiations. This value derived from the recommended appraised value that pegged both parcels at \$67,000 per acre. Because the State Parcel is seven acres larger than the AJC Parcel, AJC will, in addition to the land exchange, compensate the State \$490,000 for the additional acreage (\$70,000 times seven acres). This monetary payment will be deposited into MDH's Community Trust Fund.

NOTE: AJC's subsequent conveyance of the State Parcel to the County will be valued at \$70,328 per acre; the \$328 per acre amount will help AJC pay taxes on the State Parcel transfer.

**6-RP. REAL PROPERTY (cont'd)**

**Appraisals:** State Parcel/MDH/61.323 acres\* (\$67,000 per acre):  
\$5,490,000 – Stephen H. Muller (11/21/17)  
\$3,000,000 – Melody C. Campbell (11/30/17)  
\$4,090,000 – Darryl R. Andrews (review) (4/26/18)

AJC Parcel 54.0016 acres\* (\$67,000 per acre):  
\$3,820,000 – Calvin V. Thomas (11/8/17)  
\$4,800,000 – G. Edward Kerr (11/13/17)  
\$3,620,000 – Darryl R. Andrews (review) (4/26/18)

\*Appraised acreage varies slightly from final surveyed acreage

**General Assembly Notice:** DGS notified the Senate Budget and Taxation Committee and the House Appropriations Committee of this proposed disposition of State property on July 19, 2018.

**Clearinghouse Intergovernmental Review:**

Recommended to declare the +/- 61.432 acres, titled in the name of the Maryland Department of Health and Mental Hygiene and located completely to the east of Owings Mills Boulevard at the intersection of Gwynnbrook Avenue and Owings Mills Boulevard, in the Owings Mills area surplus to the State. Neither the State reviewing agencies nor Baltimore County expressed an interest in acquiring the State-owned real property. It is also recommended that the State transfer the +/- 61.432 acres in fee simple to the Associated Jewish Charities.

The Associated Jewish Charities gathers, plans for, and allocates the community's financial resources to meet the varied and dynamic needs of Jewish people in Baltimore and around the world. It is further recommended that the State of Maryland accept in exchange with the Associated Jewish Charities the +/- 54.6016 acres of land and improvements, located south of and adjacent to the Rosewood Hospital Center. (Note – the acreage for the Gwynnbrook Avenue parcel differs slightly from the final surveyed parcel.)

MD20160505-0364

---

**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

**7-LT. TENANT LEASE**

***Department of Education, Office of Child Care***

**Recommendation:** Approval is requested to relocate the Maryland State Department of Education, Office of Child Care (MSDE OCC) to a ten-year lease at 5601 Metro Dr.

**Background:** Department of Education, Office of Child Care is currently located at 2700 N Charles St. Their current facility provides a roughly twice as much space as needed in the amount of 6,195 net usable square feet. In order to right-size their operations MSDE OCC requested DGS to issue an RFP to relocate on their behalf.

**Landlord:** Flooring Partners, LLC  
5601 Metro Drive, Baltimore, MD 21215

**Property Location:** 5601 Metro Drive, Baltimore, MD 21215

<b>Space Type:</b> Office	<b>Lease Type:</b> New Lease	<b>Sq.Ft.:</b> 3,739
<b>Duration:</b> 10 years	<b>Effective:</b> 8/1/2019	
<b>Annual Rent</b> \$93,475.00 (Year 1)	<b>Square Foot Rate:</b> \$25.00/SF (Year 1)	

**Utilities Responsibility:** Landlord  
**Custodial Responsibility:** Landlord  
**Previous Board Action:** N/A

**Fund Source:** 100% Federal

**Remarks:**

1. The Rental Rate is \$25.00/SF full service and escalates by 2% annually.
2. This lease contains one – five-year renewal option.
3. This lease contains termination for convenience and provisions for a six-month hold-over period.
4. This space was acquired by competitive sealed bid in accordance with the DGS Space Management Manual, Paragraph 6-605D., as authorized by COMAR 21.01.02A.

---

**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

**8-LT. TENANT LEASE**

*Maryland Department of Transportation  
Mass Transit Administration*

**Recommendation:** Exercise option renewal.

**Landlord:** 901, LLC  
100 Painters Mill Road, Suite 900, Owings Mills, MD 21117

**Property Location:** 1040 Park Avenue, Suite 306, Baltimore, MD 21201

<b>Space Type:</b>	Office	<b>Lease Type:</b>	Renewal	<b>Square Feet:</b>	8,180
<b>Duration:</b>	5 Years	<b>Effective:</b>	July 3, 2019		
<b>Annual Rent:</b>	\$196,630.85 (avg)	<b>Square Foot Rate:</b>	\$24.04 (avg)		
<b>Holdover Rent:</b>	\$12,979 (one time)				
<b>Fund Source:</b>	J05 H0104				

**Utilities Responsibility:** Tenant  
**Custodial Responsibility:** Landlord  
**Previous Board Action:** 18-LT-OPT-11/6/13

**Background:** Reference is made to DGS Item 18-LT-OPT (11/6/2013) in which the Board of Public Works approved a five-year term lease with one five-year renewal option for MDOT/MTA. There was an eight-month hold over after the base term expired; MDOT/MTA is now exercising the option.

**Remarks:**

1. MDOT/MTA uses this office as a base of operations for the Mass Transit Police Investigative Unit.
2. The lease contains a termination for convenience clause and the standard hold-over period.
3. MDOT/MTA intends to seek another office space location at the end of this renewal term.
4. This space was acquired by sole source. See COMAR 21.05.05.02.D; DGS Space Management Manual, Paragraph 6-605 E.

**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

**9-LT. TENANT LEASE**  
***District Court of Maryland (JUDC)***

***Recommendation:***

1. **RETROACTIVE:** Ratify continuation of tenancy from 07/10/2018-07/30/2019.
2. Approve a new two-year parking lease with **one** 2-year renewal option subject to future Board of Public Works approval.

***Background:*** Reference is made to DGS Item 4 LT dated 07/06/2016 whereas the Board of Public Works approved a two-year parking lease with a 2-year renewal option. The retroactive request occurred due to extended lease negotiations with the Landlord.

***Landlord:*** Mayor and City Council of Hagerstown, 1 East Franklin Street  
Hagerstown, Maryland 21740

***Property Location:*** University District Parking Deck, 25 N. Potomac Street  
Hagerstown, Maryland 21740

<b><i>Space Type:</i></b> Parking Deck	<b><i>Lease Type:</i></b> New	<b><i>Number of Spaces:</i></b>
<b><i>Duration:</i></b> 2 Years	<b><i>Effective:</i></b> 08/01/2019	JUDC 5
<b><i>Annual Rent:</i></b> \$3,840.00	<b><i>Rate/Space/Month:</i></b> \$64.00	

***Note:*** Ratification requested for payment of \$4,376.72 during post-holdover period (13 months and 21 days).

***Utilities Responsibility:*** Landlord  
***Custodial Responsibility:*** Landlord  
***Previous Board Actions:*** 07/06/2016; Item 4-LT

***Funding*** General 100 % Program 1301, PCA 40711

***Remarks***

1. These spaces are to be used by District Court Employees located at 36 W. Antietam Street in Hagerstown.
2. The number of spaces is on a 1:2 ratio established for this area.
3. This lease contains a 6-month holdover period.

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Shirley Kennedy  
410.767.4107  
shirley.kennedy@maryland.gov

**10-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Baltimore Public Markets Corporation***

*Cross Street Market (Baltimore City)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Cross Street Market, including tenant improvements, located in Baltimore City.”*

**\$200,000**

*Maryland Consolidated Capital Bond Loan of 2017 (MISC - Chapter 22, Acts of 2017; as amended by Chapter 9, Acts of 2018)  
DGS Item G019; (SL-100-170-038)*

**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 Baltimore Public Markets Corporation submitted evidence that it has \$941,283.68 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse Baltimore Public Markets Corporation \$200,000 for eligible expenditures. *Documentation for certification of matching funds was received by the Department of General Services prior to May 31, 2019.*

<b>Background:</b>	Total Project	\$6,500,000
	<b>17-G019 (This Action)</b>	<b>\$ 200,000 (match)</b>
	Local Cost	\$6,300,000

**Remarks:**

1. The grant agreement has been revised to include the Mayor and City Council of Baltimore City as a “beneficiary” throughout the document.
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.

---

**10-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

4. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
5. 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: Shirley Kennedy 410.767.4107  
 shirley.kennedy@maryland.gov

**11-CGL. CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works certify matching funds and enter into grant agreements for the following grants:

**Mayor and City Council of the City of Takoma Park**

*Takoma Park Library (Montgomery County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Takoma Park Library, located in Montgomery County.”*

**\$50,000**

*Maryland Consolidated Capital Bond Loan of 2017 (LHI – Chapter 022, Acts of 2017)  
 DGS Item G079*

**\$100,000**

*Maryland Consolidated Capital Bond Loan of 2017 (LSI – Chapter 022, Acts of 2017)  
 DGS Item G141; (SL-098-170-038)*

**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 Mayor and City Council of the City of Takoma Park has submitted documentation that it received a \$7,000,000 loan through the Department of Housing and Community Development’s Local Government Infrastructure Financing Program to meet the matching fund requirement for this project. *Documentation for certification of matching funds was received by the Department of General Services prior to May 31, 2019.*

<b>Background:</b>	Total Project	\$7,798,545
	<b>17-G079 (This Action)</b>	<b>\$ 50,000 (match)</b>
	<b>17-G141 (This Action)</b>	<b>\$ 100,000 (match)</b>
	Local Cost	\$7,648,545

**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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
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.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Contact: Shirley Kennedy  
 410.767.4107  
 shirley.kennedy@maryland.gov

**12-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 Commissioners of Calvert County**

*Calvert County Detention Center (Calvert County)*

*“To design and construct site and security improvements at the Calvert County Detention Center.”*

**\$508,000**

*Maryland Consolidated Capital Bond Loan of 2017 (LJDC – Chapter 022, Acts of 2017), DGS Item G163; (SL-099-170-038)*

**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 Commissioners of Calvert County has submitted documentation that \$508,000 has been appropriated in its Fiscal Year 2018 budget to meet the matching fund requirement for this project. *Documentation for certification of matching funds was received by the Department of General Services prior to May 31, 2019.*

<b>Background:</b>	Total Project	\$1,016,000
	<b>17-G163 (This Action)</b>	<b>\$ 508,000 (match)</b>
	Local Cost	\$ 508,000

**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-3250 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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
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.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Contact: Shirley Kennedy  
410.767.4107  
shirley.kennedy@maryland.gov

**13-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works enter into a grant agreement for the following grant:

***Board of Directors of Community Projects of Havre de Grace, Inc.***

*Historic Colored School (Harford County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Historic Colored School.”*

**\$96,000**

*Maryland Consolidated Capital Bond Loan of 2018 (LHI - Chapter 9, Acts of 2018)*

*DGS Item 225; (SL-064-180-038)*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 96,000
	<b>18-225 (This Action)</b>	<b>\$ 96,000 (Non-match)</b>
	Local Cost	\$0

**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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Contact: Shirley Kennedy  
 410.767.4107  
 shirley.kennedy@maryland.gov

**14-CGL. CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

**Mayor and Town Council of the Town of Riverdale Park**

*Riverdale Park Station (Prince George’s County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of walkways, trails, and a public “Village Green” at Riverdale Park Station, located in Prince George’s County.”*

**\$85,000**

*Maryland Consolidated Capital Bond Loan of 2017 (LSI – Chapter 022, Acts of 2017), DGS Item G154; (SL-101-170-038)*

**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 Mayor and Town Council of the Town of Riverdale Park has submitted documentation that it has over \$85,000 in a financial institution to meet the matching fund requirement for this project. *Documentation for certification of matching funds was received by the Department of General Services prior to May 31, 2019.*

<b>Background:</b>	Total Project	\$170,000
	<b>17-G154 (This Action)</b>	<b>\$ 85,000 (match)</b>
	Local Cost	\$ 85,000

**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-3250 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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
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.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Shirley Kennedy 410.767.4107  
 shirley.kennedy@maryland.gov

**15-CGL. CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works certify matching funds and enter into grant agreements for the following grants:

***Board of Directors of the Samaritan Houses, Inc.***

*Samaritan House (Anne Arundel County)*

*“For the Samaritan House project.”*

**\$50,000**

*Maryland Consolidated Capital Bond Loan of 2018 (LSI – Chapter 9, Acts of 2018),  
 DGS Item G019*

**\$50,000**

*Maryland Consolidated Capital Bond Loan of 2018 (LHI – Chapter 9, Acts of 2018),  
 DGS Item G102; (SL-065-120-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2020 and the Board of Public Works to certify a matching fund. The Board of Directors of the Samaritan Houses, 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 2610 Greenbriar Lane in Annapolis and has approved a value of \$610,000 to meet the matching fund requirement.

**Background:**

Total Project	\$ 200,000
<b>18-G019 (This Action)</b>	<b>\$ 50,000 (match)</b>
<b>18-G102 (This Action)</b>	<b>\$ 50,000 (match)</b>
15-G092 (Prior Action)	\$ 100,000 (match)
Local Cost	\$0

(Prior Action: 10/19/16 Agenda, Item 22-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-3250 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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
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.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Shirley Kennedy  
 410.767.4107  
 shirley.kennedy@maryland.gov

**16-CGL. CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works enter into a grant agreement for the following grant:

**Board of Trustees of Stevenson University**

*Rosewood Property Environmental Abatement (Baltimore County)*

*“To design and construct the environmental abatement and demolition of buildings on the Rosewood Property, including any appropriate site surveys and investigations.”*

**\$700,000**

*Maryland Consolidated Capital Bond Loan of 2016 (MISC - Chapter 9, Acts of 2016; as amended by Chapter 022, Acts of 2017) DGS Item 713; (SL-011-170-038)*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$10,700,000
	<b>16-713 (This Action)</b>	<b>\$ 700,000 (Non-match)</b>
	18-162 (Prior Action)	\$ 5,000,000 (Non-match)
	17-135 (Prior Action)	\$ 5,000,000 (Non-match)
	Local Cost	\$0

(Prior Actions: 6/5/19 Agenda, Item 19-CGL; 9/20/17 Agenda, Item 13-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.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Shirley Kennedy 410.767.4107  
 shirley.kennedy@maryland.gov

**17-CGL. CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works certify matching funds and enter into grant agreements for the following grants:

**Board of Directors of The Arc of Prince George’s County, Inc.**

*The Arc of Prince George’s County (Prince George’s County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Arc of Prince George’s County building, including site development of the parking lot.”*

**\$100,000**

*Maryland Consolidated Capital Bond Loan of 2018 (LSI – Chapter 9, Acts of 2018), DGS Item G090; (SL-079-160-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2020 and the Board of Public Works to certify a matching fund. The Board of Directors of The Arc of Prince George’s County, 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 1401 McCormick Drive in Upper Marlboro and has approved a value of \$2,500,000 to meet the matching fund requirement.

<b>Background:</b>	Total Project	\$ 550,000
	<b>18-G090 (This Action)</b>	<b>\$ 100,000 (match)</b>
	16-G111 (Prior Action)	\$ 125,000 (match)
	16-G187 (Prior Action)	\$ 50,000 (match)
	Local Cost	\$ 275,000

(Prior Action: 6/20/18 Agenda, Item 41-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-3250 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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
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.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Shirley Kennedy  
410.767.4107  
shirley.kennedy@maryland.gov

**18-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works enter into a grant agreement for the following grant:

***Board of Directors of the Epicenter at Edgewood***

*The Epicenter at Edgewood (Harford County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Epicenter at Edgewood, located in Harford County.”*

**\$50,000**

*Maryland Consolidated Capital Bond Loan of 2017 (LHI - Chapter 022, Acts of 2017)  
DGS Item 155; (SL-097-170-038)*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 50,000
	<b>17-155 (This Action)</b>	<b>\$ 50,000 (Non-match)</b>
	Local Cost	\$0

**Remarks:**

1. The grant agreement has been modified to include Edgewood Holdings, LLC as “beneficiary” throughout the document.
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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
5. Invoices should be submitted to the Department of General Services for the disbursement of funds.

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Contact: Shirley Kennedy  
 410.767.4107  
 shirley.kennedy@maryland.gov

**19-CGL. CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works enter into a grant agreement for the following grant:

***Board of Trustees of the London Town Foundation, Inc. and the County Executive and County Council of Anne Arundel County***

*William Brown House (Anne Arundel County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the William Brown House at Historic London Town.”*

**\$150,000**

*Maryland Consolidated Capital Bond Loan of 2018 (MISC - Chapter 9, Acts of 2018)*

*DGS Item 208; (SL-065-180-038)*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 300,000
	<b>18-208 (This Action)</b>	<b>\$ 150,000 (Non-match)</b>
	Local Cost	\$ 150,000

**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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Contact: Shirley Kennedy 410.767.4107  
 shirley.kennedy@maryland.gov

**20-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** The Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***Board of Directors of the Aberdeen Proving Ground Centennial Celebration Association, Inc.***

*Aberdeen Proving Ground Discovery Preview Center (Harford County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Aberdeen Proving Ground Discovery Preview Center.”*

**\$250,000**

*Maryland Consolidated Capital Bond Loan of 2018 (LHI - Chapter 9, Acts of 2018)  
 DGS Item G128; (SL-066-180-038)*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2020 and the Board of Public Works to certify a matching fund. The Board of Directors of the Aberdeen Proving Ground Centennial Celebration Association, Inc. has submitted documentation that it has \$57,600 in an in-kind donation to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$ 326,408
	<b>18-G128 (This Action)</b>	<b>\$ 250,000 (\$50,000 match)</b>
	Local Cost	\$ 76,408

**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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
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.

**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

**21-CGL.      CAPITAL GRANTS AND LOANS**  
*Department of Health*

**Recommendation:** The Board of Public Works (BPW) approve a grant of \$159,938.00 to **Key Point Health Services, Inc. (KPHSI)**.

**Project:** The acquisition of a three-bedroom house located at 7401 Belclare Road, Baltimore, MD 21222. This building will provide housing for three persons with mental illness.

<b>Appraisals:</b>	Contract of Sale	\$212,400
	William L. Wilcox, III, Fallston, MD	\$213,000
	Darlene Baynard, Churchville, MD	\$214,000
	DGS accepted appraisal	\$213,000
	<b>Eligible Amount</b>	<b>\$213,250*</b>

\*Includes the lesser of the DGS accepted value or the contract price at \$212,400 and the cost of appraisals at \$850.

**Fund Source:** The Maryland Department of Health has determined the grantee is responsible for providing 25% of the eligible project cost.

Total Project Cost	\$213,250	
Eligible Project Cost	\$213,250	
State Share (75%)	\$159,938	MCCBL 2017, CHFF MDH #14512-04 and #14513-01
Grantee Share (25%)	\$ 53,312	Mortgage, Harford Bank

**Remarks:**

1. Grantee is a nonprofit organization.
2. In accordance with § 24-606(d) 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 Baltimore County.
3. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facility Management and Development that it has expended the required matching funds.

<b>BOARD OF PUBLIC WORKS</b>		<b>THIS ITEM WAS:</b>
<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>
		<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>



# Supplemental

Contact: Lauren Buckler  
410.767.3174  
lauren.buckler@maryland.gov

**22-GM.      GENERAL MISCELLANEOUS**  
***General Obligation Bond Proceeds***

**Recommendation:** That the Board of Public Works approve the use of general obligation bond proceeds for the following contract totaling \$199,199.27.

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

**Project ID:** Catonsville District Ct Construction, Project No: BC-230-080-001

**Contract Description:** Install PBX III telephone switch

**Procurement Method:** Intergovernmental Co-operative Purchase  
(District Courts contract no. #K16-0057-25)

**Award:** NEC Corporation of America, Fulton, MD

**Amount:** \$199,199.27

**Fund Source:** MCCBL 2017 Item 107

**Resident Business:** Yes

**MD Tax Clearance:** 19-1984-1111

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

## Supplemental

Contact: Lauren Buckler  
410.767.3174  
lauren.buckler@maryland.gov

**23-GM. GENERAL MISCELLANEOUS**  
***General Obligation Bond Proceeds***

**Recommendation:** Approve expenditure of \$12,019,000 appropriated in 2018 MCCBL to previously approved contract.

**Contract ID:** Catonsville District Court Construction, Project No. BC-230-080-001

**Contractor:** Costello Construction, Inc. Columbia, MD

**Prior Approval:** DGS Item 1-C (12/7/16)

**Description:** When the Board of Public Works originally approved the award of this \$54.485 million contract, funding was available only in the amount of \$24.187 million. Funds in the amount of \$12.019 million are now available in the 2018 MCCBL. Board of Public Works authorization to apply these funds to the contract is requested.

**Fund Source:** MCCBL 2018/Item 110 \$ 12,019,000

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

## Supplemental

Contact: Wendy Scott-Napier  
410.767.4088  
wendy.scott-napier@maryland.gov

**24-LT. TENANT LEASE**  
*Department of Human Services*

**Recommendation:** Approve three-year parking lease

**Background:** Approval is requested for a three-year parking lease to accommodate current overflow and additional employees being hired in July 2019 for the Maryland Think project. The leased facility which houses this program is located at 849 International Drive and is adjacent to the current parking request. The State has exceeded the available parking associated with the leased facility and requires additional nearby parking to accommodate current and future staff. Current staff totals are at 249 employees during the day and 25 staff during the evening. An additional 151 staff are due to be hired by the end of July 2019.

**Landlord:** Northeast Cinemas, LLC  
221 East Main Street #203  
Milford, MA 01757

**Property Location:** 1591 W. Nursery Road, Linthicum Heights, Maryland 21090

<b>Space Type:</b>	Surface Lot Parking	<b>Lease Type:</b>	New	<b>Number of Spaces:</b>	200
<b>Duration:</b>	3 Years	<b>Effective:</b>	July 15, 2019		
<b>Rent:</b>	\$120,000	<b>Rate/Space/Month:</b>	\$50		

**Utilities & Custodial Responsibility:** Landlord  
**Previous Board Actions:** N/A

**Fund Source:** Program N00F0004 / Sub-Program 6D61 / Sub-Object 0715 / PCA OA28D

**Remarks:**

1. These spaces are used by employees and contract employees working on the MD Think program located at 849 International Drive in Anne Arundel County.
2. The lease effective date is within 12 days of the requested Board of Public Works approval due to the urgent need for parking at this location.
3. The lease contains a termination for convenience clause.

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**