

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
MARCH 20, 2019

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

Item		Section page no.	Overall page no.
SECRETARY'S AGENDA			
1	Agriculture		1
2	Board of Public Works Grant		2
3	Board of Public Works PAR		3
4-8	Board of Public Works Wetlands		4
9	Housing & Community Dev't		13
APPENDIX			
A1	Public Safety & Correctional Svs	APP1	14
A2	General Svs/Health	APP2	15
A3	Education	APP4	17
SUPPLEMENT A DEPARTMENT OF NATURAL RESOURCES/REAL PROPERTY			
1-5	Program Open Space Local Share	DNR1	19
6	Forest Conservation	DNR6	24
7	Timber Sale	DNR7	25
SUPPLEMENT B DEPARTMENT OF BUDGET AND MANAGEMENT			
1-5	Service Contracts	1B	26
6	Service Contract Renewal Options	12B	37
7	General Miscellaneous	15B	40
SUPPLEMENT C UNIVERSITY SYSTEM OF MARYLAND			
1	General Miscellaneous	1C	42
2	University of MD, College Park	3C	44
3	Bowie State University	5C	46

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
MARCH 20, 2019

Item		Section page no.	Overall page no.
SUPPLEMENT D			
DEPARTMENT OF INFORMATION TECHNOLOGY			
1	Comptroller	1D	48
2	Human Services	3D	50
3-4	Information Technology	5D	52
5-6	Transportation	9D	57
7	Supplemental: Information Technology	13D	60
MARYLAND DEPARTMENT OF TRANSPORTATION			
1-2	MD Port Administration	MDOT1	65
3-11	MD Transit Administration	MDOT7	70
12-16	State Highway Administration	MDOT27	90
DEPARTMENT OF GENERAL SERVICES			
1	Construction	DGS1	101
2-3	Construction Modification	DGS2	102
4	Energy Performance Modification	DGS6	106
5	Architecture & Engineering Svs	DGS8	108
6-8	General Miscellaneous	DGS9	109
9	Real Property	DGS12	112
10-19	Leases	DGS13	113
20-33	Capital Grants & Loans	DGS24	124

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 20, 2019**



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

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

Recommendation: That the Board of Public Works approve funding 13 individual grants under the Maryland Agricultural Cost-Share Program.

Amount: \$165,800

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 \$
Calvert	Donald W. Cox	PA-2019-2331	5,300
Cecil	McCreary Farm, LLC	AT-2019-2377	3,300
Harford	Roy L. Testerman	LS-2019-2439	15,700
		LS-2019-2442	14,800
Kent	Fair Hope Farms, LLC	AT-2019-2123	900
		AT-2019-2124	3,700
	Diane E. Hague	CH-2018-2623	11,200
Queen Anne's	c/o Dream Farm, LLC	AT-2019-2443	4,700
Washington	Neal Corwell	AT-2019-2431	51,600
		AT-2019-2432	26,600
	Bragunier Farms, Inc.	UP-2019-2429	8,500
		UP-2019-2430	12,500
Wicomico	Sidney T. Richardson	PR-2019-2426	7,000

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
March 20, 2019



Contact: James Point Du Jour 410-260-7335
james.pointdujour@maryland.gov

2. **BOARD OF PUBLIC WORKS**

Grant: The Maryland Zoo in Baltimore – Fiscal Year 2019

Recommendation: That the Board of Public Works authorize disbursement of the remaining FY 2019 grant funds to the Maryland Zoo in Baltimore.

Amount: \$250,000

Prior Approval: Reference is made to Secretary’s Agenda Item 20 (7/19/18) in which the Board of Public Works approved the FY 2019 grant agreement with the Zoo and authorized the disbursement of the initial \$4,565,209.

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

Fund Source: Budget Bill, Chapter 570 (2018 Laws of Maryland)/D05.E01.10

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 20, 2019



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

3. **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 & Correctional Svs
Information Technology
State Treasurer's Office

Jan 2019
Aug 2017 – Feb 2018
2018 4th Quarter

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
March 20, 2019



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

4. **BOARD OF PUBLIC WORKS**
Wetlands License
Concurrence Cases

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board grant the licenses for projects involving filling 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.

QUEEN ANNE’S COUNTY

18-0635 *BRIAN HANUSCHAK* – To stabilize an eroding shoreline by replacing a stone revetment, constructing a stone groin, and placing sand for beach nourishment.
Stevensville, Chesapeake Bay
Special Conditions: Requirements for clean fill grain size and materials placement.

ST. MARY’S COUNTY

18-00953 *REAL INVESTMENTS LLC* – To help control shoreline erosion by filling, grading, and planting marsh vegetation; adding sand and a sand containment sill along shoreline.
Leonardtown, Canoe Neck Creek
Special conditions: Marsh Maintenance Plan, Phragmites removal requirements.

18-0934 *PAUL IRWIN* – To help control shoreline erosion and improve navigable access by placing a stone revetment, stone edging, transplanting marsh grasses, and installing a boat lift, a jet ski lift, and an osprey pole.
St. Inigoes, St. Inigoes Creek
Special Conditions: Requirements for stone revetment design and materials.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 20, 2019



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

5. **BOARD OF PUBLIC WORKS**
Wetlands License No. 18-0397 – Lynn W. Brookhouser
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 impacts to shallow water habitat in tidal wetlands by paying \$975 into the Tidal Wetlands Compensation Fund.

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

- Application received April 19, 2018
- Public comment period ended November 15, 2018
- MDE Report and Recommendation (R&R) received February 27, 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: Applicant seeks to hydraulically or mechanically dredge in shallow water habitat and allow periodic maintenance dredging for six years. Although some of this area had been dredged previously, MDE’s R&R states, “the applicant now requests authorization to dredge outside the previously authorized area this expanded dredging area includes **559 square feet (0.01 acre)** of shallow water.” (Emphasis added.)

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 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 the applicant “mitigate for the proposed impacts to shallow water habitat” in this area of expanded dredging by paying compensation of \$750.

The Wetlands Administrator recommends a mitigation fee of \$975 for the 559 square feet of impacted shallow water habitat. The number, higher than MDE’s recommended number, is derived from using an additional decimal place when calculating the percentage of an acre that 559 square feet represent.

$$559 \text{ square feet (0.013 acre)} \times \$75,000/\text{acre} = \$975$$

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 20, 2019



5. **BOARD OF PUBLIC WORKS** (cont'd)
***Wetlands License No. 18-0397 – Lynn W. Brookhouser
Mitigation***

TALBOT COUNTY

18-0397 **LYNN W. BROOKHOUSER** — To hydraulically or mechanically dredge an area for navigable access; construct a bulkhead for shoreline erosion control; dispose of dredged materials at an upland disposal site; and provide for a 6-year maintenance dredging period.

Tilghman, Harris Creek

Special conditions: Time-of-year restriction. Requirements for dredged materials disposal plan, Coast Guard coordination and follow-up procedures, pipeline markers, staking of dredged area, release of dredged materials into State waters, maintenance dredging, dredged material transport, post-dredge bathymetric survey, and a mitigation fee for tidal wetlands 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
March 20, 2019



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

6. **BOARD OF PUBLIC WORKS**
Wetlands License No. 18-0398 – Charles O. Holliday, Jr.
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 impacts to shallow water habitat in tidal wetlands by paying \$900 into the Tidal Wetlands Compensation Fund.

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

- Application received April 19, 2018
- Public comment period ended November 19, 2018
- MDE Report and Recommendation (R&R) received February 27, 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: Applicant seeks to hydraulically or mechanically dredge in shallow water habitat and be authorized to perform periodic maintenance dredging for six years. MDE’s R&R states, “the majority of the proposed area is considered maintenance dredging . . . however the proposed dredge area expands . . . to include **an additional 514 square feet where no record of previous dredging exists.**” (Emphasis added.)

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 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 the applicant “mitigate for the proposed impacts to shallow water habitat” in this area of expanded dredging by paying compensation of \$750.

The Wetlands Administrator recommends a mitigation fee of \$900 for the 514 square feet of impacted shallow water habitat. The number, higher than MDE’s recommended number, is derived from using an additional decimal place when calculating the percentage of an acre that 514 square feet represent.

$$514 \text{ square feet (0.012 acre)} \times \$75,000/\text{acre} = \$900$$

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 20, 2019



6 **BOARD OF PUBLIC WORKS** (cont'd)
*Wetlands License No. 18-0398 – Charles O. Holliday, Jr.
Mitigation*

TALBOT COUNTY

18-0398 *CHARLES O. HOLLIDAY, JR.* — To hydraulically or mechanically dredge an area for navigable access; dispose of dredged materials at an upland disposal site; and provide for a 6-year maintenance dredging period.

Tilghman, Harris Creek

Special conditions: Time-of-year restrictions. Requirements for dredge materials disposal plan, Coast Guard coordination and follow-up procedures, pipeline markers, staking of dredged area, release of dredged materials into State waters, maintenance dredging, dredged material transport, post-dredge bathymetric survey, and a mitigation fee for tidal wetlands 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
March 20, 2019



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

7. **BOARD OF PUBLIC WORKS**
Wetlands License No. 18-0226 – John Rickett
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 impacts to shallow water habitat in tidal wetlands by paying \$2,550 into the Tidal Wetlands Compensation Fund.

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

- Application received March 8, 2018
- Public comment period ended September 15, 2018
- MDE Report and Recommendation (R&R) received February 27, 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: Applicant seeks to add four mooring piles, mechanically dredge in shallow water habitat, and be authorized to perform periodic maintenance dredging for six years. MDE’s R&R states, “the dredge proposal was reduced to 1,499 square feet of dredging to reduce, to the extent possible, new dredging in shallow water.”

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 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). The Wetlands Administrator recommends a mitigation fee of \$2,550 for the 1,499 square feet of impacted shallow water habitat. MDE recommends the applicant “mitigate for the proposed impacts to shallow water habitat” in this area of expanded dredging by paying compensation of \$2,578.

The Wetlands Administrator recommends a mitigation fee of \$2,550 for the 1,499 square feet of impacted shallow water habitat. The number, slightly lower than MDE’s recommended number, is derived from using an additional decimal place when calculating the percentage of an acre that 1,499 square feet represent.

$$1,499 \text{ square feet (0.034 acre)} \times \$75,000/\text{acre} = \$2,550$$

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 20, 2019



7. **BOARD OF PUBLIC WORKS** (cont'd)
***Wetlands License No. 18-0226 – John Rickett
Mitigation***

ANNE ARUNDEL COUNTY

18-0226 *JOHN RICKETT* — Add mooring piles; mechanically dredge an area for navigable access; dispose of dredged materials at an upland disposal site; and provide for a 6-year maintenance dredging period.

Churchton, Broadwater Creek

Special conditions: Time-of-year restrictions. Requirements for maintaining minimum distance from a natural oyster bar, maintenance dredging, dredged material transport, post-dredge bathymetric survey, and a mitigation fee for tidal wetlands 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
March 20, 2019



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

8. **BOARD OF PUBLIC WORKS**
***Wetlands License No. 18-0394 – Talbot County DPW
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 impacts to shallow water habitat in tidal wetlands by paying \$2,475 into the Tidal Wetlands Compensation Fund.

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

- Application received April 24, 2018
- Public comment period ended November 15, 2018
- MDE Report and Recommendation (R&R) received February 27, 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: Applicant seeks to hydraulically or mechanically dredge in shallow water habitat and to be authorized to perform periodic maintenance dredging for six years. The proposed dredge site is 1,456 square feet. MDE’s R&R states, “no record of previous dredging was located. . . . therefore the Department recommends the applicant be authorized to dredge. . . . providing the applicant mitigate for the proposed impacts to shallow water habitat.”

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 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 the applicant “mitigate for the proposed impacts to shallow water habitat” in this area of expanded dredging by paying compensation of \$2,250.

The Wetlands Administrator recommends a mitigation fee of \$2,475 for the 1,456 square feet of impacted shallow water habitat. The number, slightly higher than MDE’s recommended number, is derived from using an additional decimal place when calculating the percentage of an acre that 1,456 square feet represent.

$$1,456 \text{ square feet (0.033 acre)} \times \$75,000/\text{acre} = \$2,475$$

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 20, 2019



8. **BOARD OF PUBLIC WORKS** (cont'd)
***Wetlands License No. 18-0394 – Talbot County DPW
Mitigation***

TALBOT COUNTY

18-0394 *TALBOT COUNTY DPW* — To hydraulically or mechanically dredge an area for navigable access; dispose of dredged materials at an upland disposal site; and provide for a 6-year maintenance dredging period.

Tilghman, Harris Creek

Special conditions: Time-of-year restriction. Requirements for dredge materials disposal plan, Coast Guard coordination and follow-up procedures, pipeline markers, staking of dredged area, release of dredged materials into State waters, pipe removal from State Waters, maintenance dredging, dredged material transport, post-dredge bathymetric survey, and a mitigation fee for tidal wetlands 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
March 20, 2019**



*Contacts: Deborah Bonner 301-429-7767 deborah.bonner@maryland.gov
Brien O'Toole 301-429-776 brien.otoole@maryland.gov
Jean Peterson 301-429-7667 jean.peterson@maryland.gov*

**9. 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: 1234 McElderry LLC

Project: 1234 McElderry, 500 N. Central Avenue, Baltimore City 21202

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

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

Loan Amount: \$2,500,000

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

Collateral: Deed of Trust

Project Sponsor: Mission First Housing Development Corporation

Description: The project is to construct a 104-unit, four-story, elevator-serviced, general occupancy rental community in Baltimore City. The units will be one, two, and three-bedroom. The project will have sustainable and energy efficient features for residents earning up to 30%, 60%, or 80% of the area median income. Twenty units will have no income restrictions.

Sources	Amount \$
Rental Housing Works (this Item)	2,500,000
First Mortgage Loan -- FHA Risk Sharing Program	12,200,000
4% Low Income Housing Tax Credit Equity	8,482,717
Partnership Rental Housing Program	2,325,000
HOME Funds -- City of Baltimore	1,500,000
Choice Neighborhood Funding -- City of Baltimore	900,000
Seller Note	345,692
Developer Equity	375,000
Developer Equity -- Resident Services	100,000
Deferred Developer Fee	841,345
Total	\$29,569,754

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 20, 2019



APP 1

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

A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
Roxbury Correctional Institution

Contract ID: Emergency Repairs to Transformers and Switchgear
Roxbury Correctional Institution
Project No.: KE-001-190-C02, ADPICS No. Q00P9403964

Contract Type: Maintenance

Description: Preventive and emergency repairs to transformers and switchgear equipment.

Procurement Method: Emergency

Bidders: Diamond Electrical, Keedysville, MD \$31,700
MP Welsh Electrical Contractor, Hanover, MD \$42,000

Emergency Declared: November 30, 2018

Award: Diamond Electrical
Award Date: December 18, 2018
Amount: \$31,700
Fund Source: FY19, PCA R3420, AOBJ 8125
Term: 60 Days

MBE Participation: None

Remarks:

Nature of Emergency: Three blown fuses occurred within ten days because transformer and switchgear equipment were in a state of disrepair. This caused loss of heating and lighting. The agency determined that refurbishing the transformers and switchgear equipment was needed to ensure no additional failures and ensure the safety and welfare of staff and inmates.

Basis for Selection: Diamond Electrical was available to meet the needs of the emergency and provided the low bid.

Tax Compliance: 18- 3168-0111 **Resident Business:** Yes

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 20, 2019



APP 2

Contact: Mark Riesett 410-767-4307
mark.riesett@maryland.gov

A2. DEPARTMENT OF GENERAL SERVICES
Maryland Department of Health

Contract Type: Lease

Landlord: Crestpointe, III, LLC
8601 Robert Fulton Drive, Ste. 100, Columbia, MD 21046

Description: Lease 29,952 square feet office space at
7120 Samuel Morse Dr., Columbia, MD 21046

Procurement Method: Emergency

Emergency Declared: December 1, 2018

Award: Crestpointe, III, LLC

Award Date: 12/1/18

Amount: \$808,704 (Year One)

- Year One rent amount is \$27 per square foot.
- MDH pays no rent the first two months.
- The square foot rate increases 2% annually.

Fund Source: 100% Federal

Term: 12/1/18 – 11/30/28 (10 years) with one 5-yr renewal

Remarks:

Nature of Emergency:

Significant water infiltration and HVAC issues at Spring Grove Hospital Center resulting from heavy rain in 2018 led to a decision to relocate the Maryland Department of Health Office of Health Care Quality. MDH requested that the Department of General Services procure new office space. The urgent need to move quickly required this lease procurement to be conducted on an emergency basis, reducing the time to ten weeks from the more routine six months.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 20, 2019



APP 3

A2. DEPARTMENT OF GENERAL SERVICES (cont'd)
Maryland Department of Health

Remarks: (cont'd)

Basis for Selection: DGS sought competition by reaching out to several landlords and requesting proposals for vacant office space in the geographic areas identified by MDH. Through this process, five potential sites were identified for relocation. After touring the sites, this Columbia location was identified as the optimum site due to its location, amenities, and accessibility. This constituted a sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 H.

Terms: This lease contains a:

- Standard six-month hold-over provision.
- Termination for convenience provision.

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 20, 2019



APP 4

Contact: Vern L. Shird 410-554-9285
VernL.Shird@maryland.gov

A3. MARYLAND STATE DEPARTMENT OF EDUCATION
Division of Rehabilitation Services
Maryland Business Enterprise Program for the Blind

Contract ID: Maryland Interstate Welcome Centers and Rest Stops Vending Services
ADPICS No. R00B9400088

Contract Type: Revenue Generating

Description: Provide full-service vending machines stocked with a variety of products such as snacks and beverages, including healthy selections, at Rest Stops and Welcome Centers for the Maryland Business Enterprise Program for the Blind (MD BEP).

Procurement Method: Emergency

Emergency Declared: 11/27/2018

Bid: Compass Group USA – Canteen 32% Commission Rate

Award: Compass Group USA – Canteen, Hanover, MD

Award Date: 12/18/2018

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

Amount: \$837,112 (estimated revenue to State based on three-years
estimated sales of \$2,615,976 at 32% commission)

MBE Participation: 0%

Fund Source: 100% Special Funds (Revenue Generating)
App. Code R00A0120

Remarks:

MSDE's Division of Rehabilitation Services (DORS) Maryland Business Enterprise Program (MD BEP) administers the blind vending program with the active participation of the Committee of Blind Vendors under the federal Randolph Sheppard Act. The MD BEP vending program provides training and self-employment business opportunities to legally blind individuals who operate a variety of businesses including snack bars, cafeterias, coffee shops, convenience stores and micro markets located on federal and State properties. Blind Maryland entrepreneurs operate 70 Randolph-Sheppard businesses located on federal and State properties throughout Maryland. In addition to these businesses, MD BEP contracts for automatic vending machines services on State properties, including the welcome centers and highway rest stops.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 20, 2019



APP 5

A3. MARYLAND STATE DEPARTMENT OF EDUCATION (cont'd)
Division of Rehabilitation Services
Maryland Business Enterprise Program for the Blind

Remarks: (cont'd)

Nature of Emergency: Two years after Board of Public Works approval to award a competitive contract to provide the vending services (see DBM Item 5-S (1/4/2017)), the agency terminated the contract for default. This unexpected termination put at risk vending services at rest stops and welcome centers, services that provide food, coffee, and other beverages to drivers 24/7. As drivers may be fatigued due to lack of nourishment, this service helps mitigate public safety hazards that result due to exhausted drivers. Because approximately 4.4 million individuals used the State rest stops and welcome centers in 2018, the agency declared an emergency “to avoid or to mitigate serious damage to public health, safety, or welfare.”

Basis for Selection: The agency sent an Invitation for Bids to three vending companies via e-mail. In response, one bid was received as well as one “no bid” notice. The responsive bid was received from Compass Group USA/Canteen who was determined to be a responsible bidder. Therefore, award is recommended to Compass Group USA/Canteen.

Contract: This revenue-generating contract provides automated vending machine services at all welcome centers and highway rest areas throughout the State:

- I-95 North & South
- I-70 East & West
- I-68 Sideling Hill East & West
- I-68 Friendsville
- US-15 Emmittsburg
- US-301 Bay Country
- US-13 Pocomoke
- US-301 Crain Highway

The contractor will install, maintain, and operate vending machines that are not more than two years old and meet the highest quality industry standards; complete reports detailing machine activity; and provide prompt customer service to resolve problems. Contractor’s payments to MD BEP are 32% of gross sales of products sold as a result of vending machine operations.

Because this was an emergency procurement, no MBE or VSBE subcontract goals were established.

Tax Compliance No.: 18-3193-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement A
Department of Natural Resources
ACTION AGENDA
March 20, 2019



DNR 1

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

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

Recommendation: Approval to commit \$15,750 for the following **development** project.

Barton Little League Field Dugouts – \$15,750

Town of Barton

POS #6912-1-312 MD20190102-0009

Background: Construct improvements at the Barton Little League Field. Project includes replacing dugouts with new dugouts and paving to improve ADA access between the bleacher area to the concession stand and restrooms.

Fund Source: Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Program Open Space Local
Source Code: 18011 \$10,232.50

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$5,517.50

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement A
Department of Natural Resources
ACTION AGENDA
March 20, 2019



DNR 2

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

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

Recommendation: Approval to commit \$375,830 for the following **development** projects.

1. ***Summit Ridge Pavilion and Picnic Tables – \$82,430***
Town of Mount Airy, POS #6919-6-372 MD20190102-0012

Background: Purchase and install picnic tables and 30' x 50' pavilion.

Fund Source: Maryland Consolidated Capital Bond Loan 2015, Chapter 495, Acts of 2015
Program Open Space Local Share, Source Code: 15162 \$257.31
Outdoor Recreation Land Loan 2017, Chapter 143, Acts of 2016
Program Open Space Local, Source Code: 17009 \$82,172.69

2. ***Bennett Cerf Bridge Replacement – \$184,500***
Carroll County, POS #6921-6-373 MD20181219-0984

Background: Replace failing bridge which connects Bennet Cerf Trail to dog park.

Fund Source: Outdoor Recreation Land Loan 2017, Chapter 143, Acts of 2016
Program Open Space Local, Source Code: 17009 \$24,363.56
Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Program Open Space Local, Source Code: 18011 \$160,136.44

3. ***Charles Carroll Basketball and Tennis Court Renovation – \$108,900***
Carroll County, POS #6922-6-374 MD20181219-0986

Background: Renovate basketball and tennis court. Project includes repaving courts and access path and replacing fencing, court lines and hardware.

Fund Source: Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Program Open Space Local
Source Code: 18011 \$108,900.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement A
Department of Natural Resources
ACTION AGENDA
March 20, 2019



DNR 3

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

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

Recommendation: Approval to commit \$25,000 for the following **planning** project.

Howard County - 2022 Land Preservation, Parks, and Recreation Plan – \$25,000
Howard County
POS #6782-13-100 MD20180423-0262

Background: Additional funding to complete Howard County’s 2022 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Prior Approval: DNR-RP Item 5A (6/30/18) 25,000

Fund Source: Outdoor Recreation Land Loan 2017, Chapter 143, Acts of 2016
Program Open Space Local
Source Code: 17009 \$25,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement A
Department of Natural Resources
ACTION AGENDA
March 20, 2019



DNR 4

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

4A. **PROGRAM OPEN SPACE LOCAL SHARE**
Montgomery County

Recommendation: Approval to commit \$2,143,877 for the following **development** project.

Consumer Product Safety Commission Park Development – \$2,143,877.43
City of Gaithersburg
POS #6915-15-704 MD20190102-0003

Background: Develop new park at site of former Consumer Product Safety Commission property. Park will include a nature play space, tot lot, amphitheater, community garden, covered picnic pavilions, outdoor fitness equipment, open space, and paved walking trail.

Fund Source: Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Program Open Space Local
Source Code: 19011 \$445,937.59

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$1,697,939.84

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement A
Department of Natural Resources
ACTION AGENDA
March 20, 2019



DNR 5

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

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

Recommendation: Approval to commit \$37,500 for the following **development** project.

Byron Memorial Park, Conococheague Little League ADA – \$37,500

Town of Williamsport

POS #6911-21-367 MD20181126-0912

Background: Design and construct ADA walkway. Walkway will connect parking area, concession stand, restroom facility, and little league field.

Fund Source: Maryland Consolidated Capital Bond Loan 2011, Chapter 396, Acts of 2011
Program Open Space Local
Source Code: 11051 \$8,675.24

Maryland Consolidated Capital Bond Loan 2015, Chapter 495, Acts of 2015
Program Open Space Local
Source Code: 15162 \$8,865.00

Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Program Open Space Local
Source Code: 18011 \$19,959.76

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement A
Department of Natural Resources
ACTION AGENDA
March 20, 2019



DNR 6

Contact: Marian Honeczy (410) 260-8511
marian.honeczy@maryland.gov
Emily Wilson (410) 260-8436
emilyh.wilson@maryland.gov

6A. FOREST CONSERVATION ACT EASEMENT

Maryland Department of Transportation Maryland Transit Administration

Recommendation: That the Board of Public Works approve the Department of Natural Resources accepting a permanent forest conservation easement as described.

Authority: Forest Conservation Act, Sections 5-1601 through 5-1613 of the Natural Resources Article, Maryland Code.

Grantor: Maryland Department of Transportation Maryland Transit Administration

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

Property: 0.64 acres (total acres) at Dorsey Station, Elkridge, Howard County

Price: \$-0-

Forest Conservation Plan: File #C18-05

Remarks: MDOT MTA is donating the easement in accordance with a Forest Conservation Plan that has been prepared in connection to the project on its property. This easement is consistent with DNR forest conservation practices.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement A
 Department of Natural Resources
ACTION AGENDA
 March 20, 2019



DNR 7

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

7A. TIMBER SALE
Garrett County

Recommendation: That the Board of Public Works approve this timber sale of 157,352 board feet of sawtimber and 130 cords of pulpwood that will be harvested from Savage River State Forest.

Savage River State Forest
 24 acres /Compartment 10 (SR-04-19)

Description: This will be a hardwood thinning harvest to reduce stocking levels to lessen competition among the remaining, desirable trees; thereby increasing the health, vigor, and growth rate of the remaining trees in the stand.

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

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

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

Bids:

Joe Colmer Logging	MD	\$66,151
Glotfelty Lumber Co.	MD	\$63,000
JBEA Logging	MD	\$48,200
Cessna Brothers Logging	PA	\$43,500
Allegany Wood Products	WV	\$40,684
Northwest Hardwoods, Inc.	PA	\$36,497

Award: Joe Colmer Logging

Amount: \$66,151

Estimated Value \$48,729

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

Supplement B
 Department of Budget and Management
ACTION AGENDA
 March 20, 2019



DBM 1B

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

**1-S. MARYLAND DEPARTMENT OF TRANSPORTATION
*Maryland Transportation Authority***

Contract ID: Communications and Related Services; SV-3068-0000; ADPICS # J01B9400044

Contract Description: Provide full-service communications services to aid in public education, promote public safety on Maryland Department of Transportation (MDOT) Maryland Transportation Authority (MDTA) roadways and improve the level of customer service given to toll customers.

Award: McAndrew Company, Inc.
 Bethesda, MD

Term: 7/1/2019 - 6/30/2022 (w/1 two-year renewal option)

Amount: \$4,200,000 NTE (3 Years; Base Term)
\$2,800,000 NTE (2 Years; Renewal Option)
 \$7,000,000 NTE Total (5 Years)

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	Technical Ranking	Total Financial Proposal & Ranking	Overall Ranking
McAndrew Company, Inc. Bethesda, MD	1	\$2,130,000 (1)	1
Pulsar Advertising, Inc. Baltimore, MD	2	\$3,215,150 (2)	2

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

MBE Participation: 100% (Contractor is a Maryland Certified MBE)
 Subcontracting goal 25% (see Remarks)

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

Supplement B
Department of Budget and Management
ACTION AGENDA
March 20, 2019



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

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 52 prospective vendors, 43 of which are Maryland firms, and included 12 MBEs and eight VSBEs. A copy of the solicitation was also sent to the Governor’s Office of Minority Affairs and the Maryland Department of Veterans Affairs.

Three proposals were received in response to the RFP; however, only two proposals were determined to be reasonably susceptible of being selected for award. One offer was rejected for not meeting the established MBE participation goal and the proposed VSBE was not able to be verified. McAndrew Company, Inc. was ranked overall #1 with the higher ranked technical offer and the lower price. Therefore, award is recommended to McAndrew Company, Inc. as having the more advantageous offer to the State.

This contract will provide full-service communications services to aid in public education, promote public safety on MDOT MDTA’s roadways, improve the level of customer service given to toll customers and assist the MDOT MDTA in meeting the goals of improving customer service and enhancing the customer experience, as set forth in the MDOT MDTA’s Strategic plan. These services may include development, production and implementation of public-safety and traffic-management campaigns/messages utilizing traditional media, social media, public relations, community outreach, and research; crisis communications services; website management, as well as other related activities necessary to carry out the work.

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

A 25% MBE participation goal was established for this contract with sub-goals of 7% for African American-owned firms, 4% for Asian American-owned firms, and 12% for Woman-owned firms. In addition, there is a 1% VSBE participation goal established for this contract.

In accordance with BPW Advisory 1995-1, this contract term may be modified for time only if extended before the contract expiration for up to one year.

Fund Source:	100% Special (Toll Revenue)	Resident Business:	Yes
Appropriation Code:	J00.J00.41	MD Tax Clearance:	19-0179-0101

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
 March 20, 2019



DBM 3B

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

2-S. MARYLAND DEPARTMENT OF TRANSPORTATION
Maryland Transportation Authority

Contract ID: Financial Advisory Services; SV-3077-0000; ADPICS # J01B9400045

Contract Description: Provide financial advisory services for the Maryland Department of Transportation (MDOT) Maryland Transportation Authority (MDTA).

Award: PFM Financial Advisors LLC
 Philadelphia, PA

Term: 4/4/2019 (or earlier upon BPW approval) – 3/31/2023 (w/1 two-year renewal options)

Amount: \$1,680,000 NTE (4 Years, Base Contract)
 \$ 820,000 NTE (2 Years, Renewal Option)
 \$2,500,000 NTE Total (6 Years)

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	Technical Ranking	Financial Proposal (Base Term)	Financial Proposal (Option Period)	Financial Proposal Total Evaluated Price	Overall Ranking
PFM Financial Advisory Services LLC Philadelphia, PA	1	\$710,000	\$355,000	\$1,065,000 (1)	1
Davenport & Company, LLC Richmond, VA	2	\$720,000	\$360,000	\$1,080,000 (2)	2

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

MBE Participation: 5% (see Requesting Agency Remarks)

Performance Security: None

Supplement B
Department of Budget and Management
ACTION AGENDA
March 20, 2019



DBM 4B

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

Hiring Agreement Eligible: Yes

Incumbents:

Hilltop Securities Inc. Dallas, TX	Davenport & Company, LLC Richmond, VA
---------------------------------------	--

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 37 prospective firms, 27 of which are Maryland firms, and included 18 MBE firms. A copy of the solicitation was also sent to the Governor’s Office of Small, Minority & Women Business Affairs.

Four proposals were received in response to the RFP; however, only two proposals were determined to be reasonably susceptible of being selected for award. Both unsuccessful proposals were rejected due to MBE issues. As per the RFP, the MDOT MDTA reserved the right to make up to two awards – a Primary and Secondary Contractor. At this time, MDTA is recommending award to PFM Financial Advisory Services LLC as the Primary Contractor that was determined to be a responsible offeror and submitted the proposal determined to be the best value to the State with the higher ranked technical proposal and the lower price.

MDTA is still processing the contract documentation with the second offeror, and intends to bring the recommendation for award to the Secondary Contractor at a later date.

The contractor shall provide independent financial advisory services for the MDOT MDTA. The contractor will provide financial advice and related services. This includes financial forecasting and modeling, investment strategy and portfolio structuring, debt structuring and accessing the capital markets, and developing innovative financing techniques and strategies for the acquisition of improvements to revenue-producing transportation projects in Maryland.

Work Orders for this contract will be prepared and submitted on an on-call, as requested basis, based on the contractor’s experience and availability of staff to meet the required deadlines. There is no guaranteed maximum or minimum amount of services to be performed under this contract.

The *Award Amount* and *Financial Proposal Total Evaluated Price* are different. The *Award Amount* is a not-to-exceed (NTE) amount for potential assignments during the contract term. The *Financial Proposal Total Evaluated Price* was based upon a model of estimated number of hours in order to compare the financial proposals between all offerors.

Supplement B
Department of Budget and Management
ACTION AGENDA
March 20, 2019



DBM 5B

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

One of the unsuccessful offerors submitted a timely protest on February 7, 2019. MDTA denied the protest on February 12, 2019. There was no appeal filed; therefore, MDTA is moving forward with the recommendation for award to the Primary Contractor at this time.

A 5% MBE participation goal was established for this contract based upon the available subcontracting opportunities. No VSBE participation goal was established for this contract based upon the determination that there were an insufficient number of subcontractors that could be utilized for the identified subcontracting opportunities.

Fund Source: 100% Special (Toll Revenue)

Appropriation Code: J00.J00.41

Resident Business: No

MD Tax Clearance: 19-0126-0000

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
March 20, 2019



DBM 6B

Contact: Jessica Mettle 410-768-7252
Email: jmettle@mdot.maryland.gov

3-S. MARYLAND DEPARTMENT OF TRANSPORTATION
Motor Vehicle Administration

Contract ID: Driver's License Guide Subscription, P4902541; ADPICS # J04B9400036

Contract Description: **RETROACTIVE** Provide annual subscription services for Docutector, a subscription service utilized by the Maryland Department of Transportation Motor Vehicle Administration (MDOT MVA) to authenticate foreign driver's licenses.

Award: Driver's License Guide Company
Redwood City, CA

Term: 5/18/2018 – 12/31/2019

Amount: \$27,500.02 Total (19 Months)

Procurement Method: Sole Source

MBE Participation: None (Single Element of Work)

Incumbent: Same

Requesting Agency Remarks: This subscription service is usually contracted on an annual basis and the previous contract expired in May 2018. This matter was not brought to the attention of procurement until December 2018. MDOT has implemented a contract management software system which will greatly assist the Department and Transportation Business Units (TBUs) in tracking contract expiration dates. This system notifies business owners and procurement and should help remedy future occurrences.

The Docutector subscription service is used by the U.S Department of State, the U.S. Department of Homeland Security and the Transportation Security Administration, as well as numerous banks and credit unions.

This 19-month sole source contract is needed to compensate the Driver's License Guide Company for services satisfactorily performed between May 2018 through December 2019 for work performed without a replacement contract or modification to the original contract. MDOT MVA is requesting retroactive approval for ten months and proactive approval for nine months of services under the total 19-month contract.

Supplement B
Department of Budget and Management
ACTION AGENDA
March 20, 2019



DBM 7B

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

Fund Source: 100% Special (Transportation Trust Fund)

Appropriation Code: J04.E0001

Resident Business: No

MD Tax Clearance: 19-0457-0000

DBM Remarks: Retroactive approval requested pursuant to 11-204(c) State Finance & Procurement Article. DBM has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.

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
March 20, 2019



DBM 8B

*Contact: Frank McLaughlin 410-402-8518
Frank.McLaughlin@maryland.gov*

4-S. MARYLAND DEPARTMENT OF HEALTH
Maryland State Board of Dental Examiners

Contract ID: Maryland State Dental Association (MSDA) Well-Being Committee;
MDH /OPASS 19-18225; ADPICS # M00B9400354

Contract Description: Provide intervention, rehabilitation and support services for impaired dentists, including those suffering from physical, mental, emotional or substance abuse problems which may impact their ability to practice dentistry. Provide a mechanism for impaired dentists to anonymously seek assistance from the Maryland State Board of Dental Examiners in rehabilitating and monitoring dentists who have gone through the disciplinary process.

Award: Maryland State Dental Association
Columbia, MD

Term: 4/4/2019 (or earlier upon BPW approval) – 7/31/2021

Amount: \$288,000 (2 Years, 4 Months)

Procurement Method: Sole Source

Proposals: N/A **Performance Security:** None

MBE Participation: None (See Requesting Agency Remarks)

Incumbents: Same

Requesting Agency Remarks: Request for approval of a Sole Source contract to assist the Board with its mission to protect the citizens of Maryland and to promote quality health care in dentistry. As a constituent of the American Dental Association, the Maryland State Dental Association (MSDA) has been serving the community since 1883. A certified substance abuse professional and an active license dentist, who are contracted by MSDA, oversee all participants, interventions, treatment and recovery processes.

The Dentist Well-Being Committee is a committee of MSDA established by law in Md. Code Ann. Health Occupations (HO) Article, Sec. 4-501.1. Under HO Article, Sec. 4-207 (e)(1), the Board is obligated to fund the committee with fees set, collected and distributed to the State Board of Dental Examiners Fund, established in HO Art., Sec 4-207 (a).

No MBE or VSBE participation goals were established for this contract based the determination that there are no subcontracting opportunities available for the MSDA Well-Being Committee.

Supplement B
Department of Budget and Management
ACTION AGENDA
March 20, 2019



DBM 9B

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

Fund Source: 100% Special (State Board of Dental Examiners Licensing Fees)

Appropriation Code: M00B0104

Resident Business: Yes

MD Tax Clearance: 19-0508-0111

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
 March 20, 2019



DBM 10B

*Contact: Steve Wilson 301-429-7661
 steve.wilson1@maryland.gov*

5-S. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Credit Assurance

Contract ID: Auctioneering Services; S00R8400008; ADPICS BPO # S00B9400073

Contract Description: Provide auctioneering services and asset disposition services for real property assets acquired through the Division of Credit Assurance, known as the Real Estate Owned (REO) portfolio.

Awards: Atlantic Auctions, Inc.
 Belcamp, MD

Term: 4/3/2019 (or earlier upon BPW approval) – 2/29/2024

Amount: \$1,812,500 (5 Years)

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	Technical Ranking	Financial Proposal & Ranking	Overall Ranking
Atlantic Auctions, Inc. Belcamp, MD	2	\$1,812,500 (2)	1
Alex Cooper Auctioneers Towson, MD	1	\$2,020,000 (3)	2
Ashland Auction Group Baltimore, MD	3	\$1,738,750 (1)	3

MBE Participation: None (see Requesting Agency Remarks)

Performance Security: N/A

Hiring Agreement Eligible: None

Incumbents: A.J. Billig & Co., LLC, Baltimore, MD
 Alex Cooper Auctioneers, Towson, MD

Supplement B
Department of Budget and Management
ACTION AGENDA
March 20, 2019



5-S. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 12 prospective vendors, all 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.

Three proposals were received in response to the RFP, all of which were determined to be reasonably susceptible of being selected for award. Atlantic Auctions, Inc. was ranked overall #1 with the second ranked technical offer and the second lowest price. It was determined that the technical differences between Atlantic Auctions, Inc. and the highest ranked technical offeror were not worth the 11% higher price (\$207,500) of this offeror that also had the highest priced financial proposal. Contrarily, the technical differences between Atlantic Auctions, Inc. and the lowest priced offeror that was ranked third technically was determined to be worth the 4% higher price (\$73,750) of Atlantic Auctions, Inc.’s proposal. Therefore, award is recommended to Atlantic Auctions, Inc. as having the most advantageous offer to the State.

The contractor will provide asset disposition services for real property assets acquired by DHCD through the Division of Credit Assurance, known as the Real Estate Owned (REO) portfolio. In its role as a housing finance agency, DHCD takes possession of certain properties located throughout the State whose owners can no longer fulfill the obligation of their mortgages held by DHCD.

On July 26, 2018, A.J. Billig & Co., LLC (Billig), one of the incumbents, filed a protest that it had received no notice of the auctioneering solicitation, and requested that DHCD “reopen the bid process to give [Billig] a chance to submit a proposal.” On August 9, 2018, the procurement officer issued a decision to deny Billig’s request to reopen the bid process. On August 14, 2018, Billig appealed the decision to the Maryland State Board of Contract Appeals (MSBCA). On October 11, 2018, the MSBCA granted DHCD’s Motion for Summary Decision on grounds that “The Procurement Officer (“PO”) properly determined that Appellant’s bid protest was untimely and not filed in accordance with COMAR and the terms of the solicitation.” The protest has, therefore, been resolved as of the time of this submission.

Fund Source:	100% Special (General Bond Reserve Fund)
Appropriation Code:	S00.A22.01
Resident Business:	Yes
MD Tax Clearance:	19-0083-1001

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
March 20, 2019



DBM 12B

*Contact: Sandy Johnson 410-767-7408
sandy.johnson@maryland.gov*

**6-S-OPT. DEPARTMENT OF HUMAN SERVICES
*Local Department of Social Services Operations
Residential Child Care Maintenance Payments Program***

Contract ID: Out-of-State Residential Child Care Services; SSA/OOS-18-002-A2;
ADPICS # N00B9400280

Contract Approved: DBM Item 7-S (10/4/2017)

Contractor: Detroit Behavioral Institute, Inc. dba Capstone Academy
Detroit, MI

Contract Description: Provide the continuance of care in an Out-of-State facility for a 17-year old youth diagnosed with Disruptive Mood Dysregulation, Attention Deficit Hyperactivity Disorder, Reactive Attachment Disorder, and Fetal Alcohol Syndrome.

Option Description: **RETROACTIVE** Exercise the sole one-year renewal option.

Original Contract Term: 10/10/2017 – 10/31/2018 (w/1 one-year renewal option)

Option Term: 1/1/2019 – 12/31/2019

Original Contract Amount: \$132,741

Option Amount: \$125,195 NTE (1 Year)

Prior Modifications/Options: \$0 [Mod #1: Extended contract: 11/1/2018 - 12/31/2018:
Approved by DHS]

Revised Total Contract Amount: \$257,936

Original Procurement Method: Sole Source

MBE Participation: None (Facility located out of State)

Requesting Agency Remarks: Request for retroactive approval to exercise the single one-year renewal option as contained in the original out-of-state sole source residential child care contract with Capstone Academy for continuity of care for a youth diagnosed with Disruptive Mood Dysregulation, Attention Deficit Hyperactivity Disorder, Reactive Attachment Disorder, and Fetal Alcohol Syndrome.

Supplement B
Department of Budget and Management
ACTION AGENDA
March 20, 2019



DBM 13B

6-S-OPT. DEPARTMENT OF HUMAN SERVICES *(cont'd)*

The Department of Human Services (DHS) timely executed the notification letter to the provider to exercise the renewal option and also executed a no-cost extension for two months to allow time to submit the renewal option to the control agency, Department of Budget and Management (DBM), for approval. However, after DHS internal reviews and approvals were completed, the renewal option was never submitted to DBM for final approval. Therefore, the renewal option is being presented to the BPW for retroactive approval at this time.

The youth was known to elope (run-away), abuse cannabis, participate in theft, destroy property, and to be physically aggressive. The youth had involvement with the Department of Juvenile Services. The youth was recommended for several Maryland based Residential Treatment Centers (RTCs), as well as other DHS contracted out-of-State RTCs and was denied.

Capstone Academy is a secure, residential, mental health treatment facility that was established and designed in 2004 to serve populations in need of varying modalities of treatment. The targeted population of youth accepted into Capstone Academy is: adjudicated boys and girls between the ages of 10-19, youth with a mental health diagnosis, youth with a minimum IQ of 55, and youth who require a security level assignment of “secure.” The main campus is located in midtown Detroit. Capstone Academy provides its residents with supportive therapeutic care via a staff of master’s level clinicians. Capstone Academy’s goal is “to provide a holistic, therapeutic social environment that promotes the utilization of evidence-based treatment practices and to teach socially appropriate behaviors to residents.

Maryland rates are set to ensure equal rates are paid for equal services regardless of the placing agency, placing State, or location of the facility. All rates issued by Maryland must comply with all cost approval guidelines and instructions. The Maryland State Department of Education (MSDE) publishes the Cost Approval Process for Out-of-State Residential Providers and Individual Placements annually.

For out-of-State providers that have a government rate set by the home state, the provider is required to file a copy of the official letter from the home State or local agency which has approved the per diem and related service rate(s). Prior to approval, the MSDE will consider the home State government established rate. The MSDE does not guarantee that negotiated rates approved by other states will automatically be accepted for Maryland youth. Additional documentation may be required. Medical Assistance rates from the home state are considered government assigned rates and will be considered for the residential per diem rate. These rates have been determined to be fair and reasonable.

Supplement B
Department of Budget and Management
ACTION AGENDA
March 20, 2019



DBM 15B

Contact: Jonathan Martin 410-260-7280
jonathan.martin1@maryland.gov

7-GM. DEPARTMENT OF BUDGET AND MANAGEMENT
Office of Budget Analysis (OBA)

Request Amount: \$319,400 FY2019 Total (see page 17B)

Description: Request to approve proposed reimbursable fund budget amendments for the month of February FY2019. This request complies with Section 7-209 (e) of the State Finance and Procurement Article, which requires that the proposed reimbursable fund budget amendments be approved by the Board of Public Works unless specifically authorized by the Budget Bill or other law.

Fund Source: 100% Reimbursement

Appropriation Code: See page 17B

Requesting Agency Remarks: The contributing Departments have appropriated funds to pay for services to be provided by the receiving Departments for February FY2019. The following page shows the reimbursable fund amendment and identifies the Departments receiving and contributing funding, the amount of the funding and a brief justification for the amendment.

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
March 20, 2019**



7-GM. DEPARTMENT OF BUDGET AND MANAGEMENT *(cont'd)*

Budget Amendment Number	Department Receiving Funding	Department Contributing Funding	Funding \$	***** Justification *****
19R-034	D50H01 - Military Department, State Operations	R00A06 - Department of Education, Maryland Center for School Safety	300,000	Funding is provided by the Department of Education, Maryland Center for School Safety, to the Maryland Emergency Management Agency, State Operations, for supporting services executed regarding the establishment, operation maintenance, information sharing, and other elements related to the daily activities of the "Tip Line".
19R-040	R11A11 - Maryland State Library Agency, Maryland State Library	L00A12.19 - Department of Agriculture - Office of Marketing, Animal Industries, and Consumer Services - Maryland Agricultural Education and Rural Development Assistance Fund	19,400	Funding is provided by the Maryland Agricultural Education and Rural Development Assistance Fund (MAERDAF) within the Maryland Department of Agriculture to bring accessible STEAM (Science, Technology, Engineering, Arts, and Mathematics) programming to rural areas of the state through cooperation with public libraries and the Maryland Library for the Blind and Physically Handicapped.
FY2019 February Proposed Reimbursable Amendment Total			\$319,400	

Supplement C
University System of Maryland
ACTION AGENDA
March 20, 2019



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

1-GM. GENERAL MISCELLANEOUS
General Obligation Bond Proceeds

Recommendation: That the Board of Public Works approve the use of general obligation bond funding proceeds for the following contracts totaling: \$555,122.

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

University of Maryland, College Park

A. James Clark Hall

Fund Source: MCCBL of 2017: *Provide funds to continue construction of and begin equipping new bioengineering building, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.* Item # 17-176.

1. **Description:** CO2 Incubator Air Jacket IR Dual
Procurement Method: Master Contract (Vendor Contract No. 12474)
Award: VWR International, Bridgeport, NJ
Amount: \$10,832
Resident Business: No **MD Tax Clearance:** 19-0420-1110

2. **Description:** LabGard ES biosafety cabinet
Procurement Method: E&I Cooperative Services Contract No. CNR01423
Award: NuAire, Inc., Plymouth, MN
Amount: \$20,580
Resident Business: No **MD Tax Clearance:** 19-0416-0000

3. **Description:** Model OEC One Mobile C-arm touchscreen image display monitor, tablet, optimized image processing, and dose management software.
Procurement Method: Simplified Procurement Competitive Request for Quote No. 80730
Award: OEC Medical Systems, Inc., Salt Lake City, UT
Amount: \$72,420
Resident Business: No **MD Tax Clearance:** 19-0418-1111

4. **Description:** Ultra-low temperature upright freezer
Procurement Method: Master Contract (Vendor Contract No. 12474)
Award: VWR International, Bridgeport, NJ
Amount: \$9,423
Resident Business: No **MD Tax Clearance:** 19-0419-1110

Supplement C
University System of Maryland
ACTION AGENDA
March 20, 2019



1-GM. GENERAL MISCELLANEOUS (cont'd)
General Obligation Bond Proceeds

Bowie State University
James Physical Education Complex

Description: Furnish, install boilers
Procurement Method: Competitive Sealed Proposals
Award: American Combustion Industries, Inc., Glenn Dale, MD
Amount: \$441,867
Fund Source: MCCBL of 2018: *Provide funds to design, construct, and equip the campus wide boiler and chiller replacement.*
Item 240
MCCBL of 2012: *Provide funds to design, renovate, construct, and equip various facilities renewal projects on University System of Maryland campuses across the State.*
Item 049
Resident Business: Yes **MD Tax Clearance:** 19-0541-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement C
University System of Maryland
ACTION AGENDA
March 20, 2019



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

**2-C. UNIVERSITY OF MARYLAND, COLLEGE PARK
*Small On-Call Mechanical Contracting Services***

Contract ID: On-call Master Contract for Small Mechanical Services,
Maintenance & Repair: RFP# 71131-E-Small Business Reserve

Contract Description: Mechanical services for small mechanical maintenance projects and for repair services and maintenance at the University of Maryland, College Park and other institutions of the University System of Maryland on as-needed basis.

Award:	Chappelle Mechanical	Dumfries, VA
	M & E Sales, Inc.	Hanover, MD
	RSC Electrical & Mechanical	Landover, MD
	Craddock Mechanical, LLC	Mechanicsville, MD
	Flo-Tron Contracting, Inc.	Hunt Valley, MD
	Kelly HVAC, Inc.	Upper Marlboro, MD

Procurement Method: Competitive Sealed Proposal
Small Business Reserve

Contract Term: 03/21/2019-03/20/2021 (2-year base w/four 1-year options)

Amount: \$12,000,000 (not to exceed) (2-year base term)
\$ 6,000,000 (not to exceed) (first 1-year option)
\$ 6,000,000 (not to exceed) (second 1-year option)
\$ 6,000,000 (not to exceed) (third 1-year option)
\$ 6,000,000 (not to exceed) (fourth 1-year option)
\$36,000,000 (not to exceed) Total

Proposals:

Firm	Pass/Fail	Offer
Chappelle Mechanical	Pass	\$705,097
M & E Sales, Inc.	Pass	\$708,100
RSC Electrical & Mechanical Contractors	Pass	\$712,950
Craddock Mechanical LLC	Pass	\$719,750
Flo-Tron	Pass	\$722,500
Kelly HVAC, Inc.	Pass	\$776,850

Supplement C
University System of Maryland
ACTION AGENDA
March 20, 2019



2-C. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Small On-Call Mechanical Contracting Services

MBE Participation: None

Performance Security: Equal to contract amount

Requesting Institution Remarks: This solicitation was advertised on *eMaryland Marketplace*. The solicitation provided for multiple awards. Nine firms responded. Six firms were deemed susceptible are recommended for contract award. All six firms are certified Small Business Enterprises.

Estimated cumulative dollar volume per year for this work for all contractors combined is \$6 million. The University will compete projects among the six awarded firms. Task orders that exceed \$1,000,000 will be brought to the Board of Public Works for approval. For service calls, a rotational method based on service expertise will be employed.

Fund Source Various Fund Sources

Resident Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
Chappelle Mechanical	Yes	19-0446-0100
M & E Sales		19-0447-0111
Kelly HVAC, Inc.		19-0448-0111
RSC Electrical & Mechanical Contractors, Inc.		19-0449-0111
Craddock Mechanical, LLC		19-0450-0111
Flo-Tron		19-0451-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement C
 University System of Maryland
 ACTION AGENDA
 March 20, 2019



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

**3-C. BOWIE STATE UNIVERSITY
*Parking Lot Construction***

Contract ID: New 400 Car Parking Lot
 RFP#2019-06-Small Business Reserve

Description: Construct approximately 400-car parking lot on Bowie State University campus. Includes clearing tree stands and grubbing; earthwork; asphalt paving and concrete sidewalks; lighting; and stormwater management facilities.

Contractor: Oakmont Contracting, LLC, Baltimore, MD

Contract Term: 180 calendar days from notice to proceed

Amount: \$2,677,189

Procurement Method: Competitive Sealed Proposals
 Small Business Reserve

Proposals:

Company	Technically Acceptable	Offer
Oakmont Contracting, LLC, Baltimore, MD	Yes	\$2,677,189
Asher Corporation, Inc., Eldersburg, MD		\$3,178,585
American Asphalt Paving Co, LLC, Baltimore, MD		\$4,104,970

Fund Source: Institutional Funds

MBE Participation: 100%
 Subgoals: 7% African-American Owned
 4% Asian-American Owned

Performance Security: Equal to contract amount

Supplement C
University System of Maryland
ACTION AGENDA
March 20, 2019



3-C. **BOWIE STATE UNIVERSITY** (cont'd)
Parking Lot Construction

Requesting Institution Remarks: This solicitation was advertised in *eMaryland Marketplace* and on the University's Procurement website. It was designated as a Small Business Reserve Procurement. Eleven small businesses responded to the solicitation. Two proposals were rejected for failure to meet minimum solicitation requirements; six others were not reasonably susceptible of being selected for award. The University judged three firms to be technically acceptable, and reasonably susceptible of award. Award is recommended to Oakmont Contracting as the lowest priced, technically acceptable offer.

The MBE subcontract goal for this project is 30%; the MBE participation is 100% because the prime contractor is a certified MBE,

Resident Business: Yes

MD Tax Clearance: 19-0540-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement D
Department of Information Technology
ACTION AGENDA
March 20, 2019



Contact: Dennis Krysiak (410) 260-7807
dkrysiak@comp.state.md.us
Carla Thompson (410) 697-9667
Carla.Thompson@maryland.gov

1-IT-OPT. COMPTRROLLER OF MARYLAND
Data Warehouse

Contract ID: Teradata Enterprise Data Warehouse
SS-2016-04
ADPICS BPO No.: E00B9400043

Contract Approved: DoIT Item 1-IT (11/4/2015)

Contractor: Teradata Government Systems, LLC, Miamisburg, OH

Contract Description: Ongoing technical support and system maintenance for Teradata Data Warehouse.

Option Description: Exercise first of two 1-year renewal options

Original Contract Term: 11/16/2015 – 6/30/2019 (4-year base w/ two 1-year options)

Option Term: 7/1/2019 – 6/30/2020

Original Contract Amount: \$15,427,049 (4-year base)

This Option Amount: \$ 4,137,697 (first option year)

Prior Modifications/Options: None

Revised Total Contract Amount: \$19,564,746

Percent +/- (this option): +27%

Original Procurement Method: Sole Source

MBE Participation: 7%

MBE Compliance: 15%

Supplement D
Department of Information Technology
ACTION AGENDA
March 20, 2019



1-IT-OPT. COMPTROLLER OF MARYLAND (cont'd)
Data Warehouse

Remarks: Teradata is the manufacturer of the data warehouse and is the sole provider for technical support and system maintenance. While there has been knowledge transfer, due to the complexity of the solution, additional technical support is required to ensure that the data warehouse solution continues to perform in support of the Comptroller of Maryland's revenue generation, compliance and audit, and revenue forecasting programs. This data warehouse technology has aided in the identification and collection of hundreds of millions of dollars in unpaid taxes and the denial of millions of dollars in fraudulent tax refunds.

Fund Source: General
Approp. Code: E00A1001
Resident Business: No
MD Tax Clearance: 18-2905-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement D
Department of Information Technology
ACTION AGENDA
March 20, 2019



2-IT. DEPARTMENT OF HUMAN SERVICES (cont'd)
Office of Technology

Remarks: (cont'd)

This GSA Schedule 70 contract is available to all governmental entities nationwide, institutions of higher education, cities and counties. It has been awarded by a public competitive procurement process that complies with COMAR Title 21. The use of the GSA Schedule reduces the time between need determination and delivery of the solutions, ensures expeditious transparency to the citizens of Maryland, and reduces the administrative burden on DHS.

There is no MBE goal for this contract because no sub-contracting opportunities were identified.

Fund Source: 70% General, 30% Special (MITDPF)

Approp. Code: N00F0002

Resident Business: No

MD Tax Clearance: 19-0432-1110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement D
 Department of Information Technology
ACTION AGENDA
 March 20, 2019



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

3-IT. DEPARTMENT OF INFORMATION TECHNOLOGY
Electronic Monitoring Devices

Contract ID: Electronic Monitoring for Community Supervision
 ADPICS BPO No.: 060B8400058

Contract Description: Master contract for electronic GPS monitoring software and hardware of offenders in DPSCS or DJS custody.

Awards: BI, Inc., Boulder, CO

Term: 4/1/2019 – 3/31/2023 (five years)

Amount: \$6,173,063

Procurement Method: Competitive Sealed Proposals

Proposals:

Offeror	Technical	Price	Financial	Final Rank
BI, Inc. Boulder, CO	1	\$6,173,063	2	1
Satellite Tracking of People (STOP) LLC Houston, TX	2	\$5,225,705	1	2

MBE Participation: None

Incumbents: BI, Inc. [incumbent on DPSCS contract]
 STOP, LLC [incumbent on DJS contract]

Remarks: DoIT sought a new State contract to replace the current Electronic Monitoring Devices contract. The Department of Public Safety and Correctional Services and the Department of Juvenile Services jointly conducted a procurement on behalf of DoIT to find a vendor who would satisfy State requirements for electronic monitoring software and hardware.

Supplement D
Department of Information Technology
ACTION AGENDA
March 20, 2019



3-IT. DEPARTMENT OF INFORMATION TECHNOLOGY (cont'd)
Electronic Monitoring Devices

Remarks: (cont'd)

The primary purpose of this contract is to employ electronic monitoring released to DPSCS and DJS including inmates nearing community release, parole violators, violent “high risk” offenders as well as sexual offenders. The technology used on these tracking devices will monitor and enforce curfews, and create inclusion and exclusion zones to monitor compliance with treatment and other conditions, as well as restrictions on potential victim contact. A cloud-based system is accessible through an interface through which the State will have access to perform all administrative, operational and monitoring functions. Offenders are to be monitored in real time 24/7/365. The Command Centers will provide electronic coverage by monitoring and sending out the notifications and absent without leave notifications. Monitoring includes phone checks, home visits, and requesting law enforcement assistance when needed.

A U. S. Department of Justice grant will pay for the first year of the contract. The out-years will be funded through combinations of grants and State general funds.

Fund Source: General

Approp. Code: Q00A0102

Resident Business: No

MD Tax Clearance: 19-0518-1111

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
March 20, 2019



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

4-IT-MOD. DEPARTMENT OF INFORMATION TECHNOLOGY

Contract ID: Consulting and Technical Services Plus (CATS+)
ADPICS BPO No.: 060B2490023, COI06371

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: (1) Add funds (5-year expenditure estimate)
(2) Add 28 master contractors

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

*Note: DoIT will allow new vendors to submit offers for inclusion on the Master Contract and will allow existing contractors to add Functional Areas on a yearly basis.

Original Contract Amount: \$150,000,000

Modification Amount: \$300,000,000

Prior Modifications/Options: \$ 60,000,000 (DoIT Item 7-IT-MOD [8/17/2016])
\$240,000,000 (DoIT Item 1-IT-MOD [1/25/2017])

Revised Total Contract Amount: \$750,000,000

Percent +/- (This Modification): +200%

Overall Percent +/-: +400%

Original Procurement Method: Competitive Sealed Proposals

MBE Participation: 20%

MBE Compliance: 16%

Remarks: This modification is to add money to the CATS+ Master Contract for the expected spend over the next five years. This recommended \$300 million increase amount was determined by using CATS+ purchasing and spend statistics and anticipated needs in addition to support required for the MDTHINK (Department of Human Services) project.

Supplement D
Department of Information Technology
ACTION AGENDA
March 20, 2019



Revised

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

Remarks: (cont'd)

A total of 186 proposals were received during this expansion window. DoIT is recommending award to 28 qualified offerors. Of the recommended offerors, 15 are Maryland businesses, 10 are small businesses, 7 are MBEs and 3 are veteran-owned businesses. DoIT expects to return to the Board to add new master contractors being considered under the current expansion window.

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

This Master Contract encompasses 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

Fund Source: Various

Approp. Code: 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
 March 20, 2019



Revised

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

CATS+ Proposed Awardees

#	Contractor	State	Resident Business	MBE	SBR	VSBE	MD Tax Clearance
1	3KPC, Inc.	VA	N				19-0603-0000
2	AB Innovative Inc.	MD	Y				19-0604-0111
3	Akytech Consulting, LLC	VA	N				19-0605-0000
4	Antietam Technologies	MD	Y			X	19-0606-0111
5	Bart Associates, Inc.	VA	N				19-0607-0111
6	Business Integra Technology Solutions, Inc.	MD	Y	X			19-0608-0111
7	Connect International Inc.	MD	Y	X	X		19-0609-0101
8	CSZNet Inc.	DC	N				19-0610-0100
9	Dalcom Engineering & Technical Services	MD	Y		X		19-0611-0111
10	Dinocrates Group LLC	MD	Y				19-0612-0111
11	E4 Logic	MD	Y	X	X		19-0613-1111
12	Easy AV	MD	Y	X	X		19-0614-1001
13	Fearless Solutions	MD	Y	X			19-0632-0111
14	Innovative Consulting & Management Services, LLC	MD	Y	X	X		19-0633-1111
15	Intellibee Inc.	MI	N				19-0634-1100
16	iScan, a Humanim Social Enterprise	MD	Y				19-0635-1110
17	Linga Tech Inc.	PA	N				19-0636-0000
18	Neo-Tech Solutions Inc.	MD	Y				19-0637-0111
19	NetEdge Computing Solutions Inc.	NY	N		X		19-0638-0000
20	Optimoz Inc.	MD	Y		X		19-0662-0111
21	PingWind Inc	DC	N		X	X	19-0663-0100
22	Que Technology Group Inc.	MD	Y	X	X		19-0664-1111
23	Rapid IT Solutions LLC	MD	Y				19-0665-0100
24	River Matrix Technologies, Inc.	MD	Y				19-0666-0111
25	SixGen	MD	Y			X	19-0667-0111
26	Susan Fitzgerald & Associates	DC	N				19-0668-0101
27	West Advanced Technologies Inc.	VA	N				19-0669-0000
28	Wonderland Ventures LLC	MD	Y		X		19-0670-1001

Supplement D
Department of Information Technology
ACTION AGENDA
March 20, 2019



Contact: Jessica Mettle 410-768-7252
jmettle@mdot.maryland.gov
Carla Thompson (410) 697-9667
Carla.Thompson@maryland.gov

**5-IT. MARYLAND DEPARTMENT OF TRANSPORTATION
*RETROACTIVE – Motor Vehicle Administration***

Contract ID: Questionmark Annual Software Support, P4902549
ADPICS BPO No.: J04B9400035

Contract Description: RETROACTIVE/Support for Questionmark software

Recommendation: That the Board of Public Works approve compensation to the contractor for services rendered without a contract.

Authority: § 11-204, State Finance & Procurement Article,
Annotated Code of Maryland

Award: Questionmark Corporation, Trumbell, CT

Term: 3/1/2018 – 3/31/2019

Amount: \$7,871 (13 months)

Procurement Method: Sole Source Procurement

MBE Participation: None

Incumbent: Questionmark Corporation

Remarks: MDOT MVA’s annual Questionmark software support contract expired February 2018; however, services continued to be provided and accepted. The lack of a contract did not come to the attention of MDOT MVA’s procurement office until December 2018. This is due to MDOT MVA personnel turnover and the time to fill these positions. To prevent similar occurrences, MDOT MVA has implemented a contract management software system that will assist in tracking all recurring contracts over \$50,000.

Questionmark is an assessment management solution that enables trainers, educators, HR professionals and testing professionals to author, schedule, deliver and report on surveys, quizzes, tests and exams. MDOT MVA purchased the software in 2009 and has used it to administer qualification assessments for job applicants, significantly reducing the cost of administering assessments in person. The quantitative and qualitative method of data collection, reporting and analytics has made large scale remote assessments for entry level jobs acceptable and defensible.

Supplement D
Department of Information Technology
ACTION AGENDA
March 20, 2019



5-IT. MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)

Remarks: (cont'd)

MDOT MVA recommends that the Board award compensation of \$7,871 to Questionmark Corporation for work performed after March 1, 2017. When the State and a contractor act in good faith but the procurement activity violates Division II, the “contractor shall be awarded compensation for actual expenses reasonably incurred under the procurement contract, plus a reasonable profit...” See § 11-204, State Finance & Procurement Article, Annotated Code of Maryland.

MDOT MVA is in the process of entering into a replacement contract to continue Questionmark Corporation’s services under its delegated authority.

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

Approp. Code: E0001

Resident Business: Yes

MD Tax Clearance: 19-0434-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement D
Department of Information Technology
ACTION AGENDA
March 20, 2019



Contact: Joseph Sedtal (410) 767-3351
jsedtal@mta.maryland.gov
Carla Thompson (410) 697-9667
Carla.Thompson@maryland.gov

6-IT. MARYLAND DEPARTMENT OF TRANSPORTATION
RETROACTIVE – Maryland Transit Administration

Contract ID: Labor & Employee Relations Software Licenses (AGY-19-009-IT)

Contract Description: RETROACTIVE/Software licenses to monitor and track labor relations and disputes.

Recommendation: That the Board of Public Works ratify MDOT MTA’s payment of compensation to vendor who provided MDOT MTA services without a valid contract.

Authority: § 11-204(b) State Finance & Procurement Article,
Annotated Code of Maryland

Vendor: LaborSoft Inc., Braintree, MA

Term: 11/1/2018 – 10/31/2019

Amount: \$49,920

Remarks: The LaborSoft, Inc. software licenses allow MDOT MTA employees to monitor and track labor relations and disputes. The contract expired October 31, 2018. MDOT MTA continued to receive services and make payments after the expiration.

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

Approp. Code: J05H0101

Resident Business: No

MD Tax Clearance: 19-0594-0000

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Supplement D
 Department of Information Technology
ACTION AGENDA
 March 20, 2019



Supplemental

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

7-IT-MOD. DEPARTMENT OF INFORMATION TECHNOLOGY

Contract ID: Maryland Self-Funded eGovernment Services
 ADPICS BPO No.: 060B1400050, F50B9400022

Contract Approved: DoIT Item 3-IT (8/10/2011)

Contractor: NICUSA, Inc., Olathe, Kansas

Contract Description: Work-order based, single-award indefinite-quantity master contract to provide eGovernment services and support for the State of Maryland. DoIT will manage the Master Contract which will be available for use by all State agencies via a work order process.

Modification Description: RETROACTIVE. Ratify State-paid fees; allow agencies to continue using a specific business model for remainder of contract term.

Original Term: 8/31/2011 – 8/30/2016 (5-year base) with three 1-year options

Original Amount: *Time & Materials*
 \$200,000 (5-year base term)
 \$ 40,000 (Option #1 – year 6)
 \$ 40,000 (Option #2 – year 7)
 \$ 40,000 (Option #3 – year 8)
 \$ 320,000 Not to exceed

Modification Amount: *Transaction Costs*
 \$ 5,385,315 (8/31/11 – 12/31/17) (6yrs, 4mo/actuals [audited])
 \$ 3,355,045 (1/1/18 – 12/31/18) (1 year/ actuals [unaudited])
 \$ 3,000,000 (1/1/19 – 8/30/19) (8 months/estimate)
 \$ 11,740,360

Original Procurement Method: Competitive Sealed Proposals
 (single proposal received)

MBE Participation: 30%
 Applies to all State-paid time and materials work orders, which is represented by the \$320,000 Time & Materials amount

Supplement D
 Department of Information Technology
ACTION AGENDA
 March 20, 2019



Supplemental

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

Remarks: Reference is made to the DoIT Item 3-IT (8/10/2011) in which the Board of Public Works approved DoIT awarding a competitively-bid contract to NICUSA for enterprise-wide eGovernment (eGov) services that are available for all State agencies, boards and commissions. This eGov contract provides for the design, development, hosting, operation and maintenance of eGov products and services. Contractor provides the services to many State agencies, enabling the agencies to more efficiently provide services to the public. In addition, many agencies use the eGov contract to accept electronic payment for records and services.

The eGov contract provides five business models: Transaction Cost Service; Consulting Service; Convenience Fee Service; Premium Cost Service; and Free Service. This chart describes each business model; whether the model could result in charges to the State; whether DoIT referenced the model in the original Item; and the amount of fees the State paid. The State-paid fees amount is the amount that DoIT asks the Board to ratify.

Service Business Model	Description	Charge to State?	Referenced in DoIT Item 3-IT (8/10/2011)?	Amount of fees State paid thru 12/31/2018
Transaction Cost	No cost to customer. NICUSA bills agency requesting service for each transaction.	Yes	No	\$8,740,360*
Consulting	Cost to agency. NICUSA bills agency fixed cost or time + materials with contract labor rates.	Yes	Yes	0
Convenience Fee	Cost to customer. NICUSA directly charges customer.	No	Yes	0
Premium Cost	Cost to customer. NICUSA directly charges customer in advance for services in the form of subscriptions or other services. NICUSA assesses fees based on estimated number of transactions per month/quarter/year.	No	Yes	0
Free	No cost to State. NICUSA provides services from proceeds of premium services. NICUSA provides minimum of one free service for each premium service available.	No	Yes	0

**DoIT has independent audits confirming \$5,385,315 in transactions fees through 12/31/17. The transactions fees total for calendar year 2018 - \$3,355,045 - is based on unaudited actuals.*

Supplemental

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

Remarks: (cont'd)

When originally presented, the Item identified three categories into which DoIT then believed work orders would most commonly fall: Free Service, Convenience Fee Service; and Consulting Service. The Transaction Cost Service model was available through the eGov contract, but DoIT did not anticipate using that model given minimal use of that model in other states using NICUSA.

Because the Transaction Cost Service model can result in charges to the State and that such model was not presented to the Board in the 2011 approval, DoIT now avails itself of the opportunity to elucidate the business model and to request the Board to ratify the fees the State paid under the model to date and to approve agencies continued use of the model.

Transaction Cost Service Model. Through this business model, NICUSA provides services at no transaction fee to the State's customer, but instead charges the transaction fee to the agency requesting the service. An agency selects this model, for example, when it determines it is more cost-effective to pay the transaction fee for the online service provided than to use the slower, often paper-based and more labor-intensive process existing at the agency. Additionally, in this context, an agency determines that it prefers to pay the transaction fee rather than passing it on to its customer.

This model provides NICUSA two mechanisms to recover transaction fees. The first is for NICUSA to invoice agencies monthly for the transaction fees. The second – “netting fees” – involves NICUSA withholding transaction fees before remitting the net amount of the fees, chargebacks, and returns to the State. As of July 2018 at the State Treasurer Office's request, the practice of “netting fees” was discontinued; since then the Contractor has remitted all fees to the State and then submitted invoices for the transaction fees owed it. If the Board approves the continued use of the Transaction Cost Service model, the practice of “netting fees” will remain discontinued.

From the contract start date to 12/31/2018, the State paid NICUSA \$8,740,360 in transaction fees. DoIT requests the Board to ratify these payments.

DoIT also requests approval to use the Transaction Cost Service model from now until contract expiration. Based on historical spend and pending work orders, DoIT estimates transaction fees will not exceed \$3 million for the 2019 calendar year (8 months only as contract expires 8/30/19). DoIT bases this estimate on the assumption that STO will approve and configure pending work orders and change requests for additional payment processing. Finally, DoIT confirms that the Transaction Cost Service model has not and will not impose fees to State customers.



Larry J. Hogan

Governor

Boyd K. Rutherford

Lt. Governor

Pete K. Rahn

Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
March 20, 2019**

	<u>Pages</u>
Maryland Port Administration (MPA)	1 – 6
Maryland Transit Administration (MTA)	7 – 26
State Highway Administration (SHA)	27 – 37

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



*Contact: John Thornton
(410) 385-4850
jthornton@marylandports.com*

1-C-MOD. MARYLAND PORT ADMINISTRATION
Modification: Construction Contract

Contract ID: Reconstruction of Berths 1-6 (Phase 2, Berth 4, Dundalk Marine Terminal); 513003
ADPICS No.: CO364248

Contract Approved: DOT Agenda 05/28/2014, Item 2-C

Contractor: Corman Marine Construction, Inc.
Annapolis Junction, MD

Contract Description: This contract is for the reconstruction, demolition and removal of pile-supported wharfs at Berths 1-6 and the construction of a new wharf at Berth 4, Dundalk Marine Terminal, Baltimore, MD, for the Maryland Department of Transportation Maryland Port Administration (MDOT MPA).

Modification Description: Modification No. 1 settles a claim of the contractor for alleged differing site conditions encountered during dredging.

Original Contract Term: 06/23/2014 – 09/12/2016

Modification Term: 09/13/2016 – 09/16/2016

Original Contract Amount: \$21,483,114

Modification Amount: \$ 191,751

Revised Contract Amount: \$21,674,865

Percent +/- Change: +0.9% (Modification No. 1 this agenda item)

Overall Percent +/-: +0.9%

Original Procurement Method: Competitive Sealed Bidding

MBE Participation: 15.67%

MBE Compliance: 20.67%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
 March 20, 2019



1-C-MOD. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks: The original completion time allowed by the contract was 450 work days from notice to proceed, issued on June 23, 2014, making the required completion date September 12, 2016. The contractor completed the contract on September 16, 2016, four work days after the required completion date.

During construction, the contractor encountered what it alleged were differing site conditions, and the contractor submitted a claim to MDOT MPA in the amount of \$1,458,529.85 for additional costs of completion. MDOT MPA denied the claim and the contractor appealed to the Maryland State Board of Contract Appeals. The contractor and MDOT MPA have agreed, subject to Board of Public Works approval, to resolve the claim according to the terms contained in Modification No. 1 and a Settlement Agreement executed contemporaneously with this modification.

The original contract value was \$21,483,114. After completion of the work, the contractor was paid a total of \$21,174,865, leaving a contract balance of \$308,249. The \$308,249 reflects balances remaining for pay items that either were not used or for which the actual quantities provided or delivered by the contractor were less than the estimated contract quantities, and a retainage balance of \$100. The MPA has agreed to pay the contractor, and the contractor has agreed to accept, \$500,000 in full and final settlement of the claim. The contract value is to be increased by \$191,751 to \$21,674,865 and the contract term is to be extended by four work days to September 16, 2016. The \$500,000 payable to contractor under this modification consists of the \$308,249 remaining for pay items that either were not used or for which the actual quantities provided or delivered by the contractor were less than the estimated contract quantities which, except for the \$100 retainage balance, is specifically reallocated for this purpose, plus the \$191,751 added to the contract by this modification. The \$100 retainage balance will be paid to the contractor as part of the \$500,000 payment to be made after the contractor's invoicing of MDOT MPA following Board approval.

The Maryland Port Commission approved this modification on March 5, 2019.

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

Approp. Code: J03D0002

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION– THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



*Contact: John Thornton
410-385-4850
jthornton@marylandports.com*

2-S. MARYLAND PORT ADMINISTRATION
Service Contract

Contract ID: Broker Services for the World Trade Center Baltimore; 219009-S
ADPICS No.: P219009

Contract Description: This contract will provide the Maryland Department of Transportation Maryland Port Administration (MDOT MPA) with a dedicated, exclusive broker to market rental space in the World Trade Center Baltimore (WTC) to commercial tenants.

Award: MacKenzie Commercial Real Estate Services, LLC
Baltimore, MD

Contract Term: 04/04/2019* – 03/31/2022 (**or earlier upon BPW approval*)

Amount: \$300,000

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offeror</i>	<i>*Technical Rank</i>	<i>Financial Rank</i>	<i>Overall Rank</i>
MacKenzie Commercial Real Estate Services, LLC Baltimore, MD	1	1 <i>(See Remarks)</i>	1
CBRE, Inc. Los Angeles, CA	2	2 <i>(See Remarks)</i>	2

**Technical merit carried greater weight than the financial rank.*

MBE Participation: 0% (single element of work)

Performance Security: None

Requesting Agency Remarks: MDOT MPA advertised its Request for Proposals on eMaryland Marketplace, which notified 342 vendors of the solicitation, and directly solicited the Md. Washington Minority Companies Association and the Maryland Minority Contractors Association. Two proposals were received. MacKenzie Commercial Real Estate Services, LLC (MacKenzie Commercial) has been selected as the offer most advantageous to the State considering technical merit and price.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



2-S. MARYLAND PORT ADMINISTRATION: (cont'd)

Agency Remarks: (cont'd)

MDOT MPA's own efforts to lease the WTC have resulted in an occupancy rate of about 80%. MDOT MPA believes it should be able to boost that rate to 90%. However, despite many marketing strategies, including advertising in or on newspapers, magazines, billboards, Craigslist, Waze Facebook, LoopNet and CoStar, MDOT MPA has been unable to lease the building beyond 80%. Few brokers refer clients to the WTC. In order to lease more of the vacant 20%, MDOT MPA issued this solicitation to obtain the services of an exclusive broker to market the WTC.

On December 12, 2007, by Item 18-GM, the Board of Public Works approved certain leasing standards and the following broker's commissions payable by MDOT MPA for leasing at the WTC:

- 6% - First year's rent;
- 4% - Second year's rent;
- 4% - Third year's rent;
- 3% - Fourth year's rent;
- 3% - Fifth year's rent; and
- 2% for each subsequent year after the fifth year (and for all renewal years to be paid at lease inception or at the inception of the renewal term as applicable).

The agenda item approved by the Board in 2007 did not provide for the procurement of an exclusive broker, nor did it deal with the payment of commissions in those situations involving a co-broker, where both MDOT MPA and the tenant have a broker.

MDOT MPA's Request for Proposals provided that the commissions payable to brokers could not exceed the following:

One-broker (MDOT MPA Contractor) scenario:

- 6% - first year;
- 4% - second year;
- 4% - third year;
- 3% - fourth year;
- 3% - fifth year; and
- 2% - for each subsequent year after the fifth year (and for all renewal years to be paid after lease execution and lease commencement).

(These rates were written into the Request for Proposals by MDOT MPA to reflect the rates approved by the Board in 2007.)

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 March 20, 2019



2-S. MARYLAND PORT ADMINISTRATION: (cont'd)

Agency Remarks: (cont'd)

Two-broker (co-broker) scenario:

Landlord's broker (MDOT MPA Contractor):	Tenant's broker:
3% - first year	6%
2% - second year	4%
2% - third year	4%
1.5% - fourth year	3%
1.5% - fifth year	3%
2% - for each subsequent year, etc.	2% - for each subsequent year, etc.

MacKenzie Commercial demonstrated a more comprehensive understanding of MDOT MPA's requirements and offered unique ideas tailored to the WTC and likely result in more signed leases. As a Maryland-based company, MacKenzie Commercial also demonstrated greater benefit to the State of Maryland. The commission rates of the two offerors were identical to the limits stated in the Request for Proposals except that MacKenzie Commercial offered, in a co-broker situation, a 1% Landlord's Broker commission while CBRE, Inc. offered a 2% Landlord's Broker commission, making MacKenzie Commercial's price proposal slightly more advantageous. MDOT MPA will pay the contractor at the agreed rates, with the total of commissions payable not to exceed \$300,000 over the term of the contract. For every additional 10,000 square feet that can be leased as a result of the services of this broker, MDOT MPA estimates it will generate additional net rental income of approximately \$1.3 million per year.

The Maryland Port Commission approved this award on March 5, 2019.

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

Approp. Code: J03D0001

Resident Business: Yes

MD Tax Clearance: 19-0253-0001

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

**3-C. MARYLAND TRANSIT ADMINISTRATION
*Construction Contract***

Contract ID: Metro Priority Repairs; *MTR-19-008-CN*
ADPICS No.: MTR19008CN

Contract Description: This contract is for construction along the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Metro SubwayLink line.

Award: RailWorks Track Services, Inc.
Minooka, IL

Contract Term: 04/04/2019- 12/30/2019

Amount: \$3,462,537

Procurement Method: Competitive Sealed Bidding

Bids:	RailWorks Track Services, Inc. Minooka, IL	\$3,462,537
	Railroad Constructors Inc. of NJ Paulsboro, NJ	\$3,895,313
	Rhinehart Railroad Construction Fallston, MD	\$4,611,458
	Railroad Construction Co. Paterson, NJ	\$5,776,511

MBE Participation: 15%

Performance Security: Performance & Payment Bonds at 100% of the Contract Amount

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace on November 26, 2018 notifying 185 vendors. 16 of the vendors were MDOT-certified Minority Business Enterprises (MBE). The bid opening was conducted on January 30, 2019.

This construction along the Metro SubwayLink line will begin in June 2019 and be completed over 14 weekends.

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 March 20, 2019



3-C. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Agency Remarks: (cont'd)

The work under this contract will include:

- replacement of timber ties and switch ties;
- resurfacing bridge ends;
- surface alignment;
- tamping;
- replacement of direct fixation fasteners;
- replacement of anchor bolts;
- replacement of monoblock ties; and
- replacement of deteriorated rails.

MDOT MTA has confirmed RailWorks Track Services, Inc. bid price for the full scope of work required under this contract.

The MBE goal established for this contract is 15% and RailWorks Track Services, Inc. has committed to this goal.

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

Approp. Code: J05H0105

Resident Business: No

MD Tax Clearance: 19-0427-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
	WITH DISCUSSION	WITHOUT DISCUSSION	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

**4-C. MARYLAND TRANSIT ADMINISTRATION
*Construction Contract***

Contract ID: Design & Reconstruction of Polk Street Maintenance Facility; *PUR-18-004-PP*
ADPICS Nos: PUR18004PP

Contract Description: This contract is for the design and reconstruction of the Polk Street maintenance facility for the Purple Line Light Rail project.

Award: Forrester Construction Company
Rockville, MD

Contract Term: 04/04/2019 – 08/04/2020

Amount: \$13,575,621 NTE

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Offer (Ranking)</i>	<i>Overall Ranking</i>
Forrester Construction Company Rockville, MD	1	\$13,575,621 (1)	1
W.M. Schlosser Co. Hyattsville, MD	2	\$14,833,000 (2)	2
Plano-Coudon, LLC Baltimore, MD	3	\$16,842,606 (3)	3

DBE Participation: 25%

Performance Security: Performance & Payment Bonds at 100% of the Contract Amount

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace on August 28, 2018, notifying 894 vendors. 27 of the vendors were MDOT-certified Disadvantaged Business Enterprises (DBE). Three proposals were received in response to the Request for Proposals (RFP) on November 21, 2018. A qualitative evaluation of the technical proposals based on standard criteria set forth in the RFP found no substantial weaknesses in the proposals; therefore, all proposals were deemed acceptable and reasonably susceptible of being selected for award.

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 March 20, 2019



4-C. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Agency Remarks: (cont'd)

The Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) this procurement with the purpose of designing and reconstructing an existing building to house a park maintenance facility as part of the Purple Line Light Rail project. The facility is a functional replacement for the Maryland National Capital Park and Planning Commission's (MNCPPC) Northern Area Operations & Maintenance Facility at Glenridge.

This contract provides for the conversion of an existing warehouse building into a maintenance building to include maintenance areas, storage, indoor parking & office space, and roof repairs. Work to be performed includes the installation of windows, floors, ceilings, painting, signage, partitions, vehicle lifts, and bathroom facilities. Other important systems that will be renovated and/or installed are fuel management, HVAC, plumbing, ventilation, fire suppression, and access control systems.

Forrester Construction Company (Forrester) offered the lowest priced proposal and was ranked #1 during the financial evaluation. During the technical evaluation, Forrester demonstrated that they possess a strong background in design-build projects with government clients. Forrester's proposal included a project management team with a dedicated design-build project manager and a partnership with an architectural firm. Forrester also proposed an open-air parking garage rather than a closed parking garage which was a design element the evaluation committee felt would benefit the project. Lastly, their proposal showed that Forrester would provide significant economic benefit to the State of Maryland, including the purchase of \$4.8 million in materials from Maryland firms. For these reasons, the evaluation Committee ranked Forrester #1 during the technical evaluation, and recommended Forrester for the award.

The DBE goal established for this contract is 25% and Forrester Construction has committed to this goal.

Fund Source: 37.4% Federal; 62.6% Special Funds (Transportation Trust Fund)

Approp. Code: J05H0105

Resident Business: Yes **MD Tax Clearance:** 19-0467-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
	WITH DISCUSSION	WITHOUT DISCUSSION	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

**5-C. MARYLAND TRANSIT ADMINISTRATION
Construction Contract**

Contract ID: Stormwater Management Repair & Retrofit (Monocacy MARC Station); T-1452-0440

ADPICS No.: T14520440

Contract Description: This contract provides for the necessary repairs and retrofit of the stormwater management facility located at the Monocacy MARC station in Frederick County, MD.

Award: Triple R Construction Corporation
Silver Spring, MD

Contract Term: 04/04/2019- 10/20/2019

Amount: \$1,690,188

Procurement Method: Competitive Sealed Bidding

Bids:	Triple R Construction Corporation Silver Spring, MD	\$1,690,188
	Concrete General Gaithersburg, MD	\$1,865,421
	Triangle Contracting Frederick, MD	\$2,153,748
	Old Line Construction Dunkirk, MD	\$2,169,706
	Brawner Builders Timonium, MD	\$2,332,944

DBE Participation: 25.8%

Performance Security: Performance & Payment Bonds at 100% of the Contract Amount

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace on October 25, 2018, notifying 792 vendors. 30 of the vendors were MDOT-certified Disadvantaged Business Enterprises (DBE). The bid opening was conducted on January 8, 2019.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



5-C. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Agency Remarks: (cont'd)

This contract provides for the repairs and retrofit of the stormwater management facility at the Monocacy MARC station parking lot in accordance with the Maryland Department of the Environment's requirements. Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) has an obligation to treat 20% of its untreated impervious areas in accordance with the Chesapeake Bay Total Maximum Daily Load.

The work under this contract will include:

- clearing of trees and vegetation;
- installation of storm drains and storm filters;
- construction of bio-filters in the parking lot;
- installation of erosion and sediment control measures; and
- repair of the eroding pond outfall.

MDOT MTA has confirmed Triple R Construction Corporation's bid price for the full scope of work required under this contract.

The DBE goal established for this contract is 25.8% and Triple R Construction Corporation has committed to this goal.

Triple R Construction Corporation is a State-certified Small Business and an MDOT-certified DBE.

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

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 19-0228-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
	WITH DISCUSSION	WITHOUT DISCUSSION	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

**6-C. MARYLAND TRANSIT ADMINISTRATION
*Construction Contract***

Contract ID: Stormwater Management Repair & Retrofit- Dorsey MARC Station; *T-1452-0540*
ADPICS No.: T14520540

Contract Description: This contract provides for the necessary repairs and retrofit of the stormwater management facility located at the Dorsey MARC station in Howard County, MD.

Award: SMI Services, LLC
Bowie, MD

Contract Term: 04/04/2019- 12/10/2019

Amount: \$1,358,666

Procurement Method: Competitive Sealed Bidding

Bids:	SMI Services, LLC Bowie, MD	\$1,358,666
	Triangle Contracting Frederick, MD	\$1,509,129
	Locust Lane Farms, Inc. Upper Marlboro, MD	\$1,527,869
	VKM Contracting Alexandria, VA	\$1,555,451
	Concrete General Gaithersburg, MD	\$1,696,737
	American Siteworks Linthicum, MD	\$1,975,101

DBE Participation: 27%

Performance Security: Performance & Payment Bonds at 100% of the Contract Amount

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 March 20, 2019



6-C. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace on October 25, 2018, notifying 792 vendors. 130 of the vendors were MDOT-certified Disadvantaged Business Enterprises (DBE). The bid opening was conducted on January 8, 2019.

This contract provides for the repairs and retrofit of the stormwater management facility at the Dorsey MARC station in accordance with the Maryland Department of the Environment’s requirements. Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) has an obligation to treat 20% of its untreated impervious areas in accordance with the Chesapeake Bay Total Maximum Daily Load.

The work under this contract will include:

- clearing of trees and vegetation;
- construction of a new embankment and access road;
- wet pond excavation;
- pond riser construction;
- repair and replacement of drainage structures and outfalls;
- water quality best management practices construction;
- minor roadway and guardrail replacements; and
- disconnecting the existing outfall from a Maryland Department of Transportation State Highway Administration manhole.

MDOT MTA has confirmed SMI Services, LLC’s bid price for the full scope of work required under this contract.

The DBE goal established for this contract is 27% and SMI Services, LLC has committed to this goal.

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

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 19-0246-0110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
	WITH DISCUSSION	WITHOUT DISCUSSION	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

**7-C. MARYLAND TRANSIT ADMINISTRATION
Construction Contract**

Contract ID: Stormwater Management Repair & Retrofit—White Marsh Park & Ride Lot;
T-1452-0740, ADPICS No.: T14520740

Contract Description: This contract provides for the necessary repairs and retrofit of the stormwater management facility located at the White Marsh Park & Ride Lot in Baltimore County, MD.

Award: Hawkeye Construction, LLC
Rosedale, MD

Contract Term: 04/04/2019- 02/23/2020

Amount: \$1,798,840

Procurement Method: Competitive Sealed Bidding

Bids:	Hawkeye Construction Company, LLC Rosedale, MD	\$1,798,840
	Triple R Construction Silver Spring, MD	\$1,994,840
	Gray & Son Timonium, MD	\$2,053,570
	Brawner Builders, Inc. Hund Valley, MD	\$2,146,585
	Monumental Paving Baltimore, MD	\$2,181,140
	Concrete General Gaithersburg, MD	\$2,264,760

DBE Participation: 31%

Performance Security: Performance & Payment Bonds at 100% of the Contract Amount

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 March 20, 2019



7-C. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace on October 25, 2018, notifying 792 vendors. 130 of the vendors were MDOT-certified Disadvantaged Business Enterprises (DBE). The bid opening was conducted on January 8, 2019.

This contract provides for the repairs and retrofit of the stormwater management facility at the White Marsh Park & Ride Lot in accordance with the Maryland Department of the Environment’s requirements. Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) has an obligation to treat 20% of its untreated impervious areas in accordance with the Chesapeake Bay Total Maximum Daily Load.

The work under this contract will include:

- installation and maintenance of erosion and sediment control;
- installation of storm drains and associated structures; and
- installation of a cartridge filter system;
- retrofit of associated underdrains and structures;
- retrofit of existing surface infiltration facilities by replacing them with bioretention facilities; and
- replace the current parking lots being removed for this work with ADA compliant lots.

MDOT MTA has confirmed Hawkeye Construction, LLC’s bid price for the full scope of work required under this contract.

The DBE goal established for this contract is 31% and Hawkeye Construction, LLC has committed to this goal.

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

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 19-0247-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
	WITH DISCUSSION	WITHOUT DISCUSSION	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

**8-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract**

Contract ID: Wheel Lathe Machine Maintenance; *LR-18-1004*
ADPICS No.: LR-18-1004

Contract Description: This contract is for the repair and maintenance of the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Light RailLink's wheel lathe machine.

Award: Hegenscheidt – MFD Corporation
Sterling Heights, MI

Contract Term: 04/04/2019 – 04/03/2022

Amount: \$92,539

Procurement Method: Sole Source (Proprietary)

MBE Participation: 0% (Proprietary)

Living Wage Eligible: No

Incumbent: None

Requesting Agency Remarks: The wheel lathe machine is used to re-profile the wheel treads of the MDOT MTA's Light RailLink Vehicles to exact specifications. These wheel treads become worn from use and can have flat spots from low adhesion conditions. The machine also returns the wheel back to rotational trueness and balance. If wheels are left unprofiled, there is a risk of vehicle derailment.

The contract requires a six-month cycle preventive maintenance program to keep the machine in a state of good operational condition. The duration shall be three years with a total of six maintenance services by the contactor's factory trained technicians. The technician will inspect, check, calibrate, and perform routine maintenance and repair tasks as needed, to keep the machine in good working condition.

Hegenscheidt – MFD Corporation is the original developer and designer of the MDOT MTA's wheel lathe machine and holds the proprietary design rights and distributorship. The machine must be remanufactured by Hegenscheidt – MFD Corporation's certified technicians who maintain the necessary records to meet the required specifications.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



8-M. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Agency Remarks: (cont'd)

MDOT MTA has determined that the price offered is fair and reasonable for the services to be provided, based on historical data and previous contracts.

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

Approp. Code: J05H0104

Resident Business: No

MD Tax Clearance: 19-0528-0001

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

**9-E. MARYLAND TRANSIT ADMINISTRATION
*Equipment Contract***

Contract ID: Light RailLink Catenary Inspection Equipment; *PR 18-1290*
ADPICS No.: P5909169

Contract Description: This contract provides the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) with inspection equipment to inspect its Light RailLink catenary system.

Award: ROV Railway Industry LLC
Sunrise, FL

Contract Term: 04/04/2019* – 10/03/2019 (**or earlier upon BPW approval*)

Amount: \$211,030 NTE

Procurement Method: Sole Source (Proprietary)

MBE Participation: 0% (Proprietary)

Incumbent: None

Requesting Agency Remarks: The MDOT MTA's Light RailLink catenary system is nearing the end of its design life and requires constant monitoring to prevent system failure. MDOT MTA's Catenary department currently performs manual visual inspections, which is time consuming and expensive.

The contractor will provide inspection equipment that can capture specific issues within the catenary system, with high detail and resolution. These cameras will capture measurements and then calculate the information into analytical data. The MDOT MTA will be able to use this data to take proactive maintenance measures. The contractor will deliver and install the hardware and provide MDOT MTA personnel with training.

ROV Railway Industry LLC (ROV) is the only contractor who has developed equipment that can not only inspect and measure catenary systems, but also turn the results into analytical data. ROV is the sole provider and sole licensee of both inspection cameras, the CAMEROV VISIOCAT and the CAMEROV HDD-E.

MDOT MTA has determined that the price offered is fair and reasonable for the services to be provided, based on market price.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



9-E. MARYLAND TRANSIT ADMINISTRATION (cont'd)

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

Approp. Code: J05H0105

Resident Business: No

MD Tax Clearance: 19-0116-0000

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

10-GM. MARYLAND TRANSIT ADMINISTRATION
General/Miscellaneous Contract

Contract ID: Paratransit Transportation Services; *MOL-17-041-SR*
ADPICS Nos.: MOL1741SRA; MOL1741SRB; MOL1741SRC

Contract Description: This contract provides services to operate Americans with Disabilities Act (ADA) paratransit services for the Mobility program. The contractors provide a facility, vehicle maintenance, operators/drivers, pull-out supervision, management of the Mobility Operations Control Center (MOCC) and all necessary support to transport riders in accordance with the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) instructions.

Awards:

First Transit, Inc. Cincinnati, OH		(Contract A, Functional Area I)
Transdev Services, Inc. Lombard, IL		(Contract B, Functional Area I)
MV Transportation, Inc. Fairfield, CA		(Contract C, Functional Area II)

(Single Proposal received for Functional Area II)

Contract Term: 04/04/2019 – 04/03/2022 (with two, 2-years options)

Amount:

\$132,923,867 NTE	(Contract A base)	
\$141,081,902 NTE	(Contract B base)	
<u>\$ 25,032,352 NTE</u>	(Contract C base)	
\$299,038,121 NTE		

<i>Contract - Offeror</i>	<i>Base</i>	<i>Option No. 1</i>	<i>Option No. 2</i>	<i>Total</i>
A - First Transit, Inc.	\$132,923,867	\$96,472,106	\$103,832,222	\$333,228,195
B - Transdev Services, Inc.	\$141,081,902	\$101,583,624	\$108,887,446	\$351,552,972
C - MV Transportation, Inc.	\$25,032,352	\$17,130,421	\$17,991,139	\$60,153,913

Procurement Method: Competitive Sealed Proposals

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

Proposals:

Contract A & B - Functional Area I (Service Delivery)			
Offerors	Technical	Financial	Overall
Transdev Services, Inc. Lombard, IL	1	\$351,552,972 (2)	1
First Transit Inc. Cincinnati, OH	2	\$333,228,195 (1)	2
National Express, LLC Lisle, IL	3	\$170,093,507** (4)	3
Keolis Transit America Los Angeles, CA	4	\$357,576,754 (3)	4

**The prices are based on 75,000 tier hours.*

***National Express, LLC's price is based on 24,000 tier hours, as allowed by the solicitation.*

Contract C - Functional Area II (MOCC)			
Offerors	Technical	Financial	Overall
MV Transportation, Inc. Fairfield, CA	1	\$60,153,913 (1)	1

MBE Participation: 17%

VSBE Participation: 1.5%

Performance Security: Performance & Payment Bonds at 100% of the Contract Amount

Incumbents: First Transit, Inc.; Transdev Services, Inc.; MV Transportation, Inc.

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace on December 22, 2017, with the intent to award multiple contracts. The Request for Proposals (RFP) included two Scopes of Work; one for paratransit transportation service delivery services and one for the management of the MOCC. Offerors were allowed to respond to one or both functional areas of the RFP, but no offeror would be selected for more than one functional area. MDOT MTA intended to award at least two contracts for service delivery and one contract for the MOCC.

Six proposals from five offerors were received in response to the RFP on July 2, 2018. Five proposals for the service delivery functional area and one proposal for the MOCC functional area. One vendor, MV Transportation, Inc. (MV) submitted proposals for both functional areas. MV's proposal for the service delivery functional area was removed from consideration after they were notified that they were a tentative awardee for the MOCC functional area.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

Agency Remarks: (cont'd)

A qualitative evaluation of the technical proposals based on standard criteria set forth in the RFP found no substantial weaknesses in the proposals; therefore, all proposals were deemed acceptable and reasonably susceptible of being selected for award. As a result, the MDOT MTA held in-person meetings with all offerors and requested best and final offers from all offerors.

For the service delivery functional area, each offeror was allowed to submit a financial proposal based on three potential service hour level tiers; 24,000, 49,000, & 75,000 service hours. Offerors were not required to submit a financial proposal based on all three tiers. MDOT MTA determined the ranking of the financial proposals based on the 75,000 service hours tier. First Transit Inc. (First Transit) offered the lowest financial proposal and Transdev Services, Inc. (Transdev) offered the second lowest financial proposal.

First Transit's technical proposal demonstrated that the contractor had years of private sector & government experience and significant experience with using service delivery technology. Transdev's technical proposal included a strong leadership team, a state-of-the-art facility, and multiple safety incentives for drivers. The evaluation committee ranked Transdev #1 during the technical evaluation, and First Transit #2.

Based on the financial and technical evaluations, Transdev was ranked #1 overall and First Transit #2 overall. The evaluation committee determined that it would be most advantageous to the State to recommend both Transdev and First Transit for awards for the delivery service functional area of the contract.

MV submitted a technical proposal for the MOCC functional area that included knowledgeable key personnel, significant experience with providing services to similar sized government transit agencies, a robust dispatcher training program, and a comprehensive employee performance monitoring program. The evaluation committee recommended MV for award of the MOCC functional area.

The MDOT MTA's paratransit service operates seven days per week, 24 hours per day, and generally serves the same geographic area served by the MDOT MTA fixed-route system as required by the ADA. The service includes all areas of Baltimore City, parts of Baltimore and Anne Arundel Counties located inside the Baltimore Beltway (I-695), and all other areas of Baltimore and Anne Arundel Counties located within a three-quarter mile radius of the MDOT MTA's fixed-route services. Certified paratransit users may request service by 5:00 P.M. on the day prior to the need for service and may schedule services up to seven days in advance. On an average weekday, the MDOT MTA schedules approximately 4,200 trips and the on-time performance level of the contractors is monitored by the MDOT MTA.

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 March 20, 2019



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

Agency Remarks: (cont'd)

The MBE goal established for this contract is 17% and the VSBE goal is 1.5%. All three contractors have committed to the MBE goal. First Transit has committed to the VSBE goal. Transdev requested and was granted a partial waiver for the VSBE goal. MTM requested and was granted a waiver request for the entire VSBE goal.

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

Approp. Code: J05H0102

Resident Business: No

MD Tax Clearances:	First Transit, Inc.	19-0112-1111
	Transdev Service, Inc.	19-0113-1111
	MV Transportation, Inc.	19-0114-0000

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
	WITH DISCUSSION	WITHOUT DISCUSSION	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



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

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

Contract ID: Quality Assurance Services for Paratransit Transportation Services;
MOL-18-004-SR, ADPICS No.: MOL18004SR

Contract Description: This contract provides for Quality Assurance (QA) services to monitor and review the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Paratransit Mobility Operations Control Center (MOCC) contractor and the service delivery contractors, including those providing supplemental services, and other third-party contracted services.

Award: Medical Transportation Management, Inc.
St. Louis, MO

Contract Term: 04/04/2019 – 04/03/2022 (with two, 1-year options)

Amount: \$ 8,925,912 NTE (3 Years, Base Contract)
\$ 3,030,764 NTE (Renewal Option 1, Year 4)
\$ 3,116,532 NTE (Renewal Option 2, Year 5)
\$15,073,208 NTE Total (5 Years)

Procurement Method: Competitive Sealed Proposals (*Single Qualified Proposal received*)

MBE Participation: 29%

VSBE Participation: 2%

Performance Security: Annual Performance Bond for 20% of contract amount

Incumbent: None

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace on February 15, 2018, notifying 1,221 vendors. 157 of the vendors were MDOT-certified Minority Business Enterprises (MBE) and 462 of the vendors were Maryland firms. Two vendors were directly solicited. Two proposals were received in response to the Request for Proposals (RFP) on July 2, 2018. One offeror did not meet the requirements of the RFP and was therefore rejected as non-responsive. One proposal was fully evaluated. No protests were filed.

A qualitative evaluation of Medical Transportation Management, Inc.'s (MTM) technical proposal based on standard criteria set forth in the RFP found no substantial weaknesses; therefore, it was deemed acceptable and reasonably susceptible of being selected for award.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
 March 20, 2019



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

Agency Remarks: (cont'd)

MTM’s response highlighted the firm’s operational experience of starting and providing similar QA services for WMATA’s MetroAccess Paratransit service. This will allow them to implement a program for the MDOT MTA while taking into account lessons learned from implementing a new program for WMATA.

The MDOT MTA held an in-person meeting with MTM and requested a best and final offer. The evaluation committee concluded that MTM offers a technically superior QA program that provides the best long-term value to the State. MTM has the necessary understanding of the scope of work, the experience required to create and implement a QA program for the MDOT MTA and has submitted a proposal that has been determined to be most advantageous to the State. For these reasons, the evaluation committee recommended MTM for the award.

This contract provides for QA services to monitor and review the MDOT MTA’s Paratransit Mobility Operations Control Center (MOCC) contractor and the service delivery contractors, including those providing supplemental services, and other third-party contracted services. The contractor’s services will fall under two functional areas identified as Administrative QA and Operations QA. Each functional area shall review and monitor various aspects of the MDOT MTA’s Paratransit contractors’ performances including applicable incentive and disincentive schedules in accordance with MDOT MTA standards. The QA Contractor will work cooperatively with the MDOT MTA and its Paratransit contractors and will be familiar with all contracted roles as required by the service delivery and MOCC contracts.

The MBE goal established for this contract is 29% and the VSBE goal is 2%, and MTM has committed to both goals.

MDOT MTA has determined that the price offered is fair and reasonable for the services to be provided, based on market price.

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

Approp. Code: J05H0102

Resident Business: No

MD Tax Clearance: 19-0234-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
	WITH DISCUSSION	WITHOUT DISCUSSION	

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019**



*Contact: Jada Wright
410-545-0330
jwright18@sha.state.md.us*

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

Contract ID: Survey and Engineering Services, Garrett, Allegany, and Washington Counties (District 6); *BCS 2016-01 B*

ADPICS No. SBCS1601B

Contract Description: This contract is one of three open-ended, work-order based contracts to provide survey and engineering services for the for the Maryland Department of Transportation State Highway Administration (MDOT SHA).

Award: Brudis and Associates, Inc.; Columbia, MD

Contract Term: 04/04/2019 – 04/03/2024

Amount: \$4,000,000 NTE (*Small Business Enterprise*)

Procurement Method: Qualification Based Selection

Proposals:

	Technical Proposal Rating (Max 492)	Technical Ranking	Award
AB Consultant, Inc. Baltimore, MD	349.7	1	(Contract A)
Brudis & Associates, Inc. Columbia, MD	344.5	2	Contract B \$4,000,000
SuYash Consulting, LLC / iDesign Engineering, Inc. (JV) Columbia, MD	323.3	3	(Contract C)
Rossi Transportation Group, Inc. / Hanover Land Services, Inc. (JV) Westminster, MD	306.7	4	N/A
Constellation Design Group, Inc. / iCivil Inc. (JV) Woodstock, MD	267.4	5	N/A
Navarro & Wright Consulting Engineers, Inc. Hagerstown, MD	267.1	6	N/A
American Engineering Group, LLC Largo, MD	258.7	7	N/A
Daniel Consultants, Inc. Columbia, MD	257.1	8	N/A

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



12-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

Proposals: (cont'd)

	<i>Technical Proposal Rating (Max 492)</i>	<i>Technical Ranking</i>	<i>Award</i>
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: 100% Special Funds (Transportation Trust Fund)

Approp. Code: J02B0101

Resident Business: Yes **MD Tax Clearance:** 19-0159-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



*Contact: Jada Wright
410-545-5754
jwright18@sha.state.md.us*

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

Contract ID: Travel Forecasting, Traffic Analysis & Engineering Services, Statewide; *BCS 2016-02*, ADPICS No. SBCS1602D

Contract Description: This contract is one of six open-ended, work-order based contracts to provide comprehensive travel forecasting, traffic engineering and analysis services, statewide. This contract series will be primarily utilized by Maryland Department of Transportation State Highway Administration's (MDOT SHA) Office of Planning and Preliminary Engineering.

Award: Sabra & Associates, Inc.
Columbia, MD

Contract Term: 04/04/2019 – 04/03/2024

Amount: \$6,000,000 NTE

Procurement Method: Qualification Based Selection

Proposals:

	<i>Technical Proposal Rating (Max 100)</i>	<i>Technical Ranking</i>	<i>Award</i>
Gannett Fleming, Inc. Baltimore, MD	90.0	1	Contract A Awarded at 02/06/19 BPW
Whitman, Requardt & Associates, LLP Baltimore, MD	88.6	2	Contract B Awarded at 12/19/18 BPW
Rummel, Klepper & Kahl, LLP Baltimore, MD	88.4	3	Contract C Awarded at 12/19/18 BPW
Sabra & Associates, Inc. Columbia, MD	88.4	3	Contract D \$6,000,000
A. Morton Thomas & Associates, Inc. Rockville, MD	87.6	5	(Contract E)
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	85.8	6	Contract F Awarded at 12/19/18 BPW
Brudis & Associates, Inc. Columbia, MD	83.6	7	N/A

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



13-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

Proposals: (cont'd)

	<i>Technical Proposal Rating (Max 100)</i>	<i>Technical Ranking</i>	<i>Award</i>
Whitney, Bailey, Cox & Magnani, LLC/ McCormick Taylor, Inc. (JV) Baltimore, MD	81.9	8	N/A
Kittelson & Associates, Inc. Baltimore, MD	80.3	9	N/A
Wallace Montgomery & Associates, LLP/ Century Engineering, Inc. (JV) Baltimore, MD	80.0	10	N/A
AECOM Technical Services, Inc. Hunt Valley, MD	79.6	11	N/A

DBE Participation: 25%

Incumbents: Gannett Fleming, Inc.; Sabra & Associates, Inc.

Requesting Agency Remarks: On March 3, 2017, the solicitation was advertised in The Daily Record, the Maryland Department of Transportation State Highway Administration’s (MDOT SHA) web page and eMaryland Marketplace. A total of 855 firms were notified via eMaryland Marketplace.

The consultant shall provide the following services: travel forecasting, traffic engineering and analysis, and additional required traffic-related studies for the purposes of evaluating transportation projects during the various phases of MDOT/SHA’s project development process including support for travel demand modeling, traffic operational modeling/simulation, safety studies, crash data analysis, congestion management strategies, ITS/TSMO initiatives, preliminary concepts and cost estimates, environmental traffic analysis, traffic data collection, multimodal transportation analysis, transit ridership analysis, toll revenue studies, general traffic engineering tasks, CAV technologies/analyses, and all other professional engineering services related to comprehensive travel forecasting and traffic analysis services.

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: Yes **MD Tax Clearance:** 19-0503-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



*Contact: Jada Wright
410-545-0330
jwright18@sha.state.md.us*

15-M-MOD. STATE HIGHWAY ADMINISTRATION
Modification: Maintenance Contract

Contract ID: Miscellaneous Structure Repairs at Various Locations in Montgomery and Prince George's Counties (District 3); *AX0647314*
ADPICS No.: AX0647314

Contract Approved: 11/15/2017; MDOT Agenda Item 12-M

Contractor: Concrete General, Inc.
Gaithersburg, MD

Contract Description: This open-ended, on-call contract provides all labor, materials, and equipment necessary to perform miscellaneous roadway structure repairs at various locations in District 3.

Modification Description: Modification No. 1 increases contract authority and is necessary to complete vital safety related bridge/structure repairs.

Original Contract Term: 12/07/2017 – 12/31/2019

Modification Term(s): 04/04/2019 – 12/31/2019

Original Contract Amount: \$1,836,598

Modification Amount: \$1,221,000

Revised Contract Amount: \$3,057,598

Percent +/- Change: +66.48%

Overall Percent +/-: +66.48%

Original Procurement Method: Competitive Sealed Bidding

MBE Participation: 3%

MBE Compliance: 8.68%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
 March 20, 2019



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

Requesting Agency Remarks: The contract will expire on 12/31/2019, however, it is estimated that the contract will run out of funds in April 2019. The contract is needed to continue to address vital safety related bridge/structure repairs.

Large volumes of work requests mount as current infrastructure is crumbling. We continue to receive complaints from the Maryland Department of Transportation State Highway Administration’s Customer Care Management System (some of which are high priority and have been elevated to various elected officials’ offices). We also receive Office of Structure’s maintenance requests, and the fact that the District has had to utilize two crews to catch up on the back log/pending work from November 2016 has resulted in more contract expenditure than anticipated.

Also, due to heavy volumes of traffic and limited time restrictions, the bridge repairs on the Capital Beltway and other express highways require nighttime work with triple lane closures, also resulting in additional contract spending.

Fund Source: 100% Special Funds (Transportation Trust Fund)
Approp. Code: J02B0102
Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION– THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 20, 2019



*Contact: Jada Wright
410-545-0330
Jwright18@sha.state.md.us*

16-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting & Stump Removal at Various Locations in Dorchester, Somerset, Wicomico, and Worcester Counties (District 1); *429D11420SB*
ADPICS No.: 429D11420

Contract Description: This open-ended, on-call contract provides all labor, materials, and equipment necessary to perform the activities for brush and tree cutting and stump removal at various locations in District 1.

Award: Asplundh Tree Expert, LLC
Odenton, MD

Contract Term: 04/04/2019 – 04/04/2022

Amount: \$2,249,881 NTE

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE Participation: 0%

Performance Security: Annual Renewable Performance and Payment Bonds for 100% of the award amount exist for this contract.

Incumbent: Asplundh Tree Expert, LLC
Odenton, MD

Requesting Agency Remarks: This contract was originally advertised on eMaryland Marketplace on November 7, 2017 notifying 289 potential contractors. The bid opening date was January 4, 2018. A single bid was received from Asplundh Tree Expert LLC. Due to receipt of a single bid, the procurement was cancelled, and the bid rejected.

MDOT SHA reached out to three potential bidders requesting feedback as to why no bids were provided. One firm responded that they could not compete with larger companies. In an effort to offer better competition amongst the small businesses, MDOT SHA re-advertised the solicitation as a Small Business Reserve designated contract. A total of 260 potential contractors were notified via eMaryland Marketplace; 19 of which were MDOT-certified Minority Business Enterprises and 61 of which were State-certified small businesses.

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 March 20, 2019



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

Agency Remarks: (cont'd)

Additionally, seven tree expert companies were directly solicited by email and telephone, five of which were located on the Eastern Shore, where the work was to be performed. The re-advertisement was posted on April 3, 2018 with an original deadline of May 3, 2018. The bid due date was extended for a period of seven weeks by way of four addenda issued by MDOT SHA. The fourth and final extension, issued on June 11, 2018, extended the deadline to June 21, 2018, and removed the SBR designation in hopes of creating competition amongst larger firms, previously unable to offer bids. Again, Asplundh Tree Expert, LLC was the sole firm to offer a bid.

This contract is needed as it allows for routine tree trimming, brush cutting and stump removal throughout District 1. It is crucial to keeping state highways clear of trees and branches during natural disasters, including but not limited to hurricanes, snow and ice storms, and severe thunderstorms.

Based on historical data for these services, the Maryland Department of Transportation State Highway has determined the proposed price is fair and reasonable and has confirmed Asplundh Tree Expert, LLC's bid price.

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

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 19-0469-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
	WITH DISCUSSION	WITHOUT DISCUSSION	



DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

March 20, 2019

	Pages
Construction	1 and 2
Construction Contract Modification	3 thru 6
Energy Performance Contract Modification	7 and 8
Architecture and Engineering Services	9
General Miscellaneous	10 thru 12
Real Property	13
Leases	14 thru 27
Capital Grants and Loans	28 thru 45



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

1-C. CONSTRUCTION

Department of General Services/Department of Natural Resources

Contract ID: Western Maryland Fuel Tank Replacement at Herrington Manor State Park, Mt. NEBO WMA & Green Ridge State Park
 Project No. P-000-191-010, ADPICS No. 001B9400374

Contract Description: Removal and replacement of the existing underground gasoline and diesel fuel storage system with aboveground storage systems.

Procurement Method: Competitive Sealed Bids

<i>Bids</i>	<i>Amount</i>
Subsurface Technologies, Inc., New Windsor, MD	\$527,000.00
Triad Engineering, Inc., Hagerstown, MD	\$542,085.45
Apex Companies, LLC, Rockville, MD	\$597,365.00
Excavating Associates, Inc., Ellerslie, MD	\$908,365.00

Award: Subsurface Technologies, Inc.

Term: 120 calendar days

Amount: \$527,000.00

MBE Participation: 5%

Remarks: A notice of availability of an Invitation for Bids was posted on the DGS Web Site and *eMaryland Marketplace.com* on November 5, 2018. Five bids were received and opened on December 13, 2018. One bid was rejected because they could not meet the MBE goal. A protest was received on January 28, 2019. A Procurement Officer's Final decision was issued on March 1, 2019 denying the protest. The decision was not appealed. Subsurface Technologies Inc. has been found responsible, its bid responsive and has confirmed its bid.

Fund Source: POS 19 Item 006

Resident Business: Yes **MD Tax Clearance:** 19-0054-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

2-C-MOD. CONSTRUCTION CONTRACT MODIFICATION
Department of Planning

Contract ID: Jefferson Patterson Park and Museum
Project No: HT-000-171-003, ADPICS No. 001B7400430

Original Contract Approved: DPRB 04/04/17 Item 14-M-002

Contractor: Colossal Contractors, Inc., Burtonsville, MD

Contract Description: Contract that provides all labor, materials, etc. required for incidental repairs and painting of the exterior of buildings and related items. Work consists of patching, surface preparation, priming and painting (or sealing/ staining) necessary to complete the work. The buildings included under this project are the Breckenridge Buildings #9-13 located at 10055, 10065, 10075 Mackall Road and the Museum Service Center Complex Buildings #1-8 located at 10515, 10519, 10521, 10525, 10529, 10533 Mackall Road at Jefferson Patterson Park & Museum, St. Leonard, Maryland.

Original Procurement Method: Competitive Sealed Bidding

Modification Description: Additional caulking as needed above the amount provided for the contract.

Original Contract Term: 120 Calendar Days (Period of Performance)

Modification Term: 0 Calendar Days

Original Contract Amount: \$151,100

Modification Amount: \$ 7,825

Prior Modifications/Options: \$ 48,392

Revised Total Contract Amount: \$ 207,317

Percent +/- (This Modification): 5.18%

Overall Percent +/-: 37.21%

Original MBE Participation: 0%

2-C-MOD. CONSTRUCTION CONTRACT MODIFICATION (cont'd)

Remarks: Period of performance will not be extended.

The extension of the unit cost was necessary by the increased linear footage required to remove and replace perimeter caulking at the base of the wall and slab on grade at three buildings.

Fund Source: H00-19 77051 01 1498

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

3-C-MOD. CONSTRUCTION CONTRACT MODIFICATION
Department of Natural Resources

Contract ID: Town of Ocean City
Project No: F-024-170-010, ADPICS No. 001B8400242

Original Contract Approved: DGS Item 4-M (12/6/2017)

Contractor: Ashton Manor Environmental, LLC, Beltsville, MD

Contract Description: Contract for dune maintenance at the Town of Ocean City.

Original Procurement Method: Competitive Sealed Bidding

Modification Description: Extended price for cleaning out excess sand from pedestrian crossovers for year 2 is hereby credited to the State in its entirety.

Original Contract Term: 1,095 Calendar Days

Modification Term: 0 Calendar Days

Original Contract Amount: \$ 2,758,746

Modification Amount: <\$ 365,800>

Prior Modifications/Options: \$ 38,000

Revised Total Contract Amount: \$ 2,430,946

Percent +/- (This Modification): -13.26%

Overall Percent +/-: -11.88%

Original MBE Participation: 10%

MBE Participation: 20%

3-C-MOD. CONSTRUCTION CONTRACT MODIFICATION (cont'd)

Remarks: The amount bid has been determined to be an unreasonable price. This determination has been made based on a comparison with prior years pricing for the same work item, as provided by this vendor and others. The same quantity of Year 2 work, using the Year 3 price, has been added to the contract under a previous Change Order. This will allow the work to progress and will establish a reasonable price for payment.

Fund Source: FY18 PCA I0533 (182,900)
POS65 402 (182,900)
MCCBL 2011 Item 010; see attached letter

Resident Business: Yes

BOARD OF PUBLIC WORKS	THIS ITEM WAS:		
APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor



Ellington E. Churchill, Jr.
Secretary

MARYLAND DEPARTMENT OF GENERAL SERVICES
OFFICE OF THE SECRETARY

March 29, 2019

Sheila McDonald, Esq.
Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 213
Annapolis, Maryland 21401-1991

OK for record
4/2/19

REC'D BPM
2019 APR 2 PM 1:45

SUBJECT: Changes to the March 20, 2019 Board of Public Works Action Agenda

Dear Ms. McDonald:

This is to advise you of the following changes to the Board of Public Works Action Agenda Item previously approved by the Board of Public Works.

BPW March 20, 2019

Item 3-C-MOD

Pages 5-6

DNR- Town of Ocean City

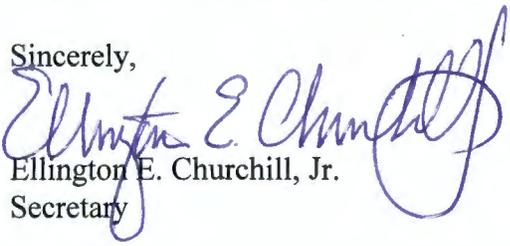
FROM: \$182,900 CREDIT – FY18 PCA I0533
\$182,900 CREDIT – POS65 402

TO: \$182,900 CREDIT– FY18 PCA I0533
\$182,900 CREDIT– MCCBL 2011 Item 010

Reason: To credit funds to Bond fund source

Thank you for your attention to this matter. If you need further information, please call me at (410) 767-4960 or have a member of your staff contact Rio Woodard, Administrator, Capital Projects Accounting, at (410) 767-4236.

Sincerely,


Ellington E. Churchill, Jr.
Secretary

c: The Honorable Larry Hogan
The Honorable Peter Franchot
The Honorable Nancy K. Kopp



Revised

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

4-EP-MOD. ENERGY PERFORMANCE CONTRACT MODIFICATION
Department of Health

Contract ID: Phase II- Comprehensive Energy Efficiency Clifton T. Perkins Hospital Facilities
Project No: EC-000-001-013, ADPICS NO. 001B7400428

Original Contract Approved: BPW 5/10/17 Item 2-EP

Contractor: Johnson Controls, Inc., Sparks, MD

Contract Description: Phase-II of an energy performance contract with JCI to implement energy saving measures at Holly Center & Clifton T. Perkins Hospital Facilities based on the negotiated Phase-I generated by Johnson Controls, on 3/30/2017, and approved by Department of General Services Procurement Review Board (DPRB). Phase II requires the incumbent to furnish detailed engineering, construction, start-up, training, maintenance services, and a savings guarantee for the approved program.

Original Procurement Method: Competitive Sealed Proposals

Modification Description: Install Quad Boiler Feed System, four single stage centrifugal pumps, 3 phase pumps, 47" steel stand, and schedule 40 suction piping with common header, control panel, and insulation & jacket. Replace Deaerator with Preheat Tank.

Original Contract Amount: \$9,502,140

Original Contract Term: 9-21-17 – 3/21/19

Modification Term: 0

Modification Amount: \$229,746

Prior Modifications/Options: \$35,131

Revised Total Contract Amount: \$9,767,017

Percent +/- (This Modification): 2.42%

Overall Percent +/-: 2.79%

Original MBE Participation: 30% (Full Split: 10% African American, 2% Hispanic, 9% Woman owned)

Revised

4-EP-MOD. ENERGY PERFORMANCE CONTRACT MODIFICATION (cont'd)

MBE Participation: 7%

Remarks: Install new boiler system and remove and replace outdated nonfunctional deaerator & preheat tank based on energy saving measures determined in Phase I of this Energy Performance Contract.

The contractor has only achieved 7% MBE participation because one of two sub-contractors was terminated. Another sub-contractor has been hired but their required MBE forms are still being processed so payments made to the new contractor are not being captured in the accounting system yet.

Fund Source: M00-19-MD31G-1071

Resident Business: Yes

This Item was withdrawn as Item 37-EP-MOD from the 3/6/19 Agenda.

BOARD OF PUBLIC WORKS		THIS ITEM WAS:	
APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	



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

5-AE. ARCHITECTURE AND ENGINEERING SERVICES
Department of General Services

Contract ID: Lawyer's Mall Re-Construction
Project No. BA-000-190-301, ADPICS No. 001B9400377

Description: Conceptual design services to re-construct Lawyer's Mall in Annapolis. Drawings and renderings for three conceptual designs of Lawyer's Mall site including Thurgood Marshall Memorial plaza with all original artwork elements. The site is defined by College Avenue, State Circle, Government House, and Maryland Department of Legislative Services building.

Procurement Method: Maryland Architectural and Engineering Services Act

Award: Ziger/Snead LLP Architects, Baltimore, MD

Amount: \$43,185.00

Term: 90 Calendar Days

Remarks: Indefinite Quantity Contract (IQC) DGS-17-100-IQC was developed for DGS to provide Architectural Engineering Services for the Department of General Services for Multiple Construction Projects. Under this agreement, individual contract awards may not exceed \$500,000. The expiration of the contract is October 2021.

Fund Source: 108/MCCBL 2018

Resident Business: Yes

MD Tax Clearance: 19-0363-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

6-GM. GENERAL MISCELLANEOUS
Department of Natural Resources

Reference: In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval **is requested for** the use of General Obligation Bond funding for the contract noted below in the amount of \$87,339.98.

Contract ID: New Germany State Park Day Use and Beach Improvements Garrett County
Project No. P-005-140-001

Description: Fund the remainder of AE services already contracted for the Day Use and Beach Improvements to New Germany State Park.

Remarks: Design work is nearing completion. These services were included and approved by BPW on September 7, 2016, item 3-AE with Penza Bailey Architects.

Fund Source: \$87,340 – Item 014/MCCBL 2013

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

8-GM. GENERAL MISCELLANEOUS
Maryland School for the Deaf, Frederick

Reference: In accordance with provisions of the State Finance and Procurement Article Section 8-301, Annotated Code of Maryland, the Board of Public Works approval is requested for the use of General Obligation Bond funding for the contract noted below in the total amount of \$30,000.00.

Contract ID: Frederick Campus Fire Alarm System Replacement - Campuswide
Project No.: A-000-120-001

Contract Description: Expert technical analysis services required by the Office of the Attorney General in preparation for the State in review of the project. An initial estimated amount Not To Exceed \$30,000.00 is requested. This will be billed on a time and materials basis to cover the exploratory period.

Procurement Method: Sole Source
Award: KCI Technologies, Inc., Sparks, MD
Amount: \$30,000.00 (2/15/2019 Proposal)
Term: 91 Calendar Days

Remarks: The Maryland School for the Deaf, Frederick campus installed a mass notification and fire alarm system. The State intends to hire an independent fire protection engineer to review the design and construction.

Fund Source: Item 021 MCCBL 2014
Resident Business: Yes
MD Tax Clearance: 19-0579-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
March 20, 2019



Contact: Wendy Scott-Napier
410.767.4088
wendy.scott-napier@maryland.gov

9-RP. REAL PROPERTY
Department of Health

Recommendation: Approve grant of easement to Columbia Gas, Inc.

Property: 76,478 square foot easement on a portion of a 52.22 acre parcel located at 10102 Country Club Road, Cumberland, in Allegany County, known as the Thomas B. Finan Center.

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

Grantee: Columbia Gas, Inc.

Consideration: \$0.00

Remarks: Approval is requested to grant a perpetual utility easement to Columbia Gas, Inc., for the installation, replacement and maintenance of the gas supply lines. The supply lines are solely to provide natural gas to the Thomas B. Finan Center, therefore there is no consideration for the easement.

Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD-20180615-0440 and found the project to be Consistent with Qualifying Comments. Their recommendation is to allow the Maryland Department of Health to grant a perpetual utility easement to Columbia Gas, Inc.

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

**10-LL. LANDLORD LEASE
*Canal Place Preservation & Development Authority***

Recommendation: Approval for a new one-year lease agreement.

Background: Reference is made to Item 13-LL dated January 24, 2018 wherein the Board of Public Works approved a one-year lease agreement for office space located at 13 Canal Street, Cumberland to the Board of County Commissioners of Allegany County for Allegany County Tourism. The lease expired and has continued on a month to month basis with rent being paid to Canal Place.

Tenant: Board of County Commissioners of Allegany County
701 Kelly Road, Cumberland, MD 21502

Property Location: Western Maryland Railway Station
13 Canal Street, Second Floor, Room 308, Cumberland, MD 21502

Space Type: Office Space	Lease Type: New	Square Feet: 207
Duration: 1 Year	Effective: April 1, 2019	
Annual Rent: \$2,558.52	Square Foot: \$12.36	

Utilities Responsibility: Included in Rent
Custodial Responsibility: Tenant to maintain/clean the space
Previous Board Action: DGS 13-LL (1/24/2018)

Remarks:

1. Tenant shall occupy and use the premises for, and only for, office space.
2. The Premises are leased in "as is" condition.
3. The lease shall include one parking spaces, identified as space # 14.
4. The Tenant shall indemnify and hold harmless the Landlord against and from any and all liability or claim of liability arising out of the use of the Premises.
5. The Tenant shall not make any alterations, additions or improvements to the Premises without first obtaining the Landlord's written approval.
6. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Premises of not less than a minimum coverage of \$1,000,000 combined single limit per occurrence.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Contact: Wendy Scott-Napier 410.767.4088
 wendy.scott-napier@maryland.gov

**11-LL. LANDLORD LEASE
 Canal Place Preservation & Development Authority**

Recommendation: Approval is requested for a one-year lease agreement

Background: Reference is made to Item 9-LL dated May 10, 2017 whereas the Board of Public Works approved a one-year lease agreement for retail space located at the Shops at Canal Place to Simplee Kountry. The lease expired on May 31, 2018 and from the period of June 1, 2018 to March 31, 2019 the lease continued on a month-to-month basis with rent being paid to Canal Place.

Tenant: Sherrie L. Ricker DBA, Simplee Kountry
 709 LaVale Terrace, LaVale, Maryland 21502

Property Location: Shops at Canal Place, 17 Howard Street, Space C-2
 Cumberland, MD 21502

Space Type: Retail Space **Lease Type:** New **Square Foot:** 813
Duration: 1 Year **Effective:** April 1, 2019 **Square Foot Rate:** \$8.47
Annual Rent: \$6,892.68

Utilities Responsibility: Tenant Responsibility
Custodial Responsibility: Tenant to maintain/clean the space
Previous Board Actions: Item 9-LL dated May 10, 2017

Remarks:

1. Tenant shall occupy and use the Demised Premises for and only retail home decoration and furnishings shop.
2. Rent includes water and sewer utilities, and use of trash dumpsters. Lessor shall not be liable for any interruptions or failures of utility services to the Demised Premises. Lessee shall provide all other utilities for the Demised Premises at its sole expense.
3. The premises are leased in "as is" condition.
4. The Tenant shall indemnify and hold harmless the Landlord against and from any and all liability or claim of liability arising out of the use of the Premises.
5. The Tenant shall not make any alteration, addition or improvement to the Premises without first obtaining the Landlord's written approval.
6. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Premises of not less than a minimum coverage of \$1,000,000 combined single limit per occurrence.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Wendy Scott-Napier
410.767.4088
wendy.scott-napier@maryland.gov

12-LL. **LANDLORD LEASE**
Department of Natural Resources

Recommendation: Approve a 20-year lease

Background: Approval is requested for a 20-year lease to the Maryland Council for Special Equestrians, Inc. (non-profit) located at Patapsco Valley State Park in Baltimore County for the purpose of the continued use and management of a therapeutic riding program for disabled persons and will be open to the general public. The Maryland Consolidated Capital Bond Loan of 2017 awarded \$120,000 to the Maryland Council for Special Equestrians, Inc. ~~to assist with renovations to convert a space in the original hospital building into usable space for inpatient and outpatient behavioral health services.~~ *for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Maryland Council for Special Equestrians facility, including repairs to the facility's roof and a new pavilion, located in Baltimore County.*

Tenant: Maryland Council for Special Equestrians, Inc. ***See Record Correction SEC 19 4/24/19 Agenda***

Property Location: Patapsco Valley State Park, Baltimore County, Frederick Road, Catonsville, Baltimore County

Space Type: Land	Lease Type: Renewal	Acres: 5+/-
Duration: 20 years	Effective: 1/1/2021	
Annual Rent: \$1.00		

Utilities Responsibility: Tenant Responsibility

Custodial Responsibility: Tenant to maintain/clean the space

Previous Board Actions: 3/6/91, DGS Agenda Item 48-L

Remarks:

1. Tenant shall deposit with Landlord a sum of Two Thousand Dollars (\$2,000.00) as a Security Deposit, which shall be retained by Landlord as security for Tenant's payment of the rent and performance of all of its other obligations under the provisions of this Lease and shall not be deemed to represent payment of any rent.
2. Tenant shall operate and use the Premises only for the purposes for the further development and use of the therapeutic riding program for disabled persons.
3. Tenant shall provide to Landlord by October 1 of each year of the term, for Landlords approval, an Annual Use Plan outlining activities to be conducted on the premises for the next calendar year and shall be advertised and available to the general public.
4. Tenant, at their own expense, and in accordance with the provision of Section 5 of the Lease, design, develop, construct, improve, maintain, and repair certain facilities and features for said recreational activities to be made available to the public through phased implementation tasks and a Master plan for the Premises to be developed by the Tenant in coordination the Landlord.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 24, 2019



Contact: Wendy Scott-Napier
410.767.4088
wendy.scott-napier@maryland.gov

19. **DEPARTMENT OF GENERAL SERVICES**
Record Correction

Recommendation: That the Board of Public Works accept a correction to the record.

Agenda Item: DGS Item 12-LL (3/20/19)

Explanation: The Board of Public Works approved the Department of Natural Resources leasing State land at Patapsco Valley State Park to the Maryland Council for Special Equestrians, Inc. Background remarks in the Item mischaracterized the tenant's MCCBL grant. Correction is as follows.

Original Background: . . . [The 2017 MCCBL] awarded \$120,000 to the Maryland Council for Special Equestrians, Inc. to assist with renovations to convert a space in the original hospital building into usable space for inpatient and outpatient behavioral health services.

Corrected Background: . . . [The 2017 MCCBL] awarded \$120,000 to the Maryland Council for Special Equestrians, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Maryland Council for Special Equestrians facility, including repairs to the facility's roof and a new pavilion, located in Baltimore County.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

12-LL. LANDLORD LEASE (cont'd)

5. The Premises are leased in “as is” condition.
6. Tenant shall indemnify and hold harmless the Landlord against and from any and all liability or claim of liability arising out of the use of the Premises.
7. Tenant shall at its cost and expense perform all maintenance and repairs to the Premises.
8. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Premises of not less than a minimum coverage of \$1,000,000 combined single limit per occurrence.
9. The Lease contains a Termination for Convenience clause which allows Landlord to terminate.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Wendy Scott-Napier 410.767.4088
wendy.scott-napier@maryland.gov

13-LL. LANDLORD LEASE
Department of Natural Resources

Recommendation: Approval is requested for a lease renewal agreement.

Background: The Patapsco Horse Center, Inc. (PHC) operates an equine boarding and training facility open to the general public and has leased and operated the facility from DNR since 1991.

Tenant: Patapsco Horse Center, Inc.

Property Location: 201.9 acres +/- portion of Patapsco Valley State Park, Frederick Road, Catonsville, Baltimore County

Lease Type: Renewal

Duration: Twenty (20) Years

Effective: 1/1/21

Annual Rent:

- A. Main Dwelling House:** A monthly rent of \$1,300.00 shall be due for the first five years of the Term of this Lease. The monthly rent shall increase by \$100.00 per month for each subsequent five-year increments. The rent for lease years six through ten shall be at a rate of \$1,400.00 per month; years 11-15 shall be at a rate of \$1,500.00 per month; and years 16-20 shall be at a rate of \$1,600.00 per month.
- B. Agricultural Land:** An annual rent of \$75.00 per acre shall be due on or before the first of January of each year of the Term for 103 acres of cropland designated as “no till / hay only”, which is a portion of the property.

Utilities & Custodial Responsibility: Tenant

Previous Board Action: DGS Agenda Item 49-L (3/6/91)

Remarks:

1. Tenant shall indemnify and hold harmless the Landlord against and from any and all liability or claim of liability arising out of the use of the Premises.
2. Tenant shall not make any alteration, addition or improvement to the Premises without first obtaining the Landlord’s written approval.
3. Tenant shall at its cost and expense perform all maintenance and repairs to the Premises.
4. Tenant shall maintain at its expense insurance against loss or liability in connection with bodily injury, death, property damage or destruction to the Premises at minimum \$1,000,000 general liability.
5. Lease contains Termination for Convenience language to allow Landlord to terminate at any time.
6. Tenant must maintain hay only cropland to standards set forth by Baltimore County Soil Conservation District and the USDA and MDA and maintain a complete farming history of the hay cropland.

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

15-LT. TENANT LEASE
Department of Education, Division of Rehabilitation Services

Recommendation: Approve a new ten-year lease.

Background: The Maryland State Department of Education, Division of Rehabilitation Services (MSDE DORS) is currently located at 116-118 West Main Street. The existing building has been sold to a new owner who does not wish to renew the lease with the State. A competitive RFP was issued in order to relocate the agency to a permanent location. After touring four facilities, 314 Civic Ave was selected due to cost efficiencies, location, and high scoring from the agency.

Landlord: BKR Holdings, LLC
322 W. Carroll St., Salisbury, MD 21801

Property Location: 314 Civic Ave, Salisbury, MD 21804

Space Type: Office	Lease Type: New Lease	Sq.Ft.: 3,454
Duration: 10 years	Effective: 4/1/2019	
Annual Rent \$55,091.30 (Year 1)	Square Foot Rate: \$15.95/SF (Year 1)	

Utilities & Custodial Responsibility: Tenant

Previous Board Action: N/A

Fund Source: 100% Federal

Remarks:

1. The rental rate is \$15.95/SF and escalates by 2% annually.
2. This lease contains one – five-year renewal option, subject to future BPW approval.
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

DEPARTMENT OF GENERAL SERVICES
ACTION AGENDA
March 20, 2019



*Contact: Wendy Scott-Napier
410.767.4088
wendy.scott-napier@maryland.gov*

17-LT. TENANT LEASE
Department of Education (Division of Rehabilitation Services)
Department of Juvenile Services

Recommendation: Approve a new two-year parking lease. This lease contains one 2-year renewal option subject to future Board of Public Works approval.

Retroactive: Due to a delay in lease negotiations, approval is requested for the period from 09/01/2018-02/28/2019 totaling \$3,456.00.

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

<i>Space Type:</i> Parking Deck	<i>Lease Type:</i> New	<u>Number of Spaces:</u>
<i>Duration:</i> 2 Years	<i>Effective:</i> 04/02/2019	MSDE (DORS) 7
<i>Annual Rent:</i> \$6,912.00	<i>Rate/Space/Month:</i> \$64.00	DJS <u>2</u>
		Total 9

Utilities & Custodial Responsibility: Landlord
Previous Board Actions: DGS Item 19-LT (9/7/16)

Funding General 100 % MSDE (DORS) Program R00A01.21, PCA U1506 Object 1301
General 100 % DJS PCA 1301 Object 0705

- Remarks***
1. These spaces are to be used by Department of Education, Division of Rehabilitation Services and Department of Juvenile employees.
 2. The number of spaces is on a 1:2 ratio established for this area.
 3. The lease contains a termination for convenience clause.

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

**18-LT. TENANT LEASE
 Comptroller/Montgomery County**

Recommendation:

1. **RETROACTIVE.** Ratify continuation of tenancy from 12/1/18 to 3/31/19.
2. Approve one-year lease renewal with six month hold-over.

Background: Reference is made to DGS Item 5-LT dated 1/2/13 in which the Board of Public Works approved a five-year term lease with one 5-year renewal option for Comptroller/Montgomery County. This lease term ran from 6/1/13 – 5/31/18 and was in hold-over for the period 6/1/18 – 11/30/18. The retroactive request occurred due to extended negotiations with the Landlord, which were not successful. The agency has requested a new location, since the Landlord would not agree to construct new tenant improvements to the space.

Landlord: Wheaton Plaza Regional Shopping Center LLC
 11601 Wilshire Blvd, 11th Floor
 Los Angeles, CA 90025

Property Location: 11002 Veirs Mill Road, Wheaton, MD 20902

Space Type: Office	Lease Type: New/Retroactive	Sq. Ft.: 2,609
Duration: 1 Year	Effective: April 1, 2019	
Annual Rent: \$73,052.00	Square Foot Rate: \$28.00	

Note: Ratification requested for payment of \$24,351 during post-holdover period (4 months)

Utilities & Custodial Responsibility: Landlord
Previous Board Action: DGS 5-LT (1/2/13)
Fund Source: Appropriation# E00A0401

Remarks:

1. The Comptroller of MD uses this office space to provide daily taxpayer services to taxpayers of Maryland and residents of Montgomery County. This office also handles audits, receives payments and performs collection activities for individuals and local businesses to ensure compliance with revenue laws of the state.
2. The lease contains the standard six month hold-over period clause. Agency agrees to give Landlord a 120 day notice of intent to extend the term six months.
3. 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

DEPARTMENT OF GENERAL SERVICES
 ACTION AGENDA
 March 20, 2019



Contact: Wendy Scott-Napier
 410.767.4088
 wendy.scott-napier@maryland.gov

19-LT. TENANT LEASE
Department of Education
Department of Veterans Affairs

Recommendation: Approve new two-year parking lease.

Background: Reference is made to item 8-LT dated 3/22/2017, which approved a parking lease for the period April 1, 2017 to March 31, 2019.

Landlord: Baltimore Arena Parking Associates, LLC,
 300 E. Lombard Street, Suite 630
 Baltimore, MD 21202

Property Location: 210-218 West Baltimore Street, Baltimore, Maryland 21201

Space Type: Garage Parking **Lease Type:** New **Number of Spaces:** 164
Duration: 2 Years **Effective:** April 1, 2019
Annual Rent: \$255,840.00 **Rate Per Space:** **Per Month:** \$130.00

Utilities & Custodial Responsibility: Landlord
Previous Board Action: DGS Item 8 LT (3/22/17)

Fund Source: Special 100% 1363 1301 J05 H0101 3500
 D55 0705 111BA

- Remarks:**
1. This lease does comply with the 1:3 parking ratio for Baltimore City.
 2. The lease contains a termination for convenience clause.
 3. This location was acquired by sole source in accordance with the DGS Lease Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.05.05.02.D.

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 Anne Arundel Health System, Inc.
Anne Arundel Health System-Pathways Treatment Center (Anne Arundel County)
“To design, renovate, and equip the dining and patio areas of the Pathways Treatment Center at the Anne Arundel Medical Center.”

\$118,000

Maryland Consolidated Capital Bond Loan of 2017 (MHA - Chapter 022, Acts of 2017)
DGS Item G022; (SL-065-170-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of Anne Arundel Health System, Inc. has submitted evidence that it has \$388,786.17 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of Anne Arundel Health System, Inc. \$118,000.00 for eligible expenditures.

Background:	Total Project	\$312,920
	17-G022 (This Action)	\$118,000
	Local Cost	\$194,920

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Shirley Kennedy
410.767.4107
shirley.kennedy@maryland.gov

21-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 Arundel Lodge, Inc.

Arundel Lodge (Anne Arundel County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Arundel Lodge, including modifications to the facility and adjacent property for access to a municipal water and sewer, located in Anne Arundel County.”

\$60,000

Maryland Consolidated Capital Bond Loan of 2017 (LSI – Chapter 022, Acts of 2017), DGS Item G097; (SL-068-170-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the Arundel Lodge, Inc. has submitted documentation that it has \$60,000.00 in an in-kind donation to meet the matching fund requirement for this project.

Background:	Total Project	\$145,000
	17-G097 (This Action)	\$ 60,000
	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-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Contact: Shirley Kennedy
 410.767.4107
 shirley.kennedy@maryland.gov

22-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 Bais Yaakov School for Girls, Inc.

Bais Yaakov Middle School (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bais Yaakov Middle School facility, located in Baltimore County.”

\$100,000

*Maryland Consolidated Capital Bond Loan of 2017 (LSI - Chapter 022, Acts of 2017)
 DGS Item G110; (SL-067-170-038)*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of The Bais Yaakov School for Girls, Inc. has submitted evidence that it has \$201,895.00 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of The Bais Yaakov School for Girls, Inc. \$100,000.00 for eligible expenditures.

Background:	Total Project	\$260,300
	17-G110 (This Action)	\$100,000
	Local Cost	\$160,300

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Shirley Kennedy
410.767.4107
shirley.kennedy@maryland.gov

23-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works approve adding the Mayor and City Council of the City of Baltimore as “Beneficiary” to the Capital Projects Grant Agreement for Baltimore Curriculum Project.

Grantee: Board of Trustees of the Baltimore Curriculum Project, Inc.
2707 E. Fayette Street, Baltimore, Maryland 21224

Beneficiary: Baltimore City Board of Commissioners

Bond Bill: Baltimore Curriculum Project - **\$55,000**
Maryland Consolidated Capital Bond Loan of 2013 (LSI - Chapter 424, Acts of 2013),
DGS Item G041; (SL-026-130-038)

Prior Action: Reference is made to February 5, 2014 DGS Agenda, Item 13-CGL, in which the Board of Public Works entered into a grant agreement with Grantee.

Background: The Baltimore City Board of School Commissioners was originally added as a beneficiary to the grant agreements when the item went to the Board of Public Works for approval on the February 5, 2014 agenda. The Board of Trustees of the Baltimore Curriculum Project, Inc. (Grantee) subleases the grant funded property from The Baltimore City Board of School Commissioners (beneficiary). The grant funded property is owned by the Mayor and City Council of the City of Baltimore (additional beneficiary).

The capital project will be expedited with the addition of the Mayor and City Council of the City of Baltimore to the State grant agreement as a Beneficiary by allowing both Grantee and Beneficiaries to submit required documents, enter into contracts, and request/receive payments from the State grants.

DGS recommends that the Board of Public Works approve adding the Mayor and City Council of the City of Baltimore as an additional “Beneficiary” to the Capital Projects Grant Agreement for Baltimore Curriculum Project.

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

24-CGL. CAPITAL GRANTS AND LOANS

Recommendation: The Board of Public Works enter into a grant agreement for the following grant:

University of Maryland Medical System
Capital Region Medical Center (Prince George’s County)
 “To assist in the continued construction of a new Regional Medical Center in Prince George’s County.”
\$19,000,000
 Maryland Consolidated Capital Bond Loan of 2018 (UMMS– Chapter 9, Acts of 2018)
 DGS Item 122, (SL-038-160-038)

Matching Fund: No match is required.

Background:

Total Project	\$509,538,526
18-122 (This Action)	\$ 19,000,000 (non-match)
17-200 (Prior Action)	\$ 11,300,000 (non-match)
16-180 (Prior Action)	\$ 27,500,000 (non-match)
15-179 (Prior Action)	\$ 30,000,000 (non-match)
14-103 (Prior Action)	\$ 15,000,000 (non-match)
13-100 (Prior Action)	\$ 20,000,000 (non-match)
Local Cost	\$386,738,526

Prior Actions DGS Item 32-CGL (3/6/19); DGS Item 34-CGL (1/24/18)

- Remarks:**
1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
 3. Invoices should be submitted to the Department of General Services for the disbursement of funds.

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

25-CGL. CAPITAL GRANTS AND LOANS

Recommendation: The Board of Public Works enter into a grant agreement for the following grant:

Board of Directors of Echo Hill Outdoor School, Inc.

Echo Hill Outdoor School (Kent County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements at the Echo Hill Outdoor School.”

\$30,000

*Maryland Consolidated Capital Bond Loan of 2018 (MISC - Chapter 9, Acts of 2018)
 DGS Item 210; (SL-033-180-038)*

Matching Fund: No match is required.

Background:	Total Project	\$30,000
	18-210 (This Action)	\$30,000 (non-match)
	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. 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

26-CGL. CAPITAL GRANTS AND LOANS

Recommendation: The Board of Public Works enter into a grant agreement for the following grant:

Baltimore County Board of Education

Franklin High School Infrastructure Improvements (Baltimore County)

“For the design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements to Franklin High School.”

\$750,000

*Maryland Consolidated Capital Bond Loan of 2018 (MISC– Chapter 9, Acts of 2018)
 DGS Item 191, (SL-038-160-038)*

Matching Fund: No match is required. The project is to construct a concession stand. Which includes a building with bathrooms, utilities, site work, and ADA accessible path from the school.

Background:	Total Project	\$1,450,000
	18-191 (This Action)	\$ 750,000 (non-match)
	17-140 (Prior Action)	\$ 250,000 (non-match)
	16-142 (Prior Action)	\$ 450,000 (non-match)
	Local Cost	\$ 0

Prior Actions: DGS Item 13-CGL (9/26/18)
 DGS Item 14-CGL 6/7/17)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Invoices should be submitted to the Department of General Services for the disbursement of funds.

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

27-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 Community Foundation of Carroll County, Incorporated
Mt. Airy Caboose and Visitors Center Pavilion (Carroll County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Mt. Airy Caboose and Visitors Center Pavilion, located in Carroll County.”

\$25,000.00

Maryland Consolidated Capital Bond Loan of 2017 (LSI – Chapter 022, Acts of 2017), DGS Item G120; (SL-064-170-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the Community Foundation of Carroll County, Incorporated has submitted documentation that it has over \$25,000.00 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$93,722.50
	17-G120 (This Action)	\$25,000.00
	Local Cost	\$68,722.50

Remarks:

1. The grant agreement has been modified to include the Town of Mount Airy 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.
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

28-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 Suburban Hospital, Inc.

Suburban Hospital, Inc. (Montgomery County)

“To design, renovate, and equip an expansion of the psychiatric Behavioral Health Crisis Area within the Emergency Department.”

\$283,000.00

*Maryland Consolidated Capital Bond Loan of 2017 (MHA - Chapter 022, Acts of 2017)
 DGS Item G029; (SL-060-170-038)*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of Suburban Hospital, Inc. has submitted evidence that it has \$712,765.85 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of Suburban Hospital, Inc. \$283,000.00 for eligible expenditures.

Background:	Total Project	\$867,819.52
	17-G029 (This Action)	\$283,000.00
	Local Cost	\$584,819.52

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Contact: Shirley Kennedy 410.767.4107
 shirley.kennedy@maryland.gov

29-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 Catholic Charities of the Archdiocese of Washington, Inc.
Susan D. Mona Center (Family Service Center) (Prince George’s County)
 “For the acquisition, planning, design, construction, repair, renovation,
 reconstruction, site improvement, and capital equipping of the Susan D. Mona
 Center, located in Prince George’s County.”

\$100,000

Maryland Consolidated Capital Bond Loan of 2017 (LSI - Chapter 022, Acts of 2017)
DGS Item G157; (SL-072-150-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the Catholic Charities of the Archdiocese of Washington, Inc. has submitted evidence that it has \$218,500.00 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Catholic Charities of the Archdiocese of Washington, Inc. \$100,000.00 for eligible expenditures.

Background:	Total Project	\$585,520
	17-G157 (This Action)	\$100,000
	15-141 (Prior Action)	\$100,000
	Local Cost	\$385,520

Prior Action: DGS Item 15-CGL (6/21/17)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Contact: Shirley Kennedy
 410.767.4107
 shirley.kennedy@maryland.gov

30-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 Towson High School Sports Booster Club, Inc. and the Board of Education of Baltimore County

Towson High School Stadium (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of bleachers at the Towson High School Stadium.”

\$30,000

Maryland Consolidated Capital Bond Loan of 2017 (LHI – Chapter 022, Acts of 2017), DGS Item G055; (SL-066-170-038)

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Directors of the Towson High School Sports Booster Club, Inc. has submitted documentation that it has over \$30,000.00 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$60,000
	17-G055 (This Action)	\$30,000
	Local Cost	\$30,000

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. 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

31-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Trustees for The Redeemed Christian Church of God Jesus House, Baltimore Windsor Mill Community Outreach Center (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Windsor Mill Community Outreach Center.”

\$100,000

*Maryland Consolidated Capital Bond Loan of 2018 (LHI - Chapter 9, Acts of 2018)
 DGS Item G118; (SL-032-180-038)*

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 Trustees of The Redeemed Christian Church of God Jesus House, Baltimore has submitted evidence that it has \$211,969.90 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Trustees of The Redeemed Christian Church of God Jesus House, Baltimore \$100,000.00 for eligible expenditures.

Background:	Total Project	\$3,000,000
	18-G118 (This Action)	\$ 100,000
	Local Cost	\$2,900,000

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

32-CGL. CAPITAL GRANTS AND LOANS
Higher Education Commission

Recommendation: The Board of Public Works authorize that funds be encumbered for the following grant:

Carroll Community College

HVAC/Fire Alarm/Building Envelope – Design & Construction
 Replace building systems and a building envelope on the main campus of Carroll Community College. These systems include heating and cooling equipment, the fire alarm system, and the building envelope of Building A. These replacements will address deferred maintenance issues, improve student comfort, and reduce operating costs. Ultimately, these repairs will result in increased life-safety protection, additional expansion capability, uniform communication and alarms, improved maintenance and troubleshooting, and more reliable systems. The replacement of heating and cooling systems campus -wide and envelope repairs to Building A, the Academic/Administration Building, will reduce on-going maintenance. The FY 2020 budget includes \$227,000 to finish construction.

\$2,753,000

MCCBL 2017/ Item 112 - \$1,073,327.37
 MCCBL 2018/ Item 119 - \$1,679,672.63
 CC-18-MC19-463

Matching Fund: Carroll Community College – \$2,531,000

Cost sharing is 52.10% State share, 47.90% local share and is in accordance with Section 11-105(j) of the Education Article.

Background:	Total Amount:	State Share:	Local Share:
Total Project	\$5,284,000	\$2,753,000	\$2,531,000
This Action	\$5,284,000	\$2,753,000	\$2,531,000

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Carroll Community College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Ahmed Awad
410.767.6589
ahmed.awad@maryland.gov

33-CGL. CAPITAL GRANTS AND LOANS

Recommendation: The Board of Public Works approve:

1. The sale of property located at 4227 Frederick Avenue, Baltimore City from 4227 Frederick Avenue, Inc., a wholly owned subsidiary of Community Housing Associates, Inc. (CHA), to People Encouraging People, Inc. (PEP).
2. The release of the State's Right of Recovery (ROR) contingent upon the recordation of a new State's ROR on the Property by PEP. The new ROR is to expire on September 19, 2042.

Past BPW Actions: September 19, 2012 - DGS Agenda, Item 29-CGL

Background: On September 19, 2012, the BPW approved a capital grant in the amount of \$161,587.00 from the Maryland Consolidated Capital Bond Loan 2010, Community Health Facilities Funds to assist CHA in the acquisition of the Property through 4227 Frederick Avenue, Inc. A notice of the State's Right of Recovery was recorded among the Land Records of Baltimore City, Maryland, in Liber 14689 Page 100 as required under Health General Article 24-606.

On January 29, 2016, CHA informed the Maryland Department of Health (MDH) that CHA is unable to complete the capital renovation project using appropriated State grant-funds at the property due to delays and lack of financial resources. Therefore, CHA is seeking to sell the property to PEP. PEP has a one dollar (\$1.00) purchase agreement with CHA for the property.

Remarks:

1. PEP is a grant eligible service provider under Health-General Article, §24-601, Annotated Code of Maryland.
2. The release of the ROR is needed to facilitate the sale of the property.
3. ROR is to expire on September 19, 2042.
4. Approval of this sale will allow PEP to complete the capital renovations needed to house 9 individuals with psychiatric disorders, co-occurring substance abuse disorders, and other disabilities or disadvantages.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION