

**BOARD OF PUBLIC WORKS**  
**TABLE OF CONTENTS**  
**OCTOBER 16, 2019**

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

Item		Section page no.	Overall page no.
<b>SECRETARY'S AGENDA</b>			
1-2	Agriculture		1
3	Board of Public Works PAAR		3
4-6	Board of Public Works Wetlands		4
7-8	MD Stadium Authority		10
9	Planning		13

<b>APPENDIX</b> <b>EMERGENCY REPORTS</b>			
	No Submissions		

<b>DEPARTMENT OF NATURAL RESOURCES/REAL PROPERTY</b> <b>SUPPLEMENT</b>			
1-7	Program Open Space Local Share	DNR1	14
8	Program Open Space State Share	DNR10	23
9-10	Rural Legacy	DNR11	24
11	Forest Conservation	DNR13	26

<b>UNIVERSITY SYSTEM OF MARYLAND</b> <b>SUPPLEMENT</b>			
1	G.O. Bonds	USM1	27
2	University of MD, College Park	USM2	29
3	Townson University	USM5	31
5		USM9	35
4	University of MD, Baltimore	USM7	33
6	Supplemental: University of MD, College Park	USM10	36

**BOARD OF PUBLIC WORKS**  
**TABLE OF CONTENTS**  
**OCTOBER 16, 2019**

Item		Section page no.	Overall page no.
<b>MARYLAND DEPARTMENT OF TRANSPORTATION</b>			
1	MD Aviation Administration	MDOT1	38
2	MD Port Administration	MDOT3	40
3	MD Transit Administration	MDOT7	44
4-11	State Highway Administration	MDOT8	45
12	Task Orders	MDOT23	60
<b>DEPARTMENT OF GENERAL SERVICES</b>			
1-2	Services	OSP1	63
3-7	Information Technology	OSP7	69
8	Task Orders	OSP16	78
9-12	Maintenance	OSP19	81
13	Real Property	OSP27	89
14-17	Leases	OSP34	96
18	G.O. Bonds	OSP37	99
19-35	Capital Grants & Loans	OSP38	100
36	Supplemental: Health	OSP55	117

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019**



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

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

**Recommendation:** That the Board of Public Works approve funding 16 individual grants under the Maryland Agricultural Cost-Share Program.

**Amount:** \$391,479

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

**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
Anne Arundel	Old Colony Cover, LLC	AT-2020-2143	11,600
		AT-2020-2144	6,300
Carroll	Matthew M. Hoff	MP-2020-2111	3,500
	Stephen J. Matthias	MP-2020-2148	13,900
Dorchester	Spicer Hill Stables, LLC	AT-2020-2137	35,100
		AT-2020-2138	7,000
Frederick	David F. Doody	MP-2020-2145	4,000
		MP-2020-2146	11,600
Garrett	Guards Farm, Inc.	AT-2020-2140	5,400
	Kenneth R. Wildman	AT-2020-2141	4,400
	Rolling Vale Farms, Inc.	AT-2020-2149	193,379
Kent	Fair Promise Farms, LLC	AT-2020-2128	21,700
Queen Anne's	David L. Bramble	CR-2020-2139	3,000
Talbot	Edward E. Rhodes	CR-2020-2091	15,200
	Henry M. Shortall, Jr.	CR-2020-2142	26,700
	Conrad Farms, LLC	CR-2020-2147	28,700

**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  
October 16, 2019**



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

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

**Recommendation:** That the Board of Public Works approve granting additional general obligation bond proceeds to four grantees under the Maryland Agricultural Cost-Share Program.

**Amount:** \$ 9,420.19

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

**Fund Source:** MCCBL of 2017: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 17206

County	Grantee	Agreement #	\$ Amount
Frederick	John E. Bare, II	MP-2019-2306	298.00
Washington	Winders Dairy Farm	UP-2019-2245	428.88
	Lawrence H. Matson	UP-2019-2254	7,570.00
	Marguerite A. Klein	UP-2019-2378	1,123.31

**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.

Additional funds are requested for these projects to offset additional costs realized at the completion of the project. These additional costs are a result of design changes required based on site conditions encountered during construction, design changes to improve project effectiveness, or because the level of co-cost share funding originally anticipated was not available when the project was completed.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 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 Report submitted by:

*General Services*

*March 2019*

**Authority:** COMAR 21.02.01.05

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019



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

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

**Recommendation:** The Board of Public Works Wetlands Administrator recommends that the Board grant the license for a project 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.

**ANNE ARUNDEL COUNTY**

19-0165 *ANNE ARUNDEL CO. DEPT. OF PUBLIC WORKS* – To stabilize a shoreline by constructing a stone revetment.  
*Spriggs Farm Park, Arnold, Magothy River*  
*Special conditions: Restriction on area authorized by license. Requirements for revetment design, construction, content and location.*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Revised

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019



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

5. **BOARD OF PUBLIC WORKS**  
*Living Shoreline, Anne Arundel County*  
*Wetlands License No. 17-0367*

**Recommendation:** The Board of Public Works Wetlands Administrator recommends that the Board grant the following license for shoreline stabilization, a project involving filling in the navigable waters of Maryland.

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

- Application received March 24, 2017
- Public comment period ended October 1, 2017
- MDE public information hearing: January 22, 2018
- MDE Report and Recommendation June 6, 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.”

§16-202, Environment Article, Annotated Code of MD

“Improvements to protect a person’s property against erosion shall consist of non-structural stabilization measures that protect the natural environment, such as marsh creation, except [in limited enumerated circumstances].”

§16-201(c), Environment Article, Annotated Code of MD

**ANNE ARUNDEL COUNTY**

17-0367 *JANET CLAUSON AND DIANE LAWRENCE* – To stabilize a shoreline by installing a living shoreline that includes constructing four segmented breakwaters and a hooked containment groin, restoring marsh by cutting and burying an existing bulkhead, planting marsh vegetation, eradicating *Phragmites*, and installing a buried outfall pipe.

*Severn River, Crownsville*

*Special conditions: Requirements for marsh establishment and a marsh maintenance plan, five years of photographic monitoring, Phragmites removal and permit, anchoring of and an Action Plan for woody debris, soil mixture, turbidity curtain use, hooked groin marker and marker registration with U.S. Coast Guard, employment of an Independent Environmental Monitor, preconstruction meeting, addressing additional impacts, potential development of a remedial action plan, three bathymetric surveys, and an as-built plan.*

**Remarks:** Neighbors Janet Clauson and Diane Lawrence applied for a State tidal wetlands license to install 911 linear feet of living shoreline, stabilize 454 feet of unprotected shoreline, cut 205 linear feet of bulkhead, bury 252 feet of stone revetment, and enhance an existing *Phragmites* marsh.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019



Revised

5. **BOARD OF PUBLIC WORKS** (cont'd)  
*Wetlands License No. 17-0367*  
*Living Shoreline, Anne Arundel County*

**Remarks** (cont'd): MDE notified the public of the application and received a request for a public informational hearing. At the hearing, waterfront property owners along Fox Creek raised concerns that focused on potential sedimentation to the inlet to Fox Creek impeding boat access. MDE worked with the applicant, the commenters, and coastal engineers to ensure that the project would be successful and beneficial. MDE issued a favorable Report and Recommendation, recommending the Board approve the license with special conditions.

The Board's Wetlands Administrator distributed the R&R to MDE's list of interested persons and posted it on the Board's website. The Fox Creek residents who expressed concerns at MDE's public hearing reiterated their continuing concerns by submitting written exceptions. The Wetlands Administrator visited the site, reviewed the exceptions and agency comments, and discussed the project design with applicant's agent, the commenters' consultant (a coastal engineer), the U.S. Army Corps of Engineers, and the National Marine Fisheries Service.

Based on that review, the Wetlands Administrator Report concurs with MDE that a license with special conditions should be issued for this project. The improvements to protect applicants' property against erosion consist of non-structural stabilization measures that protect the natural environment and are, by law, favored over structural measures.

**Special Conditions:** The Wetland Administrator recommends MDE's special conditions as modified in **bold** below.

*Conditions A-B:* (text unchanged)

**Condition C:** Licensee shall submit photographs on an annual basis for the first five growing seasons to Maryland Department of the Environment's (MDE) Tidal Wetlands Division, Water and Science Administration, and Wetlands Administration in order to document the success of the project in terms of the extent of native marsh plant coverage. Photographs must fully depict the living shoreline. Licensee shall ensure photographs are taken: (1) from at least two directions; **and (2) of the sand spit and terminal hook groin to determine the success or failure of these features.**

*Conditions D-G:* (text unchanged)



BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019



Revised

5. **BOARD OF PUBLIC WORKS** (cont'd)  
**Wetlands License No. 17-0367**  
**Living Shoreline, Anne Arundel County**

*Special Conditions: (cont'd)*

*Condition H: Toxic Materials Permit.*

The licensee shall obtain a Toxic Materials Permit from MDE by contacting Lillian Myers at 410-537-3642 prior to the application of any herbicide to eradicate Phragmites. Toxic materials use permits are required for any homeowner, farmer, local government or other person who wants to control aquatic life in ponds, ditches or waterways by the deliberate use of chemicals. **Herbicide application must be overseen by a licensed professional applicator, licensed by Maryland Department of Agriculture; a copy of a documented license shall be provided to MDE Tidal Wetlands Division, Water and Science Administration before herbicide application.**

*Conditions I-N: (text unchanged)*

*Condition O: Independent Environmental Monitor.*

Prior to the start of construction, the Licensee shall retain a qualified full-time Independent Environmental Monitor (IEM) that is independent from the Licensee, design consultants, and construction contracts working on the project. The Licensee shall retain an IEM to assess compliances with all conditions of this and other applicable permits, licenses and environmental regulations. The Licensee shall develop a project-specific IEM Manual detailing all IEM responsibilities and procedures and submit the manual to MDE **and the BPW Wetlands Administration** for review and approval prior to implementation. MDE and the BPW Wetlands Administration shall be provided with the opportunity to review the qualifications of the IEM proposed by the Licensee and shall provide concurrence that the candidate is qualified to perform the IEM role. The IEM shall:

(1)- (4) text unchanged

*Conditions P-U: (text unchanged)*

This Item was withdrawn as Secretary's Agenda Item 11 from the 9/4/19 Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019



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

6. **BOARD OF PUBLIC WORKS**  
***Wetlands License No. 18-1263 with Mitigation***  
***Topgolf, Baltimore City***

***Recommendation:*** The Board of Public Works Wetlands Administrator recommends that the Board: (1) grant a wetlands license for a project involving filling emergent tidal wetlands and open water tidal wetlands in the Patapsco River; and (2) require the licensee to mitigate new impacts to tidal wetlands by enhancing wetlands and creating new wetlands.

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

***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.”

§ 16-202, Environment Article, Annotated Code of MD; see also COMAR 23.02.04.

“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

***Description:*** Topgolf seeks to create a recreational facility in downtown Baltimore near M&T Bank Stadium and Camden Yards, adjacent to the Horseshoe Casino (Topgolf patrons will use the casino parking garage). To accommodate the site, Topgolf has reduced the size of its typical facility but still must fill in existing tidal wetlands along the Patapsco River. Topgolf proposes a living shoreline along the Patapsco, which will require additional fill in of tidal open water.

***Wetland Impacts:*** Wetland impacts include 16,890 square feet (0.39 acre) of emergent tidal wetlands to build the Topgolf facility and 7,221 square feet (0.16 acre) of open water to build the living shoreline.

***Mitigation:*** MDE regulations require impacts to emergent tidal wetlands to be mitigated at a 2:1 ratio and any out-of-kind enhancement also must be at a 2:1 ratio. COMAR 26.24.05.01.C(1). MDE recommends that the applicant mitigate for 16,890 square feet of emergent tidal wetland impacts and 7,221 square feet of open water impacts which will be mitigated out of kind (creating a wetland other than open water).

The applicant proposes on-site mitigation creating 41,471 square feet of emergent wetlands and enhancing 30,056 square feet of degraded wetlands. In addition to the required mitigation the licensee will create a living shoreline with 14,455 square feet of emergent wetland. The applicant’s proposed mitigation exceeds MDE requirements.

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019**



**6. BOARD OF PUBLIC WORKS (cont'd)  
*Wetlands License No. 18-1263 with Mitigation  
Topgolf, Baltimore City***

*Mitigation: (cont'd)*

Mitigation is recommended as follows:

Wetlands		Mitigation			
Type	Impacts Sq. Ft. (acre)	Ratio	Required Sq. Ft. (acre)	Proposed Sq. Ft. (acre)	Type Proposed
Emergent/Vegetated	16,890 (0.39)	2:1	33,780 (0.78)	41,471 (0.975)	Emergent Wetlands
Open Water	7,221 (0.16)	2:1 (out of kind)	14,442 (0.32)	30,056 (0.69)	Wetland Enhancement

**BALTIMORE CITY**

18-1263 *TOPGOLF USA*– To create a recreational facility, construct a stormwater plunge pool and outfall pipe, place oyster shell bags and sand, protect the shoreline, enhance an existing marsh, and create a new marsh.  
*Patapsco River, Baltimore City*

*Special conditions: Requirements for marsh establishment, construction, and maintenance; requirements for Marsh Maintenance Plan and plan approval; requirements for Phragmites removal and disposal, obtaining Toxic Material permit, and replanting of Phragmites removal area; requirements for fill placement and bank clearing.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019



Contact: Michael J. Frenz 410.333.1560  
mfrenz@mdstad.com

7. **MARYLAND STADIUM AUTHORITY**  
***Landlord Lease***

**Recommendation:** That the Board of Public Works approve the Maryland Stadium Authority terminating a lease of office space in the Warehouse at Camden Yards.

**Authority:** Economic Development Article, § 10-616, and State Finance and Procurement Article, §10-305, Annotated Code of Maryland.

**Tenant:** Maryland Emergency Medicine Network, LLC

**Background:** In 2017, the Maryland Stadium Authority leased approximately 4,500 square feet of office space on the top (8<sup>th</sup>) floor of the Warehouse at Camden Yards to the Maryland Emergency Medicine Network, LLC. The 5-year lease provided for rent to start at the rate of \$23.00 per square foot, with annual 4% escalation. The Stadium Authority, as the landlord, provides basic utilities, including HVAC.

The tenant has made several requests for maintenance of the ambient temperature in the space, which is located on the top floor of the historic Warehouse. The Authority has responded, but further remedial measures would be costly and may not resolve the issue to the tenant's satisfaction. Installing a split HVAC system for the leased space would cost roughly \$200,000 to \$300,000. (Renovating the entire Warehouse HVAC system is estimated to cost \$30 million.) The rent due under the lease for the remainder of the 5-year term is \$264,729.

The tenant has requested to terminate the lease. The Authority agrees. The tenant has paid all rent due under the lease to date and agrees to continue to pay rent due through the termination date (minimum four months' written notice). The tenant will sign a release of claims of any kind against the Authority.

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019



Contact: Michael J. Frenz 410.333.1560  
mfrenz@mdstad.com

8. **MARYLAND STADIUM AUTHORITY**  
***Ocean City Convention Facility Expansion Lease  
Revenue Bonds Series 2019C***

***Recommendation:*** That the Board of Public Works approve the Maryland Stadium Authority issuing bonds in a principal amount not to exceed \$24.5 million (Series 2019C Bonds). The proceeds will be used to finance a portion of the costs to renovate and improve the Ocean City Convention Center and to pay financing costs.

***Authority:*** Economic Development Article, §§ 10-628 and 10-648.

***Ocean City Convention Center.*** The Facility (known as the Ocean City Convention Center) was built in 1970 and initially comprised 40,000 square feet of exhibit space, seven meeting and breakout rooms, three board rooms, a lobby, pre-function space, and 666 parking spaces. It has undergone several renovations over the years based on recommendations from market and economic studies in response to demand and competition for market share. The Facility serves as the primary area venue for conventions, tradeshow, public shows, meetings, and sports competitions; it currently offers 60,000 square feet of exhibit space in three halls, 19,126 square feet of ballroom space, and 23 meeting rooms.

Many of the Facility's annual users, including State and regional conventions, tradeshow and sporting competitions, are constrained by the amount of available exhibit space. Other groups and event organizers have expressed interest in using the Facility, however, they cannot currently be accommodated due to insufficient exhibit space and to the Facility's inability to host overlapping or simultaneous multiple events.

***Project.*** The proceeds of the Series 2019C Bonds will finance a portion of the costs to renovate and expand the Facility. This project includes an additional 30,000 square feet of contiguous exhibit space, additional restrooms, meeting spaces and a Bay Front Gallery walkway. The improvements, renovations and expansion were designed in consideration of economic benefits and recommendations outlined in a 2007 study.

***Bond Issuance and Proceeds.*** Approval of this Item will authorize the Stadium Authority to issue up to \$24.5 million of revenue bonds as Series 2019C with the proceeds to be used to pay for a portion of the project's construction and renovation costs as well as costs related to the bond issuance.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019



8. **MARYLAND STADIUM AUTHORITY** (cont'd)  
***Ocean City Convention Facility Lease***  
***Revenue Bonds Series 2019C***

**Transaction Documents.** Approval of this Item also includes approval of the following:

- ◆ Comprehensive Plan of Financing, (approved by Stadium Authority on 7/9/2019) and submitted to General Assembly fiscal committees for comment on 7/12/2019
- ◆ Master Lease Agreement by and between the Stadium Authority and the State dated as of the date of bond sale or closing
- ◆ Sublease Agreement between the State and the Stadium Authority dated as of the date of bond sale or closing
- ◆ Construction, Operation, and Contribution Agreement and Lease between the Town of Ocean City and the Maryland Stadium Authority [required by ED § 10-643]
- ◆ Resolution of the Board of Public Works approving this bond issuance, the Master Lease, the Sublease Agreement, and the City Lease

**Repayment.** State Law requires that debt service on bonds the Stadium Authority issues for the Facility be paid only from Authority property or receipts which include taxes, fees, charges or other revenues payable to the Authority. ED § 10-629. The Series 2019C Bonds will be solely payable from lease payments appropriated each year by the General Assembly pursuant to the terms of the Master Lease and Sublease by and between the Stadium Authority and the State.

**Remarks.** The Town of Ocean City has issued \$15 million of its general obligation bonds and has committed the proceeds to pay for the Convention Center renovations and improvements project costs. Through the proposed Construction, Operation, and Contribution Agreement and Lease the Stadium Authority will acquire a percentage of leasehold interest in the Facility in compliance with ED § 10-643(d)(5). As the statute requires, the document sets forth agreements between the Stadium Authority and the Town regarding operation, maintenance, repair, and responsibility for and contributions toward operating deficits and capital improvements.

The Board may not approve the Stadium Authority issuing bonds for the Facility if, after the issuance there would be outstanding more than \$24.5 million face amount of bonds. There is currently no outstanding debt on the Facility. (Bonds issued in 1995 in connection with the Facility original expansion were refunded in 2011, matured, and were paid off in December 2015.)

The details of the proposed bond issuance are set forth in the Amended Comprehensive Financing Plan. Bonds issued under the Act will not constitute a debt, liability, or pledge of the faith and credit or the taxing power of the State, the Stadium Authority, or any governmental unit.

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
October 16, 2019



**Revised**

Contact: Charlotte Lake 410.697.9559  
charlotte.lake@maryland.gov

9. **DEPARTMENT OF PLANNING**  
*Maryland Historical Trust*  
*Historic Preservation Capital Grant Program*

**Recommendation:** Approve the following grant of general obligation bond proceeds.

**Fund Source:** MCCBL of 2018: *Maryland Historical Trust Appropriation #18281*

<b>Hays House</b>	<b>\$15,000</b>
324 Kenmore Avenue, Bel Air, Harford County	

**Grantee:** The Historical Society of Harford County, Inc.

**Description:** Exterior restoration including siding, carpentry, and wall repair/replacement; finishes; and associated architectural, engineering, and consulting services. [Total project costs \$15,000 estimated.]

**Remarks:** The Hays House was constructed ca. 1788 and has been little altered since; however, in 1960 it was moved one block from its original site. It is the oldest private residence within the Town of Bel Air. The original owner, Thomas A. Hays, was the cartographer of the earliest known map of the town. The Hays House is now the headquarters of the Historical Society of Harford County.

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 1

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

**1A. PROGRAM OPEN SPACE LOCAL SHARE**  
**FEDERAL LAND AND WATER CONSERVATION FUND**  
*Allegany County*

**Recommendation:** Approval to commit \$205,500 for the following **development** projects.

**1. Frostburg's Mt. Pleasant Park Improvements - \$72,900**  
City of Frostburg; POS #6997-1-324 MD20190806-0660

**Background:** Renovate Mt. Pleasant Park by converting baseball field into multi-use outdoor park. Improvements include replacing playground equipment and adding pavilion, walking/fitness trail with outdoor exercise equipment, community garden, sand volleyball court, and additional parking.

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$72,900

**2. Frostburg's Hoffman Park Trail and Playground - \$48,600**  
City of Frostburg; POS #6998-1-325 MD20190806-0659  
\$21,600 (POS Local Share); \$27,000 (Land and Water Conservation Fund)

**Background:** Construct improvements at Hoffman Park including 1,200-foot walking trail, benches along the trail, and adding interpretive, educational signage. Project includes constructing a natural playground.

The National Park Service is granting \$27,000 through the Land and Water Conservation Fund for the project.

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$21,600  
  
US Dept of Interior Land & Water Conservation Fund 2019  
Program Open Space Local  
Source Code: A0510 \$27,000



Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 2

1A. **PROGRAM OPEN SPACE LOCAL SHARE** (*cont'd*)  
**FEDERAL LAND AND WATER CONSERVATION FUND**  
*Allegany County*

3. ***Allegany College Walking Track Improvements - \$45,000***  
Allegany County; POS #6999-1-326 MD20190806-0658

**Background:** Repair walking/running track at the College by resealing paved track and repainting lines.

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$23,608.44

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$21,391.56

4. ***Midland Church Street Recreation Facilities Improvements - \$39,000***  
Town of Midland; POS #7000-1-327 MD20190806-0656

**Background:** Improve Church Street Recreational Area by renovating ballfield, constructing a picnic pavilion across from playground, and adding a single use ADA-compliant restroom.

**Fund Source:** Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$39,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 3

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

**2A. PROGRAM OPEN SPACE LOCAL SHARE**  
*Anne Arundel County*

**Recommendation:** Approval to commit \$3,535,432 for the following **development, planning** and **acquisition** projects.

**1. *Millersville Park Tennis Center - \$768,099***  
Anne Arundel County; POS #6615-2-314 MD20161212-10131

**Background:** Additional funding to develop indoor and outdoor tennis courts, exercise trail, sun shelters, pavilions, storage buildings, roads, parking, and utilities on 33 acres for a west county park. Outdoor facilities will include 12 lighted hard surface courts, four soft surface clay courts, and two multipurpose courts. Indoor facilities will include eight climate-controlled courts, locker rooms, reception area, observation deck, and restrooms.

**Prior Approvals:**

\$ 400,000	DNR-RP Item 1A (2/8/17)
\$2,937,041	DNR-RP Item 2A (12/20/17)
\$ 830,860	DNR-RP Item 5A (12/19/18)

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$145,879

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$622,220

**2. *Anne Arundel County - 2022 Land Preservation, Parks, and Recreation Plan – \$25,000***  
Anne Arundel County; POS #6947-2-326 MD20190313-0124

**Background:** Funding to complete Anne Arundel County’s 2022 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

**Prior Approval:** \$25,000 DNR-RP Item 2A (4/24/19)

**Fund Source:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
Program Open Space Local  
Source Code: 18011 \$25,000

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



2A. **PROGRAM OPEN SPACE LOCAL SHARE** (cont'd)  
*Anne Arundel County*

3. ***South River Greenway - Forney Property Acquisition – \$2,742,333***  
*Anne Arundel County; POS # 6986-2-328 MD20190716-0609*

**Background:** Acquire approximately 150.61 acres to add to Bacon Ridge Natural Area.

**Appraised Value:** Brice J. Worthington \$2,831,000  
George L. Peabody and Charles W. Gutchner \$2,605,000

**Property Cost:** \$2,702,333

**Incidental Costs:** \$ 40,000

**Fund Source:** Maryland Consolidated Capital Bond Loan 2015, Chapter 495, Acts of 2015  
Program Open Space - Local  
Source Code: 15162 \$86,174.14

Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
Program Open Space Local  
Source Code: 18011 \$433,704.82

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$2,222,454.04

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 5

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

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

**Recommendation:** Approval to commit \$712,500 for the following **development** projects.

***New Town High School Recreation Center Field and Stadium - \$712,500***

Baltimore County

POS #6792-3-485 MD20180530-0378

**Background:** Design and construct artificial turf athletic field and stadium facility at New Town High School Recreation Center for use by Baltimore County Recreation and Parks and Baltimore County Public Schools.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2014, Chapter 463, Acts of 2014

Program Open Space Local

Source Code: 14089 \$52,629.64

Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017

Program Open Space Local

Source Code: 18011 \$115,884.00

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

Program Open Space Local

Source Code: 19011 \$543,986.36

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 6

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

**4A. PROGRAM OPEN SPACE LOCAL SHARE**  
*Prince George's County*

**Recommendation:** Approval to commit \$1,383,130 for the following **acquisition** project.

***Patuxent River Park - Beall Property Acquisition - \$1,383,130***

The Maryland-National Capital Park and Planning Commission (Prince George's County)  
POS #6985-16-825 MD20190716-0607

**Background:** Acquire 192.35 acres to add to Patuxent River Park.

**Appraised Value:** John R. Fowler, Inc. \$1,350,000  
Charles W. White \$1,448,000

**Property Cost:** \$1,350,000

**Incidental Costs:** \$ 33,130

**Fund Source:** Maryland Consolidated Capital Bond Loan 2015, Chapter 495, Acts of 2015  
Program Open Space - Local  
Source Code: 15162 \$1,383,130.00

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 7

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

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

**Recommendation:** Approval to commit \$105,000 for the following **acquisition** project.

***Hagerstown Cultural Trail - Lynn Acquisition - \$105,000***

City of Hagerstown  
POS # 6988-21-371 MD20190716-0603

**Background:** Acquire 0.2 acres adjacent to Hagerstown’s Cultural Trail to add to available park area. The City is providing the remaining funds needed for this acquisition.

**Appraised Value:** Bowers Appraisal Service, LLC \$100,000  
William G. Bowen, Inc. \$110,000

**Property Cost:** \$135,000

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$105,000

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



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

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

**Recommendation:** Approval to commit \$562,950 for the following **development** projects.

**1. Schumaker Park - Parking Lot Phase II - \$67,950**  
Wicomico County; POS #6995-22-263 MD20190723-0621

**Background:** Mill, grade, repave parking lot, curbing, car stops.

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$53,756.38

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$14,193.62

**2. Henry S. Parker Athletic Complex - \$495,000**  
Wicomico County; POS #6992-22-260 MD20190723-0624

**Background:** Construct mini field for Challenger Little League ball program; make improvements to fields, dugouts and bleachers; and replace outdated playground equipment and safety surface with playground equipment consistent with National Playground Safety Standards and the Americans with Disabilities Act.

**Fund Source:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
Program Open Space Local  
Source Code: 18011 \$81,033.01

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$233,966.99

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$180,000.00

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 9

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

7A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*Worcester County*

**Recommendation:** Approval to commit \$400,000 for the following **development** projects.

1. ***Newtown Park Fencing & Fishing Pier - \$100,000***  
Worcester County; POS #6989-23-265 MD20190716-0604

**Background:** Replace deteriorating fencing on ball fields throughout park and construct fishing pier for park pond.

**Fund Source:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
Program Open Space Local  
Source Code: 18011 \$5,210.09

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$94,789.91

2. ***John Walter Smith Park Fencing and Landscaping - \$100,000***  
Worcester County; POS #6990-23-266 MD20190716-0605

**Background:** Replace deteriorating sports field fencing and remove and replace traffic control bollards with landscaping.

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$100,000

3. ***Showell Park Bathroom & Concession Stand - \$200,000***  
Worcester County; POS #6991-23-267 MD20190716-0606

**Background:** Design and construct permanent concession/new ADA-compliant bathroom facility.

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$200,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 10

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

**8A. PROGRAM OPEN SPACE STATE SHARE**  
***Baltimore County (Glencoe Properties)***

**Recommendation:** That the Board of Public Works approve DNR acquiring a conservation easement.

**Description:** DNR has partnered with the Gunpowder Valley Conservancy to conserve this property, which comprises agricultural fields, forests, tributaries to and a portion of Gunpowder Falls. Conservation will protect water quality in the Loch Raven Reservoir Watershed through riparian buffers of all waterways. Approximately eight acres of the property lies between Gunpowder Falls and the Torrey C. Brown Rail Trail. The property owner has agreed to provide public access across this portion of the property, expanding public water access opportunities and allowing paddlers to reach the Rail Trail from Gunpowder Falls. The easement will also provide permanent viewshed protection along the Rail Trail.

**POS Scoring System:** 97 out of 100 **Targeted Ecological Area:** Partially

**Grantor:** Glencoe Properties, LLC  
**Grantee:** The State of Maryland to the use of the Department of Natural Resources and the Gunpowder Valley Conservancy

**Property:** 185.86 +/- acres, POS 5438  
**Price:** \$917,750

**Appraisals:** \$956,000 (11/19/18) – Beth L. Riedel  
\$774,000 (12/15/18) – LouAnne Cline  
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

**Incidentals to Gunpowder Valley Conservancy:**

Administrative Fee	\$27,533
Program Compliance Fee	\$13,766
Survey reimbursement	\$15,500
Title reimbursement	<u>\$ 5,308</u>
Total Incidentals	\$62,107

**Fund Source:** Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Program Open Space Stateside  
Source Code: 19010 \$979,857

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 11

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

**9A. RURAL LEGACY PROGRAM FUNDS**  
*Cecil County*

**Recommendation:** Approval to grant \$315,399 to the **Cecil Land Trust** from Rural Legacy Funds to acquire 85.67-acre conservation easement.

***Fair Hill Rural Legacy Area – EIP Maryland, LLC***

**Prior Approval:** Fair Hill Rural Legacy Area Grant for easement acquisitions:  
DNR-RP Item 10A (8/22/2018) \$1,638,160 for FY 2019

**Project Description:** Acquisition of this easement will protect valuable agricultural lands. Stream restoration along 2,235 linear feet of Principio Creek was completed on the property in 2017 to improve trout habitat and reduce nutrient and sediment loads to the Chesapeake Bay. This Rural Legacy easement, RL No. 5657, will be held by DNR and the Cecil Land Trust, Inc.

**Easement Value:** \$466,374.63 (\$5,443.85 per acre)

**Purchase Price:** \$301,472.73 (\$3,519 per acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$ 9,044.18
	Incidental:	\$ 360.00
	Compliance:	\$ 4,522.09
		<u>\$13,926.27</u>

**Amount Requested:** \$315,399

**Fund Sources:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
Rural Legacy Program  
Source Code: 18012 \$315,399.00

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 12

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

**10A. RURAL LEGACY PROGRAM FUNDS**  
*Wicomico County*

**Recommendation:** Approval to grant \$103,485.60 to **Wicomico County**, from Rural Legacy Funds to acquire 171.50-acre conservation easement.

***Quantico Creek Rural Legacy Area – Potter, Taylor, et al.***

**Prior Approval:** Rural Legacy Area Grant for easement acquisitions:  
DNR-RP Item 5A (8/05/2015) \$ 691,850.00 for FY 2016

**Project Description:** Acquisition of this conservation easement will protect 171.50-acres of forested lands productive for timber and other wood products on the north side of Cherrywalk Road at the headwaters of Manumsco Creek, which runs roughly parallel to Quantico Creek, both of which flow to the Nanticoke River. Preserving this land from development provides additional resiliency to the effects of climate change on the Eastern Shore. This Rural Legacy easement, RL No.5655, will be co-held by Wicomico County, the DNR, the Lower Shore Land Trust, and the United States of America through the Department of the Navy.

**Easement Value:** \$172,000 (\$ 1,002.92 per acre)

**Funding Sources:**  
\$ 71,000 DNR  
\$ 86,000 U.S. Department of the Navy  
\$ 15,000 Wicomico County (Forest Conservation Funding)

**Total Other DNR Costs:**  
Administrative: \$ 5,160.00  
Incidental: \$ 24,745.60  
Compliance: \$ 2,580.00  
\$ 32,485.60

**Amount Requested:** \$ 103,485.60

**Fund Sources:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
Rural Legacy Program  
Source Code: 18012 \$103,485.60

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
October 16, 2019



DNR 13

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

**11A. FOREST CONSERVATION ACT EASEMENT**

**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  
§§ 5-1601 -- 5-1613, Natural Resources Article, Annotated Code of MD.

**Grantor:** State of Maryland to the use of Maryland Department of Health.

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

**Property:** 28.62 acres (Rosewood Center property), Owings Mills, Baltimore County

**Price:** \$-0-

**Forest Conservation Plan:** C19-04

**Remarks:** The Department of Health is donating the easement in accordance with the Forest Conservation Plan prepared in connection with a construction project on the property. This easement is consistent with DNR forest conservation practices. This easement will provide long-term protection in Baltimore County.

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**1-GM. GENERAL OBLIGATION BOND PROCEEDS**

**Recommendation:** That the Board of Public Works approve use of general obligation bond funding proceeds for the following contracts totaling \$149,438.

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

**University of Maryland, College Park**

*A James Clark Hall*

**Fund Source:** MCCBL 2017: Provide funds to continue construction of and begin equipping new bioengineering building. Item 17-176.

- 1. Description:** One 60-ton iron worker with power link system  
**Procurement Method:** Simplified Procurement Competitive  
**Award:** Posner Industries, Capitol Heights, MD  
**Amount:** \$18,033  
**Resident Business:** Yes  
**MD Tax Clearance:** 19-2617-1111
- 2. Description:** Laboratory furniture: Above bench shelving; sinks and benchtops; storage; lab coat racks; elevated bench; elevated drawer cabinets; wire shelving; gas cylinder rack.  
**Procurement Method:** Master Contract (Vendor Contract No. 12473)  
**Award:** VWR International, Inc., Arlington Heights, IL  
**Amount:** \$29,055  
**Resident Business:** No  
**MD Tax Clearance:** 19-2598-1111
- 3. Description:** One Avanti JXN-30 floor standing centrifuge with rotors and conical adapters  
**Procurement Method:** Master Contract (Vendor Contract No. 12474)  
**Award:** VWR International, Inc., Arlington Heights, IL  
**Amount:** \$75,050  
**Resident Business:** No  
**MD Tax Clearance:** 19-2378-1111

Board of Public Works  
University System of Maryland  
Supplement  
October 16, 2019



USM 2

1-GM. GENERAL OBLIGATION BOND PROCEEDS (cont'd)

4. **Description:** One Azure c150 gel documentation system  
**Procurement Method:** Master Contract (Vendor Contract No. 12474)  
**Award:** VWR International, Inc., Arlington Heights, IL  
**Amount:** \$4,984  
**Resident Business:** No **MD Tax Clearance:** 19-2596-1111
5. **Description:** One trans-blot turbo transfer system  
**Procurement Method:** Simplified Procurement Non-competitive  
**Award:** Biorad Laboratories, Inc., Hercules, CA  
**Amount:** \$2,195  
**Resident Business:** No **MD Tax Clearance:** 19-2597-1111

**The Universities at Shady Grove**

*Biomedical Sciences & Engineering Education Building*

*Fund Source: MCCBL 2018 Provide funds to complete construction and equipping of the new Biomedical Sciences and Engineering Education Building. Item 18-248*

- Description:** Furniture for 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> floors  
**Procurement Method:** Preferred Provider  
**Award:** Maryland Correctional Enterprises  
**Amount:** \$20,121  
**Resident Business:** Yes **MD Tax Clearance:** 19-2693-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
University System of Maryland  
Supplement  
October 16, 2019



USM 3

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

**2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK  
*Chemistry Wing Labs and Administration Renovations*  
*Bid Package 1 of 1***

**Contract ID:** Chemistry Wing Labs and Administration Renovations  
RFP# 84966-B

**Recommendation:** Award Bid Package 1 of 1

**Contractor:** Kinsley Construction Company, Inc., Columbia, MD

**Prior Approval:** USM Item 11-C (6/20/18) (preconstruction services)

**Project:** The project consists of phased renovations to Chemistry Buildings 2 and 5 so that Wing 1 functions may be relocated to prepare for complete replacement of Wing 1. Project converts/renovates:

- Chemistry library into administrative suite
- Chemistry machine shop into NMR laboratory
- Bio-chemistry animal housing facilities into x-ray diffraction and surface analysis laboratories.

**Bid Package Description:** This Bid Package consists of all trade work associated with the project for interior renovations (demolition, architectural work, mechanical, electrical and plumbing work and associated inspection and testing).

The overall project estimate is expected to exceed \$11 million.

**Contract Term:** 6/20/18- 8/30/2022 including warranty period

**This Bid Package Amount:** \$10,164,271

**Original Contract Amount:** \$ 105,417

**Revised Contract Amount:** \$10,269,688

**Funding:** Institutional Funds

**MBE Participation Goal:** Overall: 20%  
Subgoals: 7% African American; 4% Asian American

**Performance Security:** Equal to contract amount



**2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)**  
***Chemistry Wing Labs and Administration Renovations***  
***Bid Package 1 of 1***

***Requesting Institution Remarks:*** When the Board of Public Works approved the University awarding pre-construction services for the Chemistry Wing renovations, the project was estimated to be \$9 million. Since then, the scope of work increased to accommodate additional HVAC work in the same building but in Wings 2 and 3. Having the same contractor perform this additional work while in the building minimizes disruption to the user groups, facilitates coordination, and achieves savings by having the work done at the same time.

Project design complies with the Maryland State Energy Code and includes the following sustainable features:

- HVAC airflow reduction based on occupancy
- variable frequency drive motors
- high-efficiency HVAC system
- energy efficient LED lighting fixtures
- water-saving plumbing fixtures

***Resident Business:*** Yes

***MD Tax Clearance:*** 19-2584-1111

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





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

3-C. **UNIVERSITY OF MARYLAND BALTIMORE** for  
**TOWSON UNIVERSITY**  
*College of Health Professions*

**Contract ID:** Construction Management at Risk Services for the College of Health Professions  
University Contract #C-00883

**Recommendation:** Award construction management contract to Gilbane Building Company for the Towson University College of Health Professions project.

**Project:** The project will design and construct a new College of Health Professions building to consolidate the Dean’s Office and all Health Professions’ departments and units. The new facility will house the undergraduate and graduate programs of the College of Health Professions’ School of Nursing (presently Department of Nursing); Department of Audiology, Speech-Language Pathology, Department of Health Science, Department of Interprofessional Health Studies, Department of Occupational Therapy and Occupational Science Department, portions of the Department of Kinesiology; Collaborative Programs; and the Dean’s Office. The space currently occupied for these programs is insufficient for current enrollment and projected growth.

The overall project estimate – includes design, construction and equipment – is \$166 million.

**Contract Description:** This Item recommends award for pre-construction services only; the University anticipates that it will present to the Board three Bid Packages to be awarded to the contractor during the construction phase. The University anticipates the final value of this contract will be approximately \$142.64 million.

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

	Technical Score	Price Score	Total Score	Price
Gilbane Building Company, Baltimore, Maryland	58.27	39.99	98.26	\$17,088,249
Clark Construction Group, Bethesda, Maryland	60	37.58	97.58	\$18,185,399
Barton Malow Company, Baltimore, Maryland	55.39	40	95.39	\$17,083,086

**Award:** Gilbane Building Company, Baltimore, MD

**Amount:** \$1,025,000 (pre-construction)



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

**3-C. UNIVERSITY OF MARYLAND BALTIMORE for  
TOWSON UNIVERSITY (cont'd)  
College of Health Professions**

**Contract Term:** 24 months from issuance of pre-construction notice to proceed;  
39 months from issuance of construction notice to proceed

**MBE Participation:** 30%  
Subgoals: 7% African-American Owned  
4% Asian-American Owned

**Performance Security:** 100% performance bond

**Requesting Institution Remarks:** The solicitation was advertised on *eMMA*. Six firms attended the pre-proposal meeting; four firms submitted technical proposals. The University Evaluation Committee evaluated the four proposals with three firms obtaining the minimum technical score required to advance to second phase technical evaluations. Following second phase evaluations the three firms maintaining the minimum required technical score were invited to submit pricing.

Gilbane's combined score was based on its second ranking technically and its near tie for the low-price proposal. Gilbane Building Company demonstrated extensive experience with higher education projects, presented a construction management team with strong backgrounds and prior working relationships and demonstrated through their experience an acceptable understanding of the project challenge. Award is recommended to Gilbane Building Company based on best value to the University.

This Item recommends award for pre-construction services only. If the University and the Contractor agree to a cost for construction, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs, which includes the CM's construction services fee.

Opportunities for environmental sustainability will be identified and explored throughout the design and into construction by the University, A/E and the CM firm.

**Fund Source:** MCCBL 2019: Provide funds to begin design of a new building for the College of Health Professions. Item 310

**Resident Business:** Yes **MD Tax Clearance:** 19-2677-1110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
October 16, 2019



USM 7

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

**4-C. UNIVERSITY OF MARYLAND, BALTIMORE**  
***Bressler Research Building 5<sup>th</sup> and 6<sup>th</sup> Floor Infrastructure Upgrades***

**Contract ID:** On-Call General Contractor  
Bressler Research Building 5<sup>th</sup>/6<sup>th</sup> Floor Infrastructure Upgrades  
Task Order Bid #18-372 PS against  
On Call GC Contract #C-00873

**Contract Approved:** USM Item 3-C (8/14/2019)  
**Procurement Method:** Task Order (low bid)

**Task Order Description:** Upgrade Bressler Research Building infrastructure: mechanical utilities located above the 5th floor ceiling, HVAC supply terminal units, sprinkler heads, lighting fixtures and ceiling systems on the 5th floor laboratory/corridor areas, and floor finishes for the Animal Facility cage wash room on the sixth floor.

**Task Order Bids:**

<i>Bidders</i>	<i>Price</i>
EMJAY Engineering and Construction Co., Inc., Baltimore, MD	\$1,009,000
Jeffrey Brown Contracting, Towson, MD	\$1,482,673
Brawner Builders, Inc., Hunt Valley, MD	\$1,776,500

**Award:** EMJAY Engineering and Construction Co., Inc., Baltimore

**Task Order Term:** 18 months from notice to proceed  
**Task Order Amount:** \$1,009,000  
**Fund Source:** Plant Funds

**MBE Participation:** 30%  
Sub-goals: 7% African American  
4% Asian American

**Performance Security:** 100% performance bond

**Requesting Institution Remarks:** The solicitation was bid among all six on-call general contractors. Three contractors submitted bids.

**Resident Business:** Yes **MD Tax Clearance:** 19-2676-1111

---

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

Board of Public Works  
University System of Maryland  
Supplement  
October 16, 2019



USM 8

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

**5-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for  
TOWSON UNIVERSITY  
New Science Building  
Bid Package 4 of 4**

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

**Recommendation:** Award construction Bid Package 4 of 4: includes landscaping and audio/visual, CM allowances, CM general conditions (bonds and insurance) and construction fee.

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

**Prior Approval:** USM Item 1-C (10/29/2014) (pre-construction services)  
USM Item 1-C-BP (11/15/2017) (Bid Package 1)  
USM Item 4-C-BP (04/18/2018) (Bid Package 2)  
USM Item 12-C-BP (06/20/2018) (Bid Package 3)

**Project:** The project is to construct a New Science Building to meet the institutional and programmatic needs of Towson University. The estimated project construction cost is \$144 million. The overall project estimate is \$184 million which includes design, construction and equipment.

**This Bid Package 4 Amount:** \$ 3,902,408

**Amount Pre-Construction;  
Bid Package 1, 2 & 3  
USM Authorized Changes:** \$157,451,813

**Revised Amount:** \$161,354,221

**Contract Term:** 36 months from pre-construction notice-to-proceed  
36 months from construction notice-to-proceed

**Fund Source:** Plant Funds

**MBE Participation:** 30%  
Subgoals: 7% African-American Owned  
4% Asian-American Owned

Board of Public Works  
University System of Maryland  
Supplement  
October 16, 2019



USM 9

**5-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for  
TOWSON UNIVERSITY (cont'd)  
New Science Building  
Bid Package 4 of 4**

**MBE Compliance:** 32%  
Subgoals: 19% African-American Owned  
7% Asian-American Owned

**Performance Security:** 100% performance bond required

**Requesting Institution Remarks:** The Construction Management at Risk contract was initially awarded for pre-construction. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the fourth Bid Package. Bid Package 4 MBE participation is 26%.

**Resident Business:** Yes

**MD Tax Clearance:** 19-2678-1111

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

# Supplemental



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

**6-C-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK**  
***Construction Contract***

**Contract ID:** Construction Management at Risk for the School of Public Policy  
RFP#49788-K

**Original Approval:** USM Item 2-C (10/4/2017)

**Contractor:** J. Vinton Schafer & Sons, Inc., Abingdon, MD

**Project:** This office/classroom building project will provide 69,700 GSF/38,355 NASF of space for the School of Public Policy to meet its strategic plan goals for growth as well as allow the School to consolidate operations in a single location (by vacating Van Munching Hall and two other campus buildings). This project will enhance the ability of the School of Public Policy to become one of the top-ten public policy programs in the nation.

**Description:** Extend pre-construction phase to reflect entire contract term.

**Original Pre-Construction Phase Term:** 10/4/2017– 6/13/2018

**Revised Term:** 10/4/2017– 4/18/2024

**Requesting Institution Remarks:** Reference is made to USM Item 2-C (10/4/17) in which the Board of Public Works approved USM “award[ing a] construction management at risk contract” for the School of Public Policy project. Although the contract provided for a full seven-year term – including construction and warranty period – the Item stated only that pre-construction services were expected to be completed in eight months. To pay the contractor for services rendered, the General Accounting Division requires an official record that this contract has not expired.

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**Larry J. Hogan**  
Governor

**Boyd K. Rutherford**  
Lt. Governor

**Pete K. Rahn**  
Secretary

**BOARD OF PUBLIC WORKS  
ACTION AGENDA  
October 16, 2019**

	<u>Pages</u>
Maryland Aviation Administration (MAA)	1 – 2
Maryland Port Administration (MPA)	3 – 6
Maryland Transit Administration (MTA)	7
State Highway Administration (SHA)	8 – 22
MDOT Task Order Agreements	23 – 24

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



Contact: Linda Dangerfield  
410-859-7097  
ldangerfield@bwiaport.com

**1-M. MARYLAND AVIATION ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** Fire Protection System Inspection, Testing, Maintenance and Repair at Baltimore/Washington International Thurgood Marshall (BWI Marshall) and Martin State (MTN) Airports; *MAA-MC-20-002*  
ADPICS No.: MAAMC20002

**Contract Description:** This contract provides for all necessary labor, equipment, tools, and expertise to provide inspections, testing, repair and maintenance to the fire protection systems at BWI Marshall and MTN Airports.

**Award:** The Fireline Corporation  
Baltimore, MD

**Contract Term:** 11/01/2019 - 10/31/2024

**Amount:** \$2,971,950. Not to Exceed (5 years)  
\$1,215,622. Not to Exceed (cost of two-year option incl. 2% CPI)  
\$1,384,528. Not to Exceed (cost of two-year option incl. 2% CPI)  
\$5,572,100. Not to Exceed (aggregate value including four-year renewal option)

**Procurement Method:** Competitive Sealed Bidding  
(Small Business Preference)

**Bids:** The Fireline Corporation \$5,572,100  
Baltimore, MD

Johnson Controls \$8,068,205  
Rockville, MD

**Living Wage Eligible:** Yes

**MBE Participation:** 12%

**Performance Security:** Performance and Payment Bond at 100% of the contract amount

**Incumbent:** The Fireline Corporation



1-M. MARYLAND AVIATION ADMINISTRATION (cont'd)

**Requesting Agency Remarks:** This Solicitation was advertised on eMaryland Marketplace and on the Maryland Department of Transportation Maryland Aviation Administration's (MDOT MAA) Website. eMaryland Marketplace directly notified 330 prospective bidders including 20 Small Business Enterprises and 33 Minority Business Enterprises. MDOT MAA sent five direct solicitations to known Fire Protection System Testing, Inspection, Repair, and Maintenance Companies. Six (6) sets of specifications and bid documents were downloaded. A total of three bids were received; one was rejected as non-responsive.

One Bidder requested a partial waiver of the Minority Business Enterprise Goal. After reviewing the waiver documentation, MDOT MAA in accordance with COMAR 21.11.03.11 determined that the bidder did not make good faith efforts to achieve the goal. Therefore, MDOT MAA denied the waiver request and rejected the bid as non-responsive in accordance with COMAR 21.06.02.03. No protest was filed.

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

**Approp. Code:** J06100002

**Resident Business:** Yes

**MD Tax Clearance:** 19-2485-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Revised

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



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

**2-C-MOD. MARYLAND PORT ADMINISTRATION**  
***Modification: Construction Contract***

**Contract ID:** Inter-Agency Agreement for the Construction of the Masonville Dredged Material Containment Facility (DMCF); 507506  
ADPICS No.: CO372216

**Contract Approved:** 07/26/2006; MDOT Item 39-C

**Contractor:** Maryland Environmental Service  
Millersville, MD

**Contract Description:** This contract is for the **third and final planned incremental phase of** construction of the Masonville Dredged Material Containment Facility (DMCF).

**Modification Description:** Modification No. 5 extends the contract from August 1, 2022 through July 31, 2027 and adds \$95,000,000 to the not-to-exceed value of the contract to complete Phase III of the project.

**Original Contract Term:** 08/02/2006 – 07/31/2022

**Modification Term:** 08/01/2022 – 07/31/2027

**Original Contract Amount:** \$95,590,000

**Modification Amount:** \$95,000,000

**Prior Mods/Options:** \$30,000,000 (See Attachment 1)

**Revised Total Contract Amount:** \$220,590,000

**Percent +/- Change:**  
+ 31.3% (Modification No. 1)  
+ 0% (Modification No. 2)  
+ 0% (Modification No. 3)  
+ 0% (Modification No. 4)  
+ 99.3% (Modification No. 5; this agenda item)

**Overall Percent +/-:** +130.6%

**Original Procurement Method:** Interagency Agreement

**MBE Participation:** N/A

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



Revised

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

**MBE Compliance:** N/A

**Requesting Agency Remarks:** The Maryland Department of Transportation Maryland Port Administration (MDOT MPA) requests approval to extend the contract term and to increase the contract authority amount for the third and final phase of the construction of the Masonville DMCF, an MDOT MPA funded and sponsored construction program. Construction of the Masonville DMCF was designed to be constructed in incremental phases and is advancing as planned. Phase III represents the final phase of construction, including closure and end-use development as cargo terminal space. The MDOT MPA uses the Maryland Environmental Service's (MES) statutory authority and substantial experience in managing operations and construction at the Hart-Miller Island DMCF, Cox Creek DMCF, Poplar Island Environmental Restoration Project, and the Masonville DMCF. The MDOT MPA anticipated from the outset of this project the need to return to the BPW for approval of expanded contracting authority and term extension in order to complete Phase III engineering, design and construction.

Modification No. 5 will enable the implementation of the Masonville DMCF construction elements scheduled for the Phase III completion. The design of the DMCF called for incremental stepped dike raising to +18 feet above MLLW (mean lower low water level) to implement planned placement capacity. The original dike was built to the elevation of +10 feet. Phase II of the project included the first increment of dike raising to +18 feet. There are sufficient funds in the current contract to complete the Phase II tasks. Engineering support services including design review and preparation, survey and GIS support, preparation of bid documents, geotechnical support, coastal engineering and DMCF design, permitting, site development and operations planning services, and CAD services will commence in FY 2020 using Modification No. 5 funding. Phase III of the project will raise the dikes to the ultimate elevation of +42 feet, which later may be graded to +36 feet after consolidation. Construction of the mitigation and enhancement elements of the Masonville DMCF project includes those required by the final Environmental Impact Statement and the Clean Water Act Section 404 permit. These elements deal with shoreline stabilization and enhancement, wetland and submerged aquatic vegetation development, propagation of wetland vegetation, reef ball creation and placement and other elements as required by the regulatory agencies.

The Masonville dredged material placement option responds to mandates of the Dredged Material Management Act of 2001. The Masonville DMCF provides essential placement capacity for Baltimore Harbor channels, berths, and anchorages, especially after the Hart-Miller Island DMCF closed for placement of dredged material at the end of 2009. Additionally, the Masonville DMCF project also cleans up severely degraded areas in the Patapsco River, provides community access to water, and provides stakeholder identified community and environmental enhancements.

The site is constructed on a 141 acre footprint, including 127 acres of open water, and a planned dredged material placement capacity of 11 mcy. The final elevation is eventually planned at +36 feet (equivalent to adjacent land). The estimated annual placement capacity is 0.5 – 1.0 million cubic yards.

**Revised**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



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

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

While the Interagency Agreement does not have a formal goal for MBE participation because the Agreement is between State entities, MBE participation is a priority for the MDOT MPA. MES attempts to annually award a minimum of 29% of the total dollar amount of all contracts to MBEs. MES follows the guidelines of the State of Maryland MBE Program, utilizing MBE goal setting worksheets and MDOT's MBE directory to actively solicit MBEs on subcontracts. As of June 30, 2019, MES has reported 25.5% MBE participation on this contract.

The Maryland Port Commission approved this modification on September 10, 2019.

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

***Approp. Code:*** J03D0002

---

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

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



**Revised**

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

ATTACHMENT I				
	Amount	Term	BPW/DCAR Date	Reason
<b>Original Contract</b>	\$95,590,000	08/02/2006 – 07/31/2010	07/26/06, 39-C	
<b>Modification No. 1</b>	\$30,000,000	08/01/2010 – 07/31/2015	03/10/10 1-C-MOD	Phase II construction
<b>Modification No. 2</b>	\$0	No change	08/01/12	Change of MES contract representative
<b>Modification No. 3</b>	\$0	No change	06/25/13	Change of MES contract representative
<b>Modification No. 4</b>	\$0	08/01/2015 – 07/31/2022	04/01/15 3-C-MOD	Extension of contract term
<b>Modification No. 5</b>	\$95,000,000	08/01/22 – 07/31/2027	09/18/19 2-C-MOD	This modification
<b>Revised Amount</b>	\$220,590,000			

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



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

**3-RP. MDOT – MARYLAND TRANSIT ADMINISTRATION**  
***Real Property – Acquisition***

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

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

**Property:** MARC Riverside Maintenance Facility located between ES of Johnson Street and WS of Key Highway, a fee simple parcel 20.1983± acres located in Baltimore City, Maryland

**Grantor:** CSX Transportation, Inc.

**Grantee:** State of Maryland, MDOT MTA

**Consideration:** \$18,710,000

**Appraised Value:** \$18,710,000 – George L. Peabody, Appraiser (Selected)  
\$17,616,000 – Gary R. Anglemyer, Appraiser (Approved)  
William Caffrey, Review Appraiser

**Special Conditions:** N/A

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

**Requesting Agency Remarks:** The subject property is required for the continued use by MARC Train service for their Riverside Locomotive Repair Facility. MARC is currently operating under a ten (10) year lease agreement starting in FY 2013 with an option to purchase this property at an agreed upon price, which was previously approved by BPW on May 29, 2013 under 19-LT. Once MDOT MTA obtains title to the property the MTA Lease payments for this facility will terminate.

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Revised

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



Contact: Olu Okunola  
410-545-8754  
OOkunola@sha.state.md.us

4-RP. STATE HIGHWAY ADMINISTRATION  
**RETROACTIVE: Real Property – Access Break**

**Recommendation:** That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) releasing an access break.

**Authority:** Transportation Article, § 8-310  
Annotated Code of Maryland

**Property:** MC# 19-2645  
Former Phillips Packing Company, (72 ft. +/-) located on the north side of U.S. Route 50, west of Woods Road, 1.1 miles east of Cambridge in Dorchester County.

**Grantor:** State of Maryland, MDOT SHA

**Grantee:** Cambridge Marketplace, LLC.

**Consideration:** \$0, see below for details

**Appraised Value:** \$0 – Thomas B. Herbert (Approved)  
Neil Mengel, Review Appraiser

**Special Conditions:** N/A

**Legislative Notice:** N/A

**State Clearinghouse:** N/A

**Requesting Agency Remarks:** MDOT SHA seeks retroactive approval to convey a 72-foot-wide access break to the adjoining owner, Cambridge Marketplace, LLC, and in turn would legally eliminate all access at the old access points. The appraiser has determined that the new access break has a nominal value. MDOT SHA issued a permit to construct new access break. The permit was issued before BPW approval which was an oversight. SHA regrets the error. Construction is now complete and MDOT SHA is seeking approval to make these access rights permanent.

This Item was withdrawn as Item 10-RP on the 10/2/19 MDOT Agenda.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



Contact: Jada Wright  
410-545-0330  
Jwright18@mdot.maryland.gov

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

**Contract ID:** Maintenance and Repair of Highway Lighting at Various Locations in Carroll and Frederick Counties, (District 7); 528CF71423  
ADPICS No.: 528CF71423

**Contract Description:** This open-ended, on-call contract provides all maintenance and repair of highway street lighting at various locations in District 7.

**Award:** Lighting Maintenance, Inc.  
Linthicum, MD

**Contract Term:** 10/31/2019 – 12/31/2023 (1,522 Calendar Days)

**Amount:** \$1,118,460 NTE

**Procurement Method:** Competitive Sealed Bidding

**Bids:** Lighting Maintenance, Inc. \$1,118,460  
Linthicum, MD

Rommel Infrastructure, Inc. \$1,677,058  
Linthicum, MD

**Living Wage Eligible:** Yes

**MBE Participation:** 0% (Limited Subcontracting Opportunities)

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

**Incumbent:** Lighting Maintenance, Inc.  
Linthicum, MD



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



---

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

**Requesting Agency Remarks:** The solicitation was advertised on eMaryland Marketplace on June 11, 2019 notifying 680 potential contractors and bids were opened on July 11, 2019.

The Maryland Department of Transportation State Highway Administration has confirmed Lighting Maintenance, Inc.'s bid price.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 19-2177-1111

---

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



Contact: Jada Wright  
410-545-0330  
Jwright18@mdot.maryland.gov

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

**Contract ID:** Median and Roadside Mowing, Trimming, and Litter Pickup at Various Locations in Queen Anne’s County; *4271721422SB*  
ADPICS No.: 4271721422

**Contract Description:** This open-ended, on-call contract provides all median and roadside mowing, trimming, and litter pickup at various locations in Queen Anne’s County.

**Award:** Govesource, LLC (*State -certified Small Business*)  
Exton, PA

**Contract Term:** 10/31/2019 – 12/31/2022 (1,157 Calendar Days)

**Amount:** \$862,500 NTE

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

<b>Bids:</b>	Govesource, LLC Exton, PA	\$862,500
	Unified Solutions Services, LLC Columbia, MD	\$885,000
	Manuel Landscaping, Inc. Baltimore, MD	\$893,750
	Adezia Laurel, MD	\$942,625

**Living Wage Eligible:** Yes

**MBE Participation:** 0% (Limited Subcontracting Opportunities)

**Performance Security:** None

**Incumbent:** None

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



---

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

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace on June 11, 2019 and the bids were opened on July 11, 2019.

The Maryland Department of Transportation State Highway Administration has confirmed Govesource, LLC's bid price and 100% of the work performed on this contract is by a State-certified Small Business.

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

**Approp. Code:** J02B0102

**Resident Business:** No

**MD Tax Clearance:** 19-2284-0000

---

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

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



---

Contact: Jada Wright  
410-545-0330  
Jwright18@mdot.maryland.gov

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

**Contract ID:** Brush and Tree Cutting and Stump Removal at Various Locations in Washington County; 4292161422  
ADPICS No.: 4292161422

**Contract Description:** This contract consists of brush and tree cutting and stump removal at various locations in Washington County.

**Award:** Excel Tree Expert Co., Inc. (*State-certified Small Business*)  
Jessup, MD

**Contract Term:** 10/31/2019 – 12/31/2022 (1,157 Calendar Days)

**Amount:** \$691,250 NTE

**Procurement Method:** Competitive Sealed Bidding

<b>Bids:</b>	Excel Tree Expert Co., Inc. Jessup, MD	\$691,250
	A-Fordable Tree Service, LLC Easton, MD	\$692,430
	A. Marquez Trucking, Inc. Silver Spring, MD	\$752,000

**Living Wage Eligible:** Yes

**MBE Participation:** 0% (Limited Subcontracting Opportunities)

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

**Incumbent:** Excel Tree Expert Co., Inc.  
Jessup, MD

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



---

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

**Requesting Agency Remarks:** The solicitation was advertised on eMaryland Marketplace on May 21, 2019 notifying 861 potential contractors and bids were opened on June 27, 2019.

The Maryland Department of Transportation State Highway Administration has confirmed Excel Tree Expert Co., Inc.'s bid price and 100% of the work to be performed will be by a State-certified Small Business.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 19-2349-0111

---

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



Contact: Jada Wright  
410-545-0330  
Jwright18@mdot.maryland.gov

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

**Contract ID:** Operation of Knapps Narrows Drawbridge #20001 and Miles River Drawbridge #20018 in Talbot County; 5272021423  
ADPICS No.: 5272021423

**Contract Description:** This contract is for the operation of Knapps Narrows Drawbridge #20001 and Miles River Drawbridge #20018 in Talbot County

**Award:** Chesapeake Pilot Training, Inc.  
Chestertown, MD

**Contract Term:** 10/31/2019 – 03/31/2023 (1,247 Calendar Days)

**Amount:** \$548,900 NTE

**Procurement Method:** Competitive Sealed Bidding

**Bids:** Chesapeake Pilot Training, Inc. \$548,900  
Chestertown, MD

Centropolis Property & Staffing  
Management, LLC \$688,800  
Baltimore, MD

**Living Wage Eligible:** Yes

**MBE Participation:** 0% (Limited Subcontracting Opportunities)

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

**Incumbent:** Chesapeake Pilot Training, Inc.  
Baltimore

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



---

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

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace on June 4, 2019 and the bids were opened on July 11, 2019.

The Maryland Department of Transportation State Highway Administration has confirmed Chesapeake Pilot Training, Inc.'s bid price.

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

**Approp. Code:**                            J02B0102

**Resident Business:**                    Yes

**MD Tax Clearance:**                    19-2175-0111

---

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

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



Contact: Jada Wright  
410-545-0330  
Jwright18@mdot.maryland.gov

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

**Contract ID:** Maintenance and Preservation of Landscape Assets in Calvert, Charles, and St. Mary's Counties (District 5) Area Wide; *AZ0196114R*  
ADPICS No.: AZ0196114R

**Contract Description:** This contract is for the maintenance and preservation of landscape assets in District 5 Area Wide which includes the plantings of various plant species, insect pest management, and landscape watering.

**Award:** Ed's Plant World, Inc. (*State-certified Small Business*)  
Brandywine, MD

**Contract Term:** 10/31/2019 – 09/30/2021 (700 Calendar Days)

**Amount:** \$594,544 NTE

**Procurement Method:** Competitive Sealed Bidding

**Bids:** Ed's Plant World, Inc. \$594,544  
Brandywine, MD

E & F Landscaping, LLC \$635,272  
Brandywine, MD

Patriot Land & Wildlife Management Services, Inc. \$873,495  
Barnesville, MD

**Living Wage Eligible:** No

**MBE Participation:** 0% (Limited Subcontracting Opportunities)

**Performance Security:** Payment and Performance Bonds for 100% of the award amount exists for this contract.

**Incumbent:** Ed's Plant World, Inc.  
Brandywine, MD



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



---

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

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace on June 11, 2019 and bids were opened on August 1, 2019.

The solicitation was originally advertised on January 8, 2019. Two bids were received on February 14, 2019 and rejected. The Maryland Department of Transportation State Highway Administration (MDOT SHA) had determined that it was in the State’s best interest to reject the bids because “there is reason to believe that the bids or proposals may not have been independently arrived at in open competition, may have been collusive, or may have been submitted in bad faith” as per COMAR 21.06.02.02(C)(1)(e). In addition, MDOT SHA has determined that this action is also fiscally advantageous because the bid prices were higher than the Engineer’s Estimates for this work. MDOT SHA resolicited this contract and awarded it to Ed’s Plant World, Inc.

The Maryland Department of Transportation State Highway Administration has confirmed Ed’s Plant World, Inc.’s bid price and 100% of the work to be performed is by a State-certified Small Business.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 19-2353-1111

---

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

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



MDOT 19

Contact: Jada Wright  
410-545-0330  
Jwright18@mdot.maryland.gov

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

**Contract ID:** Maintenance and Preservation of Landscape Assets in Carroll and Frederick Counties (District 7); *AZ0426114SBR*  
ADPICS No.: AZ0426114

**Contract Description:** This contract is for the maintenance and preservation of landscape assets in District 7. The contract includes the planting of various plant species, insect pest management, and landscape watering.

**Award:** Patriot Land & Wildlife Management Services, Inc.  
Dickerson, MD (State-certified Small Business)

**Contract Term:** 10/31/2019 – 10/07/2021 (707 Calendar Days)

**Amount:** \$739,780 NTE

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

**Bids:** Patriot Land & Wildlife Management Services, Inc.  
Dickerson, MD \$739,780

Marsonita Landscaping, LLC  
Mechanicsville, MD \$884,672

**Living Wage Eligible:** No

**MBE Participation:** 0% (Limited Subcontracting Opportunities)

**Performance Security:** Payment and Performance Bonds for 100% of the award amount exists for this contract.

**Incumbent:** Poole Landscaping, Inc.  
Frederick, MD

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



---

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

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace on June 25, 2019. The bids were opened on August 1, 2019 and there were three bids received; however, one bid was deemed non-responsive.

The Maryland Department of Transportation State Highway Administration has confirmed Patriot Land & Wildlife Management Services, Inc.'s bid price and 100% of the work to be performed is by a State-certified Small Business.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 19-2355-1111

---

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



MDOT 21

Contact: Jada Wright  
410-545-0330  
Jwright18@mdot.maryland.gov

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

**Contract ID:** Maintenance and Preservation of Landscape Assets in Harford County (District 4)  
Area Wide; HA4706114SBR2  
ADPICS No.: HA4706114R

**Contract Description:** This contract is for the maintenance and preservation of landscape assets along corridors in Harford County (District 4) Area Wide and includes the plantings of various plant species, insect pest management, and landscape watering.

**Award:** Patriot Land & Wildlife Management Services, Inc.  
Dickerson, MD (State-certified Small Business)

**Contract Term:** 10/31/2019 – 06/15/2021 (958 Calendar Days)

**Amount:** \$483,165 NTE

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

**Bids:** Patriot Land & Wildlife Management Services \$483,165  
Dickerson, MD

Marsonita Landscaping, LLC \$730,000  
Mechanicsville, MD

Bry's Lawn Care and Landscaping, LLC \$785,116  
Forest Hill, MD

**Living Wage Eligible:** Yes

**MBE Participation:** 0% (Limited Subcontracting Opportunities)

**Performance Security:** Payment and Performance Bonds for 100% of the award amount exists for this contract.

**Incumbent:** Poole Landscaping, Inc.  
Frederick, MD

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

**Requesting Agency Remarks:** The solicitation was advertised on eMaryland Marketplace on June 11, 2019 and the bids were opened on August 1, 2019.

The solicitation was advertised a total of three times. It was originally advertised on May 28, 2018 and three bids were received on June 7, 2018. All the bids were significantly above the Engineer's Estimate and much higher than the bids received on similar and recent projects with the same scope, but in different counties. To obtain the reasons for the high bids, the Maryland Department of Transportation State Highway Administration (MDOT SHA) interviewed the bidders and determined the reasons provided did not support the elevated pricing. Based on MDOT SHA's analysis, it was decided that the bids were not in the best interest of the State and rejected all three of the bids.

The solicitation was re-advertised a second time on December 11, 2018 and the bids for this project were opened on January 17, 2019. A single bid was submitted, and as such, does not foster a competitive environment MDOT SHA seeks to encourage. Therefore, MDOT SHA rejected the single bid. Again, to determine the limited interest, MDOT SHA conducted interviews with several vendors who perform this type of work. The first vendor indicated that they were averse to the remoteness of the area as well as the performance-based specifications within the project. The second vendor was interested but, due to internal obstacles, was not able to attend the pre-bid meeting and preferred not to submit a bid without first attending the pre-bid meeting. MDOT SHA re-evaluated the scope of the project and re-advertised it a third time.

The third and final solicitation advertised on June 11, 2019 resulted in an award to Patriot Land & Wildlife Management Services, Inc. MDOT SHA has confirmed Patriot Land & Wildlife Management Services, Inc.'s bid price and 100% of the work to be performed is by a State-certified Small Business.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 19-2356-1111

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

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
October 16, 2019



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

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

**Recommendation:** That the Board of Public Works approves the award of the following Task Order.

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

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

**1.0 Master Contract:** *Ancillary - Agency Wide Repairs/ Rehabilitation, Maintenance and Construction at MTA Facilities);*  
MDOT MTA Contract No. AGY-15-080-MT  
**Approved:** MDOT Item 19-GM (07/27/2016)  
**Term:** 08/18/2016-08/17/2021  
**Fund Source:** 80% Federal; 20% Special Funds (Transportation Trust Fund)

**1.1 Using Agency:** MDOT Maryland Transit Administration (MDOT MTA)  
**Description:** Repair of Metro SubwayLink Emergency Egress Stairs – The contract is for the repair of damaged and deteriorated concrete walking surfaces, and the correction of defects in those walking surfaces, including stairs, steps, and landings at eight underground Metro SubwayLink stations and six vent shafts located along the Metro line. All three qualified master contractors attended the pre-bid meeting but only one contractor expressed an interest in bidding on the task order. **(OFS No. 12).**

**Number of Qualified Master Contractors:** 3  
**Number of Bids:** 1  
**Award:** Amtrac Railroad Contractors of Maryland, Inc.; Hagerstown, MD  
**Amount:** \$230,250  
**Term:** 570 days from an NTP (*anticipated NTP of 10/31/2019*)  
**DBE/VSBE Participation:** 0% / 0%  
**Resident Business:** Yes

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

**2.0    *Master Contract:***    **Operations Ancillary Repairs, Maintenance, and Construction;**  
 MDOT MTA Contract No. OPS-17-078-AN  
*Approved:*                      MDOT Item 12-GM (09/06/2017)  
*Term:*                              09/21/2017\* - 09/20/2022 (\*or earlier upon BPW approval)  
*Fund Source:*                      80% Federal; 20% Special Funds (Transportation Trust Fund)

**2.1    *Using Agency:***                      MDOT Maryland Transit Administration (MDOT MTA)  
***Description:***                                  Interior Access Control Materials & Installation – The contract is for the installation of updated access control equipment & wiring and minor electrical work at MDOT MTA’s St. Paul Street offices. (OFS No. 16).

***Number of Qualified  
 Master Contractors:***                      6  
***Number of Bids:***                              4

***Award:***    Mona Electric Group, Inc. Hagerstown, MD; Clinton, MD  
***Amount:***                                      \$298,489  
***Term:***    60 days from an NTP (*anticipated NTP of 10/31/2019*)  
***DBE/VSBE Participation:***              20% / 0% (*vendor is exceeding the goal by 13.5% (33.5%)*)  
***Resident Business:***                      Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**

---

<b>Item#</b>	<b>Category</b>	<b>Pages</b>
<i>1 - 2</i>	<i>Services</i>	<i>1 - 6</i>
<i>3 - 8</i>	<i>Information Technology</i>	<i>7 - 18</i>
<i>9 - 12</i>	<i>Maintenance</i>	<i>19 - 26</i>
<i>13 - 14</i>	<i>Real Property</i>	<i>21 - 33</i>
<i>15 - 17</i>	<i>Tenant Lease</i>	<i>34 - 36</i>
<i>18</i>	<i>General Obligation Bond Proceeds</i>	<i>37</i>
<i>19 - 35</i>	<i>Capital Grants and Loans</i>	<i>38 - 54</i>





DEPARTMENT OF GENERAL SERVICES  
 OFFICE OF STATE PROCUREMENT  
 ACTION AGENDA  
 October 16, 2019



Contact: Sandy Johnson 410.767.7408  
 sandy.johnson@maryland.gov

**1-S. SERVICES CONTRACT**  
*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-20-003  
 ADPICS No.: N00B0600108

**Contract Description:** Continuation of out-of-state placement services for a youth with psychiatric and behavioral challenges.

**Award:** Acadia Healthcare Company, Inc. DBA Millcreek of Arkansas  
 Fordyce, AR

**Contract Term:** 11/01/2019-10/30/2020 (w/one 1-year renewal option)

**Amount:** \$170,190 (Base, 1-year)  
\$169,725 (Renewal Option No. 1, 1-year)  
 \$339,915 (Aggregate Total)

**Procurement Method:** Sole Source (Continuity of Care)

**MBE/VSBE Participation:** N/A

**Performance Security:** N/A

**Incumbents:** Same

**Requesting Agency Remarks:** This sole-source contract provides continuity of care through out-of-state placement services for a youth with psychiatric and behavioral challenges. The youth was recommended for several Maryland-based RTCs, but was denied.

It was determined by the Local Department of Social Services that the Acadia Healthcare Company, Inc. DBA Millcreek of Arkansas (Millcreek) was the most appropriate placement for this youth. As a Psychiatric Residential Treatment Facility, Millcreek also has an Intermediate Care Facility for the Mentally Challenged. Millcreek provides care through its diverse programs for children and adolescents who are suffering from a variety of mental health disorders and/or intellectual challenges.



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019



1-S. **SERVICES CONTRACT** *(cont'd)*

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

Residents at Millcreek receive a comprehensive therapeutic program with services that are provided by a multidisciplinary team of psychiatrists, case managers, licensed clinical therapists, registered nurses, nutritionists, and recreational therapists. Adolescents and teens placed at Millcreek experience residential treatment programs by living in a community-based group home where they are provided a normal living environment designed to enhance all opportunities for success.

Millcreek offers teens and children a structured residential setting whereby they can acquire adaptive behavioral skills. Millcreek's goal is to teach their residents the skills needed to return to the least restrictive environment outside of a residential facility – most preferably their home.

This is a reimbursement not-to-exceed per diem contract where the provider is paid solely for the actual number of children placed with the provider during the year and then only for the actual number of days the children are with the provider. As such, DHS will not be charged for any unused capacity. The award amount for this contract is based upon the current youth in the program and the dates in which they age-out of the program. Additionally, the contract covers the potential for other youth to enter or exit the program during the term.

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.

Residential Child Care programs are defined in COMAR 14.31.02.03B(13) as “a program of care provided in a residential setting by a provider on a 24-hour basis for longer than 24 hours to a child or children unless otherwise provided by State law.” COMAR 14.31.06.01 articulates the standards that must be met and maintained by residential child care programs for children and youth. These requirements are designed to protect the health, safety, and well being of children placed in residential child care programs.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



**1-S. SERVICES CONTRACT (cont'd)**

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

According to the State Finance and Procurement Article §13-107 and COMAR 21.05.12.06C (Sole Source Contracts); in order to provide continuity of human or social services care to current third-party clients, the procurement officer shall, before the contract with the current provider expires, attempt to negotiate a sole source contract with the current provider if: (b) Based on an assessment by a licensed or certified health practitioner, the head of a funding unit determines that a change in the human or social services provider would have a detrimental impact on those clients currently being served by the provider. The licensed or certified health practitioner shall be a psychologist, social worker, physician, nurse, or qualified developmental disabilities professional, as defined in COMAR 10.22.03.01B(25).

No MBE participation goal was established for this contract because the services are being provided at a facility located outside the State of Maryland.

***Fund Source:*** 100% General  
***Approp. Code:*** N00G0001  
***Resident Business:*** No  
***MD Tax Clearance:*** 19-2081-0000

---

<b>BOARD OF PUBLIC WORKS ACTION</b>	<b>THIS ITEM WAS:</b>
<div style="border: 2px solid red; border-radius: 50%; padding: 5px; display: inline-block;"><b>APPROVED</b></div> <b>DISAPPROVED</b>	<b>DEFERRED</b> <b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>	<div style="border: 2px solid red; border-radius: 50%; padding: 5px; display: inline-block;"><b>WITHOUT DISCUSSION</b></div>



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



*Contact: Van Lewis 410.625.5655  
vlewis@sra.state.md.us*

**2-S. SERVICES CONTRACT  
*State Retirement Agency (SRA), Department of Budget***

**Contract ID:** Actuarial Audit Services; *SRA 20-01*  
ADPICS No.: G20B0600004

**Contract Description:** Provide actuarial audit services for the Maryland State Retirement and Pension System on the reasonableness, completeness, and accuracy of the June 30, 2019 actuarial valuation results, including the actuarially computed contribution rates and liabilities.

**Award(s):** Bolton Partners, Inc.; Baltimore, MD

**Contract Term:** 10/31/2019 – 10/30/2020

**Amount:** \$60,000

**Procurement Method:** Competitive Sealed Proposals (*Single Proposal Received*)

**MBE/VSBE Participation:** N/A

**Performance Security:** None

**Incumbents:** Same

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace*. Copies of the solicitation notice were sent directly to 12 prospective vendors, three of which are Maryland firms. A copy was also sent to the Governor’s Office of Small, Minority, and Women Business Affairs.

One proposal was received in response to the RFP, and it was determined to be reasonably susceptible of being selected for award. In addition, the offeror was determined to be responsible and the financial offer was considered fair and reasonable based upon the history of contracts providing these services to the State. It was also determined that other potential offerors had a reasonable opportunity to respond to the solicitation. Therefore, award is recommended to Awardee, the sole offeror.

This solicitation for Actuarial Audit Services was initially issued on May 15, 2019 and advertised on *eMaryland Marketplace* (eMM) and the State Retirement Agency’s (SRA) web site. A SOC 2 TYPE 2 Audit was a requirement in the initial solicitation. This initial solicitation was ultimately canceled because it was later determined that the solicitation did not require a SOC 2 TYPE 2 Audit because the Agency would not be conveying personal identifiable information to the vendor.



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019



---

2-S. **SERVICES CONTRACT** *(cont'd)*

*Agency Remarks: (cont'd)*

The solicitation was re-issued on July 30, 2019, minus the SOC 2 TYPE 2 Audit requirement, and advertised on eMaryland Marketplace Advantage (eMMA) and SRA's website. The solicitation was outstanding for thirty (30) days; however, only one proposal was received by the due date. A similar outcome resulted when these same services were solicited in fiscal year 2015. The same vendor, Bolton Partners, Incorporated, submitted the only bid proposal and was awarded the contract.

The State Retirement Agency attempted to ascertain why vendors did not provide proposals. Written responses received from vendors who chose not to respond to this solicitation included the following: (1) one vendor stated that they did not provide the requested services; and (2) two vendors felt that the insurance requirements were too restrictive.

No MBE goal was established for this solicitation because the Agency did not find convincing evidence that there were MBEs available to perform the work being requested. An inquiry into the eMM database using the NIGP code for "Actuarial Services and Retirement Planning", yielded 136 results. A cross-check of these results with the MDOT MBE Directory showed that 17 of the 136 vendors were MBEs. Upon further scrutiny of the 17 MBEs, it was determined that only two had the potential to be able to respond to the current procurement opportunity, and that was not certain. Therefore, it was decided not to establish a MBE goal for this solicitation.

For similar reasons, a VSBE goal was not established for this solicitation. A review of 227 results from the "Vetbiz Directory" yielded zero results for firms qualified to perform the services requested.

The one proposal received was determined to be reasonably susceptible of being selected for award, and the Offeror was determined to be responsible. The vendor's Technical Proposal was highly rated, and the financial proposal was considered fair and reasonable, given that the cost of the audit only increased \$5k since it was last performed in fiscal year 2015. In addition, it was determined that other potential offerors had a reasonable opportunity to respond to the solicitation, given its advertisement for thirty days with no requests for extensions of time to submit from the vendor community. For these reasons, it was evaluated that an award to Bolton Partners, Incorporated would be in the best interest of the State. Therefore, the award is recommended to Bolton Partners, Inc., the sole Offeror.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



**2-S. SERVICES CONTRACT (cont'd)**

*Agency Remarks: (cont'd)*

The charter and governance policy of the Board of Trustees of the System require that an actuarial audit be performed every five years, or if SRA changes its actuary. The last actuarial audit was performed in FY2015, regarding the 06/30/2014 actuarial valuation.

The contract amount is based upon fixed prices for various tasks to be performed.

**Fund Source:** 67% Special (Administrative Expense Fund)  
33% Reimbursable (Administrative Expense Fund)

**Approp. Code:** G20J01.01

**Resident Business:** Yes

**MD Tax Clearance:** 19-2606-0111

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



*Contact: Athos Alexandrou 410.767.5396  
athos.alexandrou@maryland.gov*

**3-IT. INFORMATION TECHNOLOGY CONTRACT  
*Department of Health, Maryland Medicaid Pharmacy Program***

**Contract ID:** Pharmacy Point-of-Sale Electronic Claims Management Services;  
*OPASS-20-17712; ADPICS No.: M00B0600192*

**Contract Description:** Provide design, implementation, administration, management and maintenance to a Point-of-Sale (POS) electronic claims capturing, management and adjudication network in conjunction with administering a drug utilization review system to continue the State of Maryland’s compliance with Federal requirements (Omnibus Budget Reconciliation Act – OBRA 90). Additional services include; PRODUR + Coordinated PRODUR, Clinical Support Services, Drug Formulary Updating, Patient Care Services, E-Prescribing, Manufacturers Drug Rebate, Quality Management Compliance Audit, Web Portal, and Call Center Management.

**Award:** Conduent State Healthcare, LLC; Elkridge, MD

**Contract Term:** 01/06/2020 – 07/05/2020 (6-month implementation)  
07/06/2020 – 07/05/2025 (5-year base)  
(w/two 2-year Renewal Options)

**Amount:** \$41,207,922 (5 Year Base and 6-month implementation)  
\$15,902,048.57 (Renewal Option #1, 2-years)  
\$15,958,697.47 (Renewal Option #2, 2-years)

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offerors</i>	<i>Technical Ranking</i>	<i>Evaluated Price (Financial Ranking)</i>	<i>Overall Ranking</i>
Conduent State Healthcare, LLC Elkridge, MD	1	\$73,068,669 (2)	1
Magellan Medicaid Administration, Inc. Glen Allen, VA	2	\$71,654,371 (1)	2

**MBE Participation:** 17.4%      **VSBE Participation:** N/A

**Incumbents:** Same

**Requesting Agency Remarks:** On October 23, 2017, the Request for Proposals (RFP) was posted on *eMaryland Marketplace*. The RFP was posted for 142 calendar days. Nine vendors were directly solicited, four of which were Maryland firms.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

*Agency Remarks: (cont'd)*

Four proposals were received; however, one firm did not meet the minimum qualifications outlined in the RFP and another did not provide clarifications necessary to reach a satisfactory rating. As a result, both offerors were deemed not reasonably susceptible for consideration of award. Due to the complex nature of the scope of work for this solicitation, the technical ranking of offerors outweighs the financial proposals.

The Evaluation Committee reviewed the proposals against the evaluation criteria of overall technical expertise first then financial considerations. After responses were reviewed, the technical proposal for Magellan Medicaid Administration, Inc. received rankings of Satisfactory in all categories except “Offeror’s qualifications and capabilities including proposed subcontractors, which was rated very good. However, Conduent State Healthcare, LLC received rankings of Excellent in all categories except Economic Benefit to the State of Maryland.

Conduent’s technical response demonstrates their expert understanding of the critical functions of the POS project. While Conduent’s economic benefit to the State received a satisfactory rating, it is estimated that through employee payroll, tax revenue, Maryland-based MBE subcontracting, and facility expenditures an amount of \$27,632,172 will be recycled back into the State over the life of the contract.

**Fund Source:**                            T810 10% Reim /90% Fed;    T306 40% Gen/60% Fed;  
    T620 – 100% Gen;                    N510S – 100% Spec;  
    N210 – 100% Fed

**Approp. Code:**                            M01804

**Resident Business:**                    Yes

**MD Tax Clearances:**                19-2515-0100

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





DEPARTMENT OF GENERAL SERVICES  
 OFFICE OF STATE PROCUREMENT  
 ACTION AGENDA  
 October 16, 2019



Contact: Joseph Sedtal 410.767.3351  
 jsedtal@mdot.maryland.gov

**4-IT. INFORMATION TECHNOLOGY CONTRACT**  
*Department of Transportation Maryland Transit Administration*

**Contract ID:** Metro SubwayLink and Light RailLink Control Integration AIM Software and Engineering Service Level Agreement; *AGY-19-008-MT*  
 ADPICS No.: J05B0600004

**Contract Description:** Provide the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) with software and engineering services for its Advanced Information Management (AIM) system used by Metro SubwayLink and Light RailLink Control Integration (LRCI).

**Award:** ARINC Incorporated; Annapolis, MD

**Contract Term:** 10/31/2019\* – 10/30/2022 (\*or earlier upon BPW approval)

**Amount:** \$189,571

**Procurement Method:** Sole Source (Proprietary)

**MBE/VSBE Participation:** N/A

**Incumbent:** None

**Requesting Agency Remarks:** MDOT MTA’s AIM system serves as the dispatch system for Metro SubwayLink and Light Rail SubwayLink by centrally controlling multiple Supervisory Control and Data Acquisition (SCADA) systems. The AIM system provides a graphical user interface to each SCADA system while it maintains a real-time database that tracks, correlates, and stores each SCADA system’s data.

MDOT MTA’s Operation Control Center uses the software to track and identify trains, and monitor traffic; as well as, retrieve and store data. The AIM system also provides MDOT MTA access and control over the following:

- elevators and escalators;
- HVAC and ventilation;
- emergency power & uninterruptable power supply; and
- security and alarm systems including intrusion detection and video surveillance.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



**4-IT.            INFORMATION TECHNOLOGY CONTRACT (cont'd)**

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

MDOT MTA requires a new engineering Service Level Agreement to provide its AIM system with software and engineering services. The agreement ensures that the vendor will troubleshoot problems with the AIM system in the event that the system becomes inoperable and will result in a reduction or shut down of operations. MDOT MTA will report problems to the vendor via a web portal, phone, or email, based on three levels; minor, major, & catastrophic. This agreement also requires the vendor to provide MDOT MTA with on-time performance data.

In addition, Metro SubwayLink requires several upgrades to the AIM system to improve the overall performance and functionality of the system. The contract requires that the vendor complete the following:

- add a graphical user interface that will allow the AIM system to sync with Metro SubwayLink’s Energy Storage System;
- replace one AIM system backup circuit;
- repair the AIM system’s Network-Attached Storage server; and
- install Next Train Arrival software that will provide real time train arrival information to Metro SubwayLink customers in-person & online.

MDOT MTA’s present AIM software used by Metro SubwayLink and LRCI is a proprietary product of ARINC Incorporated, a wholly owned subsidiary of Rockwell Collins Inc. ARINC Incorporated developed, owns, and is the sole distributor of the AIM software. The software is critical to the efficient operation of the Metro SubwayLink & Light RailLink and must be maintained and supported. ARINC Incorporated does not authorize other distributors to provide its products or services, making the contractor the sole proprietor for AIM software.

MDOT MTA has determined that the price offered is fair and reasonable based on market price.

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

***Approp. Code:***                        J05H0101

***Resident Business:***                 Yes

***MD Tax Clearance:***                 19-2421-1111

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



*Contact: Matthew Dryer 410.697.9687  
matthew.dryer@maryland.gov*

**5-IT. RESOURCE SHARING AGREEMENT  
*DoIT, Resource Sharing Agreement Program***

**Recommendation:** Approve resource sharing agreement with Crown Castle Fiber, Inc.

**Authority:** Sec. 3A-307, State Finance & Procurement Article,  
Annotated Code of Maryland

**Award:** Crown Castle Fiber, LLC; Columbia, MD

**Agreement Term:** 10/16/2019 – 10/15/2039 (w/one 10-year renewal options)

**Amount:** This is a Like Kind Exchange (LKE), meaning that no monetary compensation is given by either party. The value of this agreement over 30 years is equal to \$1,165,111.89.

Compensation to State	Value of LKE (Value to State)	Value of LKE (Value to Crown Castle Fiber, Inc.)
\$0.00 (20-year Base)	\$677,916.90	\$675,783.45
\$0.00 (10-year Option)	\$487,194.99	\$485,662.10
<b>TOTAL VALUE:</b>	<b>\$1,165,111.89</b>	<b>\$1,161,4446.01</b>

**Property Location:** Ocean City, Worcester County

**Requesting Agency Remarks:** This revenue neutral Like Kind Exchange (LKE) transaction results from a resource sharing agreement between the Maryland Department of Transportation State Highway Administration and Crown Castle Fiber, Inc. For this proposal, the benefit to the State is 36 strands of “Dark Fiber” received from Crown Castle Fiber LLC. in exchange for access to State rights-of-way for use and operations of 18,625 linear feet of its fiber optics cables located within Worcester County, Maryland. Since the monetary value of the lease over the 30-year term is more than \$100,000, this item was submitted to the Legislative Policy Committee for review and comment; as well as, posted on *eMaryland Marketplace*.

**Fund Source:** Revenue Generating

**MD Tax Clearance:** 19-0934-1000

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



*Contact: Dennis Krysiak 410.260.7807  
dkrysiak@comp.state.md.us*

**6-IT-OPT. INFORMATION TECHNOLOGY OPTION  
*Comptroller of Maryland***

**Contract ID:** MathTech, Inc.; SS-2016-06  
ADPICS No.: E00B0600007

**Contract Approved:** DoIT 1-IT, 12/02/2015

**Contractor:** Mathtech, Inc.; Hamilton, NJ

**Contract Description:** Provide the necessary continuity of critical project management for improvements to the Business Intelligence/Data Warehouse (BI/DW).

**Option Description:** Exercise the second and final 1-year renewal option.

**Original Contract Term:** 12/23/2015- 12/22/2018 (with two 1-year renewal options)

**Option Term:** 12/23/2019 - 12/22/2020

**Original Contract Amount:** \$ 775,000

**Option Amount:** \$ 264,360

**Prior Options/Mods:** \$ 264,360 (Option No. 1; BPW 09/05/2018, 1-IT-OPT)

**Total Contract Amount:** \$1,303,718

**Original Procurement Method:** Sole Source (Continuity of Service)

**MBE/VSBE Participation:** N/A

**MBE/VSBE Compliance:** N/A

**Requesting Agency Remarks:** Mathtech, Inc. will provide continuity of critical project management services for improvements to the BI/DW when the current contract expires on December 22, 2019. Mathtech, Inc. continues to be instrumental in participating in planning new initiatives, supporting efforts to improve Data Warehouse usability for the business user; assisting in developing requirements and business rules for new revenue generating or cost reduction programs; supporting business user testing and data validation; and reviewing documents and deliverables as requested.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



**6-IT-OPT. INFORMATION TECHNOLOGY OPTION (cont'd)**

*Agency Remarks: (cont'd)*

Additional project oversight and knowledge transfer is required to ensure that the data warehouse solution continues to perform in support of the COM's revenue generation, compliance and audit, and revenue forecasting programs. Therefore, it is deemed reasonable this that this relationship should continue.

**Fund Source:** 100% General

**Approp. Code:** E00A1002

**Resident Business:** Yes

**MD Tax Clearance:** 19-2225-0100

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



DEPARTMENT OF GENERAL SERVICES  
 OFFICE OF STATE PROCUREMENT  
 ACTION AGENDA  
 October 16, 2019



Contact: Dennis Krysiak 410.260.7807  
 dkrysiak@comp.state.md.us

**7-IT-OPT. INFORMATION TECHNOLOGY OPTION**  
*Comptroller of Maryland*

**Contract ID:** Implementation of Check-21 and Replacement of Existing Remittance Processing System; RFP1102

ADPICS No.: E00B0600018

**Contract Approved:** DoIT 1-IT, 11/02/2011

**Contractor:** Fairfax Imaging, Inc.; Rockville, MD

**Contract Description:** Provide for implementation of Check-21 and replace the existing remittance processing system.

**Option Description:** Exercise the fourth of five 1-year renewal options.

**Original Contract Term:** 11/02/2011 - 11/03/2016 (w/five 1-year renewal options)

**Option Term:** 11/04/2019 - 11/03/2020

**Original Contract Amount:** \$1,718,660

**Option Amount:** \$ 238,569

**Prior Options/Mods:**  
 \$ 190,369 (Option 1; DoIT approved 04/13/2016)  
 \$ 238,569 (Option 2; BPW 07/26/2017, 1-IT-OPT)  
 \$ 238,569 (Option 3; BPW 10/03/2018, 2-IT-OPT)

**Total Contract Amount:** \$2,624,736

**Original Procurement Method:** Competitive Sealed Proposals

**MBE Participation:** 12%      **VSBE Participation:** N/A

**MBE Compliance:** 14%      **VSBE Compliance:** N/A

**Requesting Agency Remarks:** Fairfax Imaging, Inc. will continue supporting the Check-21 remittance processing system. In the BPW agenda item 1-IT of 11/2/2011; approval was given for Fairfax Imaging to implement Check-21 and replace the existing remittance processing system.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



**7-IT-OPT. INFORMATION TECHNOLOGY OPTION (cont'd)**

*Agency Remarks: (cont'd)*

Fairfax Imaging Inc. maintains their Check-21 imaging software, (13) Kodak I-1320 scanners for the branch offices and three high-speed IBML IT-5 scanners that are used to scan and capture tax return and tax payment data; as well as, facilitates the daily electronic deposit of all checks processed through this system.

Fairfax Imaging, Inc. is currently achieving 14% MBE participation, exceeding the 12% MBE participation goal established for this contract by 2%.

**Fund Source:** 100% General

**Appropriation Code:** E00A1002

**Resident Businesses:** Yes

**MD Tax Clearance:** 19-1381-1111

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**

**Revised**

*Contact: Samantha Buchanan 410.260.7552  
samantha.buchanan@maryland.gov*

**8-IT. INFORMATION TECHNOLOGY SECONDARY COMPETITION**

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

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

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

<b>1.0</b>	<b>Master Contract:</b>	<b>Consulting and Technical Services Plus (CATS+)</b> Contract No. 060B2490023
	<i>Approved:</i>	DoIT 3-IT, 04/03/2013
	<i>Term:</i>	04/22/2013 - 04/21/2028
	<b>Fund Source:</b>	Various

1.1 **Using Agency:** MDOT Motor Vehicle Administration (MDOT MVA)  
**Description:** J04B9400001; Provide resources to perform system support and maintenance for server and web-based applications for the Motor Vehicle Administration. The resources include: five Systems Administrators, one Junior Database Management Specialist and one Senior Database Management Specialist. A protest was received on July 29, 2019 and was denied on August 12, 2019. No appeal has been filed.

**Award:** Infojini, Inc.; Columbia, MD

**Number of Qualified**

**Master Contractors:** 372 (Functional Area 6)

**Number of Bids:** 11

**Amount:** \$5,793,400

**Term:** 11/08/2019\* - 11/07/2024 (\*or earlier upon BPW approval)

**MBE Participation:** 30%      **VSBE Participation:** 1%

**Resident Business:** Yes

1.2 **Using Agency:** MDOT State Highway Administration (MDOT SHA)

**Description:** J02B8400024; Application Portfolio Business Services. Obtain 18 highly qualified technical programming resources to provide support for the application services for production, enhancements, new technology, and address maintenance concerns. This task order allows for two (2) additional resources to be added if the business needs warrants the additional support.

**Modification Description:** Obtain two additional Senior .Net Developers and funding, to properly support the increasingly software needs of MDOT SHA.





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**

**Revised**

**8-IT. INFORMATION TECHNOLOGY SECONDARY COMPETITION (cont'd)**

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

**1.2 (cont'd)**

<b>Award:</b>	Client Network Services, LLC; Rockville, MD
<b>Original Amount:</b>	\$19,356,372
<b>Modification Amount:</b>	\$ 2,027,901
<b>Revised TOA Amount:</b>	\$21,384,273
<b>Original Term:</b>	03/01/2019 – 02/27/2024
<b>MBE Participation:</b>	20%
<b>MBE Compliance:</b>	26.71%
<b>Resident Business:</b>	Yes

**1.3 Using Agency: MDOT Maryland Transit Administration**

**Description:** J05B5400047 - MTA Security Systems Hardware and Software Maintenance issued to obtain the preventative maintenance, corrective maintenance and service coverage of the MTA's surveillance and security infrastructure and computer systems. MTA has an installed base of CCTV servers and cameras and all network components needed to provide a fully integrated surveillance system at its modal and maintenance facilities. The systems include both hardware and software components that must be maintained in order to assist in the protection of the commuting public, MTA personnel, and MTA assets. Hardware and software components are located throughout MTA Metro Stations, Light Rail Stations, MARC Stations, Bus Depots, Maintenance Facilities and Central Monitoring facilities. In addition to the main CCTV System, maintenance services are also required for one chemical detection system, various legacy CCTV systems, MTA's wireless mesh system, various access control components and other hardware and software.

**Renewal Option Description:** Execute the first 1-year renewal option to provide continued Security Systems Hardware and Software maintenance.

<b>Award:</b>	Skyline Technologies Solutions; Glen Burnie MD
<b>Original Amount:</b>	\$ 5,853,750
<b>Option 1 Amount:</b>	\$ 1,810,028
<b>Total Contract Amount:</b>	\$ 7,663,778
<b>Original Term:</b>	11/01/2016 – 10/31/2019 (w/ two 1-year Renewal Options)
<b>Option Term:</b>	11/01/2019 – 10/31/2020
<b>MBE Participation:</b>	25%
<b>MBE Compliance:</b>	21.75%
<b>Resident Business:</b>	Yes



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**

**Revised**

**8-IT.            INFORMATION TECHNOLOGY SECONDARY COMPETITION (cont'd)**

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

**1.4    *Using Agency:***            Department of Information Technology (DoIT)  
***Description:***                    Build the Georgia Avenue MDOT SHA Communications Tower;  
    *F50B9400034*

***Number of Qualified***

***Master Contractors:***            11 (Functional Area 13)

***Number of Bids:***                    2

***Award:***                                Sabre Industries Tower and Poles,

***Amount:***                             \$1,928,742

***Term:***                                  120 Days from NTP

***MBE/VSBE Participation:***    3%

***Resident Business:***                No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



*Contact: Danny Mays 410.767.3586  
danny.mays@maryland.gov*

**9-M.            MAINTENANCE CONTRACT  
*Department of Human Services***

**Contract ID:** Armed Uniformed Guard Services at Baltimore County Department of Social Services, 001IT821050

ADPICS No.: 001B0600104

**Contract Description:** Armed uniformed guard services at five Baltimore County Department of Social Services locations.

**Award:** Defensor Security, LLC; Alexandria, VA

**Contract Term:** 11/01/2019 - 10/31/2022

**Amount:** \$798,124

**Procurement Method:** Competitive Sealed Bidding (*Small Business Preference*)

**Bids:**

<i>Bidders</i>	<i>Amount</i>
Defensor Security, LLC; Alexandria, VA	\$798,124
Devine Professional Consulting Group; Silver Spring, MD	\$875,444
First Protect Security, Inc. ; Gaithersburg, MD	\$878,417
Watson Security & Investigations; Glen Burnie, MD	\$957,939
CSI Corporation of DC; Washington, DC	\$979,991
BTI Security; Rockville, MD	\$1,034,680
EMP Security Consultants; Suitland, MD	\$1,051,440
Trust Consulting Services, Inc. ; Washington, DC	\$1,094,662

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** N/A

**Performance Security:** N/A

**Hiring Agreement Eligible:** Yes

**Incumbent:** Same



DEPARTMENT OF GENERAL SERVICES  
 OFFICE OF STATE PROCUREMENT  
 ACTION AGENDA  
 October 16, 2019



9-M. MAINTENANCE CONTRACT (cont'd)

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids was posted on the DGS website and eMaryland Marketplace Advantage (eMMA) on August 7, 2019 with a Small Business Preference designation. Twenty-four vendors received automatic notification of the solicitation. Eight bids were received and opened on August 28, 2019. Defensor Security, LLC has been found responsible. Its bid has been found responsive and pricing has been confirmed.

**Fund Source:** 57% General, 43% Federal

<b>Approp. Code(s):</b>	N00 20	G0010	0819	70300	\$219,631.24
	N00 20	G3010	0819	70300	\$ 14,098.04
	N00 20	G4100	0819	70300	\$ 10,977.30
	N00 20	G5000	0819	70300	\$ 10,977.30
	N00 21	G0010	0819	70300	\$223,870.63
	N00 21	G3010	0819	70300	\$ 18,305.55
	N00 21	G4100	0819	70300	\$ 13,075.39
	N00 21	G5000	0819	70300	\$ 13,075.39
	N00 22	G0010	0819	70300	\$228,093.44
	N00 22	G3010	0819	70300	\$ 18,948.94
	N00 22	G4100	0819	70300	\$ 13,534.96
	N00 22	G5000	0819	70300	\$ 13,534.96

**Resident Business:** No

**MD Tax Clearance:** 19-2563-0111

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



*Contact: Danny Mays 410.767.3586  
danny.mays@maryland.gov*

**10-M-MOD. MAINTENANCE MODIFICATION  
*Department of General Services***

**Contract ID:** Elevator Maintenance and Repair (Annapolis State Office Complex and Crownsville People’s Resource Center); 001IT819646  
ADPICS No.: COI38654

**Contract Approved:** DGS 4-M; 12/03/2014

**Contractor:** Delaware Elevator, Inc.; Salisbury, MD

**Contract Description:** Provide full-service elevator maintenance and repair for the Annapolis State Office Complex and the Crownsville people’s Resource Center.

**Modification Description:** Extend current contract and increase contract authority while a new procurement for these services is conducted.

**Original Contract Term:** 12/15/2014 - 12/14/2017 (w/two 1-year renewal options)

**Modification Term:** 12/20/2019 - 03/31/2020

**Original Contract Amount:** \$ 644,292

**Modification Amount:** \$ 60,619

**Prior Options/Mods:** \$ 667,645

**Total Contract Amount:** \$1,372,556

**Percentage Change:** 9.41%

**Overall Percentage Change:** 39.10%

**Original Procurement Method:** Competitive Sealed Bidding

**MBE/VSBE Participation:** N/A

**MBE/VSBE Compliance:** N/A



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



**10-M-MOD. MAINTENANCE MODIFICATION (cont'd)**

**Requesting Agency Remarks:** DGS has worked to refine the specifications in the scope of work for this contract. Also, DGS has worked to ensure the new specifications meet the requirements of House Bill 1107, regarding Third Party Qualified Elevator Inspectors.

The agency is satisfied with the performance of the contractor and they have agreed to continue providing services under the same contract, terms, provisions, conditions, and price.

**Fund Source:** 100% General Fund

**Approp. Codes:** H00 20 33151 0812 \$60,618.88  
H00 20 33151 0812 \$1,463.23

**Resident Businesses:** Yes

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



DEPARTMENT OF GENERAL SERVICES  
 OFFICE OF STATE PROCUREMENT  
 ACTION AGENDA  
 October 16, 2019



Contact: Danny Mays 410.767.3586  
 danny.mays@maryland.gov

**11-M-MOD. MAINTENANCE MODIFICATION**  
*Department of General Services*

**Contract ID:** Elevator Maintenance and Repair at William Donald Schaefer Tower; 001B7400372  
 ADPICS No.: COI38334

**Contract Approved:** DPRB: 4/11/2017; Item# 15-S-001

**Contractor:** Thyssenkrupp Elevator Corporation; Linthicum, MD

**Contract Description:** Provide elevator maintenance and repair service for the Inner Harbor State Office Complex (William Donald Schaefer Tower and Public Defender’s Building), Baltimore, MD for three years effective October 1, 2017 through September 30, 2020.

**Modification Description:** Increase contract authority for the cost of labor and materials to repair the elevator machine room slab at the William Donald Schaefer Tower, 6 Saint Paul Street.

**Original Contract Term:** 10/01/2017 – 09/30/2020

**Modification Term:** 10/31/2019\* - 09/30/2020 (\*or earlier upon BPW approval)

**Original Contract Amount:** \$176,400

**Modification Amount:** \$210,726

**Prior Options/Mods:** \$ 60,376

**Total Contract Amount:** \$447,502

**Original Procurement Method:** Competitive Sealed Bidding

**MBE Participation:** 5%

**MBE Compliance:** 0%

**Requesting Agency Remarks:** Approval is now requested to add additional funding to cover the cost of labor and materials for major repairs to repair the elevator machine room slab at the William Donald Schaefer Tower in Baltimore, Maryland. This contract calls for preventative maintenance, emergency maintenance, minor repairs and major repairs.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



**11-M-MOD. MAINTENANCE MODIFICATION**

*Agency Remarks: (cont'd)*

Repair of the elevator machine room slab falls under the major repair scope of work and is essential to the overall elevator operation. The contract does not front load costs for major repairs; therefore, it is necessary to increase funding to for this particular repair to ensure the original contract authority remains in place for the duration of the contract.

The cost for this repair is consistent with the major repair provisions within the contract provisions, conditions, and price.

Thyssenkrupp Elevator Corporation has complied with the terms, conditions, and contract provisions of the solicitation. Thyssenkrupp Elevator Corporation is confident that as minor repairs arise, they will be able to meet the MBE goal for this contract.

**Fund Source:** 100% General Fund  
**Approp. Code:** H00 20 77051 1498 \$210,726  
**Resident Businesses:** Yes

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





DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019



Contact: Danny Mays 410-767-3586  
danny.mays@maryland.gov

**12-M-MOD. MAINTENANCE MODIFICATION**  
*Department of General Services*

**Contract ID:** Janitorial Service for W. Paul Martin District Court/Multi-Service Center;  
001IT820161

ADPICS No.: COI33611

**Contract Approved:** DGS 3-M; 10/06/2016

**Contractor:** Clean Keepers LLC; Arlington, VA

**Contract Description:** Contract to provide janitorial services for the W. Paul Martin District Court/Multi-Service Center located in Salisbury.

**Modification Description:** Extend current contract for an additional one year to allow time to re-solicit and award a new long-term contract.

**Original Contract Term:** 11/01/2016 – 10/31/2019

**Modification Term:** 11/01/2019 – 10/31/2020

**Original Contract Amount:** \$348,203

**Modification Amount:** \$117,937

**Prior Options/Mods:** None

**Total Contract Amount:** \$466,140

**Percentage Change:** 33.87%

**Overall Percentage Change:** 33.87%

**Original Procurement Method:** Competitive Sealed Bidding

**MBE/VSBE Participation:** N/A

**MBE/VSBE Compliance:** N/A



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



**12-M-MOD. MAINTENANCE MODIFICATION (cont'd)**

**Requesting Agency Remarks:** DGS has made several unsuccessful attempts to solicit a new long-term contract. A procurement was conducted in May 2019 and all bidders were found not responsible. A second procurement was attempted in August 2019; however, all bids exceeded the established budget for this contract.

DGS is currently reevaluating the scope of work for possible adjustments to the solicitation to ensure necessary janitorial services are procured for a fair and reasonable price. The procurement officer will also directly solicit vendors to encourage more competition.

The agency is satisfied with the performance of the contractor. Clean Keepers LLC has agreed to continue providing janitorial services under the original contract terms, provisions, conditions, and pricing.

**Fund Source:** 100% General Fund

**Approp. Codes:** H00 20 33551 0813 \$80,347.63  
H00 21 33551 0813 \$37,589.07

**Resident Businesses:** No

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**

**Revised**

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

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

**Recommendation:** Approve Amendment No. 1 to the Purchase and Sale Agreement (PSA) dated June 27, 2017 and approve Amendment No. 1 to the Easement Agreement dated October 19, 2016.

**Property:** Areas 1 and 2 of the Rosewood Center, located at 200 Rosewood Lane, Baltimore County, Maryland. Containing approximately 117 acres, more or less.

**Prior Approval:**      DGS Item 6-RP (6/7/2017), DGS Item 8-RP (10/19/16)

**Background:** BPW approved the transfer of 117 acres and buildings of the former Rosewood Hospital property to Stevenson University for educational purposes and educational-related activities for \$1.00, subject to the requirement that Stevenson University would perform environmental remediation on the property under the MDE Voluntary Clean-up program.

**Grantor:**                      The State of Maryland, to the use of the Department of Health  
**Grantee:**                      Stevenson University, Inc., a Maryland not for Profit Corporation.

**Consideration:**              \$1.00

**Remarks:** Per item 6-RP approved on 06/07/17, the closing for the transfer of Areas 1 and 2 of the Rosewood Hospital property was to occur no later than October 18, 2019. Per item 8-RP, if the closing did not occur on Area 1 by October 18, 2019, Stevenson University would be required to pay deferred consideration for the Easement Agreement approved for a footbridge and path connecting the Stevenson University campus to Area 1. Due to circumstances beyond the control of Stevenson University, some of the required work items needed to complete the Voluntary Clean-up of the property have not been completed. At present, ninety percent (90%) of all the hazardous items have been completed, and fifty percent (50%) of the construction demolition debris has been removed from the site. The remaining construction debris is rubble from the demolition of the building. The extension period will permit Stevenson and their contractors to complete the remaining items.

Both the PSA Amendment and Easement Agreement Amendment provide that the outside closing date will be extended from October 18, 2019 to April 18, 2020. Purchaser shall have the option to further extend the outside closing date to October 18, 2020.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**14-RP.            REAL PROPERTY**  
***Department of Agriculture, Maryland Agricultural Land Preservation Foundation (MALPF) and Agricultural Land Preservation Easements***

**Reference:** Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties:

**Special Conditions:** Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

- A) As to items 1 and 2, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.
- B) As to items 3 through 10, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others.
- C) As to items 11 through 16, the Grantor is waiving the right to request any additional lots.

<b>Grantor</b>	<b>Property</b>	<b>Price</b>
----------------	-----------------	--------------

***FAMILY LOTS***

<b><i>KENT COUNTY</i></b>			
1. C. McDonald, et.al. 14-19-06	309.49 Acres Less 1 acre Per dwelling	\$1,018,017.00 \$3,300.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadel (fee)	\$2,160,000.00	\$320,055.47	\$1,839,944.53
b. McCain (fee)	\$2,005,200.00	\$320,055.47	\$1,685,144.53
Review Appraiser: Andrews			



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

Grantor	Property	Price	
---------	----------	-------	--

***TALBOT COUNTY***

2. E & E Rhodes 20-19-02	149.995 Acres	\$524,982.50	
		\$3,500.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$1,050,000.00	\$151,467.08	\$898,532.92
b. Cline (fee)	\$1,020,000.00	\$151,467.08	\$868,532.92
Review Appraiser: Lefort			

***UNRESTRICTED LOTS***

***CECIL COUNTY***

3. R & R Durgin 07-19-03	103.4824 Acres	\$430,426.08	
	Less 1 acre	\$4,200.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$820,000.00	\$91,307.46	\$728,692.54
b. Campbell (fee)	\$717,400.00	\$91,307.46	\$626,092.54
Review Appraiser: Kelleher			

***FREDERICK COUNTY***

4. Kline Farm Prop., LLC 10-19-06	77.631 Acres	\$245,219.20	
	Less 1 acre	\$3,200.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$459,786.00	\$78,087.59	\$381,698.41
b. Muller (fee)	\$536,000.00	\$78,087.59	\$457,912.41
Review Appraiser: Enger			

***KENT COUNTY***

5. L & B McDonald 14-19-07	253.582 Acres	\$887,537.00	
		\$3,500.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$2,160,000.00	\$364,122.53	\$1,795,877.47
b. McCain (fee)	\$1,800,432.00	\$364,122.53	\$1,436,309.47
Review Appraiser: Andrews			



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

Grantor	Property	Price	
---------	----------	-------	--

***KENT COUNTY cont'd***

6. L & B McDonald 14-19-08	100.426 Acres	\$391,661.40	
		\$3,900.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$835,000.00	\$131,509.17	\$703,490.83
b. McCain (fee)	\$803,400.00	\$131,509.17	\$671,890.83

Review Appraiser: Andrews

7. M & C Owings 14-19-11	120.728 Acres*	\$301,820.00	
		\$2,500.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$750,000.00	\$69,092.93	\$680,907.07
b. McCain (fee)	\$688,200.00	\$69,092.93	\$619,107.07

Review Appraiser: Andrews

\*121.128 acres will be encumbered by the MALPF Easement, but 0.4 acres is reserved for cell tower and thus payment will only be made upon 120.728 acres.

***QUEEN ANNE'S COUNTY***

8. Mason's Legacy, LLC 17-19-10	262.84 Acres	\$1,008,084.00	
	Less 1 acre	\$3,850.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$1,990,000.00	\$244,605.33	\$1,745,394.67
b. Cline (fee)	\$1,650,000.00	\$244,605.33	\$1,405,394.67

Review Appraiser: Andrews

***TALBOT COUNTY***

9. J & A Harrison 20-19-04	28 Acres	\$180,750.00	
		\$6,455.36/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (Staff)	\$241,000.00	\$31,302.17	\$209,697.83
b. McCain (fee)	\$324,800.00	\$31,302.17	\$293,497.83
c. Cline (fee)	\$196,000.00	\$31,302.17	\$164,697.83

Review Appraiser: Lefort



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

Grantor	Property	Price	
<b>WORCESTER COUNTY</b>			
10. E. Holland, et. al. 23-19-08	153.91 Acres	\$446,339.00	
		\$2,900.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$800,300.00	\$133,210.20	\$667,089.80
b. Lefort (fee)	\$785,000.00	\$133,210.20	\$651,789.80
Review Appraiser: Andrews			

**LOT WAIVER**

<b>BALTIMORE COUNTY</b>			
11. K. Campbell 03-19-02	99 Acres*	\$519,400.00	
	Less 1 acre	\$5,300.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$960,000.00	\$51,150.80	\$908,849.20
b. Campbell (fee)	\$882,000.00	\$51,150.80	\$830,849.20
Review Appraiser: Kelleher			

\*102 acres will be encumbered by the MALPF Easement but 3 acres are reserved for a non-subdivideable permitted use envelope and thus payment will only be made upon 98 acres, after also subtracting 1 acre for 1 dwelling.

<b>CAROLINE COUNTY</b>			
12. K. Harding, et. al. 05-19-05	135.14 Acres	\$295,108.00	
	Less 1 acre	\$2,200.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$830,000.00	\$160,889.69	\$669,110.31
b. Cline (fee)	\$805,000.00	\$160,889.69	\$644,110.31
Review Appraiser: Lefort			
13. Waldis Trusts 05-19-12	96 Acres	\$235,200.00	
		\$2,450.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (Staff)	\$509,000.00	\$138,758.67	\$370,241.33
b. Cline (fee)	\$576,000.00	\$138,758.67	\$437,241.33
c. Cadell (fee)	\$415,000.00	\$138,758.67	\$276,241.33
Review Appraiser: Lefort			



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

Grantor	Property	Price	
<b><i>DORCHESTER COUNTY</i></b>			
14. Stevens Trusts	124.07 Acres	\$334,989.00	
09-19-11		\$2,700.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$645,200.00	\$147,478.92	\$497,721.08
b. Cadell (fee)	\$608,000.00	\$147,478.92	\$460,521.08
Review Appraiser: Andrews			
<b><i>KENT COUNTY</i></b>			
15. Jones Farming, LLC	84.008 Acres	\$266,526.00	
14-19-02	Less 1 acre	\$3,250.00/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$595,000.00	\$53,742.22	\$541,257.78
b. McCain (fee)	\$664,300.00	\$53,742.22	\$610,557.78
Review Appraiser: Andrews			
16. C & M Owings	132.64 Acres	\$329,100.00	
14-19-10	Less 1 acre	\$2,500.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$1,000,000.00	\$80,029.38	\$919,970.62
b. McCain (fee)	\$974,100.00	\$80,029.38	\$894,070.62
Review Appraiser: Andrews			
<b><i>Fund Sources:</i></b>	L00/10460	\$7,415,159.18	
<b><i>Total Acres (TA):</i></b>		2234.3424	
<b><i>TA Less Unpaid Acres and Dwellings:</i></b>		2221.9424	
<b><i>Average price Per Paid Acre:</i></b>		\$3,337.24	





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**Remarks:** The Department of Agriculture recommends acceptance of these contracts. The Department of General Services has reviewed the appraisals and has recommended that each appraisal “a.” listed above be the fair market value of the land on which the easement is to be acquired.

Pursuant to Agriculture Article 2-511(e), the purchase price of each easement may not exceed 75% of the fair market value, or the owner’s asking price, whichever is less.

---

<p><b>BOARD OF PUBLIC WORKS ACTION</b></p> <p style="text-align: center;"> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;"><b>APPROVED</b></span>      <b>DISAPPROVED</b>  <b>WITH DISCUSSION</b> </p>	<p><b>THIS ITEM WAS:</b></p> <p style="text-align: center;"> <b>DEFERRED</b>      <b>WITHDRAWN</b>  <span style="border: 1px solid red; border-radius: 50%; padding: 2px;"><b>WITHOUT DISCUSSION</b></span> </p>
---	--



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**15-LT.      TENANT LEASE  
*Department of the Judiciary***

**Recommendation:** Approve new 10-year lease of office space.

**Prior Board Action:** DGS 7-LT, 02/20/2013

**Landlord:** Montgomery County, Maryland

**Property Location:** 1307 Seven Locks Road; Rockville, MD

**Space Type:** Office (1,200 sq. ft)

**Lease Type:** New

**This Renewal Term:** 11/01/2019 – 10/31/2029 (10-years) (w/standard 6-month holdover)

**Annual Rent:** \$16,800.00      **Square Foot Rate:** \$14.00  
**Fund Source:** 100% General Funds      **Approp. Code:** B004, Sub OBJ 1301

**Utilities/Custodial Responsibility:** Landlord  
**Termination for Convenience Clause:** Yes

**Procurement Method:** Sole Source  
*See COMAR 21.05.05.02D; DGS Space Mgmt. Manual ¶ 6-605 E*

**Remarks:** The Department of the Judiciary has used this office space as the Commissioner’s Office for the District Court since 2013. There are four reserved parking spaces included at no charge.

The Board of Public Works last approved renewing the lease for a five-year term which expired February 28, 2018. The Department of the Judiciary held over for the standard six months awhile negotiations were ongoing. The lease submission for approval was delayed and the landlord subsequently approved an additional 20-month holdover period. Accordingly, the current lease term expires October 31, 2019.

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



DEPARTMENT OF GENERAL SERVICES  
 OFFICE OF STATE PROCUREMENT  
**ACTION AGENDA**  
**October 16, 2019**



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

**16-LT-MOD. TENANT LEASE MODIFICATION**  
*Department of Disabilities*

**Recommendation:** (1) Exercise 5-year lease renewal option; and (2) modify the lease to add another 5-year renewal option (to be exercised only upon future Board approval).

**Prior Board Action:** DGS 11-LT, 07/05/2017

**Landlord:** Redwood Tower Limited Partnership

**Property Location:** 217 E. Redwood Street, Suite 1300, Baltimore, MD

**Space Type:** Office (5,738 sq. ft)

**Lease Type:** Renewal

**This Renewal Term:** 11/01/2019 – 10/31/2024 (5-years) (w/standard 6-month holdover)

**Future Option Term:** 11/01/2024 – 10/31/2029 (5-years)

<b>Annual Rent:</b>	\$139,146.50	<b>Square Foot Rate:</b>	\$24.25
<b>Fund Source:</b>	84% General Funds	<b>Approp. Code:</b>	MDOD PCA 11000
	16% Federal Funds		MDOD PCA 53117

**Utilities/Custodial Responsibility:** Landlord

**Termination for Convenience Clause:** Yes

**Procurement Method:** Sole Source

See COMAR 21.05.05.02D; DGS Space Mgmt. Manual ¶ 6-605 E

**Remarks:** Disabilities has used this office space since 2004 to advance and advocate for the rights and interests of people with disabilities. The Board of Public Works last approved renewing the lease for a two-year term which expired July 17, 2019. Disabilities has held over from July 18, 2019 to the present while negotiations were ongoing. If approved, the new term begins November 1, 2019.

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**17-LT-MOD. TENANT LEASE MODIFICATION  
*Department of Human Services***

**Recommendation:** (1) Modify the 5-year lease renewal option to a 10-year term with a 5-year renewal option (to be exercised only upon future Board approval); and (2) approve the 10-year term.

**Prior Board Action:** DGS 15-LT, 12/20/2006

**Landlord:** J4P Associates; Baltimore, MD

**Property Location:** 1400 East North Avenue Baltimore, MD

**Space Type:** Office (14,000 sq. ft)

**Lease Type:** Renewal

**This Renewal Term:** 11/01/2019–10/31/2029 (10-years w/standard 6-month holdover)

**Future Option Term:** 11/01/2029 – 10/31/2034 (5-years)

**Annual Rent:** \$266,000.00      **Square Foot Rate:** \$19.00  
**Fund Source:** 100% General Funds      **Approp. Code:** G3010

**Utilities/Custodial Responsibility:** Tenant  
**Termination for Convenience Clause:** Yes

**Procurement Method:** Sole Source  
*See COMAR 21.05.05.02D; DGS Space Mgmt. Manual ¶ 6-605 E*

**Remarks:** The Department of Human Services has used this office space since 2008. The Board of Public Works last approved a new lease for a ten-year term which expired July 31, 2018. DHS held over for the standard six months while negotiations were ongoing; the landlord subsequently approved an additional nine-month holdover. Accordingly, the current lease term expires October 31, 2019. If approved, the new term begins November 1, 2019.

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**18-GM.                    GENERAL OBLIGATION BOND PROCEEDS**

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

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

**1.0    Agency:**                    Department Of General Services  
**Fund Source:**                \$944,888.28 - MCCBL 2017 *Provide funds to continue construction and begin equipping the Annapolis Post Office, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project... Item 105*  
     \$6,539,911.72 – MCCBL 2018 *Provide funds to continue planning, construction and equipping of renovations to the Annapolis Post Office... Item 107*  
     \$2,225,000.00 – MCCBL 2017 *Provide funds for the Construction Contingency Fund to be administered in accordance with 3-609 of the State Finance and Procurement Article... Item 103*

**1.1    Contract ID:**                Historic Annapolis Post Office – Phase II Renovation;  
     BA-699-130-201  
**Description:**                    Phase II Renovation of the Historic Annapolis Post Office including interior renovations, infrastructure improvements and tenant fit-up.  
**Procurement Method:**        Historic Exemption  
**Award:**                            North Point Builders, Inc; Baltimore, MD  
**Amount:**                         \$9,709,800 (Base Bid & Alternate 1)  
**Resident Business:**        Yes                                        **MD Tax Clearance:** 19-2291-1111  
**Remarks:**                        This project was solicited using the Historic Exemption. Bids were opened on June 13, 2019 and three best and final offers were received on July 26, 2019. The apparent low bidder requested an MBE Waiver which was denied by DGS. North Point Builders, Inc. has been found responsible. Its bid has been found responsive and pricing has been confirmed.

The Annapolis Post Office is comprised of a basement and two above-ground levels, totaling approximately 24,534 square feet. Originally constructed in 1901 by the United States Treasury Department, the building is a contributing resource in the National Register Annapolis Historic District, the National Historic Landmark Colonial Annapolis Historic District and is eligible for individual listing in the National Register of Historic Places.

<b>BOARD OF PUBLIC WORKS ACTION</b>	<b>THIS ITEM WAS:</b>
<div style="border: 2px solid red; border-radius: 50%; width: 150px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <b>APPROVED</b> </div>	<b>DEFERRED</b>
<b>DISAPPROVED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>	<div style="border: 2px solid red; border-radius: 50%; width: 250px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <b>WITHOUT DISCUSSION</b> </div>



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**19-CGL. CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into grant agreements for the following grants:

**Board of Directors of the Easter Seals Delaware & Maryland’s Eastern Shore, Inc.  
Camp Fairlee (Kent County)**

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Camp Fairlee facility.”*

*Maryland Consolidated Capital Bond Loan of 2018 (LSI – Chapter 9, Acts of 2018), DGS Item G062* **\$150,000**

*Maryland Consolidated Capital Bond Loan of 2018 (LHI – Chapter 9, Acts of 2018), DGS Item G129; (SL-081-180-038)* **\$ 50,000**

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2020 and the Board of Public Works to certify a matching fund. The Board of Directors of the Easter Seals Delaware & Maryland’s Eastern Shore, Inc. has submitted documentation that it has over \$200,000 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$ 400,000
	<b>18-G062 (This Action)</b>	<b>\$ 150,000 (match)</b>
	<b>18-G129 (This Action)</b>	<b>\$ 50,000 (match)</b>
	Local Cost	\$ 200,000

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-3250 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

**BOARD OF PUBLIC WORKS ACTION**  
**APPROVED**      **DISAPPROVED**  
**WITH DISCUSSION**

**THIS ITEM WAS:**  
**DEFERRED**      **WITHDRAWN**  
**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**20-CGL.     CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Trustees of the Center Stage Associates, Inc.**  
Center Stage (Baltimore City)  
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Center Stage.”  
*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)*  
*DGS Item 210; (SL-030-140-038)*                                 **\$1,000,000**

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$26,200,000
	<b>19-210 (This Action)</b>	<b>\$ 1,000,000 (non-match)</b>
	18-132 (Prior Action)	\$ 1,000,000 (non-match)
	17-G010 (Prior Action)	\$ 2,000,000 (match)
	16-G002 (Prior Action)	\$ 3,000,000 (match)
	14-G002 (Prior Action)	\$ 1,000,000 (match)
	Local Cost	\$18,200,000

**Prior Actions:**                                 DGS Item 22-CGL (3/6/19); Item 18-CGL (9/20/17);  
DGS Item 19-CGL (7/27/16); DGS Item 17-CGL (6/7/15)

- Remarks:**
1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
  2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
  3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
  4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

<b>BOARD OF PUBLIC WORKS ACTION</b>	<b>THIS ITEM WAS:</b>						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid red; border-radius: 50%; padding: 5px;"><b>APPROVED</b></td> <td style="padding: 5px;"><b>DISAPPROVED</b></td> </tr> <tr> <td style="padding: 5px;"><b>WITH DISCUSSION</b></td> <td style="border: 1px solid red; border-radius: 50%; padding: 5px;"><b>WITHOUT DISCUSSION</b></td> </tr> </table>	<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>WITH DISCUSSION</b>	<b>WITHOUT DISCUSSION</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><b>DEFERRED</b></td> <td style="padding: 5px;"><b>WITHDRAWN</b></td> </tr> </table>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>APPROVED</b>	<b>DISAPPROVED</b>						
<b>WITH DISCUSSION</b>	<b>WITHOUT DISCUSSION</b>						
<b>DEFERRED</b>	<b>WITHDRAWN</b>						



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**21-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Directors of the Collington Station Homeowners Association, Inc.**  
Collington Station Safety and Surveillance System (Prince George's County)

*"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of community safety and surveillance systems, located in Prince George's County."*

*Maryland Consolidated Capital Bond Loan of 2017 (LSI - Chapter 022, Acts of 2017; as amended by Chapter 9, Acts of 2018; and by Chapter 737, Acts of 2019) DGS Item G147; (SL-110-170-038)      **\$24,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 24,000
	<b>17-G147 (This Action)</b>	<b>\$ 24,000 (non-match)</b>
	Local Cost	\$0

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**22-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Directors of the Cumberland Economic Development Corporation  
Cumberland Investment Plan (Allegany County)**

*“For the acquisition, planning, design, construction, repair, renovation, and capital equipping of the Comprehensive Downtown Redevelopment Plan for Cumberland.”*

*Maryland Consolidated Capital Bond Loan of 2017 (MISC - Chapter 022, Acts of 2017; as amended by Chapter 737, Acts of 2019) DGS Item G002; (SL-111-170-038)  
**\$500,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 920,000
	<b>17-G002 (This Action)</b>	<b>\$ 500,000 (non-match)</b>
	18-136 (Future Action)	\$ 420,000
	Local Cost	\$0

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**23-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Directors of DrFirst.com, Inc.**

Doctors First Mobile Community System (Statewide)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Doctor First Mobile Communication System.”*

*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)  
DGS Item 220; (SL-007-190-038)                      **\$1,000,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$1,000,000
	<b>19-220 (This Action)</b>	<b>\$1,000,000 (Non-match)</b>
	Local Cost	\$ 0

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**24-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into grant agreements for the following grants:

**Board of Directors of the Kappa Alpha Psi Foundation of Metropolitan Baltimore, Inc.**  
Kappa Alpha Psi Youth and Community Center (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Kappa Alpha Psi Youth and Community Center.”*

*Maryland Consolidated Capital Bond Loan of 2018 (LSI – Chapter 9, Acts of 2018),  
DGS Item G029* **\$50,000**

*Maryland Consolidated Capital Bond Loan of 2018 (LHI – Chapter 9, Acts of 2018),  
DGS Item G109; (SL-068-140-038)* **\$52,000**

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2020 and the Board of Public Works to certify a matching fund. The Board of Directors of the Kappa Alpha Psi Foundation of Metropolitan Baltimore, Inc. is utilizing the value of property as their matching fund. The Department of General Services, Real Estate office has reviewed the appraisal for the property located at 1207 Eutaw Place, Baltimore, MD 21217 and has approved a value of \$556,000.00.

<b>Background:</b>	Total Project	\$302,000
	<b>18-G029 (This Action)</b>	<b>\$ 50,000 (match)</b>
	<b>18-G109 (This Action)</b>	<b>\$ 52,000 (match)</b>
	14-G055 (Prior Action)	\$175,000
	14-G138 (Prior Action)	\$ 25,000
	Local Cost	\$0

**Prior Action:** DGS Item 18-CGL (5/11/16)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A 3250 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**25-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Directors of Laurel Advocacy and Referral Services, Inc.**

Laurel Advocacy and Referral Services (LARS) Facility Renovation (Prince George’s County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the LARS facility, including technology and security upgrades, located in Prince Georges County.”*

*Maryland Consolidated Capital Bond Loan of 2019 (LHI - Chapter 14, Acts of 2019)  
DGS Item 281; (SL-006-190-038)                                      **\$17,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$20,609
	<b>19-281 (This Action)</b>	<b>\$17,000 (Non-match)</b>
	Local Cost	\$ 3,609

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

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



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019



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

26-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 Trustees of the Laytonsville Lions Club Foundation, Inc.**  
Laytonsville Lions Club Medical Equipment Loan Building (Montgomery County)  
*“For the Laytonsville Lion Club, located in Montgomery County.”*  
*Maryland Consolidated Capital Bond Loan of 2017 (LHI - Chapter 22, Acts of 2017)*  
DGS Item G073; (SL-109-170-038) **\$5,000**

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2019 and the Board of Public Works to certify a matching fund. The Board of Trustees of the Laytonsville Lions Club Foundation, Inc. submitted documentation that it has over \$5,000.00 in a financial institution to meet the matching fund requirement for this project. *Documentation for certification of matching funds was received by the Department of General Services prior to May 31, 2019.*

<b>Background:</b>	Total Project	\$ 10,000
	<b>17-G073 (This Action)</b>	<b>\$ 5,000 (match)</b>
	Local Cost	\$ 5,000

**Remarks:**

1. The grant agreement has been amended to add the Town of Laytonsville 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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
5. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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



DEPARTMENT OF GENERAL SERVICES  
 OFFICE OF STATE PROCUREMENT  
 ACTION AGENDA  
 October 16, 2019



OSP 46

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

**27-CGL. CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Directors of the National Aquarium in Baltimore, Inc.**

National Aquarium in Baltimore (Baltimore City)

*“To assist in the design, construction, renovation, and equipping of the Animal Care and Rescue Center and building system and infrastructure improvements at the National Aquarium in Baltimore.”*

Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)

DGS Item 165; (SL-007-180-038) **\$2,000,000**

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$20,158,022
	<b>19-165 (This Action)</b>	<b>\$ 2,000,000</b>
	18-155 (Prior Action)	\$ 2,000,000
	Local Cost	\$16,158,022

**Prior Action :** DGS Item 25-CGL (11/14/18)

**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. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
**ACTION AGENDA**  
October 16, 2019



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

**28-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Directors of Positive Youth Expressions, Inc.**  
New City of Hope Literacy Center (Baltimore City)  
*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the New City of Hope Literacy Center located in Baltimore City.”*  
*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)*  
*DGS Item 232; (SL-005-190-038)                                  \$ 100,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 100,000
	<b>19-232 (This Action)</b>	<b>\$ 100,000 (Non-match)</b>
	Local Cost	\$ 0

- Remarks:**
1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
  2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
  3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
  4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

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





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**29-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Directors of the Olney Theatre Center for the Arts, Inc.**

Olney Theatre Center (Montgomery County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of site improvements and an Artists’ Village for the Olney Theatre Center.”*

*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)*

DGS Item 166; SL-013-060-038 **\$500,000**

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 9,649,045
	<b>19-166 (This Action)</b>	<b>\$ 500,000 (non-match)</b>
	18-171 (Prior Action)	\$ 2,000,000 (non-match)
	16-G174 (Prior Action)	\$ 75,000 (Match)
	14-G165 (Prior Action)	\$ 100,000 (Match)
	13-G144 (Prior Action)	\$ 125,000 (Match)
	11-G072 (Prior Action)	\$ 150,000 (Match)
	Local Cost	\$ 6,699.045

**Prior Actions:** DGS Item 16-CGL (4/3/19); DGS Item 22-CGL (8/17/16);  
DGS Item 34-CGL (12/16/15); DGS Item 16-CGL (3/9/14);  
DGS Item 29-CGL (5/15/13)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**30-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Directors of Paul’s Place, Inc.**

Paul’s Place – Community Training Kitchen (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a community kitchen facility at Paul’s Place.”*

*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)  
DGS Item 167; (SL-079-180-038)                               **\$ 500,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 8,417,000
	<b>19-167 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	18-G031 (Prior Action)	\$ 35,000 (Match)
	Local Cost	\$ 7,882,000

**Prior Action:**                   DGS Item 16-CGL (9/18/19)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**31-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Directors of Roberta’s House, Inc.**

Roberta’s House (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new facility for Roberta's House, located in Baltimore City.”*

*Maryland Consolidated Capital Bond Loan of 2019 (MISC- Chapter 14, Acts of 2019)  
DGS Item 186; (SL-094-080-038)                                      **\$ 500,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 8,585,758
	<b>19-186 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	18-158 (Prior Action)	\$ 2,000,000 (Non-match)
	17-152 (Prior Action)	\$ 250,000 (Non-match)
	08-G043 (Prior Action)	\$ 50,000 (Match)
	08-G142 (Prior Action)	\$ 250,000 (Match)
	Local Cost	\$ 5,535,758

**Prior Actions:** DGS Item 30-CGL (11/14/18); DGS Item 25-CGL (9/6/19);  
DGS Item 16-CGL (1/23/13)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**32-CGL.    CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

**Board of Trustees of the Paquin-Stith Community Development Company, LLC.**

The Hub Integrated Learning Resource Center (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Hub Integrated Learning Resource Center at Lillie May Carroll Jackson Charter School, located in Baltimore City.”*

Maryland Consolidated Capital Bond Loan of 2019 (LHI – Chapter 14, Acts of 2019),  
DGS Item G025; (SL-008-190-038)                      **\$200,000.00**

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2021 and the Board of Public Works to certify a matching fund. The Board of Trustees of the Paquin-Stith Community Development Company, LLC. has submitted documentation that it has a \$3,300,000.00 loan to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$ 745,893.00
	<b>19-G025 (This Action)</b>	<b>\$ 200,000.00 (match)</b>
	Local Cost	\$ 545,893.00

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-3250 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



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

**33-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 Ivy Community Charities of Prince George’s County, Inc.**

The Ivy Village Incubator for Nonprofit Excellence (Prince George’s County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Ivy Village Incubator for Nonprofit Excellence facility.”*

*Maryland Consolidated Capital Bond Loan of 2018 (LHI - Chapter 9, Acts of 2018)*

*DGS Item G151; (SL-082-180-038)                                  \$180,000*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2020 and the Board of Public Works to certify a matching fund. The Board of Directors of The Ivy Community Charities of Prince George’s County, Inc. has submitted documentation that it has over \$180,000 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$ 360,000
	<b>18-G151 (This Action)</b>	<b>\$ 180,000 (match)</b>
	Local Cost	\$ 180,000

**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
3. 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
5. 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 ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



*Contact: Ahmed Awad 410.767.6589  
ahmed.awad@maryland.gov*

**34-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works (BPW) approve a grant of \$268,603 to *Anthony Wayne Rehabilitation Center for the Blind and Handicapped (DBA AWS) (Howard County)* for the acquisition of a four-bedroom house in Carroll County.

**Property:**                      808 Klees Mill Road; Westminster, MD

**Contract of Sale:**          \$400,000.00

<b>Appraisals:</b>	Gerald M. Reilly, Westminster, MD	\$400,000
	Kevin Trump, Westminster, MD	\$445,000
	DGS accepted appraisal	\$400,000

**Fund Source:** MCCBL 2017, Community Health Facilities Fund CB-30001-05. The Maryland Department of Health has determined the grantee is responsible for providing 33% of the eligible project cost.

Total Project Cost	\$400,900
Eligible Project Cost	\$400,900*
State Grant (67%)	\$268,603
Local Share (33%)	\$132,297 (Cash)

*\*Includes the lesser of the DGS accepted value or the contract price at \$400,000, and the cost of appraisals at \$900.*

**Remarks:**

1. Grantee is a nonprofit organization.
2. In accordance with § 24-606(d) of the Health-General Article of the Annotated Code of Maryland, the Board’s approval is further contingent upon the State’s right of recovery being recorded among the Land Records of Carroll County.
3. This building will provide housing for four persons with mental illness.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**



*Contact: Ahmed Awad 410.767.6589  
ahmed.awad@maryland.gov*

**35-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works approve a grant of \$414,670 to **Tuerk House, Inc., (Baltimore City)** for Phase II of the comprehensive renovation of the third floor of a 100-room former Lutheran Hospital building. Tuerk House, Inc. acquired the property in 1993. Phase II will include interior demolition, environmental remediation, elevator replacement, equipment, and fixtures.

**Property:**                      730 Ashburton Street; Baltimore, MD

**Fund Source:**                The Maryland Department of Health (MDH) has determined the grantee is required to provide a 31.1% local share of the eligible project cost.

	Total Project Cost	\$2,633,642	
	Eligible Project Cost	\$2,633,642	
	State Share Prior Action (70%)	\$1,422,330	
	Eligible Phase II Costs	\$601,742	
	<b>State Share. This Action</b>	<b>\$414,670*</b>	<i>MCCBL 2017(CHFF)</i>
			MDH # 28105-02
Grantee Share	\$187,072		Cash reserves

\*State participation is limited to the balance of available grant funds.

**Remarks:**

1. In accordance with *Subtitle 6 of the Health-General Article of the Annotated Code of Maryland*, the Board’s approval is further contingent upon the State’s right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Baltimore City.
2. This project will increase long-term and intermediate residential capacity from 69 beds to 95 beds and serve an additional 150 individuals annually from the current 560 served. Outpatient/intensive outpatient capacity will increase by an additional 160 individuals served annually over the current 320 individuals served.
3. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019**

## *Supplemental*

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

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

***Recommendation:*** With respect to implementing the previously-approved disposition of a State-owned 61.3-acre parcel in Baltimore County in exchange for real property owned by the Associated Jewish Charities, Inc., the Department of Health seeks further approval to enter into a conditional agreement of sale directly with Baltimore County and then assign that conditional agreement of sale to the Associated Jewish Charities, Inc.

***Prior Approvals:***

DGS Item 29-RP (9/6/2017)	Parcel declared surplus
DGS Item 6-RP (7/3/2019)	Dispose of parcel to AJC in exchange for nearby real property
DNR-RP Item 1A (7/3/2019)	POS Local Share funds for Baltimore County to acquire parcel from AJC

***Property:***      61.323 acres at Gwynnbrook Avenue & Owings Mills Blvd., Baltimore County

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

***Conditional Grantee:***      Baltimore County

***Grantee:***                      Associated Jewish Charities, Inc. (AJC)

***Remarks:*** When the Board of Public Works approved the exchange of real property parcels between the Maryland Department of Health and AJC, the Agenda Item stated that MDH would convey the 61.3-acre parcel to AJC in exchange for AJC’s 54.6-acre land parcel adjacent to the former Rosewood Hospital Center (and \$490,000 to be paid into MDH’s Community Trust Fund). The Item made clear that after the property exchange between MDH and AJC, “AJC will convey title to the 61.3-acre parcel to Baltimore County.” That Agenda also contains a related Item – the Board’s approval of Baltimore County’s use of POS Local Share funds to purchase the AJC property: “Immediately upon closing of that transaction, Associated Jewish Charities will convey title to the (former) State property to Baltimore County.”

The purpose of today’s Item is to obtain express approval for part of the transaction that includes a conditional sales agreement between MDH and Baltimore County through which Baltimore County could directly purchase the 61.3-acre parcel from the State; that conditional sales agreement permits MDH to assign the agreement to AJC. The agreement between MDH and AJC previously approved gives AJC the option to purchase the parcel from MDH; it is the parties intent that upon AJC exercising the option, MDH will assign its conditional sales agreement with Baltimore County to AJC.





DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
October 16, 2019

## Supplemental

---

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

*Remarks: (cont'd)*

The conveyances which will effectuate the Board's approval of DGS Item 6-RP (7/3/2019) will occur at one closing. The agreement between MDH and AJC allows AJC until 10/31/19 to exercise the option to purchase the parcel; AJC must close on the transaction within 90 days of exercising the option (no later than 1/29/20). AJC will pay the State recordation tax associated with the transfer which is exempt from the County transfer tax.

---

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**