

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
DECEMBER 2, 2020

MEETING LOCATION: ONLINE

Item		Section page no.	Overall page no.
SECRETARY'S AGENDA			

1	Agriculture		1
2-4	Board of Public Works Wetlands		2
5-8	Aging		6
9-11	Housing and Community Development		10
12	Information Technology – Resource Sharing Agreement		17
13-20	Environment		18
21	Maryland Environmental Service (MES)		32
22	Morgan State University		33
23	Public Safety and Correctional Services – Settlement		35
24-26	Record Correction		36
27	Budget and Management – Budget Amendments		39

APPENDIX

A1-A8	General Services	APP1	40
A9	Human Services	APP18	57
A10	Public Safety and Correctional Services	APP20	59
A11–A12	Transportation	APP22	61

SUPPLEMENT
DEPARTMENT OF NATURAL RESOURCES/REAL PROPERTY

1	Program Open Space Local Share/Program Open Space State Share	DNR1	65
2-9	Program Open Space Local Share	DNR3	67
10	Rural Legacy Program ⁷⁹	DNR13	77
11	Maryland Environmental Trust	DNR14	78

SUPPLEMENT
UNIVERSITY SYSTEM OF MARYLAND

1	University of Maryland, College Park	USM1	79
2	University of Maryland, Baltimore	USM4	82
3	University of Maryland, College Park	USM6	84
4	University of Maryland Baltimore for Coppin State University	USM10	88

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
DECEMBER 2, 2020

Item		Section page no.	Overall page no.
MARYLAND DEPARTMENT OF TRANSPORTATION			
1-6	Maryland Aviation Administration (MAA)	MDOT1	92
7-9	Maryland Transportation Authority (MDTA)	MDOT25	116
10	Task Order Agreement (TOA)	MDOT31	122
DEPARTMENT OF GENERAL SERVICES			
1-14	Capital Grants and Loans	DGS1	124
15	Architectural and Engineering	DGS3	139
16	Construction	DGS5	141
17-19	Services	DGS8	143
20-23	Information Technology	DGS10	149
24	Maintenance	DGS11	161
25	General Miscellaneous	DGS14	163
26-30	Real Property	DGS29	168
31-32	Tenant Lease	DGS31	175
33	General Miscellaneous/Record Correction	DGS33	178

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



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

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

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

Amount: \$ 431,800

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

<i>County</i>	<i>Grantee</i>	<i>Agreement</i>	<i>Amount</i>
Caroline	Ronald Diem	CR-2021-2021	\$30,300
Carroll	Jeffrey Harrison	PB-2021-2043	\$109,200
		PB-2021-2044	\$141,400
		PB-2021-2045	\$3,900
		PB-2021-2046	\$10,100
	Gary Cook	RS-2021-2048	\$700
Frederick (Catoclin)	Josh Skipton	MP-2021-1977	\$136,200

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



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

2. **BOARD OF PUBLIC WORKS**
Wetlands Licenses

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

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

Authority: Section 16-202, Environment Article, Annotated Code of Maryland: "The Board shall decide if issuance of the [tidal wetlands] license is in the best interest of the State, taking into account the varying ecological, economic, developmental, recreational, and aesthetic values [the] application presents." See also COMAR 23.02.04.

ANNE ARUNDEL COUNTY

19-1114 *BAYBERRY COMMUNITY ASSOCIATION and ROGER KOUHI* – To help control shoreline erosion, provide beach nourishment, and manage stormwater by removing an existing stone revetment, constructing a breakwater and timber groin, filling and grading with sand, planting marsh vegetation, and adding a cobble-lined outfall.

Arnold, Magothy River

Special conditions: Restrictions on stockpiling, Requirements for marsh establishment, marsh maintenance plan, substrate material, possible turbidity curtain, clearing/grading of existing bank, and stormwater discharges.

Wetlands created: 2,800 square feet

20-0189 *HEIRS OF VICTORIA CLOUD* – To help control shoreline erosion by constructing five breakwaters.

Edgewater, South River

Special conditions: Time-of-year restriction.

TALBOT COUNTY

20-0656 *WILLIAM McKINNON* – To help control shoreline erosion by placing riprap and constructing a living shoreline by constructing containment sills with flushing vents, filling and grading with sand and planting marsh vegetation.

Royal Oak, Broad Creek

Special conditions: Requirements for substrate material, marsh establishment timeframe and maintenance plan, possible turbidity curtain, and possible bank clearing/grading.

Wetlands created: 5,559 square feet

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



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

3. **BOARD OF PUBLIC WORKS**

***Wetlands License -- #20-0051 – Julian H. Meyer III
Mitigation***

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board grant a wetlands license to dredge an area and additionally recommends compensatory mitigation in the amount of \$195 for new dredging impacts to 113 square feet of shallow water habitat.

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

- Application received January 16, 2020
- Public comment period ended June 15, 2020
- MDE Report and Recommendation received November 5, 2020

Authority: The “Board shall decide if issuance of the [tidal wetlands] license is in the best interest of the State, taking into account the varying ecological, economic, developmental, recreational, and aesthetic values [the] application presents.” *Section 16-202, Environment Article, Annotated Code of Maryland*; see also COMAR 23.02.04.

Mitigation: The dredging will result in new impacts to 113 square feet of shallow water habitat. MDE recommends that the Licensee mitigate at a 1:1 ratio for impacts to shallow water habitat (COMAR 26.24.05.01.C.(1)(a)) and pay \$195. into the Tidal Wetlands Compensation Fund.

113 square feet x \$1.72 (\$75,000/acre ÷ 43,560 square feet per acre) = \$195.

ANNE ARUNDEL COUNTY

20-0051 JULIAN H. MEYER III – To improve navigable access by mechanically dredging an area, depositing dredged material to an approved disposal area, replacing a platform, and providing for a 6-year dredging period.
Severna Park, Old Man Creek
Special Conditions: Time-of-year restriction. Requirements for payment into the Tidal Wetlands Compensation Fund, transporting of dredged materials, staking, subsequent maintenance dredging, post-dredge bathymetric survey, existing floating platform removal, and new platform construction.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



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

4. BOARD OF PUBLIC WORKS

Wetlands License – #19-1043 – Eastern Shore Natural Gas Pipeline Company Compensation

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board: (1) grant a wetlands license for a project involving filling in/under State tidal wetlands; and (2) assess annual compensation of \$190. to be deposited into the MDE Wetlands and Waterways Program Fund.

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

- Application received October 3, 2019
- Comment period closed March 1, 2020
- MDE Report and Recommendation received September 18, 2020

Classification: This case is classified as extraordinary because there is a recommendation that the Board assess compensation. COMAR 23.02.04.08B.

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.

Compensation: Eastern Shore Natural Gas Pipeline Company seeks to install a 10-inch diameter natural gas pipeline in/under State tidal wetlands. The Board of Public Works shall assess annual compensation for the placement of a pipeline in/under State tidal wetlands.* The Wetlands Administrator recommends annual compensation of \$190. calculated as follows:

$$76 \text{ linear feet} \times \$2.50/\text{linear foot} = \$190.$$

*§23.02.04.15.D.(3)(a)

WICOMICO COUNTY

- 19-1043 *EASTERN SHORE NATURAL GAS PIPELINE COMPANY – To extend natural gas service through a transmission line to go under the South Prong.*
Salisbury, South Prong Wicomico River
Special conditions: Time-of-year restriction. Requirements for horizontal directional drill reference book, Coast Guard coordination, geotechnical data, Frac-out Contingency Plan, frac-out directives, Independent Monitoring Contractor and reporting, providing bottom elevations of stream, pre-construction meeting, drill hole abandonment, Soil Erosion and Sediment Control Plan, offering water quality testing to landowners, drilling fluid components,

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



4. **BOARD OF PUBLIC WORKS** (cont'd)
***Wetlands License – #19-1043 – Eastern Shore Natural Gas Pipeline Company
Compensation***

*Special conditions (cont'd):
water quality monitoring during a frac-out, following a protocol for citizen
complaints and hydrostatic testing, ownership transfer, and annual compensation.*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: Pamela Sidle 410-767-2116
pamela.sidle@maryland.gov

5. DEPARTMENT OF AGING
Senior Center Capital Improvement Grant

Recommendation: That the Board of Public Works approve the following grant to replace the heating system at the Ateaze Senior Center in Dundalk.

Recipient: Baltimore County

Project: Ateaze Senior Center Heating System Replacement

Amount: \$328,000

Purpose: Renovation

Authority: MCCBL 2019

Funding Sources:	Baltimore County – local government	\$ 328,000
	Department of Aging (this Item)	<u>\$ 328,000</u>
		\$ 656,000

Description: The Baltimore County Department of Aging seeks to replace the heating system and piping at the Ateaze Senior Center in Dundalk. The project will include replacing the steam system. The current malfunctioning boilers, radiators, and pipes have exceeded their life expectancy, which has resulted in numerous costly repairs. Lack of heat in the past has required the cancellation or rescheduling of multiple programs.

The Ateaze Senior Center has a membership of approximately 1,200 older adults. In addition, there are staff, community members, instructors, and entertainers who visit the center regularly. This project will enhance participant comfort and ensure older adults will attend health and social programs.

The Maryland Department of Aging has determined that the cost includes sufficient amounts for the project to conform to building, fire, accessibility for persons with disabilities, and other code requirements, and that the project may be reasonably completed with the funds being requested.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: Pamela Sidle, 410-767-2116
pamela.sidle@maryland.gov

6. DEPARTMENT OF AGING
Senior Center Capital Improvement Grant

Recommendation: That the Board of Public Works approve the following grant to replace the roofing system at the Cockeysville Senior Center.

Recipient: Baltimore County

Project: Cockeysville Senior Center Roof Replacement

Amount: \$90,000

Purpose: Renovation

Authority: MCCBL 2019

Funding Sources:	Baltimore County – local government	\$ 90,000
	Department of Aging (this Item)	<u>\$ 90,000</u>
		\$ 180,000

Description: Baltimore County is replacing the original roof system at the Cockeysville Senior Center in Cockeysville. The existing roof system is original to the building and was installed in 1998 when the building was constructed. The system has exceeded its life expectancy, resulting in several time-consuming repairs. In one instance, classes had to be cancelled after the roof leaked into program rooms.

The Cockeysville Senior Center has a membership of approximately 1,500 older adults. These renovations are necessary to reduce safety concerns from slipping on wet floors and to reduce the number of cancelled classes.

The Maryland Department of Aging has determined that the cost includes sufficient amounts for the project to conform to building, fire, accessibility for persons with disabilities, and other code requirements, and that the project may be reasonably completed with the funds being requested.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: Pamela Sidle, 410-767-2116
pamela.sidle@maryland.gov

7. DEPARTMENT OF AGING
Senior Center Capital Improvement Grant

Recommendation: That the Board of Public Works approve the following grant to replace the plumbing system at the Parkville Senior Center in Parkville.

Recipient: Baltimore County

Project: Parkville Senior Center Plumbing System Replacement

Amount: \$263,000

Purpose: Renovation

Authority: MCCBL 2020

Funding Sources:	Baltimore County – local government	\$ 263,000
	Department of Aging (this Item)	<u>\$ 263,000</u>
		\$ 526,000

Description: Baltimore County proposes to replace the aging and deteriorating plumbing system at the Parkville Senior Center in Parkville. The building was constructed circa 1925 and the water piping is original to the facility. The work will include replacing the water piping system and existing plumbing fixtures to bring them up to current plumbing standards. In November 2018, a pipe burst which caused extensive flooding on the first floor and required the area to be closed for several weeks for repair. A new system will improve environmental efficiency, participant comfort, and reduce general operating costs.

The Parkville Senior Center has approximately 1,700 members. The membership relies on the center for evidence-based health promotion classes and activities, as well as a place for social engagement. The Center includes a fitness center and serves a congregate meal at lunch when open. Having a safe environment for these activities and services for our older adults will continue to allow those residents to remain engaged in their community.

The Maryland Department of Aging has determined that the cost includes sufficient amounts for the project to conform to building, fire, accessibility for persons with disabilities, and other code requirements, and that the project may be reasonably completed with the funds being requested.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: Pamela Sidle, 410-767-2116
pamela.sidle@maryland.gov

8. DEPARTMENT OF AGING
Senior Center Capital Improvement Grant

Recommendation: That the Board of Public Works approve the following grant to replace the heating system at the Victory Villa Senior Center in Baltimore.

Recipient: Baltimore County

Project: Victory Villa Senior Center HVAC Equipment Replacement

Amount: \$81,000

Purpose: Renovation

Authority: MCCBL 2020

Funding Sources:	Baltimore County – local government	\$ 81,000
	Department of Aging (this Item)	<u>\$ 81,000</u>
		\$ 162,000

Description: Baltimore County seeks to replace the three air-handling units and three condensing units which have exceeded their operational life at the Victory Villa Senior Center in Middle River. There have been several service calls for HVAC issues. Given the age of the center's approximately 700 members, it is difficult to run programs and maintain consistent attendance at health promotion classes and other activities. In order to maintain membership and provide sufficient programs, the center requires an operational HVAC system. There are no reasonable alternatives to address this problem.

The Maryland Department of Aging has determined that the cost includes sufficient amounts for the project to conform to building, fire, accessibility for persons with disabilities, and other code requirements, and that the project may be reasonably completed with the funds being requested.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



*Contacts: Matt Heckles 301-429-7796 matthew.heckles@maryland.gov
Mike Haloskey 301-429-7523 michael.haloskey@maryland.gov
Jean Peterson 301-429-7667 jean.peterson@maryland.gov*

**9. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
*Neighborhood Business Development Program***

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development's request to provide a loan for the project described below.

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

Established in 1995, the Neighborhood Business Development Program, now operating as Neighborhood BusinessWorks, is a Smart Growth tool for revitalization through business creation or expansion in designated revitalization areas.

Borrower: LP 1001 North Charles, LLC

Project Property: 1001 N. Charles Street, Baltimore 21201
Baltimore City

Loan Amount: \$1,000,000

Fund Source: MCCBL of 2020: *Provide funds for grants and loans to fund community-based economic development activities in revitalization areas designed by local governments.* Item SA24(B).

Collateral: Second lien position Deed of Trust on project property

Project Description: Landmark Partners is a Baltimore-based real estate and community development company that specializes in adaptive reuse and historic restoration of commercial real estate. In late 2018, Landmark Partners formed a real estate entity known as LP 1001 North Charles, LLC. They purchased 1001 North Charles Street in Baltimore City for \$1,400,000 in early 2019. The property was formerly known as the Grand Central Building, which operated as a night club with beverage only service. The Borrower has been approved and are scheduled to close on a refinance and construction loan in the amount of \$9,975,000 with Peoples Bank. The Borrower is seeking a Neighborhood BusinessWorks subordinate loan in the amount of \$1,000,000 for the completion of base construction, tenant improvements and related lease up expenses.

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



9. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)
Neighborhood Business Development Program

Project Description (cont'd):

Project includes the following:

1. Energy Star rated lighting fixtures will be installed.
2. LED lighting will be used whenever possible and will be leveraged throughout the tenant build out space as well.
3. Mechanical and electrical systems will be high efficiency units and parsing them out specific to each space to ensure minimal runs and minimize overflow.
4. Project will incorporate thermal & moisture protection and all new insulated thermal glazing to ensure all conditioning is tight to the space in the building.
5. The interior of the building will offer completely new technologies for security, access control, health and safety and design conveniences.
6. Well-appointed restrooms will be located on the 1st floor lobby and fit out of the second and third floor restrooms with touchless features, tile walls, stone vanities and tile floors.
7. Integrated temperature readers and touchless controls will ensure forefront of thoughtful post-pandemic office spaces.
8. Additionally, the project will deliver the first COVID-ready new construction that has been designed with touchless entry systems, UV-filtered HVAC, non-porous surfaces and temperature scanning technology to insure and maintain a safe environment.

Currently, the building is completely inefficient from an energy perspective with lack of insulation, older glazing, and insufficient HVAC (it has to run constantly). The developer is essentially building a completely new structure inclusive of electric and mechanical upgrades throughout.

The plans will expand and convert the newly branded City House Charles to eight floors, creating 31,700 sf of office space, and introduce new restaurant concepts to rebrand the existing bar/restaurant space and to add a café into the location. Upon completion, the building will be transformed to a Class A office building with improved retail space on the ground level.

The City House Charles project will transform a vacated commercial space to thriving Class A office space with ground floor commercial / retail spaces. No other Class A space is scheduled or anticipated for the immediate area. Currently, the area is predominantly Class B office space. Few of the surrounding buildings have floor plans that would accommodate spaces over 3,000 sf, making the City House Charles project highly desirable. Rehabilitation and rebranding of the building will lend energy to the Mount Vernon Area. The completed project will increase economic and employment opportunities for small businesses and surrounding residents, all while maintaining the highest degree of construction quality and preserving the charm of the neighborhood. A variety of job creation models have been utilized to estimate that 92 construction jobs, 45 retail/restaurant jobs and 150 office jobs will be created.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



9. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT** *(cont'd)*
Neighborhood Business Development Program

Project Description (cont'd):

The City House Charles project will contribute to the revitalization of the Mt. Vernon area of Baltimore City by renovating a vacant property to a modern Class A office space, with shared amenities and upscale dining venues for the community. The completion of the project will also have significant impact on employment in the surrounding communities by creating approximately 195 jobs in the office and retail spaces in addition to the construction jobs that will create local job opportunities. The improved location will further attract and retain businesses, creating synergy in the community. City House Charles is a testament to the public/private partnership that is necessary to complete this \$15,000,000 real estate re-purposing project.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



*Contacts: John MacLean 301-429-7698 johnf.maclea1@maryland.gov
Allen Cartwright 301-429-7629 allen.cartwright@maryland.gov
Jean Peterson 301-429-7667 jean.peterson@maryland.gov*

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

Recommendation: That the Board of Public Works release the borrowers from their obligation to pay the accrued interest on their RHPP loans.

Borrowers: Bon Secours Apartments II Limited Partnership
Bon Secours Apartment III Limited Partnership
Bon Secours Chesapeake Apartments Limited Partnership

Project Addresses: Scattered sites in the vicinity of Bon Secours Hospital
Baltimore City

Authority: §§ 2-501 – 2-510 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended.

The *RHPP* finances rental housing occupied by households with incomes at or below 60% of the Area Median Income.

<i>Loan Amounts:</i>	Bon Secours II LP Loan:	\$ 931,166
	Current Principal Balance:	\$ 892,697
	Accrued Interest:	\$ 780,027
	Bon Secours III LP Loan:	\$ 973,383
	Current Principal Balance:	\$ 973,383
	Accrued Interest:	\$1,019,265
	Bon Secours Chesapeake LP Loan:	\$1,000,000
	Current Principal Balance:	\$1,000,000
	Accrued Interest:	\$ 300,944

History: In 1998, DHCD provided a RHPP loan to develop Bon Secours Apartments II, which provided 30 units of affordable rental housing in a distressed neighborhood in west Baltimore City. In 2000, DHCD provided a RHPP loan to develop Bon Secours Apartments III, which provided 30 additional units of affordable rental housing in the same neighborhood. And finally, in 2003, DHCD provided a RHPP loan to develop Bon Secours Chesapeake Apartments, which

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



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

History (cont'd):

provided 29 units of affordable rental housing in the same neighborhood. The development of all three projects was spearheaded by Unity Properties, Inc., a non-profit affiliate of Bon Secours Hospital dedicated to producing quality affordable rental housing in close proximity to the hospital. The three projects resulted from the rehab of spacious rowhomes, and their conversion into multiple dwelling units. All three RHPP loans bear an interest rate of 4 percent, have terms of 40 years, and are payable from any surplus cash available after the projects have paid their operating expenses and superior debt service.

As you can see from the current principal balances of the loans, and the considerable amount of interest that has accrued on all three, the projects have struggled to meet their debt service requirements. This failure is largely attributable to the fact that the projects are serving a very low income population without a rental subsidy. As a result, the projects currently generate only enough income to meet their operating expenses.

As the projects approach or enter the second decade of their post-rehab lives, they are in need of another extensive rehab. In order to accomplish these rehabs, they will require another allocation of Low Income Housing Tax Credits ("LIHTCs"). However, under the Internal Revenue Service guidelines governing LIHTCs, it is impossible to provide the projects these LIHTCs given the size of their current debt service loads. This is the reason that the recommendation is being made for the release of their obligation to pay the accrued interest.

If the recommendation is approved, it will not affect the Borrowers' obligation to fully repay the principal balances of their RHPP loans. In addition, the release of this obligation is contingent upon the City of Baltimore agreeing to release the Borrowers from their obligation to repay a similar amount of interest that has accrued on the HOME Investment Partnerships Program ("HOME") loans that they made to the Borrowers.

The release of this interest payment obligation is essential to the completion of the desperately needed rehabilitation of the properties, and the preservation of 89 units of affordable housing in a neighborhood that badly needs them. It is anticipated that the rehab of the projects will result in reduced operating costs, thereby improving their ability to service their remaining debt. In addition, with the infusion of new LIHTCs, the rent and income restrictions on the projects' units will be loosened slightly to enable them to generate additional rental income.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



*Contacts: John MacLean 301-429-7698 johnf.maclea1@maryland.gov
Allen Cartwright 301-429-7629 allen.cartwright@maryland.gov
Jean Peterson 301-429-7667 jean.peterson@maryland.gov*

11. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Rental Housing Production Program

Multifamily Energy Efficiency and Housing Affordability Program

Recommendation: That the Board of Public Works approve an easement agreement between Lyon Homes Preservation LLC, a DHCD borrower, and 415 New Pittsburg Avenue LLC. The agreement will enable a 90-unit affordable multifamily project proposed for future DHCD financing, Henrietta Lacks Village II, to share a community center and laundry facility that was constructed when DHCD financed the development of Lyon Homes I, an existing 118-unit affordable multifamily project that is adjacent to the proposed Henrietta Lacks Village II project.

Borrower: Lyon Homes Preservation LLC

Project Address: 411 New Pittsburg Avenue, Dundalk 21222
Baltimore County

Loan Authority: RHP
§§ 4-401 through 4-411 of the Housing and Community Development
Article of the Annotated Code of Maryland

MEEHA

Pursuant to an Order dated December 22, 2011 from the Public Service Commission of Maryland to various public utility companies with respect to the Empower Energy Efficiency Act of 2008, § 7-211 of the Public Utilities Article of the Annotated Code of Maryland, and various Memoranda of Agreement between DHCD and various public utility companies.

The RHP Program finances rental housing occupied by households with incomes at or below 60% of the Area Median Income.

Authority to State Finance and Procurement Article
Approve Easement: §§ 10-305, Maryland Code

<i>Loan Amounts:</i>	Original RHP Loan:	\$2,000,000
	Current Balance:	\$2,000,000
	Original MEEHA Loan:	\$ 963,296
	Current Balance:	\$ 963,296

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



11. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT** (cont'd)

Rental Housing Production Program

Multifamily Energy Efficiency and Housing Affordability Program

History: On February 1, 2017, DHCD provided the Borrower a RHP loan and a MEEHA loan to assist in the development of the existing Project. The RHP loan is to be repaid from surplus cash generated by the existing Project. The Borrower is in full compliance with the terms of the RHP loan. The repayment of the MEEHA loan is deferred until its maturity.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



*Contact: Matthew Dryer 410-697-9687
matthew.dryer@maryland.gov*

12. RESOURCE SHARING AGREEMENT

Department of Information Technology, RSA Program

Recommendation: The Board of Public Works approve the State entering into a resource sharing agreement.

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

Award: Harbor Link Maryland LLC, Baltimore, MD

Term: 12/02/2020 – 10/28/2050 (30-year base with one 10-year renewal options)
10/29/2050 – 10/28/2060 (Option 1)

Amount: \$0.00

This is a Like Kind Exchange (No monetary compensation is given by either party)

<u>Compensation to State</u>	Value of LKE =	<u>Value to State</u>	<u>Value to Company</u>
\$0.00 (30-year base)		\$54,608,487.06	\$54,608,487.06
\$0.00 (Option 1, 10 years)		<u>\$29,230,355.89</u>	<u>\$29,230,355.89</u>
\$0.00	Total LKE =	\$83,838,842.95	\$83,838,842.95

Property location: – Statewide, Baltimore, Howard, Anne Arundel, Prince George, Montgomery Counties

Requesting Agency Remarks: This revenue neutral Like-Kind- Exchange (LKE) transaction results from a resource sharing agreement between State Highway Administration and Harbor Link Maryland LLC. For this proposal, the benefit to the State is thirty-six strands of “Dark Fiber” and fourteen handholes received from Harbor Link Maryland LLC. in exchange for access to State rights-of-way for use and operations of 62.9 route miles of its fiber optics cables located within Baltimore, Howard, Anne Arundel, Prince George and Montgomery County. 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 and was posted on eMarylandMarketplace.

Fund Source: Non-Revenue Generating

MD Tax Clearance: 20-3564-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



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

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

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

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

Project: WC-1211 Ashburton Reservoir Zone 2 Tanks

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$11,019,627

Location: Baltimore City/Legislative District 40

Project Description: This project entails the design and construction of two underground storage tanks totaling 50 million gallons and appurtenances to replace the open-air finished water reservoir at Lake Ashburton. Baltimore City is required by consent decree to comply with EPA's Long Term 2 Enhanced Surface Water Treatment Rule and cover all open-air finished water reservoirs. The funding is shared with Baltimore County since Baltimore County is served by this facility. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. Additional Loan (up to) \$9,519,627 – Drinking Water State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, in fiscal year 2020 loan recipients received interest-rates ranging from 0.40% to 0.70%.

Security. Borrower will deliver a revenue bond, secured by a subordinate pledge on the revenues of the Water Utility Fund, to the Maryland Water Quality Financing Administration.

B. Additional Loan Forgiveness (up to) \$1,500,000 – Drinking Water State Revolving Loan Fund

This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged-community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



13. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** (cont'd)
Maryland Drinking Water State Revolving Loan Fund

Project Funding Sources:

Drinking Water State Revolving Loan Fund – Baltimore City (This Item)	\$ 9,519,627
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore City (This Item)	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore City Prior approval 4/22/20 Secretary Item 11	\$ 20,012,881
Drinking Water State Revolving Loan Fund – Baltimore City Prior approval 5/10/17 Secretary Item 5	\$ 43,229,600
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore City Prior approval 5/10/17 Secretary Item 5	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore County Secretary's Agenda, Item 14 on this Agenda	\$ 6,896,353
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore County Secretary's Agenda, Item 14 on this Agenda	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore County Prior approval 4/22/20 Secretary Item 12	\$ 15,640,759
Drinking Water State Revolving Loan Fund – Baltimore County Prior approval 5/10/17 Secretary Item 6	\$ 25,000,000
Local Share/Baltimore City	<u>\$ 42,852,116</u>
Total Estimated Project Cost	\$167,651,336

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



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

**14. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Maryland Drinking Water State Revolving Loan Fund**

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

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

Project: WC-1211 Ashburton Reservoir Zone 2 Tanks

Recipient: Baltimore County

Amount: Up to \$8,396,353

Location: Baltimore City/Legislative District 40

Project Description: This project entails the design and construction of two underground storage tanks totaling 50 million gallons and appurtenances to replace the open-air finished water reservoir at Lake Ashburton. Baltimore City is required by consent decree to comply with EPA's Long Term 2 Enhanced Surface Water Treatment Rule and cover all open-air finished water reservoirs. The funding is shared with Baltimore County since Baltimore County is served by this facility. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. Additional Loan (up to) \$6,896,353 – Drinking Water State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, in fiscal year 2020 loan recipients received interest-rates ranging from 0.40% to 0.70%.

Security. Borrower will deliver its bond, along with its full faith and credit endorsement.

B. New Loan Forgiveness (up to) \$1,500,000 – Drinking Water State Revolving Loan Fund

This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged-community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



14. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** (cont'd)
Maryland Drinking Water State Revolving Loan Fund

Project Funding Sources:

Drinking Water State Revolving Loan Fund – Baltimore Co. (This Item)	\$ 6,896,353
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore Co. (This Item)	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore County Prior approval 4/22/20 Secretary Item 12	\$ 15,640,759
Drinking Water State Revolving Loan Fund – Baltimore County Prior approval 5/10/17 Secretary Item 6	\$ 25,000,000
Drinking Water State Revolving Loan Fund – Baltimore City Secretary's Agenda, Item 13 on this Agenda	\$ 9,519,627
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore City Secretary's Agenda, Item 13 on this Agenda	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore City Prior approval 4/22/20 Secretary Item 11	\$ 20,012,881
Drinking Water State Revolving Loan Fund – Baltimore City Prior approval 5/10/17 Secretary Item 5	\$ 43,229,600
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore City Prior approval 5/10/17 Secretary Item 5	\$ 1,500,000
Local Share/Baltimore City	<u>\$ 42,852,116</u>
Total Estimated Project Cost	\$167,651,336

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



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

15. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Maryland Water Quality State Revolving Loan Fund

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

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

Project: SC-927 Electrical Distribution System Reliability Improvements at the
Back River Wastewater Treatment Plant

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$31,969,440

Location: Baltimore City/Legislative District 6

Project Description: This project entails the construction of electrical improvements for the Back River Wastewater Treatment Plant (WWTP). Work includes a new 33kV service feeder from BGE, replacement of existing feeder equipment, substation replacements and other ancillary improvements. This project is essential to support the operation of the Back River Headworks project which is required for Phase 1 compliance of Baltimore City's Wet Weather Consent Decree. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. New Loan (up to) \$30,469,440 – Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, in fiscal year 2020 loan recipients received interest-rates ranging from 0.40% to 0.70%.

Security. Borrower will deliver a revenue bond, secured by a subordinate pledge on the revenues of the Wastewater Utility Fund, to the Maryland Water Quality Financing Administration.

B. New Loan Forgiveness (up to) \$1,500,000 – Water Quality State Revolving Loan Fund

This funding is provided under the Water Quality State Revolving Loan Fund Program disadvantaged-community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



15. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** (cont'd)
Maryland Water Quality State Revolving Loan Fund

Project Funding Sources:

Water Quality State Revolving Loan Fund – Baltimore City (This Item)	\$ 30,469,440
Water Quality State Revolving Loan Fund Forgiveness – Baltimore City (This Item)	\$ 1,500,000
Water Quality State Revolving Loan Fund – Baltimore County	\$ 29,538,750
Secretary's Agenda, Item 16 on this Agenda	
Water Quality State Revolving Loan Fund Forgiveness – Baltimore County	\$ 1,500,000
Secretary's Agenda, Item 16 on this Agenda	
Local Share/WIFIA/Baltimore City	\$ 23,697,612
Total Estimated Project Cost	\$ 86,705,802

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



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

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

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

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

Project: SC-927 Electrical Distribution System Reliability Improvements at the
Back River Wastewater Treatment Plant

Recipient: Baltimore County

Amount: Up to \$31,038,750

Location: Baltimore City/Legislative District 6

Project Description: This project entails the construction of electrical improvements for the Back River Wastewater Treatment Plant. Work includes a new 33kV service feeder from BGE, replacement of existing feeder equipment, substation replacements and other ancillary improvements. This project is essential to support the operation of the Back River Headworks project, which is required for Phase 1 compliance of Baltimore City's Wet Weather Consent Decree. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. Additional Loan (up to) \$29,538,750– Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, in fiscal year 2020 loan recipients received interest-rates ranging from 0.40% to 0.70%.

Security. Borrower will deliver its bond, along with its full faith and credit endorsement.

B. New Loan Forgiveness (up to) \$1,500,000 – Water Quality State Revolving Loan Fund

This funding is provided under the Water Quality State Revolving Loan Fund Program disadvantaged-community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



16. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** (cont'd)
Maryland Water Quality State Revolving Loan Fund

Project Funding Sources:

Water Quality State Revolving Loan Fund – Baltimore Co. (This Item)	\$ 29,538,750
Water Quality State Revolving Loan Fund Forgiveness – Baltimore Co. (This Item)	\$ 1,500,000
Water Quality State Revolving Loan Fund – Baltimore City	\$ 30,469,440
Secretary's Agenda, Item 15 on this Agenda	
Water Quality State Revolving Loan Fund Forgiveness – Baltimore City	\$ 1,500,000
Secretary's Agenda, Item 15 on this Agenda	
Local Share/WIFIA/Baltimore City	\$ 23,697,612
Total Estimated Project Cost	\$ 86,705,802

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



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

17. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Maryland Drinking Water State Revolving Loan Fund

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

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

Project: WC-1204 Druid Lake Finished Water Tanks

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$11,966,872

Location: Baltimore City/Legislative District 40

Project Description: This project entails the design and construction of two underground storage tanks totaling 54 million gallons and appurtenances to replace the open-air finished water reservoir at Druid Park. Baltimore City is required by consent decree to comply with EPA's Long Term 2 Enhanced Surface Water Treatment Rule and cover all open-air finished water reservoirs. The funding is shared with Baltimore County since Baltimore County is served by this facility. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. Additional Loan (up to) \$10,466,872 – Drinking Water State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, in fiscal year 2020 loan recipients received interest-rates ranging from 0.40% to 0.70%.

Security. Borrower will deliver a revenue bond, secured by a subordinate pledge on the revenues of the Water Utility Fund, to the Maryland Water Quality Financing Administration.

B. Additional Loan Forgiveness (up to) \$1,500,000 – Drinking Water State Revolving Loan Fund

This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged-community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



17. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)
Maryland Drinking Water State Revolving Loan Fund

Project Funding Sources:

Drinking Water State Revolving Loan Fund – Baltimore City (This Item)	\$ 10,466,872
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore City (This Item)	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore City Prior approval 4/22/20 Secretary Item 13	\$ 20,357,293
Drinking Water State Revolving Loan Fund – Baltimore City Prior approval 5/10/17 Secretary Item 5	\$ 40,279,780
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore City Prior approval 5/10/17 Secretary Item 5	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore County Secretary's Agenda, Item 18 on this Agenda	\$ 7,396,546
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore County Secretary's Agenda, Item 18 on this Agenda	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore County Prior approval 4/22/20 Secretary Item 14	\$ 15,745,053
Drinking Water State Revolving Loan Fund – Baltimore County Prior approval 5/10/17 Secretary Item 6	\$ 22,951,819
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore County Prior approval 5/10/17 Secretary Item 6	\$ 1,500,000
Local Share/Baltimore City	<u>\$ 41,150,607</u>
Total Estimated Project Cost	\$164,347,970

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



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

**18. MARYLAND DEPARTMENT OF THE ENVIRONMENT
*Maryland Drinking Water State Revolving Loan Fund***

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

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

Project: WC-1204 Druid Lake Finished Water Tanks

Recipient: Baltimore County

Amount: Up to \$8,896,546

Location: Baltimore City/Legislative District 40

Project Description: This project entails the design and construction of two underground storage tanks totaling 54 million gallons and appurtenances to replace the open-air finished water reservoir at Druid Park. Baltimore City is required by consent decree to comply with EPA's Long Term 2 Enhanced Surface Water Treatment Rule and cover all open-air finished water reservoirs. The funding is shared with Baltimore County since Baltimore County is served by this facility. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. Additional Loan (up to) \$ 7,396,546 – Drinking Water State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. Based on this formula, in fiscal year 2020 loan recipients received interest-rates ranging from 0.40% to 0.70%.

Security. Borrower will deliver its bond, along with its full faith and credit endorsement.

B. Additional Loan Forgiveness (up to) \$1,500,000 – Drinking Water State Revolving Loan Fund

This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged-community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



18. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)
Maryland Drinking Water State Revolving Loan Fund

Project Funding Sources:

Drinking Water State Revolving Loan Fund – Baltimore Co. (This Item)	\$ 7,396,546
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore Co. (This Item)	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore County Prior approval 4/22/20 Secretary Item 14	\$ 15,745,053
Drinking Water State Revolving Loan Fund – Baltimore County Prior approval 5/10/17 Secretary Item 6	\$ 22,951,819
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore County Prior approval 5/10/17 Secretary Item 6	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore City Secretary's Agenda, Item 17 on this Agenda	\$ 10,466,872
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore City Secretary's Agenda, Item 17 on this Agenda	\$ 1,500,000
Drinking Water State Revolving Loan Fund – Baltimore City Prior approval 4/22/20 Secretary Item 13	\$ 20,357,293
Drinking Water State Revolving Loan Fund – Baltimore City Prior approval 5/10/17 Secretary Item 5	\$ 40,279,780
Drinking Water State Revolving Loan Fund Forgiveness – Baltimore City Prior approval 5/10/17 Secretary Item 5	\$ 1,500,000
Local Share/Baltimore City	<u>\$ 41,150,607</u>
Total Estimated Project Cost	\$164,347,970

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



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

19. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Bay Restoration Fund (Clean Water Commerce Act of 2017)

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

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

Project: Tributary to Winters Run Stream Restoration Environmental Practice

Recipient: HGS, LLC, a wholly-owned subsidiary of Resource Environmental Solutions, LLC (RES)

Amount: Up to \$501,525

Location: Harford County/Legislative District 7

Project Description: The HGS, LLC will complete the project planning, design, and construction of approximately 6,236 linear feet of stream restoration. Current stream bank erosion throughout the course is significant, resulting in downstream pollution from sediment loss. The proposed project will stabilize the stream and greatly improve water quality for the Winters Run watershed and ultimately the Chesapeake Bay by ceasing bank erosion and sediment loss. Upon completion of the construction, HGS will provide 20 years of monitoring and maintenance activities, and all restoration areas will be protected in perpetuity by deed restrictions. The Maryland Department of the Environment will provide annual payments for the purchase of verified annual reductions of nitrogen, phosphorus and sediment based on the agreed upon unit prices. This action will allow for annual purchases of up to \$417,000, depending on the actual verified reductions. This project is consistent with Maryland's climate change adaptation and resiliency objectives through the reduction of runoff that are exacerbated by increased precipitation or flooding events.

Project Funding Sources:

Bay Restoration Fund Grant BR-CWCA-01-13 FY 2021 (This Action) \$ 501,525

Bay Restoration Fund Grant BR-CWCA-01-13

(Prior approval 4/24/19 Secretary Item 10) \$4,409,300

Total Estimated Cost \$4,910,825

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



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

20. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Comprehensive Flood Management Grant

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

Authority: Comprehensive Flood Management Grant Program
§§ 5-803, Environment Article, Annotated Code of Maryland.

Project: Crisfield Tidegates, Culvert Modification, and Pumping Stations – Norris Harbor Drive Culvert Replacement

Recipient: City of Crisfield

Amount: Up to \$82,004

Location: Somerset County/Legislative District 38A

Project Description:

This project consists of the replacement of two parallel culverts running beneath Norris Harbor Drive in the City of Crisfield. This road is the only land access to the southwestern portion of the city, which is home to the U.S. Coast Guard as well as residences and businesses. The pipes, when properly functioning, allow the incoming tide to pass from Daugherty Creek to Somers Cove without overtopping the causeway on which the road is built. Presently, one of the culverts has collapsed and the roadbed has eroded. This is the first contract of the larger project to resolve drainage problems throughout the City of Crisfield. This project is consistent with Maryland's climate change adaptation and resiliency objectives by mitigating the impact of tidal flooding exacerbated by sea level rise.

Project Funding Sources: **FMG 01.20**
Comprehensive Flood Mgt Grant ~~FMG 01.24~~ MCCBL 2019 19331 (this Item) \$ 82,004
Local Share \$ 27,696
Total Estimated Project Cost: \$109,700

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Maryland

Department of the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary
Horacio Tablada, Deputy Secretary

December 15, 2020

Mr. John Gontrum
Executive Secretary
Board of Public Works
Louis L. Goldstein Treasury Building
80 Calvert Street, Room 117
Annapolis, MD 21401

Digitally signed by
John T. Gontrum
Date: 2020.12.21
12:11:44 -05'00'

RE: Project number change to previous MDE agenda items

Dear Mr. Gontrum:

This letter is to advise you of a project number change to the Maryland Department of the Environment's (MDE) agenda item previously approved by the Maryland Board of Public Works. At the Board of Public Works' December 2, 2020 meeting, the Board approved a new grant to the City of Crisfield for the Crisfield Tidegates, Culvert Modification, Pumping Stations – Norris Harbor Drive Culvert Replacement project [Secretary's Agenda Item 20, Page 31]. The agenda item mistakenly listed the project number as FMG 01.24. The project number should be FMG 01.20. This number is only used for internal controls. All other terms and conditions remain the same.

Thank you for your attention to this matter. Enclosed is a copy of the items as approved by the Board of Public Works. If you have any questions or need additional information, please contact me or Cheryl Reilly on 410-537-4155.

Sincerely,

T. Wilson

Terri Wilson
Director, Office of Budget and Infrastructure Financing

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: Ellen Frketic 443-223-0080
efrke@menv.com

21. MARYLAND ENVIRONMENTAL SERVICE
Elk Neck State Park

A/E Contract: Elk Neck State Park Wastewater Treatment Plant ENR Upgrade
MES Project # 1-21-2-18-3

Description: Provide design, bid and construction-related services for the
upgrade of the wastewater treatment plant to Enhanced Nutrient
Removal (ENR) technology

Procurement: A/E Shortlist

Award: George, Miles and Buhr LLC, Sparks, MD

Amount: \$ 499,927.67

Term: 40 Months

MBE Participation: 8.31%

Remarks: The existing wastewater treatment plant that serves Elk Neck State Park has old technology and is unable to remove nutrients. The plant discharges to the Elk River, which is designated for shellfish harvesting and recreational uses. MDE has indicated the next NPDES permit will require the facility to produce an ENR-level effluent and significantly reduce the nitrogen and phosphorus discharged.

The A/E selected for this project prepared the Preliminary Engineering Report, which was reviewed and approved by MDE. The Preliminary Engineering Report demonstrated George, Miles and Buhr LLC has a very good understanding of the work that needs to be done. MDE stated after their review the Preliminary Engineering Report was equivalent to a 30% design and they would prefer the final design be done by the same firm. MDE will be providing a grant from the Bay Restoration Fund to pay for a portion of the construction of the proposed upgrades.

Fund Source: Natural Resources Development Fund
FY2021 Program Open Space, Item 004 (PCA #12105)

Resident Business: Yes ***Tax Compliance No.:*** 20-3556-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: David LaChina 443-885-3144
david.lachina@morgan.edu

22. MORGAN STATE UNIVERSITY
Deferred Maintenance – Chapel Window Preservation

Contract ID: Deferred Maintenance, DCM-UCW-20-1AE

Recommendation: Approve the expenditure of general obligation bond proceeds for a deferred maintenance project.

Contract Description: This contract is for design services to preserve the wood windows in the Memorial Chapel as the wood is decayed and the panes are falling out. Work will also include resolving heaving sills and decaying lintels.

Award: Gant Brunnett Architects, Baltimore, MD

Amount: \$ 2,550

Procurement Method: Competitive Sealed Proposals

Contract Term: Thirty-Nine months from issuance of the Notice to Proceed to August 2023 (end of federal funding).

Remarks:

This is the fourth of several deferred maintenance projects to be submitted over the course of the year. This project in 2019 received a \$500,000 federal grant from the NPS State, Tribal, Local, Plans & Grant HBCU program. The state deferred maintenance funds are to cover costs in excess of the \$500,000 and any costs not allowed by the federal grant.

Morgan through eMMA solicited for architectural and engineering services to design the repairs to the windows. Five firms submitted technical proposals, with four price proposals advancing to having their fee proposals evaluated. After careful review of the technical proposals, the price proposals and scope review sessions, it was determined that GBA would be the best firm for this project. GBA did not provide the lowest design price. They were selected as they recommended services that were not originally anticipated that will benefit the preservation quality. The lowest firm did not include some of the base services that were specified that were included by the selected firm. Taking these factors into consideration it was determined GBA was the best firm for the project, they also had the highest technical score.

	Technical Proposals	Prices	State Share of Amt
Gant Brunnett Architects	70.00	\$ 92,748.00	\$2,550.00
JRS	69.33	\$109,417.00	
HCM	66.33	\$ 80,000.00	
Quinn Evans	65.33	\$ 96,541.00	
Murphy Dittenhafer	63.33	Not Opened	

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



22. MORGAN STATE UNIVERSITY (cont'd)
Deferred Maintenance – Chapel Window Preservation

Remarks (cont'd):

Summary of Deferred Maintenance Projects Awarded to Date:

1. Steam Trap replacement (2/19/2020 – Secretary's Agenda, Item 9)	\$473,990
2. West Campus parking lot plus repairs (3/18/2020 – Secretary's Agenda, Item 9)	\$495,601
3. Air Handler Unit 14 Replacement (8/12/2020 – Secretary's Agenda, Item 16)	\$824,000
University Authorized Changes to subitems 1 & 3	\$148,872
4. Chapel Window Preservation (12/02/2020 – This Item)	\$ 2,550

MBE Participation: 5%

Fund Source: MCCBL 2019 Item #346: *Provide funds to design construct and equip various infrastructure, building systems and site improvements, \$10,000,000, if \$1,000,000 of this authorization may not be expended until Morgan State University submits a report to the budget committees that provide the following information:*

- 1. The priority rankings developed by that list for deferred maintenance and site improvement projects;*
- 2. The projects that are listed as deferred maintenance and the projects that are listed as site improvement; and*
- 3. The costs associated with each of those projects.*

The report shall be submitted to the budget committees on or before July 1, 2019. The budget committees shall have 45 days to review and comment.

Total Authorized – Deferred Maintenance and Site Improvements \$10,000,000.

Note: The required information was sent to the Joint Chairman, and approval was provided, releasing the \$1,000,000, August 23, 2019.

MD Tax Clearance: 20-3580-0111

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: Teresa Kelly 410-576-7962
tkelly@oag.state.md.us

23. THE DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
General Miscellaneous

Recommendation: The Department of Public Safety and Correctional Services and the Office of the Attorney General request approval for payment of \$170,000 in full settlement of claims made by Jamonte Fletcher in the lawsuits captioned *Jamonte Fletcher v. Chase Dykes, et al.*, TDC-17-914, *Jamonte Fletcher v. Ricky Foxwell, et al.*, TDC-18-2720, United States District Court for the District of Maryland.

Authority: State Government Article §§ 12-404 and 12-501,
Annotated Code of Maryland

Amount: \$170,000

Fund Source: Fiscal Year 2020 General Funds

Appropriation Code: A0101

Requesting Agency Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend approval of the proposed settlement in full and final satisfaction of the plaintiff's claims as in the best interest of the State. If this proposed settlement is approved, a check in the amount of \$170,000.00 should be made payable to Crowell & Moring, LLP, FEIN 52-1150358. The check should be mailed to Teresa Kelly, Assistant Attorney General, 200 Saint Paul Place, Suite 1700, Baltimore, Maryland, 21202, who will deliver the check and ensure all the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: Samantha Buchanan 410-260-7552
samantha.buchanan@maryland.gov

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

Recommendation: That the Board of Public Works accept a correction to the record in which a Task Order number was incorrectly reported.

<i>Original Approval:</i>	DGS OSP Agenda, Item 9-C-2.1, 11/04/2020
<i>Contract Description:</i>	Roof Replacement, wall repairs and cladding replacement at the Office of the Chief Medical Examiner in Baltimore City.
<i>Approved Task Order No.:</i>	AG-501-201-001
<i>Corrected Task Order No.:</i>	BH-111-180-003

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: William Parham 410-767-8374
wparham@mta.maryland.gov

25. **MARYLAND TRANSIT ADMINISTRATION**
Record Correction

Recommendation: That the Board of Public Works accept a correction to the record in which the Minority Business Enterprise (MBE) participation goals were incorrectly reported.

Original Approval: MDOT Agenda, 9-M., 10/30/2019
Contract: Elevator & Escalator Maintenance, Inspections, & Testing
Contract ID: AGY-19-006-MT
ADPICS No.: AGY1906MTA & AGY1906MTB

Approved MBE Participation: 7% (Functional Area I)
10% (Functional Area II)
Correct MBE Participation: 10% (Functional Area I)
7% (Functional Area II)

Remarks: The BPW Agenda Item for Contract No. AGY-19-006-MT was approved by the Board of Public Works on October 30, 2019. The contract has two functional areas with two different MBE participation goals. The approved agenda item incorrectly presented Functional Area I as having a 7% MBE participation goal and Functional Area II as having a 10% MBE participation goal. The Invitation for Bids was advertised and the contract was fully executed with the MBE participation goal for Function Area I as 10% and Functional Area II as 7%. All other information on the BPW agenda item is correct.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020



Contact: Samantha Buchanan 410-260-7552
samantha.buchanan@maryland.gov

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

Recommendation: That the Board of Public Works accept the following correction to the record in which the ADPICS number was incorrectly reported.

<i>Original Approval:</i>	DGS OSP 14-C, 05/20/2020
<i>Contract Description:</i>	Day Use On-Site Sewage Disposal System – Assateague State Park; <i>P-000-111-911</i>
<i>Approved ADPICS No.:</i>	001B0600419
<i>Corrected ADPICS No.:</i>	001B0600471

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 2, 2020**



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

**27. DEPARTMENT OF BUDGET AND MANAGEMENT
Budget Amendments 21R-019 and 21R-013**

Description: Approve December FY2021 reimbursable fund budget amendments.

Authority: § 7-209 (e), State Finance & Procurement Article, Annotated Code of MD, requires Board of Public Works approval of this reimbursable fund budget amendment.

Amount: ~~\$1,215,359 FY2021~~ **\$1,215,924 FY 2021**

Amount ~~**\$1,215,359 TOTAL**~~ **\$1,215,924 TOTAL**

DBM Remarks: The contributing (funding) agency has appropriated funds to pay for services provided by the receiving agency for December FY 2021 as follows:

Attachment 1

<i>Funding Agency</i>	<i>Agency Providing Services [Receiving Funds]</i>	<i>Services</i>	<i>Amount</i>
21R-019 GOCPYVS D21A01	JUDICIARY C00A00.06	Due to the impact of COVID-19, GOCPYVS is providing a new GOCCP VAWA grant to support the Protective Order Advocacy and Representation project.	\$ 124,019 \$124,584
21R-013 MSDE R00A01	MARYLAND HIGHER EDUCATION COMMISSION R62I00.07	MSDE, is providing funds to support expenditures incurring for the Gaining Early Awareness and Readiness for Undergraduate Programs (GEAR UP).	\$ 1,091,340
Total			\$ 1,215,359 \$1,215,924

Record Correction:
See attached Agency letter.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Maryland

DEPARTMENT OF BUDGET
AND MANAGEMENT

LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lieutenant Governor

DAVID R. BRINKLEY
Secretary

MARC L. NICOLE
Deputy Secretary

John Gontrum, Executive Secretary
Board of Public Works, Office of the Secretary
Louis L. Goldstein Treasury Building, Room 117
Annapolis, Maryland 21401

SUBJECT: Changes to the December 2, 2020 Board of Public Works Action Agenda

Dear Mr. Gontrum,

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

BPW December 2, 2020
Item 27-GM

Page 39

Department of Budget and Management

FROM: 21R-019 GOCPTYVS/D21A01 to Judiciary/C00A00.06
Reimbursable Funds in the amount of \$124,019

TO: 21R-019 GOCPTYVS/D21A01 to Judiciary/C00A00.06
Reimbursable Funds in the amount of \$124,584

Reason: GOCCP VAWA grant to support the Protective Order Advocacy and Representation project.

Thank you for your attention to this matter.

Sincerely,

Marc Nicole
Deputy Secretary

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

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020

REVISED



APP 1

*Contact: Robert Gleason 410-260-3910
robert.gleason@maryland.gov*

A1. DEPARTMENT OF GENERAL SERVICES

Contract Title: Emergency Design and Construction Services for the Maryland Department of Health; ADPICS No.: 001B0600382; COI59878; COI74788

Contract Type: Services

Description: Design and construction services to prepare for a surge during the COVID-19 health crisis. Emergency modifications 1 & 2 provided additional funding.

Procurement Method: Emergency

Date Emergency Declared: March 19, 2020

Award: Array Architects, Inc.; Washington, DC

Amount: \$ 200,000 (Original Award)
\$ 400,000 (Emergency Modification No. 1: 04/01/20)
\$ 400,000 (Emergency Modification No. 2: 07/10/20)
\$1,000,000 Total

Contract Award Date: March 24, 2020

Term: 04/20/2020 – 04/19/2021

MBE/VSBE Participation: N/A

Remarks: *Nature of Emergency – COVID-19:* On March 5, 2020, Governor Larry Hogan issued a Declaration of State of Emergency and Existence of Catastrophic Health Emergency due to the outbreak of a severe respiratory disease, resulting in illness or death that is caused by the person-to-person spread of the novel coronavirus. The Department of General Services' Office of State Procurement (DGS OSP), on behalf of the Maryland Emergency Management Agency (MEMA) and the Maryland Department of Health (MDH), serves as the primary procurement agency securing services required to mitigate the COVID-19 emergency. Support under this emergency contract may include rendering and transmitting clinical requirements to be utilized in specifications for facilities, and architectural and engineering expertise for the design of temporary structures and alternative care sites. The contractor will participate in planning sessions, site visits, and other tasks as designated by the Surge Task Force lead and senior planners to prevent COVID infections from spreading in these areas and overloaded hospitals.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 2

REVISED

A1. DEPARTMENT OF GENERAL SERVICE (cont'd)

Remarks (cont'd):

Basis for Selection: In accordance with COMAR 21.12.02.09A(2), DGS selected Array Architects, Inc. for award of this contract based on the evaluation of technical proposals conducted for MDH's Facility Master Plan in August 2018. Array Architects, Inc. was the second highest ranked firm, is highly capable, and possesses the relevant staff to assess MDH health care facilities and capabilities. An analysis of pricing compared the proposed rates to hourly rates for similar medical planning services in other contracts. The proposed labor rates from Array have been determined to be fair and reasonable.

Note: This emergency procurement was originally submitted for consideration with a compiled emergency report on May 21, 2020; however, it was determined that all non-commodity emergency reports related to the COVID-19 pandemic would be reported individually. This report supports that decision.

Emergency modifications 1 and 2 provided additional funding to ensure medical planning support services are continued through the contract term; as well as, support alternative care sites that may be required in the future.

Fund Source: 100% Federal (CARES Act)

Resident Business: No

MD Tax Clearance: 20-1589-0000

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 3

*Contact: Robert Gleason 410-260-3910
robert.gleason@maryland.gov*

A2. DEPARTMENT OF GENERAL SERVICES

Contract Title: Emergency Electric Work at the Baltimore City Convention Center;
ADPICS No.: H00P0601670

Contract Type: Construction

Description: Provide electrical work at the Baltimore City Convention Center in support of Maryland Department of Health's efforts to stand-up a medical healthcare facility.

Procurement Method: Emergency

Date Emergency Declared: April 24, 2020

Award: Urban Francis, LLC; Baltimore, MD
(Certified Small Business and Certified Minority Business)

Contract Award Date: April 29, 2020

Contract Term: 04/29/2020 – 05/28/2020

Amount: \$100,118

MBE/VSBE Participation: N/A

Requesting Agency Remarks: *Nature of Emergency – COVID-19:* On March 5, 2020, Governor Larry Hogan issued a Declaration of State of Emergency and Existence of Catastrophic Health Emergency due to the outbreak of a severe respiratory disease resulting in illness or death that is caused by the person-to-person spread of the novel coronavirus. The Department of General Services' Office of State Procurement (DGS OSP) served as the primary procurement agency securing services required to mitigate the COVID-19 Emergency declaration of March 5, 2020 by the Governor. The Department determined there to be an urgent need for electrical work at the Baltimore City Convention Center to stand-up a medical healthcare facility.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 4

A2. DEPARTMENT OF GENERAL SERVICES

Remarks (cont'd):

Basis for Selection: Urban Francis, LLC was selected as it is a frequent contract awardee with DGS. Urban Francis, LLC is familiar with DGS operations and has significant experience and trust working with the Department. Based on this prior work experience, and because the full scope of work could not be provided in advance of award, the project managers at DGS determined Urban Francis, LLC a responsible contractor to provide the necessary services to complete emergency electrical work at the Baltimore City Convention Center. A pricing analysis was conducted and determined the rates submitted by Urban Francis, LLC were both fair and reasonable.

Reason for Lateness: This emergency procurement was originally submitted for consideration with a compiled emergency report on May 21, 2020; however, it was determined that all non-commodity emergency reports related to the COVID-19 pandemic would be reported individually. This agenda item supports that decision.

Fund Source: 100% Federal (CARES Act)

Resident Business: Yes

MD Tax Clearance: 20-3520-1110

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020**



APP 5

*Contact: Robert Gleason 410-260-3910
robert.gleason@maryland.gov*

A3. DEPARTMENT OF GENERAL SERVICES

Contract Title: Emergency Design and Construction Services for the Maryland Department of Health; ADPICS No.: 001B0600380

Contract Type: Construction Services

Description: Design and construction services for temporary structures and alternative care sites to prepare for a surge during the COVID-19 health crisis.

Procurement Method: Emergency

Date Emergency Declared: March 19, 2020

Award: MS Engineers, Inc.; Columbia, MD

Contract Award Date: March 24, 2020

Term: 04/20/2020 – 04/19/2021

Amount: \$200,000

MBE/VSBE Participation: N/A

Remarks: *Nature of Emergency – COVID-19:* On March 5, 2020, Governor Larry Hogan issued a Declaration of State of Emergency and Existence of Catastrophic Health Emergency due to the outbreak of a severe respiratory disease resulting in illness or death that is caused by the person-to-person spread of the novel coronavirus. The Department of General Services' Office of State Procurement (DGS OSP), on behalf of the Maryland Emergency Management Agency (MEMA) and the Maryland Department of Health (MDH), serves as the primary procurement agency securing services required to mitigate the COVID-19 Emergency declaration of March 5, 2020 by the Governor. The Departments determined there to be an urgent need for design and construction services for temporary structures and alternative care sites to prepare for a surge during the COVID-19 health crisis.

Basis for Selection: In accordance with COMAR 21.12.02.09 A(2), DGS selected MS Engineers, Inc. for award of this contract based on a prior evaluation of technical proposals conducted for mechanical, electrical and plumbing engineering services in January 2019 (DGS-19-004-IQC, BPW 01/23/2019, 5-AE). The firm possesses experience in healthcare facilities design and was ranked among the highest firms evaluated.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 6

A3. DEPARTMENT OF GENERAL SERVICE (cont'd)

Remarks (cont'd):

Reason for Lateness: This emergency procurement was originally submitted for consideration with a compiled emergency report on May 21, 2020; however, it was determined that all non-commodity emergency reports related to the COVID-19 pandemic would be reported individually. This agenda item supports that decision.

Fund Source: 100% Federal (CARES Act)

Resident Business: Yes

MD Tax Clearance: 20-0067-1111

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020

REVISED



APP 7

*Contact: Robert Gleason 410-260-3910
robert.gleason@maryland.gov*

A4. DEPARTMENT OF GENERAL SERVICES

Contract Title: Facilities Maintenance and Minor Repair Services at Baltimore Convention Center Field Hospital (BCCFH) on the behalf of MDH
ADPICS No.: H00P1600174

Contract Type: Maintenance

Description: Provide facilities maintenance and minor repair services (plumbing, electrical, HVAC) for patient-occupied areas within the Baltimore Convention Center Field Hospital (BCCFH). These services are required to mitigate serious damage to public health, safety and welfare and ensure proper facilities are operational for patients and staff at all times.

Procurement Method: Emergency (Sole Source)

Date Emergency Declared: April 16, 2020

Award: Regent Property Services, LLC; *White Hall, MD*

Amount: \$306,423 NTE (Base, 8-months)
\$ 60,000 NTE (Renewal Option No. 1, 90-days)
\$366,423 Total NTE

Contract Award Date: April 16, 2020

Term: 04/16/2020 – 12/31/2020 (w/one 90-day renewal option)

MBE/VSBE Participation: N/A

Remarks: *Nature of Emergency – COVID-19:* On March 5, 2020, Governor Larry Hogan issued a Declaration of State of Emergency and Existence of Catastrophic Health Emergency due to the outbreak of a severe respiratory disease resulting in illness or death that is caused by the person-to-person spread of the novel coronavirus. The Department of General Services' Office of State Procurement (DGS OSP), on behalf of the Maryland Emergency Management Agency (MEMA) and the Maryland Department of Health (MDH), serves as the primary procurement agency securing services required to mitigate the COVID-19 emergency.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020

REVISED



APP 8

A4. DEPARTMENT OF GENERAL SERVICES (cont'd)

Remarks (cont'd):

The operations of BCCFH were stood up in a matter of days. A critical component of this effort was a vendor who could quickly provide a variety of minor repair services, across a variety of the facilities' needs, within the patient-occupied zones of the BCCFH. These critical services will be necessary for the entire length of the State's engagement at BCCFH. Thus, a 90-day renewal option is included, to cover the available renewal period of the lease. Renewal period funding is an estimated not-to-exceed figure, based upon a current analysis of usage.

Basis for Selection: As mitigation of the public health crisis was paramount and these services had to be acquired immediately, competition was not practicable. Regent Property Services was engaged to perform facilities maintenance work in the spaces that the Baltimore Convention Center staff were unwilling to work due to risk of exposure. This includes the "hot zone" where patients are seen as well as staff donning/doffing, break-rooms, and restrooms. There were significant up-front costs to train Regent Property staff on appropriate use of personal protective equipment (PPE) and other safety measures for working in a unique environment. Because donning and doffing of PPE is required for each visit, it was important to locate a vendor that could provide a small team to address all possible issues in a single visit.

Originally, this contract was intended to be an "as needed" contract for minor repairs. However, there were significant, unanticipated costs related to addressing existing conditions with the sinks and other facilities items discovered within the patient occupied zones of the Baltimore Convention Center after occupancy. Since that time, Regent continues to perform routine maintenance within the spaces identified above, as well as other routine tasks such as maintaining fire extinguisher tags, changing water in FEMA pack sinks and addressing other issues within the patient and medical staff areas of the BCCFH.

Under this agreement, the State is billed hourly rates for actual use only. Materials are reimbursed at contractor cost. Rates have been determined as fair and reasonable as they are consistent with rates charged for similar services with the University of Maryland Medical System and Johns Hopkins Hospital. Furthermore, DGS' Construction team has advised that its contractors are unable to work inside patient-occupied zones to make necessary repairs and that the costs are fair and reasonable given the emergency nature of this engagement. The original NTE includes both expenses incurred on Emergency Release Card through 6/1/2020, as well as actual and anticipated expenses through 12/31/2020, which are to be covered on the referenced PO.

Reason for Lateness: This emergency procurement was originally submitted for consideration with a compiled emergency report on May 21, 2020; however, it was determined that all non-commodity emergency reports related to the COVID-19 pandemic would be reported individually. This report supports that decision.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020

REVISED



APP 9

A4. DEPARTMENT OF GENERAL SERVICES (cont'd)

Fund Source: 100% Federal (CARES Act)

Resident Business: Yes

MD Tax Clearance: 20-2237-0110

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020

REVISED



APP 10

*Contact: Robert Gleason 410-260-3910
robert.gleason@maryland.gov*

A5. DEPARTMENT OF GENERAL SERVICES

Contract Title: COVID-19 EVS Housekeeping Services at Baltimore Convention Center Field Hospital (BCCFH) on the behalf of MDH
ADPICS No.: H00P0601712

Contract Type: Services

Description: Provide housekeeping services for Baltimore Convention Center Field Hospital (BCCFH), including all labor and products necessary to run a full Environmental Services Department (EVS), ensuring patient occupied areas remain clean on a 24/7 basis throughout the duration of the emergency engagement at this facility.

Procurement Method: Emergency (Sole Source)

Date Emergency Declared: April 13, 2020

Award: Crothall Healthcare Inc.; Wayne, PA

Amount: \$1,476,407 (Base, 8-months)
\$ 473,233 (Renewal Option No. 1, 90-days)
\$1,949,640 Total

Contract Award Date: April 13, 2020

Term: 04/13/2020 – 12/31/2020 (w/one 90-day renewal option)

MBE/VSBE Participation: N/A

Remarks: *Nature of Emergency – COVID-19:* On March 5, 2020, Governor Larry Hogan issued a Declaration of State of Emergency and Existence of Catastrophic Health Emergency due to the outbreak of a severe respiratory disease resulting in illness or death that is caused by the person-to-person spread of the novel coronavirus. The Department of General Services' Office of State Procurement (DGS OSP), on behalf of the Maryland Emergency Management Agency (MEMA) and the Maryland Department of Health (MDH), serves as the primary procurement agency securing services required to mitigate the COVID-19 emergency.

The operations of BCCFH were stood up in a matter of days. A critical component of this effort that was not included in the lease was to secure 24/7 housekeeping services for BCCFH. Due to the immediate need, the State required a vendor with deep experience in not only hospital operations, but response and recovery support services related to emergency response events.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 11

REVISED

A5. DEPARTMENT OF GENERAL SERVICES (cont'd)

Remarks (cont'd):

Basis for Selection: As mitigation of the public health crisis was paramount, and these services had to be acquired immediately, competition was not practicable. Engaging with unproven entities potentially exposed the State to substandard services, or a delay in opening and operating the facility. Any delay would have posed a serious public health risk and an inability to treat COVID-positive patients. BCCFH required an entire Emergency Services Department (EVS) and Crothall was selected because of its previous successful experience as a preferred vendor for both the University of Maryland Medical System and Johns Hopkins Hospital, the organizations that have partnered with the State to operate BCCFH.

These critical services will be necessary for the entire length of the State's engagement at BCCFH. Thus, a 90-day renewal option is included, to cover the available renewal period of the lease.

Reason for Lateness: This emergency procurement was originally submitted for consideration with a compiled emergency report on May 21, 2020; however, it was determined that all non-commodity emergency reports related to the COVID-19 pandemic would be reported individually. This report supports that decision.

Fund Source: 100% Federal (CARES Act)

Resident Business: No

MD Tax Clearance: 20-2236-1011

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 12

*Contact: Robert Gleason 410-260-3910
robert.gleason@maryland.gov*

A6. DEPARTMENT OF GENERAL SERVICES

Contract Title: Medical Services for COVID-19 on behalf of MDH and DPSCS
ADPICS No.: M00B0600482

Contract Type: Services

Description: Contract for medical services as needed to address the COVID-19 pandemic medical surge. These medical services will be used at facilities identified for COVID-19 care and will place physicians and advanced practice providers to treat and monitor patients from correctional facilities and detention centers.

Procurement Method: Emergency

Date Emergency Declared: April 24, 2020

Award: MEP Health dba US Acute Care Solutions (USACS)
Canton, OH

Contract Award Date: May 1, 2020

Contract Term: 05/01/2020 – 06/28/2020 (w/six 30-day renewal options)

Amount: \$1,172,000 (Base, 60 days)
\$ 586,000 (Renewal Option No. 1, 06/29/2020 – 07/28/2020)
\$ 586,000 (Renewal Option No. 2, 07/29/2020 – 08/27/2020)
\$ 586,000 (Renewal Option No. 3, 08/28/2020 – 09/26/2020)
\$ 586,000 (Renewal Option No. 4, 09/27/2020 – 10/26/2020)
\$ 586,000 (Renewal Option No. 5, 10/27/2020 – 11/26/2020)
\$ 586,000 (Renewal Option No. 6, 11/27/2020 – 12/26/2020)
\$4,688,000 Total (*all Renewal Options have been exercised*)

Requesting Agency Remarks: *Nature of Emergency – COVID-19:* On March 5, 2020, Governor Larry Hogan issued a Declaration of State of Emergency and Existence of Catastrophic Health Emergency due to the outbreak of a severe respiratory disease, resulting in illness or death that is caused by the person-to-person spread of the novel coronavirus. The Department of General Services' Office of State Procurement (DGS OSP), on behalf of the Maryland Department of Health (MDH) and the Department of Public Safety and Correctional Services (DPSCS), served as the primary procurement agency for securing this contract for medical services as needed to address the COVID-19 pandemic medical surge. These medical services will be used at facilities identified for COVID-19 care and will place physicians and advanced practice providers to treat and monitor patients from correctional facilities and detention centers. These services are

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



A6. DEPARTMENT OF GENERAL SERVICES (cont'd)

Remarks (cont'd):

required to mitigate serious damage to public health, safety and welfare by providing the necessary medical services to treat COVID-19 patients.

Basis for Selection: Three companies were identified, USACS, USAP, and Virtuity, offering physicians who provide emergency, urgent and hospitalist care, and are currently operating in medical facilities within the state of Maryland. These companies were directly solicited to identify a company available to provide the required medical services. US Acute Care Solutions (USACS) was the only vendor identified that could provide the number of medical professionals needed to staff on-site within a few days, meeting the program requirements. USACS provided immediate availability of an on-site medical director with experience to coordinate and plan outfitting of the state's facilities for medical treatment.

USACS was vetted by the requesting agencies, both the Maryland Department of Health (MDH) and the Department of Public Safety and Correctional Services (DSPCS), which determined that USACS has the knowledge, expertise and capability to perform these services and the ability to start services within the required timeframe. USACS currently provides services at 17 Maryland hospitals and medical centers, including Sinai Hospital (Baltimore) and Holy Cross Hospital (Silver Spring), and USACS was available immediately to provide licensed medical staff.

NOTE: This emergency procurement report was originally submitted for consideration with a compiled emergency report (May 21, 2020); however, it was determined that all non-commodity emergency reports related to the COVID-19 pandemic would be reported individually. This agenda item supports that decision.

All six 30-day renewal options were exercised since the initial award of this contract, without prior required Board of Public Works approval, to ensure these services do not lapse during the extended State of Emergency.

Fund Source: 100% Federal (*CARES Act*)

Resident Business: No

MD Tax Clearance: 20-1587-1011

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020

REVISED



APP 14

*Contact: Robert Gleason 410-260-3910
robert.gleason@maryland.gov*

A7. DEPARTMENT OF GENERAL SERVICES

Contract Title: Red Bag Medical Waste Services at Baltimore Convention Center Field Hospital (BCCFH) on the behalf of MDH
ADPICS No.: H00P0601712

Contract Type: Services

Description: Provide red bag medical waste services for Baltimore Convention Center Field Hospital, including all labor and products necessary to ensure proper disposal of all medical waste throughout the duration of the emergency engagement at this facility. These services are required to mitigate serious damage to public health, safety and welfare.

Procurement Method: Emergency (Sole Source)

Date Emergency Declared: April 3, 2020

Award: Curtis Bay Energy, Inc.; *Baltimore, MD*

Amount: \$322,415 NTE (Base)
\$ _____ 0 (Renewal Option, 90-days)
\$322,415

Contract Award Date: April 3, 2020

Term: 04/03/2020 – 12/31/2020 (w/one 90-day renewal option)

MBE/VSBE Participation: N/A

Remarks: Nature of Emergency: COVID-19: On March 5, 2020, Governor Larry Hogan issued a Declaration of State of Emergency and Existence of Catastrophic Health Emergency due to the outbreak of a severe respiratory disease, resulting in illness or death that is caused by the person-to-person spread of the novel coronavirus. The Department of General Services' Office of State Procurement (DGS OSP), on behalf of the Maryland Emergency Management Agency (MEMA) and the Maryland Department of Health (MDH), serves as the primary procurement agency securing services from Ready Responders required to mitigate the COVID-19 Emergency declaration of March 5, 2020 by the Governor.

Basis for Selection: The operations of BCCFH were stood up in a matter of days. A critical component of this effort was acquiring Medical (red bag) waste services from a company with deep experience in this field. Due to the immediate need, Curtis Bay Medical Waste Services

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020

REVISED



APP 15

A7. DEPARTMENT OF GENERAL SERVICES (cont'd)

Remarks (cont'd):

was selected because of their previous successful experience as a preferred vendor for both the University of Maryland Medical System and Johns Hopkins Hospital, the organizations that have partnered with the State to operate BCCFH. Curtis Bay provides not only containers and pickup services, but also consulting services to ensure proper signage and instruction to all on-site personnel to prevent any possible contamination or incorrect waste disposal.

As mitigation of the public health crisis was paramount, and these services had to be acquired immediately, competition was not practicable. Under this agreement, the State is billed for actual use only. These rates are fair and reasonable, as they are consistent with rates charged for similar services with UMMS and JHH. The original estimate for these services was based upon projections at the inception of the response. Actual usage as of Oct 1, 2020 is approximately \$137k.

These critical services will be necessary for the entire length of the State's engagement at BCCFH. Thus, a 90-day renewal option is included, to cover the available renewal period of the lease. Using an analysis of usage to date, the State does not anticipate needing additional funding to cover the 90-day extension period.

Note: This emergency procurement was originally submitted for consideration with a compiled emergency report on May 21, 2020; however, it was determined that all non-commodity emergency reports related to the COVID-19 pandemic would be reported individually. This report supports that decision

Fund Source: 100% Federal (CARES Act)

Resident Business: Yes

MD Tax Clearance: 20-3101-1111

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020

REVISED



APP 16

*Contact: Robert Gleason 410-260-3910
robert.gleason@maryland.gov*

A8. DEPARTMENT OF GENERAL SERVICES

Contract Title: VPN – PulseSecure Upgrades and Licenses; F50P0600406
ADPICS No.: F50P0600406

Contract Type: Information Technology Services

Description: Purchase of hardware upgrades to the PulseSecure system and an additional 10,000 licenses for its use to ensure services provided by various State agencies do not lapse during the COVID-19 State of Emergency.

Procurement Method: Emergency

Date Emergency Declared: March 13, 2020

Award: DALY Computers, Inc.; Clarksburg, MD

Contract Award Date: March 18, 2020

Contract Term: 03/18/2020 – 03/18/2021

Amount: \$191,500

Requesting Agency Remarks:

Nature of Emergency – COVID-19: On March 5, 2020, Governor Larry Hogan issued a Declaration of State of Emergency and Existence of Catastrophic Health Emergency due to the outbreak of a severe respiratory disease, resulting in illness or death that is caused by the person-to-person spread of the novel coronavirus. To assist the efforts to protect the citizens and employees of Maryland, a remote work mandate went into effect on March 16, 2020. Ahead of the implementation of remote work throughout State government, DoIT identified the immediate need for upgraded hardware to the PulseSecure system, as well as additional licenses to ensure access for all essential employees.

The Department of General Services' Office of State Procurement (DGS OSP) served as the primary procurement agency securing necessary remote access resources following the implementation of mandatory telework for State employees. The purchase of hardware upgrades to the PulseSecure system and an additional 10,000 licenses for its use ensures services provided by various State agencies do not lapse during the COVID-19 State of Emergency.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020

REVISED



APP 17

A8. DEPARTMENT OF GENERAL SERVICES (cont'd)

Remarks (cont'd):

Basis for Selection: Using the Commercial-Off-the-Shelf (COTS) master contract, a PORFP was issued to the two qualified vendors capable of providing both the necessary hardware and access to the State's remote system. Although the procurement due date was extended to provide both contractors sufficient time to provide bids, a single bid was received. The contractor who did not provide a bid indicated that contractual obligations precluded them from bidding at the time. Daly submitted a quote at/below the MSRP and due to the urgent nature of this procurement, was selected as the awardee.

NOTE: This emergency procurement was originally submitted for consideration with a compiled emergency report on May 21, 2020; however, it was determined that all non-commodity emergency reports related to the COVID-19 pandemic would be reported individually. This report supports that decision.

Fund Source: 100% Federal (*CARES Act*)

Resident Business: Yes

MD Tax Clearance: 20-1646-1111

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 18

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

A9. DEPARTMENT OF HUMAN SERVICES
Social Services Administration (SSA)

Contract Title: Lenovo Netbooks for Foster Children and Youth
SSA/NETBK-21-001, ADPICS No.: N00P1601550

Contract Type: Information Technology Hardware

Description: Purchase of 1,670 Lenovo Laptops to meet the need for equipment to be distributed to Foster Children by DHS Social Services Administration in response to the Coronavirus pandemic crisis. The netbooks will assist foster children with e-learning, telehealth, and virtual visitation with their foster care caseworkers and family members.

Procurement Method: Emergency

Date Emergency Declared: March 30, 2020

Bids: (Bids Obtained from Master Contract) – Unit Cost per Netbook
CDW Government LLC, *Chicago, IL*: \$277.31
Advanced ComputerConcepts, *McLean, VA*: \$278.84
Zones, Inc., *Auburn, WA*: \$281.15
DSR, Inc., *Hanover, MD*: \$282.00
Daly Computers, Inc., *Clarksburg, MD*: \$284.69

Award: CDW Government LLC, *Chicago, IL*

Amount: \$463,108 (Not to Exceed)

Contract Award Date: October 23, 2020

Term: 12/03/2020 – 12/31/2020

MBE Participation: None

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 19

A9 DEPARTMENT OF HUMAN SERVICES (cont'd)
Social Services Administration (SSA)

Remarks:

Nature of Emergency – COVID-19: Due to the COVID-19 pandemic Maryland's children and youth have remained at home since March 30, 2020, when Governor Larry Hogan issued a Stay at Home order. Subsequently the Maryland public school systems decided to provide instruction remotely and Maryland's children and youth have continued to remain at home as Maryland started the 2019-2020 academic year.

During April through June 2020, SSA developed a plan for requesting and accessing federal funds being made available due to the COVID-19 pandemic. As part of that planning process, DHS Social Services Administration (SSA) conducted a survey among its local departments of social services to ascertain the number of foster children and youth that would need to have netbooks at home to help them with e-learning, telehealth, and virtual visitation. DHS SSA received approval from the Maryland Department of Health for its COVID-19 emergency funding proposals on June 24, 2020, with the condition that the funds would need to be spent by December 31, 2020. DHS Social Services Administration then took a number of steps to begin the process of purchasing netbooks for foster children, including working with the DHS Office of Technology for Human Services (OTHS), and DHS Procurement conducted a procurement for the netbooks which was completed in October 2020.

Basis for Selection: DHS selected CDW Government LLC based on bids received through a competitive sealed bid process through Maryland's master contract for Information Technology Hardware. CDW Government LLC had the best unit price and agreed to deliver the 1,670 units.

Fund Source: ~~75% Federal Funds and 25% General Funds~~
100% Reimbursable Funds (100% Federal)

See Record Correction
Secretary Item #15 (1/6/21)

Appropriation Code: N00B0004

Tax Compliance No.: 20-3471-1110

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 6, 2021**



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

**15. DEPARTMENT OF HUMAN SERVICES
Social Services Administration (SSA)
*Record Correction***

Recommendation: That the Board of Public Works accept a correction to the record in which a contract's fund source was incorrectly reported.

<i>Original Approval:</i>	Secretary's Appendix A9, 12/2/20
<i>Contract:</i>	Lenovo Netbooks for Foster Children and Youth
<i>Contract ID:</i>	SSA/NETBK-21-001, ADPICS No.: N00P1601550
<i>Approved Fund Source:</i>	75% Federal Funds and 25% General Funds
<i>Corrected Fund Source:</i>	100% Reimbursable Funds (100% Federal)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 20

*Contact: Anna Lansaw 410-339-5015
anna.lansaw@maryland.gov*

A10. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

Contract # ID: Inmate Telecommunications and Other Technology Services Contract
ADPICS No.: Q00B9400038

Contract Type: Telecommunications Services

Description: Emergency modification to the Department of Public Safety and Correctional Services' contract to provide up to 75 free minutes per inmate to the inmate population during the pandemic months.

Procurement Method: Emergency Modification

Emergency Declared: March 13, 2020

Award: Global Tel*Link, Reston, VA

Original Contract Amount: \$ 17,166,004.00 (*Estimated Cost to Inmate Population*)

Emergency Modification: \$ 1,500,000.00

Prior Mods/Options: \$ 200,000.00 (Sec. Agenda 07/22/2020, Appendix A15)

Total Contract Amount: \$18,866,004.00 (*Estimated Cost to Inmate Population*)

Emergency Awarded: October 5, 2020

Original Contract Award: August 14, 2019 (DOIT Agenda Item 7-IT)

Original Contract Term: 09/01/2019 – 12/31/2022

Modification Term: 07/01/2020 – 06/30/2021 (w/ 6-month option)

Remarks:

Nature of Emergency – COVID-19: The Department of Public Safety and Correctional Services (the Department) has initiated an emergency modification in response to the impact of the national coronavirus pandemic and the need to mitigate any potential threat and discontent among the inmate population in order to ensure the continuous safety and welfare of both the Department's personnel and inmate population.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 21

A10. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
(cont'd)

Remarks (cont'd):

Due to the emergency declaration, the Department cancelled all visitations for the inmate population and closed the facilities to outside visitors. The Department initiated several protocols to ensure continuous communications and accessibility between the inmate population and their families. The Department feels it is critical to allow inmates to maintain contact and human connection with their families given the halting of visitation under this unprecedented crisis.

The Department had awarded a previous modification against this contract (Sec. Agenda 07/22/2020, Appendix A15), however; the Department chose not to extend the renewal option in that modification in order to renegotiate the terms of the modification to be more advantageous to the State. GTL has continued to agree to provide each inmate in the Department's institutions five (5) free phone calls per week, up to 15 minutes per free call. GTL will only bill the Department on the actual minutes used and will credit one five minute call per week based on the current month's average daily population. The Department will pay a flat rate of \$.022 per minute; the funding for these expenses will be covered through the inmate welfare fund revenue (special funds) and not the State's general funds.

Fund Source: 100% Special Funds – Inmate Welfare Fund

Tax Clearance: 20-1875-1111

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 22

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

A11. DEPARTMENT OF TRANSPORTATION
Maryland Transportation Authority

Contract ID: Emergency Replacements of Portions of Moravia Road Ramp to Southbound I-95 Bridge; *FT-3022-0000*

Contract Type: Construction

Contract Description: Emergency Procurement of Contract No. FT-3022-0000 to replace portions of the Moravia Road Ramp to Southbound I-95 bridge superstructure due to a fire incident.

Procurement Method: Emergency

Date Emergency Declared: June 17, 2020

Award: M.D. Miller Co., Inc. t/a The Marksmen Co.
Baltimore, MD

Contract Award Date: September 8, 2020

Contract Term: 201 Calendar Days

Amount: \$3,459,373.75

MBE Participation: 0%

Fund Source: 100% Capital Funds

Remarks: Nature of Emergency: This project includes the emergency replacement of portions of a bridge superstructure because of severe damage from a fire incident on June 17, 2020. The fire caused heat-related cracking and displacement of the concrete bridge deck as well as deformation and cracking in web and flanges in five out of six of the structural steel girders. These damages resulted in continued closure of the ramp until the installation of temporary bridge support towers allowed the reopening of the bridge to traffic at a reduced width.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 23

A11. DEPARTMENT OF TRANSPORTATION

Remarks (cont'd): The permanent replacement of the portions of the damaged superstructure includes a minimum of six 65 feet long steel girders and the concrete deck supported on top of these girders. The bridge ramp from EB Moravia Rd. to SB I-95 carries approximately 6,500 vehicles per day with the peak of 600 vehicles per hour during weekday mornings. The structural damages on the bridge include heat-induced deformation of multiple girders and fracture of a girder, transverse cracking of the bridge deck, and spalling of the concrete pier. These defects need to be rectified to keep the bridge open to traffic, to minimize the risk of additional defects from continued use of damaged bridge components, to avoid traffic safety concerns with the currently available narrow lane arrangement, and to minimize the continuous use of temporary bridge supports. For these reasons, and in accordance with the provisions in COMAR 21.05.06.02, emergency procurement for the partial replacement of the damaged superstructure was necessitated and the request was approved by the MDTA Executive Director.

Basis for Selection: In order to meet the urgent need to address the damages on the bridge, MDTA OEC developed design plans and specification for the superstructure replacement work, directly solicited four construction firms identified above with experience on similar work and issued bidding documents on June 20, 2020. This project has MBE and VSBE goals of 0%.

As minimizing the contract duration is one of the goals for this project, an A + B Procurement method was used. This method utilizes evaluation of both contract cost and time for the evaluation of the bids. The A value was the aggregate amount of the pay items in the Schedule of Prices and the B value was determined by multiplying the calendar days provided by the Contractor in the bids by \$10,000 per calendar day, which is the daily loss of public benefit. The responsive and responsible Contractor with the lowest total value of A + B was to be considered the most favorable evaluated bid. The A+B value was only used to determine the Evaluated Bid price. The Contract award amount and final payment is the aggregate amount in the Schedule based on actual quantities and bid unit prices.

The Marksmen Company (Marksmen) submitted the most favorable evaluated bid price for the A+B procurement. Marksmen is the contractor which completed the installation of the temporary bridge shoring towers through an existing on-call contract with MDTA to open the bridge to traffic. Review of the firm's resume indicated Marksmen has the capacity to perform the work and has a successful history working for the MDTA, MDOT SHA and VDOT on projects with similar scope.

Tax Compliance No.:	20-2532-1010	Resident Business:	Yes
----------------------------	--------------	---------------------------	-----

BOARD OF PUBLIC WORKS ACTION	THIS REPORT WAS:
-------------------------------------	-------------------------

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020**



APP 24

*Contact: William Parham 410-767-3351
wparham@mta.maryland.gov*

A12. DEPARTMENT OF TRANSPORTATION
Maryland Transit Administration

Contract ID: Emergency Repair Work at Light Rail North Avenue
ADPICS No.: LR21014ER

Contract Type: Construction

Description: This contract provides for the restoration of power at the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) North Avenue Light RailLink maintenance facility.

Procurement Method: Emergency

Emergency Declared: August 25, 2020

Award: Mona Electric Group, Inc., *Clinton, MD*

Award Date: October 5, 2020

Amount: \$57,521

Term: 08/28/2020 – 09/07/2020

MBE Participation: 0%

Fund Source: 100% Special (Transportation Trust Fund)

Remarks:

Nature of Emergency: On August 22, 2020 a truck hit a catenary line at MDOT MTA's North Avenue Light RailLink maintenance facility causing the facility's traction power substation (TPSS) to lose power. Due to the power outage, the facility could not perform much of its routine maintenance and service was impeded. MDOT MTA determined that an emergency procurement was necessary because repairs were needed immediately to prevent further service disruptions and allow routine maintenance to resume.

Basis for Selection: MDOT MTA directly solicited three (3) vendors from Contract No. OPS-17-089-AN's (Ancillary – Repair & Maintenance of Communication & Security Systems, Rail Signals, Rolling Stock & associated Equipment). Of the three (3) vendors directly solicited, only Mona Electric Group, Inc. submitted a proposal and could perform the scope at that time. The contractor has restored power to the facility's TPSS and energized the southbound overhead catenary system.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 2, 2020



APP 25

A12. **DEPARTMENT OF TRANSPORTATION** (cont'd)
Maryland Transit Administration

Tax Compliance No.: 20-2654-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 2, 2020



DNR 1

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

1A. PROGRAM OPEN SPACE LOCAL SHARE
PROGRAM OPEN SPACE STATE SHARE
Anne Arundel County

Recommendation: Approval to commit \$5,738,754 for the following **development** and **acquisition** projects.

1. *Beverly Triton Nature Park – \$1,055,000*

Anne Arundel County

POS #7058-2-333 MD20191023-0878

Background: Additional funds to provide improvements to the park including: realigning a 90-degree turn in a county road to enhance safety; constructing a parking lot, park road and trail leading to the beach with ADA parking and drop-off and unloading zones, fishing pier on Deep Pond, children's play space, bathroom/office structure and maintenance shed; installing associated lighting and utilities, beach access crossing matting, and trail improvements.

Prior Approvals: \$1,245,000 (DNR-RP Item 2A [August 12, 2020])

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020

Program Open Space Local

Source Code: 21011 \$1,055,000.00

2. *Quiet Waters Park Acquisition #2 – \$4,683,754.17*

\$2,683,754.17 (POS Local Share)

\$2,000,000.00 (POS State Share)

Anne Arundel County

POS #7061-2-334 MD20201009-0892

Background: Acquire 13.22 acres to add to Quiet Waters Park. The property will provide increased water access along South River and Loden Pond. This acquisition is a partnership among the U.S. Navy, Maryland DNR, and Anne Arundel County. The Navy is contributing \$680,323.23 toward the purchase of this property (through the Readiness and Environmental Protection Integration Program) in exchange for a conservation easement on the property. In exchange for \$2,000,000 in POS State Share funding, POS Stateside will hold a perpetual conservation easement on the POS-funded portion of the property. An additional 6.21 acres will be acquired as part of this purchase but with non-POS funds.

Appraised Value: The Wineholt Group, Inc. \$5,306,248.06
Worthington & Associates \$5,340,257.05

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 2, 2020



DNR 2

1A. **PROGRAM OPEN SPACE LOCAL SHARE**
PROGRAM OPEN SPACE STATE SHARE (cont'd)
Anne Arundel County

Property Cost: \$5,323,252.56

Incidental Costs: \$40,824.84

Fund Source: Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$12,131.50

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$1,149,858.96

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$1,521,763.71

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Stateside
Source Code: 19011 \$2,000,000.00

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
December 2, 2020



DNR 3

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

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

Recommendation: Approval to commit \$1,300,000 for the following **development** project.

Gwynn Oak Park Enhancements – \$1,300,000
Baltimore County
POS #7166-3-505 MD20200908-0769

Background: Design and construction of park enhancements including a picnic pavilion, playground equipment, community garden, and parking area.

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2021
Program Open Space Local
Source Code: 21011 \$1,300,000.00

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
December 2, 2020



DNR 4

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

3A. PROGRAM OPEN SPACE LOCAL SHARE
Carroll County

Recommendation: Approval to commit \$648,506 for the following **development** projects.

1. Krimgold Park Phase II Construction – \$300,000

Carroll County

POS #7156-6-396 MD20200910-0773

Background: Construct Phase II improvements at the park including upgrading and expanding the parking facilities, installing ADA compliant paths and family picnic areas, and planting shade trees.

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$300,000.00

2. Gillis Falls Trail Phase 1 Design and Construction – \$247,000

Carroll County

POS #7158-6-398 MD20200910-0775

Background: Construct a new multi-use trail in Mount Airy. The ten-foot wide, 1.25-mile, compacted stone dust trail will follow an old road grade and connect the Carroll County Equestrian Center to Salt Box Park. The project will include two stream crossings, wayfinding and interpretive signage, and two parking areas

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$247,000.00

3. War Memorial Park Enhancements – \$26,902.80

Town of Hampstead

POS #7160-6-400 MD20201016-0913

Background: Construct improvements at the park to include a new entry sign, two bench swings, tree removal, and site work for a walking path and future bandstand.

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$26,902.80

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 2, 2020



DNR 5

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

3A. **PROGRAM OPEN SPACE LOCAL SHARE** (cont'd)
Carroll County

4. Sykesville Linear Trail Rehabilitation – \$74,603

Town of Sykesville

POS #7161-6-401 MD20200911-0778

Background: Rehabilitate a deteriorated section of the existing trail by removing and repaving approximately 250 linear feet of six-foot wide asphalt trail and installing a 300-linear foot trail. The project will also include rehabilitation of six exercise stations along the trail and design and installation of an enclosed lookout deck adjacent to the newly renovated stormwater pond near the trail entrance.

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$74,603.00

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
December 2, 2020



DNR 6

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

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

Recommendation: Approval to commit \$22,400 for the following **development** project.

Eyler Road Park Exercise Trail Phase 1 – \$22,400

Town of Thurmont

POS #7178-10-448 MD20200916-0807

Background: Construct a new eight-foot wide exercise trail at the park. Phase 1 of the trail development will consist of grading and installation of a hard-packed gravel trail, with asphalt planned for the next phase.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$22,400.00

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
December 2, 2020

REVISED



DNR 7

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

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

Recommendation: Approval to commit \$965,037 for the following **development** project.

Troy Regional Park Phase 2 – \$965,037
Howard County
POS #6771-13-99 MD20180126-0052

Background: Additional funds to construct active and passive recreation facilities for the 101-acre regional park. Phase 2 improvements include two turf fields, three pavilions with restrooms, one stand-alone pavilion, one stand-alone restroom, additional parking facilities, lighting, bleachers, and announcer's box.

Prior Approvals: \$1,617,790.00 (DNR-RP Item 4A [March 7, 2018])
\$485,000.00 (DNR-RP Item 3A [November 14, 2018])
\$480,385.21 (DNR-RP Item 3A [October 2, 2019])

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$965,037.00

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
December 2, 2020



DNR 8

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

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

Recommendation: Approval to commit \$1,046,250 for the following **development** project.

Carroll Knolls Local Park Renovation – \$1,046,250

The Maryland-National Capital Park and Planning Commission
POS #7176-15-720 MD20200916-0803

Background: Renovate the park to include a new playground area, paved pump track, parking lot, picnic shelter and plaza, community open space for passive and active use, improved pedestrian and maintenance access, pathways including a larger loop circuit, roadway improvements, stormwater management, new plantings, and associated park amenities.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019

Program Open Space Local

Source Code: 20011 \$1,046,250.00

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
December 2, 2020



DNR 9

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

7A. **PROGRAM OPEN SPACE LOCAL SHARE**
Prince George's County

Recommendation: Approval to commit \$82,500 for the following **development** project.

District Heights Sports Complex Restrooms – \$82,500

City of District Heights

POS #7167-16-834 MD20200911-0776

Background: Construct a new outdoor restroom facility at the sports complex.

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

Program Open Space Local

Source Code: 18011 \$82,500.00

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
December 2, 2020



DNR 10

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

8A. PROGRAM OPEN SPACE LOCAL SHARE
St. Mary's County

Recommendation: Approval to commit \$350,000 for the following **development** project.

Lancaster Park Playground Replacement – \$350,000
St. Mary's County
POS #7169-18-144 MD20200914-0785

Background: Replace existing outdated playground with new equipment and rubber safety surfacing to enhance ADA accessibility. Improvements will also include fencing for added safety.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$3,772.44

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$346,227.56

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
December 2, 2020



DNR 11

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

9A. PROGRAM OPEN SPACE LOCAL SHARE
Washington County

Recommendation: Approval to commit \$171,000 for the following **development** projects.

1. Woodland Way Park Sidewalk and Pathway Replacement – \$36,000

Washington County

POS #6013-21-280 MD20200914-0784

Background: Additional funding to remove and replace deteriorated asphalt walkways at the park to improve ADA accessibility. The project will include replacing approximately 850 linear feet of existing asphalt pathways throughout the park and constructing approximately 750 linear feet of concrete sidewalk to provide a continuous path.

Prior Approval: \$10,800 (DNR-RP Item 3A(5) [November 14, 2012])

Fund Source: Maryland Consolidated Capital Bond Loan 2014, Chapter 463, Acts of 2014
Program Open Space Local
Source Code: 14089 \$4,101.50

Maryland Consolidated Capital Bond Loan 2015, Chapter 495, Acts of 2015
Program Open Space Local
Source Code: 15162 \$15,024.83

Outdoor Recreation Land Loan 2017, Chapter 143, Acts of 2016
Program Open Space Local
Source Code: 17009 \$9,072.00

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$675.00

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$7,126.67

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 2, 2020



9A. **PROGRAM OPEN SPACE LOCAL SHARE** (cont'd)
Washington County

2. Doub's Woods Park Equipment Storage Building – \$135,000

Washington County

POS #7171-21-390 MD20200915-0794

Background: Construct a new 60' x 80' storage building at the park for equipment and supplies to help support the upkeep and repair of the County's parks system.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$135,000.00

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
December 2, 2020



DNR 13

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

10A. RURAL LEGACY PROGRAM FUNDS
Washington County

Recommendation: Approval to grant \$274,167.16 to Washington County from Rural Legacy Funds to acquire an 86.02 acre conservation easement.

Mid-Maryland Washington Rural Legacy Area – Martz et al Property

Prior Approval: Mid-Maryland Washington Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 10A (8/22/2018) \$2,301,545 for FY2019
DNR-RP Item 3A (1/8/2020) \$1,502,982 for FY2020

Project Description: Acquisition of this conservation easement will protect productive agricultural and forestlands, and 1,050 linear feet of forested stream buffers along Sharman's Branch, a tributary to Antietam Creek. This Rural Legacy easement, RL No. 5757, will be held by the County Commissioners of Washington County.

Easement Value: \$255,051.00 (\$2,965.12/acre)

Purchase Price:: \$255,051.00 (\$2,965.12/acre)

Total Other DNR Costs:	Administrative:	\$ 7,651.53
	Incidental:	\$ 7,638.86
	Compliance:	<u>\$ 3,825.77</u>
		\$ 19,116.16

Amount Requested: \$274,167.16

Fund Sources: Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018
Rural Legacy Program
Source Code: 19012 \$274,167.16

This item was withdrawn as Item 9A from the 10/21/2020 DNR Real Property Agenda.

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
December 2, 2020



DNR 14

*Contact: John Turgeon 410-697-9525
john.turgeon@maryland.gov*

11A. MARYLAND ENVIRONMENTAL TRUST

Recommendation: That the Board of Public Works approve the following acquisition of a perpetual Deed of Conservation Easement.

State Income Tax Credit: Section 10-723, Tax General Article, Annotated Code of Maryland provides:

- “An individual or a member of a pass-through entity may claim a credit against the State income tax . . . for an easement conveyed to the Maryland Environmental Trust . . . if the [perpetual] easement is accepted and approved by the Board of Public Works.”
- “For pass through entities the Board of Public Works shall approve credits for conveyance under this section on a first-come first-served basis.

Property: 70 acres, Somerset County, 31898 Perryhawkin Road, Princess Anne;
Somerset County Tax Map 16, parcel 91
Legislative District 38A

Grantors: Daryl Insley and Terissa Layfield

Grantees: Maryland Environmental Trust and Lower Shore Land Trust, Inc.

Purchase Price: Donation

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
December 2, 2020



Contact: Thomas Hickey 410-576-5736
thickey@usmd.edu

1-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK
Chemistry Building Wing 1 Replacement, Bid Package 1 of 3

Contract ID: Chemistry Building Wing 1 Replacement
Design-Build Construction Contract, RFP No. 73593-F

Recommendation: Award Construction Bid Package 1

Contractor: The Whiting-Turner Contracting Co., Baltimore, MD

Prior Approval: USM Item 4-C (5/22/2019) Pre-construction and design services

Description: This project will design and construct an approximately 105,500 GSF/ 55,900 NASF replacement wing connected to the existing Chemistry Complex for the Department of Chemistry and Biochemistry. The new wing will include state-of-the-art research and lab support, conference rooms, offices, study and collaboration spaces. Designed with flexible spaces to maximize space use efficiency, the building will easily adapt to changing departmental needs. The existing Wing 1 will be demolished and the new wing constructed in that location.

The estimated total contract cost is expected to exceed \$108 million. When the Board approved the original award, the University anticipated the final contract value would be \$91 million. The University attributes the increase in the anticipated value mainly to construction industry factors. The initial anticipated contract amount was established before the design started and did not account for higher than anticipated escalation costs. In addition, a program change to replace instructional space with research space that includes, in addition to research laboratories, a 1,400 NASF Nuclear Magnetic Resonance (NMR) laboratory. Generally, Chemistry research space carries higher Mechanical, Electrical and Plumbing (MEP) systems cost burdens than instructional space, and NMR spaces have substantially higher costs.

Bid Package Description: Bid Package 1 includes hazmat abatement, relocation of labs and demolition of the existing Wing 1, earthwork, and utilities.

Contract Term: 72 months from notice to proceed (including warranty period)

This Bid Package Amount: \$4,938,362

Current Contract Amount: \$7,515,000 (design and pre-construction services)

Revised Contract Amount: \$12,453,362

1-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Chemistry Building Wing 1 Replacement, Bid Package 1 of 3

Funding: MCCBL 2020: Provide funds to continue design and begin construction of the Chemistry Building Wing 1 Replacement, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project. Item#20-301: \$4,188,362

Institutional Funds: \$750,000

MBE Participation: Design: Overall: 27%; Subgoals: 6% African American;
2% Hispanic American; 9% Woman owned

Construction: Overall: 30%; Subgoals: 7%. African
American; 4%, Asian American

MBE Compliance: Design: Overall: 49.64%; Subgoals: 11.10%, African
American; 13.61%, Hispanic American;
2.48%, Woman owned

Construction: None

Performance Security: Equal to contract amount

Requesting Institution Remarks: This contract was initially awarded for preconstruction and design services. As design has progressed and design information and construction funding becomes available, the contractor sequentially and competitively bids construction packages. This is the first of three Bid Packages anticipated on this project.

Sustainability. Project design complies with the Maryland State High Performance Green Building Program and will achieve a LEED Silver rating. The project includes the following sustainable features: no parking is added to the project, to encourage occupants to use alternate forms of transportation; ultra-low-flow plumbing fixtures are proposed for toilets, urinals, showerheads, and faucets with a goal of reducing potable water use for these fixtures by at least 35% over the LEED baseline; outdoor water use reduction; high efficiency envelop, mechanical and lighting systems will contribute to an energy savings of 30% over the LEED baseline; low-emitting paints, coatings, and flooring which contributes to good indoor air quality; optimized energy performance HVAC systems, including “free” cooling; commissioning of all systems; advanced energy metering; fully automated and integrated Building management system for control of HVAC; integrated lighting control system incorporating occupancy sensors; recycling/management of demolition debris and construction waste; storage and collection of recyclables; construction Indoor Air quality management plan; low emitting materials; and access to transit and bicycle facilities.

Board of Public Works
University System of Maryland
Supplement
December 2, 2020



1-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Chemistry Building Wing 1 Replacement, Bid Package 1 of 3

Resident Business: Yes

MD Tax Clearance: 20-3536-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
December 2, 2020



*Contact: Thomas Hickey 410-576-5736
thickey@usmd.edu*

2-RP. UNIVERSITY OF MARYLAND, BALTIMORE
Real Property Acquisition

Recommendation: That the Board of Public Works approve the University of Maryland, Baltimore acquiring 605-607 West Lexington Street in Baltimore City.

Property: 605-607 West Lexington Street consists of a 3-story brick-masonry building that contains 6,478 square feet situated on a 3,160 square foot site, which has been operating as a retail store selling school uniforms, shoes and other clothing.

Owner/Grantor: The Gerald M. Silverman Revocable Trust

Grantee: State of Maryland for use of the University System of Maryland on behalf of the University of Maryland, Baltimore

Appraisals:

Cushman & Wakefield of Maryland, LLC	\$400,000
Jones Realty Advisors	\$413,000

Price: \$413,000

Board of Regents: The Board of Regents authorizes the Chancellor to: “approve for the System property acquisitions for UMB that are within the identified acquisition zone if the consideration for a single property does not exceed \$750,000 and all System real estate acquisition procedures are followed, except for the requirement of the Board of Regents review”. The Chancellor approved this acquisition on November 6th, 2020.

Remarks: 605-607 West Lexington Street sits in the middle of an assemblage of UMB-owned, land-banked properties on the northeastern edge of UMB’s campus. The surrounding area is currently home to several vacant and blighted buildings and has been targeted for revitalization by UMB under its Facilities Master Plan. The acquisition of 605-607 West Lexington Street will allow UMB to package that property with the surrounding UMB-owned properties to create a large, contiguous development site. This site will be advertised in an RFP process for a private real estate development.

The building is currently occupied by a retail store, the owner of which for a significant time demanded a price significantly in excess of the appraised value. However, partly due to the recent slow-down in retail shopping caused by the COVID-pandemic, the owner is finally ready

Board of Public Works
University System of Maryland
Supplement
December 2, 2020



2-RP. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)
Real Property Acquisition

Remarks (cont'd):

to close the business and retire and has agreed to sell at the higher of the two appraised values (but not for less). UMB has agreed to pay that price, given the owner's long-standing refusal to sell, and the value of adding this last remaining parcel as a consolidation to a contiguous development site.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
December 2, 2020



*Contact: Thomas Hickey 410-576-5736
thickey@usmd.edu*

3-S. UNIVERSITY OF MARYLAND, COLLEGE PARK
Service Contract

Contract ID: SaaS Enterprise Resource Planning (ERP) System Implementation

Contract Description: Award two contracts: 1) implement Software as a Service (SaaS) Human Capital Management, Finance, and Student ERP system to replace current legacy ERP systems and 2) award SaaS subscription services.

1. Implementation

Award: Huron Consulting Services, LLC, Chicago, Illinois
Contract No. UMD-002s-2021

Term: 1/4/2021 – 12/31/2026

Amount: \$42,678,207 (Total Implementation Cost)

Procurement Method: Competitive Sealed Proposal

Proposals:

Implementation Services

<i>Proposer</i>	<i>Technical Ranking</i>	<i>Price Ranking</i>	<i>Final Ranking</i>	<i>Initial RFP Price</i>
Huron Consulting Services, LLC	1	1	1	\$32,856,156
Accenture LLP	2	3	2	\$54,562,830
Deloitte LLP	3	2	3	\$42,348,830

MBE Participation: None

Performance Bond: None

2. Software as a Service Subscription

Award: Workday Inc., Pleasanton, CA
Contract ID: UMD-101SP-2021

Term: 12/9/2020 – 12/8/2025

Board of Public Works
University System of Maryland
Supplement
December 2, 2020



3-S. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Service Contract

Amount: \$20,742,886 (SaaS 5-year base subscription)
\$10,085,821 (Option 1 – two-year SaaS Subscription Renewal)
\$10,804,183 (Option 2 – two-year SaaS Subscription Renewal)
\$11,573,711 (Option 3 – two-year SaaS Subscription Renewal)
\$53,206,601 (Total – 11-year SaaS subscription)

Procurement Method: Competitive Sealed Proposal

Proposals:

SaaS ERP Platform

<i>Proposer</i>	<i>Technical Ranking</i>	<i>Price Ranking</i>	<i>Final Ranking</i>	<i>Initial RFP Price (11-year subscription)</i>
Workday Inc.	1	2	1	\$79,265,100
Oracle America, Inc.	2	1	2	\$56,461,476

The SaaS platform solution, Workday Inc., was selected through a competitive RFP process. The subscription includes a base period of five years, with the option to exercise up to three additional two-year periods (to a maximum period of 11 years). After negotiations, the initial five-year term for Workday totals \$20,742,886; if all renewal options are exercised, the cost for 11 years totals \$53,206,601. Through negotiation, UMCP achieved contract prices that are substantially lower than the RFP proposed price.

Total Base Amount: Huron: \$42,678,207
Workday: \$20,742,886
\$63,421,093

MBE Participation: None

Performance Bond: None

Requesting Institution Remarks: UMCP's current Human Capital Management, Finance, and Student ERP systems have been in production for decades. These systems include a variety of homegrown and licensed products residing on a mix of mainframe, client-server, and web-based infrastructure with many points of integration across multiple platforms. The existing systems that comprise what is commonly referred in today's terms as the ERP system are outdated, beyond their useful life, no longer meet the complex needs of a flagship research university and are at risk of failure. Through competitive RFPs, UMCP has identified an integrated cloud-based

3-S. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Service Contract

Requesting Institution Remarks (cont'd):

SaaS platform solution, Workday, Inc., and a qualified implementation partner, Huron Consulting Services, LLC, to replace the existing ERP systems.

While the University of Maryland, College Park is the primary institution, other institutions utilize the legacy ERP and are therefore in scope for the ERP replacement project. These entities include the System Office at the University System of Maryland, the University of Maryland Eastern Shore, University of Maryland Extension, and the University of Maryland Center for Environmental Science.

The new, modern, SaaS-based ERP (Workday) will: improve institutional efficiency and effectiveness through simplified and streamlined key business processes; provide a positive user experience for students, staff, and faculty; improve ability to accurately collect, report, and analyze data important for decision-making; ensure data security and privacy and meet all regulatory, compliance, and accreditation needs; ensure that ERP systems are reliable and can be easily maintained and updated

The solicitations were advertised in eMaryland Marketplace Advantage and the University directly solicited companies. Three (3) proposals were received in response to the solicitation for the SaaS Implementation Services and two (2) proposals for the SaaS ERP Platform. The proposals were evaluated by a University evaluation committee which determined that proposals submitted by Huron Consulting Group ("Huron"), best met the needs of the University for SaaS Implementation Services. Huron will serve as the prime implementation vendor and will be responsible for the delivery of the implementation services. Regarding the SaaS ERP Platform solution, it was determined by the evaluation committee that Workday Inc. best met the needs of the University.

After vendor selection for implementation through the RFP process, negotiations occurred and resulted in additional services related to Workday Student implementation (e.g., business process re-engineering, testing, change management and training). These additional services bring the Huron contract total to \$42,678,207. Substantially all of the work added to Huron during negotiations was already provided in the initial Accenture bid. The updated Huron price is still \$12 million less than Accenture. Although the final Huron cost was comparable to the initial Deloitte offer, the Deloitte bid does not reflect the additional services required for the Workday Student implementation. Combined with the third place technical ranking, and higher price should the additional scope be added, updated pricing from Deloitte was not sought.

Board of Public Works
University System of Maryland
Supplement
December 2, 2020



3-S. **UNIVERSITY OF MARYLAND, COLLEGE PARK** (cont'd)
Service Contract

These contracts were approved by the Board of Regents on 11/13/20

Fund Source: Institutional Funds **Resident Business:** No (as to both)

MD Tax Clearance: 20-3534-0110 (Huron Consulting Services, LLC):
20-3573-0111 (Workday, Inc.)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

*Item approved 2-1, Comptroller voted no.

Board of Public Works
University System of Maryland
Supplement
December 2, 2020



Contact: Thomas Hickey 410-576-5736
thickey@usmd.edu

**4-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
COPPIN STATE UNIVERSITY**
*Percy Julian Science Building for the College of Business Renovation and Addition
Bid Package 2 of 2*

Contract ID: Construction Management at Risk Services for Percy Julian Science
Building for the College of Business Renovation and Addition University
Contract #C-00862

Recommendation: Award construction Bid Package 2 of 2. Bid Package 2 includes final site work, landscaping and irrigation, cast in place concrete, masonry, structural steel, millwork and architectural woodwork, metal wall panels, roofing and roof accessories, windows, entrances and curtain wall, CFMF, interior partitions and ceilings, resilient flooring, carpet and ceramic tile, terrazzo, painting and wall coverings, general trades, interior and exterior signage, elevators, fire protection, mechanical, electrical, telecom/security, audiovisual, CM allowances, UMB allowances, CM general conditions and CM fees.

Contractor: The Barton Malow Company, Baltimore, MD

Prior Approval: USM Item 3-C 1/23/2019 (pre-construction services)
USM Item 3-C-BP 7/1/2020 (Bid Package 1)

Project: The project is to renovate and add to the four-story Percy Julian Science Building for the School of Business and the School of Graduate Studies, a project that will address critical needs in the professional business disciplines and provide a focus for Coppin State University's graduate education mission. The Percy Julian Science Building will continue to house the two- and three-dimensional art studios and related faculty offices.

The overall project estimate is \$44.8 million which includes design, construction and equipment.

This Bid Package Amount: \$25,685,462

**Pre-Construction; Bid Package 1;
USM Authorized Changes Amount:** \$6,519,476

Revised Amount: \$32,204,938

Contract Term: 18 months from pre-construction Notice to Proceed;
23 months from construction Notice to Proceed

Modification Contract Term: 18 months from pre-construction Notice to Proceed;
25 months from construction Notice to Proceed

**4-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
COPPIN STATE UNIVERSITY (cont'd)
*Percy Julian Science Building for the College of Business Renovation and Addition
Bid Package 2 of 2***

Fund Source: MCCBL 2020: *Provide funds to complete design and begin construction and equipping of renovations and an addition to the Percy Julian Science Building to house the School of Business and School of Graduate Studies programs, provided that notwithstanding Section 6 of this Act, work may continue prior to the appropriation of all funds necessary to complete this project.* Item 308: \$7,513,000

Note: MCCBL 2020 funds will be used to fund this Bid Package at this time. Chapter 537, Acts of 2020 pre authorized \$30,771,000 in FY 2022 for this project. Board approval is however, requested for the full amount of the Bid Package of \$25,685,642 with the understanding that the University initially authorize the contractor to perform construction for Bid Package 2, not to exceed \$900,000 as the remainder of funds have been expended for the first bid package. The University will return to the Board when the funds become available.

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

MBE Compliance: 30%
Subgoals: 15% African-American Owned
2% Asian-American Owned

Performance Security: A 100% performance bond is 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 final Bid Package anticipated. MBE Participation is 32% in Bid Package 2. The University will return to authorize the \$30,771,000 when MCCBL 2020 funds become available.

Sustainability: The Coppin State University College of Business project aims to create an iconic gateway to the campus while strengthening the College of Business community and providing connections to its adjacent neighborhood. The project will create state of the art, environmentally sustainable, and naturally-lit learning spaces.

Board of Public Works
University System of Maryland
Supplement
December 2, 2020



**4-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
COPPIN STATE UNIVERSITY (cont'd)
Percy Julian Science Building for the College of Business Renovation and Addition
Bid Package 2 of 2**

Sustainability (cont'd):

The sustainable story of the design begins with the decision to renovate and reuse much of the existing building, ensuring the embodied resources and energy within existing building components continue to serve a useful purpose. Care will be taken to recycle and divert from the landfill, as much of the building components removed during construction as possible.

The project design is also anticipated to reduce energy consumption by about 12% compared to a similarly sized buildings employing code-minimum construction and building systems standards. This goal is expected to be achieved primarily through the use of efficient mechanical systems and increased lighting efficiency and control. Balancing of natural light and solar heat gain through use of passive strategies like ceramic fritted insulated glazing and shade casting overhangs also contribute to the increased energy efficiency.

A combination of low-flow plumbing fixtures and landscaping with reduced irrigation requirements is expected to conserve indoor and outdoor water consumption by approximately 40% and 50% respectively.

With the use of notable energy and water conservation strategies along with careful consideration of indoor environmental quality, the Coppin State University College of Business project is expected to achieve USGBC LEED Silver certification under LEED 4.0 rating system, in accordance with the Maryland High Performance Building Standard.

Resident Business: Yes

MD Tax Clearance: 20-3605-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Larry J. Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
December 2, 2020**

	<u>Pages</u>
Maryland Aviation Administration (MAA)	1 – 24
Maryland Transportation Authority (MDTA)	25 – 30
Task Order Agreement(s) (TOA)	31

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



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

1-C. **MARYLAND AVIATION ADMINISTRATION**
Construction Contract

Contract ID: Consolidated Rental Car Facility - Bus Maintenance Facility Equipment Replacement at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-CO-20-013*

ADPICS No.: *MAACO20013*

Contract Description: The work under this contract includes, replacement of the bus wash system and associated mechanical and electrical equipment. As well as the replacement of the compressed air and central vacuum systems.

Award: Oakmont Contracting, LLC (*Certified Small Business and MBE*)
Baltimore, MD

Contract Term: 12/07/2020* – 06/30/2021 (**or earlier upon BPW Approval*)
(180 calendar days)

Amount: \$941,054

Procurement Method: Competitive Sealed Bidding

Bids: Oakmont Contracting, LLC \$941,054
Baltimore, MD

Baltimore Contractors, Inc. \$947,288
Glen Burnie, MD

MBE Participation: 100%

Performance Security: 100% Performance and Payment Bond

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) and the Maryland Department of Transportation Maryland Aviation Administration's (MDOT MAA) website. eMMA notified 15 firms. The MDOT MAA directly solicited 10 prospective bidders and two (2) bids were received on September 10, 2020.

The MBE goal established for this procurement was 15%; however, the awarded contractor is a certified MBE. Therefore, the contractor will obtain 100% participation.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



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

Fund Source: 100% Capital Funds

Appropriation Code: J06I0003

Resident Business: Yes

MD Tax Clearance: 20-3495-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



Contact: Jaimini Erskine 410-859-7071
jerskine@bwiairport.com

2-GM-MOD. MARYLAND AVIATION ADMINISTRATION
RETROACTIVE Modification: Lease Contract

Contract ID: Lease of Land and Facilities Cargo Building D at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-13-015*

Contract Approved: DOT Agenda 07/24/2013; Item 39-GM

Contractor: Ridgely/BWI LLP
Timonium, MD

Contract Description: Lease of land and facilities to operate and manage Cargo Building D at BWI Marshall Airport.

Modification Description: Supplement No. 2 extends the term for an additional three (3) years.

Original Contract Term: 09/01/2013 – 12/31/2020 with an option to extend for three (3) additional one (1) year periods exercisable on the part of the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA).

Modification Term(s): 01/01/2024 – 12/31/2026 (Modification No. 2, *this agenda item*)

Original Contract Amount: \$729,617 annually which consists of a ground rental fee and a building rental fee adjusted annually at the same rate as any percentage increase in the Consumer Price Index.

Modification Amount: \$795,355 annually (Modification No. 2, *this agenda item*) consisting of a ground rental fee of \$1.22 per square foot per annum and a building rental fee of \$10.87 per square foot per annum adjusted annually as any percentage increase in the Consumer Price Index.

Prior Mods/Options: **RETROACTIVE.** Supplement No.1 consecutively exercised the three (3) one (1) year option periods provided in the original contract, extending the contract through December 31, 2023. This modification was inadvertently not submitted to the Board of Public Works for approval at the time the consecutive option periods were exercised. The MDOT MAA regrets this oversight and is seeking retroactive approval of the prior modification, in addition to the current modification for the extension of term. The original contract plus extensions will generate a total of \$10.1 million in revenue to MDOT MAA.

Revised Total Contract Amount: \$10,122,656

Requesting Agency Remarks: The contractor leases and manages Cargo Building D at BWI Thurgood Marshall Airport and subleases spaces to various subtenants. The contractor's subtenants include cargo operators such as Federal Express Corporation and United Parcel

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



2-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

Service. For the subtenants to continue their operations within the building, the contractor requested an extension of term to lease and manage the building to support these subtenants. The rental rates for the extension are annually adjusted by the percentage increase in the Consumer Price Index.

This type of revenue-producing contract at a transportation facility is outside the scope of the State Procurement Law (State Finance and Procurement Article §11-202(3); COMAR 21.01.03.03.B(1)(d); however, the contract and any modifications must be approved by the Board of Public Works because the contract constitutes a lease and use of State Property under State Finance and Procurement Article, §10-305.

Resident Business: Yes

MD Tax Clearance: 20-2531-0001

BOARD OF PUBLIC WORKS ACTION– THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



ATTACHMENT I

	Amount	Term	BPW/DCAR Date	Reasons
Original Contract	\$5,350,526	09/01/2013- 12/31/2020	07/24/2013, Item 39-GM	Original Contract
Modification #1	\$2,386,065	06/01/2019 - 12/31/2023	12/02/2020, Item 2-GM-MOD	MAA exercised three (3) one-year options, extending the original contract to 12/31/2023.
Modification #2	\$2,386,065	01/01/2024- 12/31/2026	12/02/2020, Item 2-GM-MOD	Modification to extend the contract to 12/31/2026.
Revised Total Contract Amount	\$10,122,656			

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



Contact: Jaimini M. Erskine 410-859-7071
jerskine@bwiairport.com

3-GM-MOD. MARYLAND AVIATION ADMINISTRATION
RETROACTIVE Modification: Lease Contract

Contract ID: Lease of Space at Baltimore-Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport Terminal Building; *MAA-LC-16-001*

Contract Approved: DOT Agenda 06/23/2015; Item 16-GM

Contractor: Transportation Security Administration
Egg Harbor Township, NJ

Contract Description: Lease of space with the Transportation Security Administration (TSA) at BWI Thurgood Marshall. The TSA pays rental rates to Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) for the use of terminal space.

Modification Description: Modification No. 11 extends the term for an additional five (5) years.

Original Contract Term: 01/01/2016 – 12/31/2020

Modification Term(s): 01/01/2021 – 12/31/2025 (Modification No. 11, *this agenda item*)

Original Contract Amount: \$9,702,029

Modification Amount: \$12,834,280 (Modification No.11, *this agenda item*)

Prior Mods/Options: **RETROACTIVE.** This is a revenue-producing federal government contract. Any changes to this federal government contract, including those at the option of TSA, are prepared by the TSA and documented within a Supplement. Supplemental Agreement No. 1 increased the annual federal funding for the purpose of paying rent to MDOT MAA for the lease of space. Supplemental Agreement No. 2 reflected a change in space to include the lease of an explosive storage magazine pad to safely store canine explosives training aids used in the daily on-site training of canine teams. Supplemental Agreement No. 3 reflected an increase of 435 square feet of space due to the terminal reconfiguration and relocation of TSA leased space necessary under the D/E Connector project. Supplemental Agreement No. 4 increased the annual federal funding for the purpose of paying rent to MDOT MAA. Supplemental Agreement No. 5 reflected a decrease of 27 square feet of space due to the reconstruction of Gate D-8 stairwell. Supplemental Agreements No. 6 and No. 7 increased the annual federal funding for the purpose of paying rent to MDOT MAA. Supplements No. 8, No. 9 and No. 10 provided additional federal funding for emergency COVID-19 cleaning costs and expended those funds for each instance that emergency cleaning was necessary. These modifications were inadvertently not submitted to the Board of Public Works for approval due to the nature and fluidity of federal contracts. Except for Supplement #2, all other modifications did not have a material impact to the original contract. Supplements 3 and #5 resulted in space changes. All remaining modifications resulted in TSA documenting their request for ongoing

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



3-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Prior Mods/Options (cont'd):

federal funding to pay rent to MDOT MAA. The MDOT MAA is seeking retroactive approval of these prior modifications, in addition to the current modification for extension of term.

The MDOT MAA will utilize a Delegated Contract Action Record (DCAR) for future immaterial amendments to this federal contract.

Revised Total Contract Amount: \$22,793,298 rent due to MDOT MAA

Requesting Agency Remarks: The MDOT MAA has a continuing relationship with TSA for the lease of facilities to support the security screening operations at BWI Thurgood Marshall. The current contract was originally approved by the Board of Public Works as Item 16-GM on June 23, 2015 and does not extend beyond December 31, 2020. As mutually agreed, this modification will allow an additional five (5) years, extending the term through December 31, 2025. The contract may terminate in whole or in part with or without cause upon ninety days prior written notice to the other party. The rental rates for the additional five (5) year term are based on the published standard rates and fees at BWI Thurgood Marshall for the initial year, increased by three (3) percent for each subsequent year of the lease term.

This type of revenue-producing contract at a transportation facility is outside the scope of the State Procurement Law (State Finance and Procurement Article §11-202(3); COMAR 21.01.03.03.B(1)(d); however, the contract and any modifications must be approved by the Board of Public Works because the contract constitutes a lease and use of State Property under State Finance and Procurement Article, §10-305.

Resident Business: N/A

BOARD OF PUBLIC WORKS ACTION– THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020**



ATTACHMENT I

	Amount	Term	BPW/DCAR Date	Reasons
Original Contract	\$9,702,029	01/01/2016-12/31/2020	06/23/2015, 16-GM	Original Contract
Modification #1	No Change	01/22/2016 - 12/31/2020	12/02/2020, Item 3-GM-MOD	TSA Federal funding for payment of rent to MDOT MAA.
Modification #2	\$ 2,318	07/01/2016 – 12/31/2020	12/02/2020, Item 3-GM-MOD	Modification to incorporate the lease of an explosive storage magazine pad.
Modification #3	\$ 263,051	12/01/2016 – 12/31/2020	12/02/2020, Item 3-GM-MOD	Modification to incorporate an increase of space due to the terminal reconfiguration and relocation of TSA leased space under MDOT MAA's D/E Connector project.
Modification #4	No Change	01/01/2018 – 12/31/2020	12/02/2020, Item 3-GM-MOD	TSA Federal funding for payment of rent to MDOT MAA.

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020**



ATTACHMENT I (cont'd)

	Amount	Term	BPW/DCAR Date	Reasons
Modification #5	-\$ 8,380	02/01/2018 – 12/31/2020	12/02/2020, Item 3-GM-MOD	Modification to incorporate a decrease of space due to reconstruction of Gate D-8 stairwell.
Modification #6	No Change	01/01/2019 – 12/31/2020	12/02/2020, Item 3-GM-MOD	TSA Federal funding for payment of rent to MDOT MAA.
Modification #7	No Change	01/01/2020 – 12/31/2020	12/02/2020, Item 3-GM-MOD	TSA Federal funding for payment of rent to MDOT MAA.
Modification #8	No Change	08/26/2020 – 12/31/2020	12/02/2020, Item 3-GM-MOD	TSA Federal funding for COVID-19 cleaning costs.
Modification #9	No Change	08/28/2020 – 12/31/2020	12/02/2020, Item 3-GM-MOD	TSA Federal funding for COVID-19 cleaning costs.
Modification 10	No Change	09/02/2020 – 12/31/2020	12/02/2020, Item 3-GM-MOD	TSA Federal funding for COVID-19 cleaning costs.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



ATTACHMENT I (cont'd)

	Amount	Term	BPW/DCAR Date	Reasons
Modification #11	\$12,834,280	01/01/21-12/31/2025	12/02/2020, Item 3-GM-MOD	Modification to extend term for additional 5 years.
Revised Total Contract Amount	\$22,793,298			

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



Contact: Jaimini M. Erskine 410-859-7071
jerskine@bwiairport.com

4-GM. MARYLAND AVIATION ADMINISTRATION
General/Miscellaneous: Lease and Concession Contract

Contract ID: Lease of Land and Facilities and Conduct of Commercial Aeronautical Activities;
MAA-LC-21-014

Contract Description: Lease of land and facilities to operate and maintain a corporate hangar and conduct commercial aeronautical activities including air taxi/charter, aircraft maintenance, and other aviation related sales and services provided at Martin State (MTN) Airport.

Contractor: Yellowdome, LLC
Baltimore, MD

Contract Term: 01/01/2021* – 11/30/2030 (*or earlier upon BPW approval)

Amount: The contractor shall pay the greater of 1) a Minimum Monthly Guarantee of \$10,095.44, based on a current fair market value land rental rate of \$0.6044 psfpa and a facility rental rate of \$8.7769 psfpa or 2) the percentage of gross revenue applicable for commercial aeronautical activities conducted at MTN (currently 3% for air taxi/charter and aircraft maintenance and 2% for other aviation related sales and services). In the fifth year of the contract term, land and facility rental rates will be adjusted according to new fair market value appraisals. All rates are subject to annual Consumer Price Index adjustments.

Requesting Agency Remarks: The contractor shall be responsible for all costs and expenses associated with the operation and maintenance of the corporate hangar including the leased land and facility and the utility costs associated with their leased premises. Over the ten-year term of this contract, the Maryland Department of Transportation Maryland Aviation Administration anticipates receiving approximately \$1.83 million in revenues.

This type of revenue-producing contract at a transportation facility is outside the scope of the State Procurement Law (State Finance and Procurement Article §11-202(3); COMAR 21.01.03.03.B(1)(d). However, the contract and any modifications must be approved by the Board of Public Works because the contract constitutes a use of State Property under State Finance and Procurement Article, §10-305.

Resident Business: Yes

MD Tax Clearance: 20-2002-0110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020**



*Contact: Jaimini M. Erskine 410-859-7071
jerskine@bwiairport.com*

5-GM-MOD. MARYLAND AVIATION ADMINISTRATION

RETROACTIVE Modifications: Lease and Concession Contracts

Contract ID: Various Concession Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *SAA-LC-82-006; MAA-LC-12-032; MAA-LC-17-014; MAA-LC-16-003; MAA-LC-20-020*

Contract Approved: See List Below

Contractors: See List Below

Prior Mods/Options:

Contract #	Contractor	Original Contract Approved	Prior Modifications
SAA-LC-82-006	Signature Flight Support	09/16/1981, 26-GM	12/18/1985 (17-L-MOD) – Modification #2 added airfield ramp and parking; 8/5/1998 (18-GM) – Modification #9 extended term and added new facilities; retroactive approval request for prior modification
MAA-LC-12-032	Duty Free America	03/07/2012, 17-GM	5/15/2013 19-GM-MOD – Modification #1 allowed duty paid merchandise; retroactive approval request for prior modification.
MAA-LC-17-014	LSG Sky Chefs	12/07/2016, 9-GM	N/A
MAA-LC-16-003	Smarte Carte, Inc.	06/03/2015, 16-GM	Retroactive approval request for prior modification.
MAA-LC-20-020	In-Ter-Space Services, Inc. dba Clear Channel	03/04/2020, 2-GM	N/A

Contract Description: Lease and concession contracts at BWI Thurgood Marshall.

Reason for Request: RETROACTIVE. The Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) is requesting retroactive approval for modifications to the above-referenced contracts. Due to the COVID-19 pandemic and the detrimental revenue impact from the decline in air travel and the number of both domestic and international airline passengers utilizing the Airport, MDOT MAA had to act quickly to negotiate rent relief to concessionaires in order to maintain customer amenities at BWI Thurgood Marshall. Since the pandemic effects came without warning, it took some time to consider the financial impacts and negotiate the appropriate deals that result in this retroactive request.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



5-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Reason for Request (cont'd):

In addition, MDOT MAA is seeking retroactive approval for certain modifications which were inadvertently not submitted to the Board of Public Works (BPW) for approval.

Signature Flight Support under Lease and Concession Contract SAA-LC-82-006 has had six (6) modifications after the last BPW approval date of August 5, 1998. We are unable to determine why the previous modifications (from 1995 to 1998) and subsequent modifications (between 1998 and 2018) were not taken to BPW. It may have been determined that certain subsequent modifications did not have material changes to the original contract and the same action was taken on similar modifications.

Duty Free Americas Baltimore-Washington, Inc. under Lease and Concession Contract No. MAA-LC-12-032, had two (2) modifications for space changes between 2018 and 2019.

Smarte Carte Inc. under Lease and Concession Contract No. MAA-LC-16-003 had one (1) modification in 2019 which added three (3) return-only baggage carts and was not a material change to the original contract.

The MDOT MAA is seeking retroactive approval of these prior modifications, in addition to the retroactive approval of financial relief. The MDOT MAA will utilize a Delegated Contract Action Record (DCAR) for future immaterial amendments as appropriate.

Original Contract Term: See List Below

Modification Term(s): See List Below

Original Contract Amount: See List Below

Fiscal Impact Amount: See List Below

Contract #	Contractor	Original Contract Term	Original Contract Amount	Fiscal Impact Amount
SAA-LC-82-006	Signature Flight Support	10/01/1982-09/30/2002 Modified Term: 10/01/2002-09/30/2023	1st year estimate: \$545,300	\$1,650,105
MAA-LC-12-032	Duty Free America	04/01/2012-03/31/2022	\$4,431,720	\$172,388
MAA-LC-17-014	LSG Sky Chefs	12/07/2016-12/31/2021	\$1,141,632	\$143,704
MAA-LC-16-003	Smarte Carte	07/01/2015-06/30/2020	\$26,680	\$8,625
MAA-LC-20-020	In-Ter-Space Services, Inc. dba Clear Channel	Effective 03/04/2020 10 Year Operational Term	Greater of \$11,640,000 or 62.5%	\$5,140,000

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



5-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks: The MDOT MAA received \$87 million dollars in CARES funding through the Federal Aviation Administration. The \$87 million dollars was derived from BWI Thurgood Marshall's 2019 passenger volumes and more than off-set the loss in revenues resulting from reduced passenger activity and rent relief.

The MDOT MAA received several requests for rent relief from various concession contractors and determined that these contractors would have greater difficulty sustaining their businesses and any long-term recovery from the pandemic could not be achieved without providing some form of financial relief to the concession operators. The MDOT MAA determined that suspending fixed rents, such as the Minimum Annual or Minimum Monthly Guarantee (MAG or MMG) would allow these businesses to continue operating. They would only pay their contractual percentage rent on sales but not on the fixed amount that is typically guaranteed upfront every month.

The MDOT MAA determined for concession operators to continue operating that the MAG/MMG suspension should be given from the month immediately following the pandemic impact (April 1, 2020) up to the end of the calendar year (December 31, 2020). Depending on the type of contract, this provides up to nine (9) months of relief before the MAG/MMG is reinstated.

This financial relief creates a fiscal impact to the Transportation Trust Fund (TTF) which is detailed below. In addition, The MDOT MAA allowed businesses to close, consolidate operations, and/or change operating hours that best fit their business needs while still taking care of the traveling public. The MDOT MAA took very aggressive measures to ensure these affected businesses could sustain themselves during this economic recession but these measures change the financial obligations within the contract and have a fiscal impact to the revenue submitted to the Transportation Trust Fund (TTF).

Signature Flight Support (SFS) under Lease and Concession Contract SAA-LC-82-006 operates a non-exclusive fixed base operation at the Airport's General Aviation Complex. SFS saw a 65% reduction in its operations during the last two (2) weeks of March and immediately requested rent relief. The MDOT MAA suspended the fixed rent (Minimum Annual Rental Fee) from April 1, 2020 to December 31, 2020. The fiscal impact to the TTF of this nine (9) month relief totals \$1,650,105.

Duty Free Americas Baltimore-Washington, Inc. (DFA) under Lease and Concession Contract No. MAA-LC-12-032, operated two (2) duty free and duty paid retail concessions at the Airport. Even though MDOT MAA was willing to suspend the MAG for nine (9) months and possibly alter the financial structure of the contract to assist DFA during these unprecedented times, the improbability of international travel returning to normal for an extended period rendered the continuation of their lease non-viable. This ultimately resulted in DFA's decision to terminate

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



5-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

its contract and tenancy at the Airport effective September 2, 2020 and provided its 90-day termination notice in accordance with the contract. MDOT MAA suspended the fixed rent (MAG) from April 1, 2020 to August 31, 2020. The fiscal impact to the TTF of this five (5) month relief totals \$172,388.

LSG Sky Chefs, Inc. (LSG), under Lease and Concession Contract No. MAA-LC-17-014 operates a non-exclusive in-flight catering facility and provides general catering activities at the Airport. MDOT MAA suspended the fixed rent (MAG) from April 1, 2020 to December 31, 2020. The fiscal impact to the TTF of this nine (9) month relief totals \$143,704.

Smarte Carte Inc. (Smarte Carte), under Lease and Concession Contract No. MAA-LC-16-003 operates and manages the Airport's self-service baggage cart operation at the Airport. Smarte Carte's contract expired June 30, 2020 and a new contract (MAA-LC-21-004) became effective July 1, 2020 (approved by BPW 05/20/2020, Item 3-GM). However, the prior contract was negatively affected by pandemic so MDOT MAA suspended the fixed rent (MAG) from April 1, 2020 to June 30, 2020. The fiscal impact to the TTF of this three (3) month relief totals \$8,625.

In-Ter-Space Services, Inc. d/b/a Clear Channel (Clear Channel), under a Lease and Concession Contract No. MAA-LC-20-020 for the Non-Exclusive Development, Operation and Management of An Integrated Passenger Experience Commercial Advertising Program and both BWI Thurgood Marshall and Martin State Airports. This contract became effective March 4, 2020 immediately before the pandemic impact.

This contract is unique in that the advertising program allows for a 60-day pre-installation period of advertising fixtures after the Administration's written approval of Clear Channel's advertising plan. Due to the impact, Clear Channel requested a four (4) month extension of the Pre-Installation period and altering the financial requirements of the contract through its entire term. The MDOT MAA provided the four (4) month extension of the pre-installation period and changed the \$1.164M (or \$97K per month) MAG requirement to a lower MMG of \$54,167 (or \$650K per year) after the pre-installation period is complete and the regular operational period commences on or before 10/01/2021. The fiscal impact to the TTF of this new lower MMG is \$514K per year, however if the contractor sells any existing advertising locations, MDOT MAA will collect 50% of gross revenues from those locations during the pre-installation period. The percentage rent of 62.5% of monthly gross revenue remains the same.

This type of revenue-producing contract at a transportation facility is outside the scope of the State Procurement Law (State Finance and Procurement Article §11-202(3); COMAR 21.01.03.03.B(1)(d). However, the contract and any modifications must be approved by the Board of Public Works because the contract constitutes a lease and use of State property under State Finance and Procurement Article, Section 10-305.

Resident Business: Yes

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



5-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

<i>MD Tax Clearances:</i>	Signature Flight Support	20-1305-0000
	Duty Free America	20-3066-1001
	LSG Sky Chefs	20-2410-1111
	Smarte Carte, Inc.	20-1166-1111
	In-Ter-Space Services, Inc. dba Clear Channel	20-0055-0101

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020**



ATTACHMENT I

SAA-LC-82-006 Signature Flight Support

	Amount	Term	BPW/DCAR Date	Reasons
Original Contract	\$545,300(1 st year estimate)	10/01/1982-09/30/2002	09/16/1981, 26-GM	Original Contract
Modification #1	No Change	10/01/1985 – 09/30/2002	12/02/2020, Item 5-GM-MOD	Modification to incorporate the right to provide ground handling support services to air carriers.
Modification #2	\$560,278 per annum	12/18/1985 – 09/30/2002	12/18/1985, 17-L-MOD	Modification to incorporate the lease of additional airfield ramp and automobile parking space.
Modification #3	No Change	10/25/1988 – 09/30/2002	12/02/2020, Item 5-GM-MOD	Modification to reflect the location of the Specialized Operator's Area.
Modification #4	No Change	10/01/1990 – 09/30/2002	12/02/2020, Item 5-GM-MOD	Modification to extend ground handling rights for 5 years.
Modification #5	No Change	02/01/1994 – 09/30/2002	12/02/2020, Item 5-GM-MOD	Modification to reclaim a portion of the north ramp facilities for airport expansion.
Modification #6	No Change	07/01/1994 – 09/30/2002	12/02/2020, Item 5-GM-MOD	Modification to reclaim a portion of Contractor's leased premises to establish an automobile parking area.

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020**



ATTACHMENT I (cont'd)

SAA-LC-82-006 Signature Flight Support (cont'd):

	Amount	Term	BPW/DCAR Date	Reasons
Modification #7	No Change	09/01/1994 – 09/30/2002	12/02/2020, Item 5-GM-MOD	Modification to reclaim the remaining north ramp facilities for airport expansion.
Modification #8	No Change	10/01/1995 – 09/30/2002	12/02/2020, Item 5-GM-MOD	Modification to extend ground handling rights for 5 years.
Modification #9	\$10,639,278	08/05/1998 - 09/30/2023	08/05/1998, 18-GM	Modification to extend term through 09/30/2023 and provide new public parking facilities, General Aviation aircraft hangars, aircraft ramp area, and fueling facilities.
Modification #10	No Change	10/01/2000 – 09/30/2023	12/02/2020, Item 5-GM-MOD	Modification to extend ground handling rights for 5 years.
Modification #11	No Change	12/01/2003 – 09/30/2023	12/02/2020, Item 5-GM-MOD	Modification to construction and operate an aircraft fueling facility in the Midfield Cargo Complex.
Modification #12	No Change	10/01/2005 – 09/30/2023	12/02/2020, Item 5-GM-MOD	Modification to extend ground handling rights for 5 years.
Modification #13	No Change	07/01/2008 – 09/30/2023	12/02/2020, Item 5-GM-MOD	Modification to extend ground handling rights for 5 years.
Modification #14	No Change	07/01/2013 – 09/30/2023	12/02/2020, Item 5-GM-MOD	Modification to extend ground handling rights for 5 years.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



ATTACHMENT I (cont'd)

SAA-LC-82-006 Signature Flight Support (cont'd):

	Amount	Term	BPW/DCAR Date	Reasons
Modification #15	No Change	07/01/2018 – 09/30/2023	12/02/2020, Item 5-GM-MOD	Modification to extend ground handling rights for remaining term.
Modification #16 <i>(This modification)</i>	Modification to suspend MAG/ Minimum Annual Rent.	04/01/2020 – 12/31/2020	12/02/2020, Item 5-GM-MOD	COVID-19 Financial Relief
Revised Total Contract Amount	Fiscal Impact: \$1,650,105 (nine (9) months)			

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020**



ATTACHMENT I (cont'd)

MAA-LC-12-032 Duty Free Americas

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$16,177 MMG or 15% gross revenues from duty free sales	04/01/2012-03/31/2017 with an option to extend for one additional 5yr term from 04/01/2017- 03/31/2022	03/07/2012, Item 17-GM	Original Contract
Modification No. 1	\$18,385.25 MMG or 15% gross revenue from duty free and duty paid sales	05/15/2013 – 03/31/2017	05/15/2013, Item 19-GM-MOD	Added right to sell duty paid merchandise.
Modification No. 2	\$36,931.67 MMG or 15% gross revenue from duty free and duty paid sales	06/19/2018-03/31/2022	12/02/2020, Item 5-GM- MOD	Modification of leased space.
Modification No. 3	\$29,514.67 MMG or 15% gross revenue from duty free and duty paid sales	07/02/2018-03/31/2022	12/02/2020, Item 5-GM- MOD	Modification of leased space.
Modification No. 4	ONLY 15% gross revenues from duty free or duty paid sales	04/01/2020-08/31/2020	12/02/2020, Item 5-GM- MOD	Financial Relief and Early Termination. (This modification)
Revised Total Contract Amount	Fiscal Impact of \$172,388 (four (4) months)			

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



ATTACHMENT I (cont'd)

MAA-LC-17-014 LSG Sky Chefs

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$15,303.56 MMG or 10% on- and 4% off-airport gross revenue	01/01/2017-12/31/2021	12/7/2016, Item 9-GM	Original Contract
Modification No. 1	10% on- and 4% off-airport gross revenue	04/01/2020-12/31/2020	12/02/2020, Item 5-GM- MOD	Financial Relief (This modification)
Revised Total Contract Amount	Financial Impact of \$143,704 (9 months)			

MAA-LC-16-003 Smarte Carte, Inc.

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$2,223.33 MMG or 10% gross revenues	07/01/2015 - 06/30/2020	06/03/2015 16-GM	Original Contract
Modification No. 1	No Change	08/01/2019 – 06/30/2020	12/02/2020, Item 5-GM- MOD	Added three Return- Only Carts
Modification No. 2	10% gross revenues	04/01/2020 - 06/30/2020	12/02/2020, Item 5-GM- MOD	Financial Relief (This modification)
Revised Total Contract Amount	Financial Impact \$8,625 (3 months)			

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



ATTACHMENT I (cont'd)

MAA-LC-20-020 In-Ter-Space Services, Inc. dba Clear Channel

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$97,000 MMG or 62.5% gross revenue in Operational Period	Effective : 03/04/2020 10 Year Term will commence upon end of Installation Period	03/04/2020, Item 3-GM	Original Contract
Modification No. 1	\$54,000 MMG or 63.5% gross revenue in Operational Period and 50% gross revenue made prior to Operational Period	Operational Period to commence on or before 10/01/2021.	12/02/2020, Item 5-GM- MOD	Financial Relief - Delay onset of Operational Period by four (4) months and reduce MMG due to ongoing impact of COVID-19. (This modification)
Revised Total Contract Amount	\$514,000 MAG, offset by percentage rent			

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



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

6-M. MARYLAND AVIATION ADMINISTRATION
Maintenance and Assignment Contracts

Contract IDs: Action One. Maintenance and Repair of Promobot Robots at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; MAA-MC-21-033

ADPICS No.: MAAMC21033

Action Two. Assignment and Assumption Agreement between the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA), SP Plus Corporation (SP Plus), and ASAP Group, LLC for the assignment of six (6) interactive robots and the improvements, equipment, fixtures, and furniture in the valet parking services operating area at BWI Thurgood Marshall Airport to MDOT MAA.

Contract Descriptions: This agenda item is requesting two (2) actions for approval:

Action One: To seek approval of a sole source maintenance contract for the six (6) interactive promobot robots. The maintenance contract provides for the maintenance, service, repair, adjusting and testing of six (6) interactive customer service robots at BWI Thurgood Marshall Airport. The six (6) customer service robots, strategically positioned on the arrivals/baggage claim level of BWI Thurgood Marshall, will provide multi-lingual (five (5) different languages) wayfinding, airline, ground, and parking information and answer frequently asked questions to enhance customer service for patrons utilizing the Airport's public parking services, facilities, and other amenities in the terminal, without the need for direct human-to-human contact. Additionally, the robots will be programmed to provide COVID-19 pandemic safety messaging and provide an expedited electronic parking payment method.

Action Two: To seek the approval of the assignment of the six (6) interactive robots and the improvements, equipment, fixtures, and furniture in the valet parking services operating area at BWI Thurgood Marshall Airport associated with the valet parking operation purchased by SP Plus. In its Supplemental Item 17-MOD, dated June 17, 2020, MDOT MAA advised the Board of Public Works (Board) that it would bring the assignment of the robots and personal property from SP Plus to MDOT MAA to the Board for approval after consulting with the Maryland Department of Information Technology (DOIT) and the State Office of Procurement.

Award: Promobot Corp
Huntingdon Valley, PA

Contract Term: 12/17/2020 – 12/16/2025

Amount: \$843,600 NTE

Procurement Method: Sole Source

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



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

MBE Participation: 0%

Living Wage Eligible: Yes

Performance Security: None

Requesting Agency Remarks: Promobot Corporation is the only corporation that can provide maintenance, updates, and changes on its proprietary robot system. Therefore, the maintenance agreement is a sole source agreement.

At the June 17, 2020 Board of Public Works meeting, MDOT MAA presented an item seeking retroactive approval of reimbursements by MDOT MAA to SP Plus for the construction and furnishing of a valet parking operation at BWI Thurgood Marshall Airport and the purchase of the six (6) interactive robots. In that item, MDOT MAA advised the Board, that they would seek review and assistance of the DOIT and the State Office of Procurement before bringing an item back to the Board for approval for SP Plus to assign the robots and personal property related to the valet operation to MDOT MAA. The MDOT MAA spoke with the Office of State Procurement and it was determined that the robots are similar to mobile computer kiosks and therefore within MDOT MAA's procurement authority to procure. After further review of the personal property related to the valet operation (i.e., computer monitors, batteries, kiosk, office supplies, signage and storage containers) it was determined that these items are also within MDOT MAA's delegation of procurement authority. Therefore, the assignment and assumption agreement for the robots and personal property is being presented as action item two (2) on MDOT MAA's agenda to the Board.

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

Approp. Code: J06I0002

Resident Businesses: No

MD Tax Clearance: 20-3459-0000

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



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

7-M. MARYLAND TRANSPORTATION AUTHORITY
Maintenance Contract

Contract ID: Janitorial Services MDTA Police Headquarters and Service Buildings; MT-3133-0000

Contract Description: This contract provides janitorial services for MDTA's Police Headquarters and Service Buildings.

Award: National Center on Institutions and Alternatives, Inc.
Baltimore, MD

Contract Term: 01/01/2021–12/31/2023 (w/1 two-year renewal option)

Amount: \$415,713 NTE (3 Years, Base Contract)
\$308,687 NTE (2 Years, Renewal Option)
\$724,400 NTE Aggregate Total (5 Years)

Procurement Method: Preferred Provider

Living Wage Eligible: No (Preferred Provider)

MBE Participation: 0%

Performance Security: None

Incumbent: Yes

Requesting Agency Remarks: This contract will be performed by a Community Service Provider. The Pricing and Selection Committee approved the rates for these services on October 5, 2020. Janitorial supplies are included in the contract total and the contract specifies that supplies be purchased from Blind Industries of Maryland, also a Community Service Provider.

Services for this contract include but are not limited to daily cleaning and general disinfecting of surfaces as well as periodic cleaning services for offices, breakrooms, bathrooms, common spaces, etc. and various types of floors and windows.

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00J00.41

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



7-M. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

Resident Businesses: Yes

MD Tax Clearance: 20-2978-1110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



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

8-M. MARYLAND TRANSPORTATION AUTHORITY
Maintenance Contract

Contract ID: Janitorial Services for the Maryland Transportation Authority's (MDTA) Point Breeze Facilities; *MT-3134-0000*

Contract Description: This contract provides comprehensive janitorial services including supervision, supplies, labor, and equipment at the Maryland Transportation Authority's Point Breeze Facilities.

Awards: National Center on Institutions and Alternatives, Inc. (NCIA)
Baltimore, MD

Contract Term: 12/03/2020* - 12/02/2023 (*or earlier upon BPW approval)
(Three (3) year base with one, 2-year renewal option)

Amount: \$ 755,494 NTE (3 Years, Base Contract)
\$ 561,151 NTE (2 Years, Renewal Option)
\$1,316,645 NTE Aggregate Total (5 Years)

Procurement Method: Preferred Provider

Living Wage Eligible: No

MBE Participation: 0%

Performance Security: None

Incumbent: Yes

Requesting Agency Remarks: This contract will be performed by a Community Service Provider. The Pricing and Selection Committee approved the rates for these services on September 19, 2020. Janitorial supplies are included in the contract total and the contract specifies that supplies be purchased from Blind Industries of Maryland, also a Community Service Provider.

The provider shall furnish all labor, equipment and supplies to provide janitorial services. Services include but are not limited to daily cleaning and general disinfecting of surfaces as well as periodic cleaning services for offices, breakrooms, bathrooms, common spaces, etc. and various types of floors and windows.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



8-M. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00.41

Resident Businesses: Yes

MD Tax Clearance: 20-2827-1110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



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

9-M. MARYLAND TRANSPORTATION AUTHORITY
Maintenance Contract

Contract ID: Janitorial Services Inter County Connector (ICC) Eastern and Western Facilities;
MT 3140-0000

Contract Description: This contract provides janitorial services for MDTA's Inter County Connector (ICC) Eastern and Western Facilities.

Award: National Center on Institutions and Alternatives, Inc.
Baltimore, MD

Contract Term: 01/01/2021–12/31/2023 (w/1 two (2) year renewal option)

Amount: \$147,128 NTE (3 Years, Base Contract)
\$111,156 NTE (2 Years, Renewal Option)
\$258,284 NTE Aggregate Total (5 Years)

Procurement Method: Preferred Provider

Living Wage Eligible: No (Preferred Provider)

MBE Participation: 0%

Performance Security: None

Incumbent: Yes

Requesting Agency Remarks: This contract will be performed by a Community Service Provider. The Pricing and Selection Committee approved the rates for these services on October 27, 2020. Janitorial supplies are included in the contract total and the contract specifies that supplies be purchased from Blind Industries of Maryland, also a Community Service Provider.

The provider shall furnish all labor, equipment and supplies to provide janitorial services. Services include but are not limited to daily cleaning and general disinfecting of surfaces as well as periodic cleaning services for offices, breakrooms, bathrooms, common spaces, etc. and various types of floors and windows.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



9-M. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00J00.41

Resident Businesses: Yes

MD Tax Clearance: 20-2977-1110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 2, 2020



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

10-C. MARYLAND DEPARTMENT OF TRANSPORTATION

Recommendation: That the Board of Public Works approve the award of the following Task Order under the previously-approved Master Contract.

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

Procurement Method: Task Order under Master Contract

Master Contract:	Comprehensive Interior/Exterior Modifications at Baltimore/Washington International Thurgood Marshall and Martin State Airports, MDOT MAA Contract No. MAA-CO-18-004
<i>Approved:</i>	MDOT Item 1-C (01/23/2019)
<i>Term:</i>	02/07/2019 – 02/06/2022
<i>Fund Source:</i>	100% Special Funds (Transportation Trust Funds)

- | | |
|--|--|
| Using Agency: | Maryland Aviation Administration (MDOT MAA) |
| Description: | This task consists of the Hourly Garage 6 th level Pedestrian Ramp at Baltimore/Washington International Thurgood Marshall Airport (TO #12) |
| Number of Qualified Master Contractors: | 4 |
| Number of Bids: | 4 |
| Award: | Mid Atlantic General Contractors, Inc.; Beltsville, MD |
| Amount: | \$342,761.00 |
| Term: | 12/09/2020* – 06/02/2021 (175 calendar days)
(*or earlier upon BPW approval) |
| MBE/VSBE Participation: | 20% |
| Resident Business: | Yes |

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
December 2, 2020

Item#	Category	Pages
<i>1 - 14</i>	<i>Capital Grants and Loans</i>	<i>1 - 15</i>
<i>15</i>	<i>Architecture and Engineering</i>	<i>16 - 17</i>
<i>16</i>	<i>Construction</i>	<i>18 - 19</i>
<i>17 - 19</i>	<i>Services</i>	<i>20 - 25</i>
<i>20 - 23</i>	<i>Information Technology</i>	<i>26 - 37</i>
<i>24</i>	<i>Maintenance</i>	<i>38 - 39</i>
<i>25</i>	<i>General Miscellaneous</i>	<i>40 - 44</i>
<i>26 - 30</i>	<i>Real Property</i>	<i>45 - 51</i>
<i>31 - 32</i>	<i>Tenant Lease</i>	<i>52 - 55</i>
<i>33</i>	<i>General Miscellaneous</i>	
	<i>Record Correction</i>	<i>56</i>



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov

1-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Directors of Cornerstone Montgomery, Inc.

Cornerstone Montgomery (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Cornerstone Montgomery headquarters facility, located in Montgomery County.”

*Maryland Consolidated Capital Bond Loan of 2019 (LSI – Chapter 14, Acts of 2019)
DGS Item G110; (SL-118-190-038) \$ 100,000*

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 Directors of Cornerstone Montgomery, Inc. has over \$100,000 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$ 2,500,000
	19-G110 (This Action)	\$ 100,000 (match)
	Local Cost	\$ 2,400,000

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. The Office of Comptroller may not disburse State funds until after it 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
December 2, 2020**



*Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov*

2-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 Gilchrist Hospice Care, Inc.

Gilchrist Center Baltimore (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Gilchrist Center Baltimore facility, located in Baltimore City.”

Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)

DGS Item 217, (SL-006-200-038)

\$ 1,000,000

Matching Fund: No match is required.

Background:	Total Project	\$ 15,349,890
	20-217 (This Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 14,349,890

(Prior Actions: None)

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 the 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
December 2, 2020**



Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov

3-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works enter into a grant agreement for the following grant:

2101 East Biddle, LLC

Hoen Lithograph Building (Baltimore City)

“For the purchase and installation of security cameras, outside lighting, and other security equipment, located in Baltimore City.”

*Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)
DGS Item 218, (SL-004-180-038) \$ 200,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 34,011,733
	20-218 (This Action)	\$ 200,000 (Non-match)
	19-234 (Prior Action)	\$ 75,000 (Non-match)
	18-175 (Prior Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 32,736,733

(Prior Actions: 10/30/19 Agenda, Item 28-CGL; 9/26/18 Agenda, Item 32-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the 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
December 2, 2020**



*Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov*

4-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 Liberty Road Volunteer Fire Company. Inc.

Liberty Road Volunteer Fire Company (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Liberty Road Volunteer Fire Company facility, located in Baltimore County.”

Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)

DGS Item 291, (SL-007-200-038) \$ 300,000

Matching Fund: No match is required.

Background:	Total Project	\$ 300,000
	20-291 (This Action)	\$ 300,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

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 the 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
December 2, 2020**



*Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov*

5-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 Ronald McDonald House Charities of Baltimore, Inc.
Ronald McDonald House Charities Baltimore - New Ronald
McDonald House (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation,
reconstruction, site improvement, and capital equipping of a new Ronald
McDonald House.”*

*Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)
DGS Item 178, (SL-006-170-038) \$ 500,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 33,456,673
	20-178 (This Action)	\$ 500,000 (non-match)
	19-168 (Prior Action)	\$ 500,000 (non-match)
	18-159 (Prior Action)	\$ 500,000 (non-match)
	17-129 (Prior Action)	\$ 1,000,000 (non-match)
	Local Cost	\$ 30,956,673

(Prior Actions: 10/2/19 Agenda, Item 4-CGL; 10/17/18 Agenda, Item 18-CGL; 9/20/17 Agenda, Item 31-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the 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
December 2, 2020**



*Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov*

6-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Directors of the Friends Foundation of the Cecil County Public Library, Inc. and the Cecil County Public Library System

Our Town Early Literacy Center (Cecil County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Our Town Early Literacy at the East Branch Library located in Cecil County.”

*Maryland Consolidated Capital Bond Loan of 2019 (LSI – Chapter 14, Acts of 2019),
DGS Item G088; (SL-117-190-038) \$ 50,000*

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 Directors of the Friends Foundation of the Cecil County Public Library, Inc. and the Cecil County Public Library System has over \$50,000 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$ 442,000
	19-G088 (This Action)	\$ 50,000 (match)
	Local Cost	\$ 392,000

Remarks:

1. The grant agreement has been revised to include Cecil County Maryland as a “beneficiary” throughout the document.
2. The grant agreement has been revised as follows: 16. Indemnification. To the extent permitted by law (including Courts and Judicial Proceedings Article, §5-301 et seq. the Local Government Tort Claims Act; Article §25A, 1A; and Courts and Judicial Proceedings Article, §5-509; Annotated Code of Maryland, as amended from time to time), and subject to the availability of appropriations, Grantee...
3. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
4. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



6-CGL. CAPITAL GRANTS AND LOANS (cont'd)

Remarks(cont'd):

5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
6. The Office of Comptroller may not disburse State funds until after it 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
December 2, 2020**



*Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov*

7-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 Sheppard Pratt Health System, Inc.

Sheppard Pratt Hospital - Sheppard Pratt at Elkridge (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a replacement mental health hospital facility in Elkridge.”

*Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)
DGS Item 180, (SL-072-160-038) \$ 2,000,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 72,344,477
	20-180 (This Action)	\$ 2,000,000 (Non-match)
	19-212 (Prior Action)	\$ 2,000,000 (Non-match)
	18-161 (Prior Action)	\$ 4,000,000 (Non-match)
	16-G080 (Prior Action)	\$ 2,500,000 (Match)
	Local Cost	\$ 61,844,477

(Prior Actions: 1/8/20 Agenda, Item 51-CGL; 1/8/20 Agenda, Item 6-CGL; 5/16/18 Agenda, Item 28-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the 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
December 2, 2020**



Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov

8-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 St. Elizabeth School

St. Elizabeth School (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the St. Elizabeth School building.”

*Maryland Consolidated Capital Bond Loan of 2018 (LSI – Chapter 9, Acts of 2018),
DGS Item G032; (SL-117-180-038) \$ 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 Trustees of the St. Elizabeth School has submitted evidence that it has \$144,825.33 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Trustees of the St. Elizabeth School \$50,000 for eligible expenditures.

Background:	Total Project	\$ 809,579
	18-G032 (This Action)	\$ 50,000 (match)
	Local Cost	\$ 759,579

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 the Department of General Services for eligibility determination.
4. The Office of Comptroller may not disburse State funds until after it 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
December 2, 2020**



Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov

9-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Directors of the Upperco Volunteer Fire Company, Inc.

Upperco Volunteer Fire Company (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Upperco Volunteer Fire Company, located in Baltimore County.”

*Maryland Consolidated Capital Bond Loan of 2019 (LHI – Chapter 14, Acts of 2019),
DGS Item G035; (SL-110-190-038) \$ 85,000*

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 Directors of the Upperco Volunteer Fire Company, Inc. has submitted evidence that it has \$112,979.09 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse Board of Directors of the Upperco Volunteer Fire Company, Inc. \$27,979.09 for eligible expenditures.

Background:	Total Project	\$6,682,500
	19-G035 (This Action)	\$ 85,000 (match)
	Local Cost	\$6,597,500

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 the 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
December 2, 2020**



Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov

10-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 Maryland University of Integrative Health, Inc.

Maryland University of Integrative Health (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Maryland University of Integrative Health facility, including improvements to the building's parking lot, located in Howard County.”

*Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)
DGS Item 235, (SL-008-200-038) \$ 350,000*

Matching Fund: No match is required.

Background:	Total Project	\$	350,000
	20-192 (This Action)	\$	350,000 (Non-match)
	Local Cost	\$	0

(Prior Actions: None)

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 the 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
December 2, 2020**



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

11-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 Waterfront Partnership of Baltimore, Inc.

Waterfront Partnership of Baltimore - Rash Field Improvements (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Rash Field.”

Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)

DGS Item 192, (SL-086-170-038)

\$ 500,000

Matching Fund: No match is required.

Background:	Total Project	\$ 12,000,000
	20-192 (This Action)	\$ 500,000 (Non-match)
	19-248 (Prior Action)	\$ 1,000,000 (Non-match)
	17-G013 (Prior Action)	\$ 1,000,000 (Match)
	Local Cost	\$ 9,500,000

(Prior Actions: 12/18/19 Agenda, Item 4-CGL; 5/22/19 Agenda, Item 29-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the 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
December 2, 2020**



Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov

12-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into grant agreements for the following grants:

Board of Directors of the Friends of Jerusalem Mill

Jericho Road Stone Bank Barn (Harford County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Jericho Road Stone Bank Barn Building, located in Harford County.”

Maryland Consolidated Capital Bond Loan of 2019 (LSI – Chapter 14, Acts of 2019; as amended by Chapter 595, Acts of 2020),

DGS Item G102 **\$ 50,000**

Maryland Consolidated Capital Bond Loan of 2019 (LHI – Chapter 14, Acts of 2019; as amended by Chapter 595, Acts of 2020)

DGS Item G046; (SL-116-190-038) **\$ 200,000**

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 Directors of the Friends of Jerusalem Mill has over \$125,000 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$ 500,000
	19-G102 (This Action)	\$ 50,000 (\$25,000-match)
	19-G046 (This Action)	\$ 200,000 (\$100,000-match)
	Local Cost	\$ 250,000

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. The Office of Comptroller may not disburse State funds until after it 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
December 2, 2020**



*Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov*

**13-CGL. CAPITAL GRANTS AND LOANS
*Bond Bill Certification Extension***

Recommendation: That the Board of Public Works unanimously grant a temporary exception for one year from the automatic termination of funds for the following bond bill authorization:

AUTHORITY The State Finance Law provides:

Section 8-128, State Finance and Procurement Article, Maryland Code. State law provides “Except to the extent that money authorized by an enabling act for a State project or program has been encumbered by the board, an authorization of State debt shall automatically terminate 7 years after the date of the authorization, unless...the Board unanimously grants a temporary exception for 1 year.

The following authorization was not fully encumbered within the seven-year time period, but the grantee has requested a one year extension to June 1, 2022:

<i>Grantee:</i>	Board of Trustees of the Creative Alliance, Inc.
<i>Project:</i>	Creative Alliance - Education Center (Baltimore City)
<i>MCCBL 2014:</i>	DGS Item G003 LSI - Maryland Consolidated Capital Bond Loan of 2014 (Chapter 463 of the 2014 Laws of Maryland)
<i>Amount:</i>	\$600,000
<i>Encumbrance:</i>	\$0

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
December 2, 2020**



Contact: Shirley Kennedy 410-767-4107
shirley.kennedy@maryland.gov

14 -CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the following general obligation bond authorizations be cancelled in the amount of **\$1,220,000** and, at the same time, reduce the State's spending authority. Cancellation is recommended because the matching funds were not presented for Board of Public Works certification by the date the enabling acts required. The Comptroller and Department of General Services concur in this recommendation.

Authority: Section 8-128, State Finance and Procurement Article, Annotated Code of Maryland and specific bond bills as shown.

Chapter 396, MCCBL 2011, amended by Chapter 430, MCCBL 2013, Chapter 463, MCCBL 2014, Chapter 495, MCCBL 2015, Chapter 27, MCCBL 2016 and Chapter 9, MCCBL 2018

<i>Capitol Heights Seat Pleasant Boys and Girls Club Initiative, LSI</i>	\$ 25,000
<i>Capitol Heights Seat Pleasant Boys and Girls Club Initiative, LHI</i>	\$ 75,000

Chapter 27, MCCBL 2016, amended by Chapter 9, MCCBL 2018

<i>Wayside Cross Project</i>	\$ 25,000
------------------------------	-----------

Chapter 22, MCCBL 2017

<i>Bon Secours Youth Development</i>	\$300,000
<i>Camp Puh'tok</i>	\$100,000
<i>Carrollton Hall Restoration</i>	\$125,000
<i>National Great Blacks in Wax Museum</i>	\$200,000
<i>Old Pomonkey High School</i>	\$ 50,000
<i>Young Israel Shomrai Emunah Social Hall</i>	\$ 50,000

Chapter 9, MCCBL 2018

<i>Brunswick Junior Railroaders, LSI</i>	\$ 20,000
<i>Farming 4 Hunger Community Agricultural Facility, LSI</i>	\$100,000
<i>Lanham Boys and Girls Club Sports Park Renovation, LHI</i>	\$ 75,000
<i>Prince George's County Volunteer Marine, Fire and Rescue Department. LSI</i>	\$ 50,000
<i>Public Plaza and Community Overlook, LSI</i>	\$ 25,000

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
December 2, 2020**



*Contact: Lauren Buckler 410-767-3174
lauren.buckler@maryland.gov*

15-AE. ARCHITECTURE AND ENGINEERING CONTRACT
Department of Natural Resources

Contract ID: Engineering Inspection and Evaluation of Six Dams, Statewide; P-000-200-002
ADPICS No.: 001B1600154

Contract Description: Design services for evaluation and “top-to-bottom” inspection of the condition, operation, and maintenance on various DNR properties.

Award: AECOM Design Services, Inc; Germantown, MD

Contract Term: 01/07/2021 - 01/06/2025

Amount: \$600,000

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Ranking</i>
AECOM Design Services, Inc.; Germantown, MD	1
Hazen and Sawyer; Baltimore, MD	2
Schnabel Engineering, LLC; Chadds Ford, PA	3
Charles P. Johnson and Associates, Inc.; Silver Spring, MD	4
EBA Engineering, Inc./NMP Engineering Consultants, Inc., (JV); Laurel, MD	5
Froehling & Robertson, Inc.; Lutherville-Timonium, MD	6
GEI Consultants, Inc.; Exton, PA	7

MBE/VSBE Participation: 20% / N/A

Performance Security: N/A

Incumbents: N/A

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage on February 20, 2020. Seven firms submitted technical proposals and all seven were evaluated as responsive. DGS commenced fee negotiations with the highest ranked firm. The Negotiation Committee and the firm were able to negotiate an agreement on a fair, competitive and reasonable fee.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



15-AE. ARCHITECTURE AND ENGINEERING CONTRACT (cont'd)

Agency Remarks (cont'd):

The following dams will be inspected:

Hunting Creek Dam (MD Dam No. 58) at Cunningham Falls State Park,
Rocky Gap Dam (MD Dam No. 71) at Rocky Gap State Park,
Wye Mills Dam (MD Dam No. 29) at Wye Mills Lake FMA (Fishery
Management Area),
Clopper Lake Dam (MD Dam No. 87) at Seneca Creek State Park,
Elk Neck State Park Dam (MD Dam No. 217) at Elk Neck State Park, and
Blairs Valley Dam (MD Dam No. 61) at Indian Springs WMA.

Fund Source: POS FY2020 Item 004

Approp. Code: V00G0101

Resident Business: Yes

MD Tax Clearance: 20-2702-1101

This Item was withdrawn as Item 3-AE from the 10/21/2020 DGS OSP Agenda.

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
December 2, 2020**



*Contact: Lauren Buckler 410-767-3174
lauren.buckler@maryland.gov*

**16-C. CONSTRUCTION CONTRACT
*Department of Natural Resources***

Contract ID: Resurface Day Use Road at Smallwood State Park; *P-030-191-010*

ADPICS No.: ~~001B1600177~~
001B1600203

See next page for record
correction letter dated 3/1/21

Contract Description: Resurface roads at Smallwood State Park in Charles County.

Award: Stanley Concrete, LLC; Annapolis Junction, MD
(*Certified Small Business*)

Contract Term: 120 calendar days from Notice to Proceed

Amount: \$224,289

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amount</i>
Stanley Concrete, LLC; Annapolis Junction, MD	\$224,289
Team Cam, LLC; Linthicum Heights, MD	\$237,289
ECM Corporation; Fort Washington, MD	\$237,899
The American Asphalt Paving Co., LLC; Baltimore, MD	\$255,740
Aggregate Industries; Greenbelt, MD	\$299,467
Chamberlain Contractors, Inc.; Laurel, MD	\$357,490
Image Asphalt Maintenance, Inc.; Pasadena, MD	\$515,300
Mona Contracting, LLC; LaPlata, MD	\$585,661

MBE/VSBE Participation: 20% / N/A

Performance Security: Performance and Payment Bonds for 100% of Contract

Incumbents: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage on July 30, 2020. Eight bids were received and opened on September 3, 2020. Stanley Construction, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

Fund Source: POS FY2019 Item 006

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor



Ellington E. Churchill, Jr.
Secretary

MARYLAND DEPARTMENT OF GENERAL SERVICES
OFFICE OF THE SECRETARY

March 1, 2021

Accepted 3/2/21- JTG

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

Digitally signed by John T.
Gontrum
Date: 2021.03.02 09:18:51
-05'00'

SUBJECT: Record Correction – December 02, 2020 Board of Public Works Action Agenda

Dear Mr. Gontrum:

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

BPW – December 02, 2020

DGS 16-C Page 141

Resurface Day Use Road at Smallwood State Park
P-030-191-010

FROM: **ADPICS No.:** 001B1600177

TO: **ADPICS No.:** 001B1600203

Reason: Typographical error.

Regards,

Samantha L. Buchanan

Samantha L. Buchanan
Senior Program Manager, Reporting Unit
Department of General Services
Office of State Procurement

cc: Mr. Gabriel Gnall, Procurement Adviser, Board of Public Works
Ms. Lisa Grigsby, Recording Secretary, Board of Public Works
Ms. Joanna Kille, BPW Liaison, Treasurer's Office
Ms. Anne Klase, BPW Liaison, Comptroller's Office
Ms. Valerie Radomsky, BPW Liaison, Governor's Office



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



16-C. CONSTRUCTION CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 20-2687-0111

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
December 2, 2020**



*Contact: Dennis Krysiak 410-260-7807
dkrysiak@comp.state.md.us*

**17-S. SERVICES CONTRACT
*Comptroller of Maryland***

Contract ID: Acquisition Support Services; *COMP.2020-01*
ADPICS No.: ~~E00B1600023~~ **E00B1600024**

**See Record
Correction Secretary
Item #18 (1/6/21)**

Contract Description: Support Services via the NASPO ValuePoint Procurement of Acquisition Support Services led by the State of Hawaii

Award: Mathtech, Inc.; Hamilton, N.J.

Contract Term: 12/23/2020 - 06/05/2022 (w/two 1-year renewal options)

Amount: \$ 874,500 (Base)
\$ 583,000 (Renewal Option 1, 1-year)
\$ 583,000 (Renewal Option 2, 1-year)
\$2,040,500 Total

Procurement Method: Intergovernmental Cooperative Purchasing Agreement
(NASPO 19-19-09)

Living Wage Eligible: Yes

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

Incumbent: Same

Requesting Agency Remarks: Continuation of Mathtech will ensure continuity of support of critical project management services for improvements to the business intelligence/data warehouse when the current Mathtech contract expires. Mathtech would continue to provide the team and the subject matter knowledge that Comptroller requires to support crucial initiatives such as: Data Warehouse maintenance and reporting, annual tax year change configuration and reporting, Compass integrated tax system implementation and Executive Leadership and Organizational Transformation. Because of Mathtech's tenure and resulting knowledge of technology, data, processes and staff; Comptroller must retain Mathtech's support to ensure continuity of service.

Mathtech will 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
December 2, 2020**



17-S. SERVICES CONTRACT (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, audit, and revenue forecasting programs.

In accordance with COMAR 21.05.09.02, the Procurement Officer has determined and DGS OSP has concurred, that it is in the best interest of the State to enter into a cooperative buying agreement with NASPO ValuePoint Master Agreement for Acquisition Support Services (PASS) from Mathtech, Inc. This master agreement received 27 proposals and six of the proposers were determined to be non-responsive. The NASPO ValuePoint Master Participating Addendum, executed by the Chief Procurement Officer, allows for the Comptroller utilizing services as authorized by DGS OSP.

This method allows for the effective control of service cost due to the underlying pricing in the cooperative agreement having been arrived at through a competitive procurement. Further, this method eliminates the exhaustion and consumption of internal resources, while expediting this procurement process and ensuring that the necessary level of expertise that significantly contributed to the creation of the statutory obligation is now devoted to the statutory obligation of Comptroller.

The result will allow for the expertise that has been acquired from the recommended vendor to be consistently applied throughout the entire project which is a significant financial and administrative benefit to the State of Maryland and is not intended in any matter to evade the requirements contained in COMAR 21.01.01.03.

Comparisons of the U.S. General Services Administration (GSA) labor rates of equal job categories pricing and the Maryland Department of Information Technology Master Contracts comparative labor categories, it has been determined that the pricing for this project is fair and reasonable.

<i>Fund Source:</i>	100% General	<i>Approp. Code:</i>	E00A1002
<i>Resident Business:</i>	No	<i>MD Tax Clearance:</i>	20-3048-0100

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 6, 2021**



*Contact: Samantha Buchanan 410-260-7552
Samantha.buchanan@maryland.gov*

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

Recommendation: That the Board of Public Works accept the following correction to the record in which a contract's ADPICS number was incorrectly reported.

<i>Original Approval:</i>	DGS OSP 17-S, 12/02/2020
<i>Contract</i>	Acquisition Support Services
<i>Contract ID:</i>	COMP.2020-01

<i>Approved ADPICS No:</i>	E00B1600023
<i>Corrected ADPICS No:</i>	E00B1600024

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
December 2, 2020

REVISED



*Contact: Anna Lansaw 410-339-5015
 annaa.lansaw@maryland.gov*

18-S. SERVICES CONTRACT
Department of Public Safety and Correctional Services

Contract ID: Jessup **Supplementary Tradesmen**; BPM018960
 ADPICS No.: Q00B1600015

Contract Description: The contract is to provide professional tradesmen to augment the existing maintenance staff in the following locations: Jessup Correctional Institution (JCI), Brockbridge Correctional Facility (BCF), Maryland Correctional Institution for Women (MCIW), Maryland Correctional Institution Jessup (MCIJ), Dorsey Run Correctional Facility (DRCF), Maryland Correctional Pre-Release System (MCPRS) and Patuxent (PATX).

Award: CGL Facility Management, LLC; Rockville, MD

Term: 12/03/2020* - 09/30/2022 (*Or earlier upon BPW approval)

Amount: \$3,000,000 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amount</i>
CGL Facility Management; Rockville, MD	\$3,657,148
KTR Partners, LLC; Pikesville, MD	\$4,763,200

MBE/VSBE Participation: 10% / 1%

Performance Security: N/A

Incumbent: N/A

Requesting Agency Remarks: A notice of the availability of the Invitation for Bids (IFB) was posted on the eMaryland Marketplace Advantage on May 7, 2020; electronically notifying nine prospective vendors. Five bids were received; however, three were determined to be non-responsive for failure to submit a complete bid form, failure to submit required MBE documentation, and failure to meet the MBE requirements. CGL Facility Management, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020

REVISED



18-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Due to budgetary constraints the contract is being awarded as a not to exceed amount. This contract is based on labor hours to be performed. The selected contractor received excellent references and has satisfactorily provided services to this Department in the past for similar services to the institutions in Baltimore City.

Fund Source: 100% General

Approp. Code: Q00 (Various)

Resident Business: Yes

MD Tax Clearance: 20-1816-0110

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
December 2, 2020**



*Contact: Linda Lamone 410-269-2840
linda.lamone@maryland.gov*

**19-S-OPT. SERVICES CONTRACT OPTION
*State Board of Elections***

Contract ID: Election Staffing Services; D38B7400012
ADPICS No.: D38B1600005

Contract Approved: DBM 10-S, 02/7/2018

Contractor: 22nd Century Technologies Inc.; Somerset, NJ

Contract Description: Provide temporary election staffing services for various job roles leading up to and during the 2018 election cycle with potential renewal options to cover election staffing services for the 2020 and 2022 election cycles.

Option Description: Exercise the second and final renewal option, which will cover the 2022 Gubernatorial Election Cycle (Primary and General Elections).

Original Contract Term: 02/22/2018 - 12/31/2018 (w/two 2-year renewal options)

Option Term: 01/01/2021 - 12/31/2022

Original Contract Amount: \$ 3,493,244

Option Amount: \$ 6,359,853

Prior Mods/Options: \$ 6,291,268 (Renewal Option 1: DBM 3-S-OPT, 11/14/2018)
\$ 0 (Mod. No. 1: Voluntary withdrawal and replacement of a VSBE; Delegated Authority, 11/19/2018)
\$ 0 (Mod. No. 2: Voluntary withdrawal and replacement of MBE firm; Delegated Authority, 12/06/2019)

Total Contract Amount: \$16,144,364

Percent +/- (This Item): 182.06%

Total Percent Change: 462.16%

Original Procurement Method: Competitive Sealed Proposals



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



19-S-OPT. SERVICES CONTRACT OPTION (cont'd)

MBE/VSBE Participation: 30% / 5%

MBE/VSBE Compliance: 30% / 4%

Requesting Agency Remarks: The contractor successfully provided election staffing services for the 2018 Gubernatorial and 2020 Presidential election cycles.

The State Board of Elections awarded a lower amount for the base period than is in the BAFO due to budgetary constraints and noting that this is an indefinite quantity contract with a not to exceed award.

Fund Source: 50% General; 50% Special (Local Boards of Elections)

Approp. Code: D38I0102

Resident Business: No

Tax Clearance: 20-2810-1111

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
December 2, 2020**



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

20-IT. INFORMATION TECHNOLOGY
Department of Human Services; Office of Technology for Human Services

Contract ID: Adult Protective Services/Child Protective Services Helpline;
OTHS/OTHS-21-007
ADPICS No.: N00B1600170

Contract Description: Centralized call center with a single 800 number to provide services for the Adult Protective Services and Child Protective Services to report suspected abuse or neglect and other Adult and Child Welfare Services and delivery of these calls to DHS caseworkers.

Award: Gioia P. Ambrette Inc., trading as, Newcastle Communications
New York, NY

Contract Term: 01/01/2021* - 04/11/2023 (*or earlier upon BPW approval)

Amount: \$1,015,056

Procurement Method: Intergovernmental Cooperative Purchasing Agreement
(Sourcewell 022719)

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

Requesting Agency Remarks: The use of the ICPA is critical as the Maryland General Assembly has been expecting this solution to be implemented and the project has experienced a slowdown due to organizational changes at DHS Social Services Administration in 2019 and slowdowns due to the COVID-19 pandemic in 2020. Sourcewell received and evaluated 14 responses to this solicitation. The selected vendor in the ICPA is able to deliver a solution that have not been found among vendors, the ability to work across Maryland in jurisdictions that may still be running the legacy phone systems (PBX-Private Branch Exchange) or running the new VoIP phone systems (Voice over Internet Protocol). This is critical because Maryland continues to transfer from PBX to VoIP.

The ICPA will provide time and cost savings through significant reduction in the level of effort required for the procurement process. This reduction in processing time is particularly important for this application which is essential to DHS's critical mission to continue to provide uninterrupted optimum protective services to some of Maryland's most vulnerable citizens.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



20-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

The Solution will provide the following capabilities:

- Speech enabled menus
- Select either CPS or APS
- Select the county of the suspected incident
- Route calls to the appropriate Case Worker based upon county location, CPS or APS, the time of day, and other conditions as set forth by DHS.
- Be compatible with both VoIP and legacy PBX systems.
- Be able to deliver calls to Cell or Smartphones.
- The Case Workers must be able to log on/login through a browser on their computer, iOS or Android device.
- In addition to the 800 number, be able to use the existing numbers that each of the 30 jurisdictions/offices have currently published.
- DHS will be able to control who is available to take calls and to track the calls into the Call Center.
- DHS will be able to see who called, when they called, and what case worker received the call.
- In the event that a case worker is logged in and misses the call, the Solution will take the call back and send it to another case worker.
- The supervisor will have visibility to see which case workers are logged in and available.

It is in the best interest of the State to enter into ICPA as it will provide cost benefits to the State, will promote administrative efficiencies and promote intergovernmental cooperation.

Fund Source: 100% General

Approp. Code: N00G0003

Resident Business: No

MD Tax Clearance: 20-3481-0110

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
December 2, 2020**



*Contact: Linda Lamone 410-269-2840
linda.lamone@maryland.gov*

**21-IT-OPT. INFORMATION TECHNOLOGY CONTRACT
*State Board of Elections***

Contract ID: Independent Automated Post-Election Audit Method 2020 and 2022 Election Cycles

ADPICS No.: D38B1600004

Contract Approved: DOIT 9-IT, 08/14/2019

Contractor: The Clear Ballot Group, Inc.; Boston, MA

Contract Description: Provide independent, automated solution to verify accuracy of State's voting system. Conduct Statewide audit of all ballot images tabulated in 2020 Primary and General Elections with the option to perform the same services in the 2022 Primary and General Elections.

Option Description: Exercise the sole renewal option providing the independent automated verification of election results for the 2022 Gubernatorial Election cycle.

Original Contract Term: 10/01/2019 - 12/31/2020 (w/one 2-year renewal option)

Option Term: 01/01/2021 - 12/31/2022

Original Contract Amount: \$ 791,000

Option Amount: \$ 870,100

Total Contract Amount: \$1,751,226

Prior Mods/Options: \$ 45,063 (Mod. No. 1: Audit for the 2020 Special Primary Election; Delegated Authority, 12/27/2019)
\$ 45,063 (Mod. No. 2: Audit for the 2020 Special General Election; Delegated Authority, 08/08/2020)

Percent +/- (This Item): 110%

Total Percent Change: 221.39%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



21-IT-OPT. INFORMATION TECHNOLOGY CONTRACT (cont'd)

Original Procurement Method: Sole Source

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

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

Requesting Agency Remarks: It is critical to have Clear Ballot conduct their audit because an automated tabulation audit is required by the Election Law article § 11-309(b)(1) *Post Election Tabulation Audit*, and currently, Clear Ballot is the only vendor that offers such an audit.

The State Board of Elections would not have had to conduct a separate audit for the 2020 Special General, if the 2020 Presidential Primary had been on April 28, 2020 as originally scheduled. The audit could have been combined with the 2020 Presidential Primary audit at no additional cost, since the cost of the audit does not increase based on the number of ballots. Due to the pandemic, the 2020 Presidential Primary was postponed on April 10, 2020 by Order of the Governor until June 2, 2020, necessitating a separate audit.

Fund Source: 50% Special (County Funds), 50% General

Approp. Code: D38I0102

Resident Business: 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
December 2, 2020**



*Contact: Michael Leahy 410-697-9401
michael.leahy@maryland.gov*

**22-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Information Technology***

Contract ID: Voice-Over-IP Services: F50B0600047
ADPICS No.: COJ02449

Contract Approved: DGS 19-IT, 05/20/2020

Contractor: CenturyLink Communications LLC; Denver, CO

Contract Description: Provide voice-over internet protocol to multiple State agencies obtaining services from DoIT.

Modification Description: Increase overall contract authority and extend the contract term to align with the expiration of Michigan Collegiate Telecommunications Association Master Service Agreement (MICTA).

Original Contract Term: 06/09/2020 - 12/03/2020

Modification Term: 12/04/2020 - 12/03/2023

Original Contract Amount: \$ 570,000

Modification Amount: \$3,000,000

Total Contract Amount: \$3,570,000

Prior Mods/Options: N/A

Percent +/- (This Item): 526.3%

Total Percent Change: 526.3%

Original Procurement Method: Intergovernmental Cooperative Purchase (MICTA)

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

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



22-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Requesting Agency Remarks: This agreement is for VoIP services for the network modernization and legacy PBX replacement (MITDP Project). Recently DOIT deployed a new teleworking solution for the Office of the Comptroller tax lines. DOIT has also increased the projected spend due to increased demand for the Department of LABOR, DHS, and SDAT. The forecast has been adjusted due to increased demand for VOIP services primarily due to the COVID emergency and the move of agencies to teleworking.

Fund Source: Various (Using Agency funds)

Approp. Code: Various

Resident Business: 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
December 2, 2020

REVISED



Contact: Samantha Buchanan 410-260-7552
samantha.buchanan@maryland.gov

23-IT. INFORMATION TECHNOLOGY

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

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

- | | | |
|------------|--|---|
| 1.0 | Master Contract: | Consulting and Technical Services Plus (CATS+)
Contract No.: 060B2490023
Approved: DoIT 3-IT, 04/03/2013
Term: 04/22/2013 - 04/21/2028
<i>**As of publication, the remaining balance of this master contract is \$474,374,038.</i> |
| 1.1 | Using Agency: | Department of Education |
| | Description: | Project Manager to oversee and direct the Enhanced Child
Care Automated Tracking System (ECCATS) project team; ADPICS No.: R00B9400148 |
| | Number of Qualified
Master Contractors: | 13 (Functional Area 10) |
| | Number of Bids: | 13 |
| | Award | Mathtech Inc.; Hamilton, NJ |
| | Amount: | \$1,421,327 |
| | Term: | 02/01/2021* - 02/01/2024 (w/two 1-year renewal options).
(*or earlier upon BPW approval) |
| | MBE/VSBE Participation: | N/A / N/A |
| | Resident Business: | No |
| | Funding Source: | 100% Federal |
| 1.2 | Using Agency: | State Board of Elections |
| | Description: | Enhance information security policies and procedures for
election data and systems; D38B1600010. Strategic leadership for securing the systems
and data needed to conduct an election for the 2020, 2022, and 2024 election cycles.
Contactor has provided two individuals who have contributed to enhancing our
information security posture. Four total resources are covered by this Task Order, and
SBE expects contributions will expand as they expand their team over the next several
months. |
| | Option Description: | Exercise the first of two renewal options. |
| | Award: | Vivsoft Technologies LLC; Ashburn, VA
(Certified Minority Business Enterprise) |



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020

REVISED



23-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Master Contract: Consulting and Technical Services Plus (CATS+)

Original Amount: \$1,399,960
Option Amount: \$1,399,960
Prior Mods/Options: N/A
Revised Contract Amount: \$2,799,920
Original Term: 08/14/2019 - 12/31/2020
Option Term: 01/01/2021 - 12/31/2022
MBE/VSBE Participation: N/A / N/A
MBE/VSBE Compliance: N/A / N/A
Resident Business: No
Fund Source: 100% Federal (HAVA)

1.3 Using Agency: State Board of Elections
Description: Election and Other Support Resources; D38B1600007/
D38B1600008. Provide services and support from a leadership level to general day to
day hands on support. Includes the 2022 Pollbook project and MDVOTERS for the
2020, 2022, and 2024 election cycles.

Option Description: ~~Exercise the sole renewal option.~~ Exercise the first of two option
Award: Netorian LLC; Aberdeen, MD periods available
AB Innovative (now Radiant Innovative); Bethesda, MD
(Certified Small Business)

Original Amount: \$12,996,088 (NTE)
Option Amount: \$10,276,353 - Netorian LLC
\$ 8,256,754 - Radiant Innovative
\$18,533,107 Total

**See Record
Correction Secretary
Item #19 (1/6/21)**

Prior Mods/Options: N/A
Revised Contract Amount: \$31,529,194
Original Term: 01/08/2020 – 12/31/2020
Option Term: ~~01/01/2021 – 12/31/2021~~ 01/01/2021 - 12/31/2022
MBE/VSBE Participation: 30% / N/A
MBE/VSBE Compliance: 51% / N/A
Resident Business: Yes
Funding Source: 90% Special (County Funds), 10% General

1.4 Using Agency: MDOT The Secretary Office
Description: IBM Mainframe Multiple Virtual Systems (MVS) Programming
Support; J01B3400033. Acquire senior level technical services to support the Office of
Transportation Technology Services (OTTS) IBM mainframe. Accountable for
maintaining high availability, reliability and integrity of the operating system, sub-systems,
and Independent Software Vendor (ISV) program products for the IBM zSeries mainframe.
Including installation, testing, maintenance, and version enhancements.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020

REVISED



23-IT. INFORMATION TECHNOLOGY (cont'd)

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

Modification Description: Extend task order by two years with additional funding to provide continuity of mainframe support on MDOT's mission critical systems. The extension is needed to keep services in place while MDOT completes another RFP that is scheduled for 2021. MDOT has also now begun developing requirements for the replacement TORFP. In case budgetary constraints continue further than currently projected, MDOT will be ready to proceed with advertising and awarding the replacement TORFP.

Award: ICF Incorporated LLC.; Fairfax, VA
Original Amount: \$2,745,990
Mod. Amount: \$1,713,994
Prior Mods/Options: \$ 239,587 (Mod #1 - Additional resource & funding, DoIT 08/28/18)
 \$ 741,946 (Mod #2 - Add 10 months & funding, Droit 03/15/2019)
 \$ 675,000 (Mod #3 - Add 9 months & funding, DGS 37-IT MOD 1.2, 02/19/2020)
Revised Contract Amount: \$6,116,516
Original Term: 06/01/2014 - 05/31/2019
Modification Term: 01/01/2021 - 12/31/2022
MBE/VSBE Participation: N/A / N/A
MBE/VSBE Compliance: N/A / N/A
Resident Business: No
Fund Source: 100% Special (Transportation Trust)

- 1.5 *Using Agency:* MDOT The Secretary Office**
Description: Mainframe Peripheral Maintenance Support; J01B3400025
 Maintenance services for mainframe and peripheral hardware components. Contractor will have responsibility for meeting service levels for the entire State of Maryland. OTTS is responsible for the delivery and technical support of various hardware and operating systems platforms, including the systems programming and maintenance of the IBM mainframe system. Failure to meet the established service levels can have significant impact on public safety as well as our other business partners.
Modification Description: Extend task order by two years with additional funding to provide continuity of mainframe support on MDOT's mission critical systems. The extension is needed to keep services in place while MDOT completes another RFP that is scheduled for 2021.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020

REVISED



23-IT. **INFORMATION TECHNOLOGY** (cont'd)

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

MDOT has also now begun developing requirements for the replacement TORFP. In case budgetary constraints continue further than currently projected, MDOT will be ready to proceed with advertising and awarding the replacement TORFP.

Award: Applied Technology Services; Baltimore MD
(Certified Small Business, Certified Minority Business)

Original Amount: \$2,871,981

Mod Amount: \$1,223,453

Prior Mods/Options: \$ 0 (Mod #1 – TOA language correction,
DoIT 03/02/2017)
\$ 315,000 (Mod #2 – Add 7 months & funding,
DoIT 03/06/2019)
\$ 537,807 (Mod #3 – Add 12 months & funding,
DGS 28-IT MOD 1.1, 12/04/2019)

Total Contract Amount: \$4,948,241

Original Term: 06/01/2014 - 05/31/2019

Modification Term: 01/01/2021 - 12/31/2022

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

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

Resident Business: Yes

Fund Source: 100% Special (Transportation Trust)

1.6 **Using Agency:** MDOT The Secretary Office

Description: IBM Mainframe Network Disaster Recovery Site Support;
J01B3400036 Obtain a solution that would enable MDOT to continue mainframe computer processing and related operations should MDOT experience an unplanned event that would prevent MDOT from using its current business data center location for its intended computer processing and related purposes.

Modification Description: Extend task order by two years with additional funding to provide continuity of disaster recovery support on MDOT's mission critical mainframe systems. The extension is needed to keep services in place while MDOT completes another RFP that is scheduled for 2021. MDOT has also now begun developing requirements for the replacement TORFP. In case budgetary constraints continue further than currently projected, MDOT will be ready to proceed with advertising and awarding the replacement TORFP.

Award: DK Consulting LLC.; Columbia, MD
(Certified Small Business, Certified Minority Business)



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020



REVISED

23-IT. **INFORMATION TECHNOLOGY** (cont'd)

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

Original Amount: \$ 781,200
Mod Amount: \$ 312,240
Prior Mods/Options: \$ 0 (Mod #1 - Correction of TOA, DoIT 07/27/17)
 \$ 91,140 (Mod #2 - Add 7 months & funding
 DoIT 02/27/19)
 \$ 156,240 (Mod #3 - Add 12 months & funding
 DoIT 11/21/2019)
Total Contract Amount: \$1,340,820
Original Term: 06/01/2014 - 05/31/2019
Modification Term: 01/01/2021 - 12/31/2022
MBE/VSBE Participation: N/A / N/A
MBE/VSBE Compliance: N/A / N/A
Resident Business: Yes
Fund Source: 100% Special (Transportation Trust)

1.7 **Using Agency:** Department of Information Technology (DoIT).

Description: Web Shared Services; COJ01885

Web hosting service, many websites reside on one web server connected to the internet. DoIT has supported the effort to present a common look and feel to public websites. DoIT's enterprise web systems include hosted content management systems and custom applications. These products are core solutions that provide content management and collaboration functions as well as secure access for internet, intranet and extranet contributors.

Modification Description: Increase contract ceiling for the current term by \$700,000 and extend the term by 12 months with additional funding. The modification is for the continuous support and maintenance of enterprise web systems, including content management systems, and web application development.

Award: AT&T System Inc.; Silver Spring, MD

Original Amount: \$10,564,642

Mod. Amount: \$ 4,200,200

Prior Mods/Options: N/A

Total Contract Amount: \$14,764,842

Original Term: 12/23/2015 - 12/18/2020

Modification Term: 12/19/2020 - 12/31/2021

MBE/VSBE Participation: 10% / N/A

MBE/VSBE Compliance: 5.13% / N/A

Resident Business: Yes

Funding Source: Various



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020



REVISED

23-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Master Contract:* *Hardware/Associated Equipment & Services 2012*

Contract No. 060B2490022

Approved: DoIT 4-IT, 10/31/2012

Term: 11/15/2012 - 11/14/2027

****As of publication, the remaining balance of this master contract is \$105,103,353**

2.1 *Using Agency:* Department of Information Technology (DoIT)

Description: CISCO PORFP for Network equipment for DHS LAN refresh VDM Project; *F50P1600160*. The Cisco equipment being purchased will be used to upgrade the local area networks at numerous DHS locations. The network upgrades are required to prepare these DHS locations for their migration to the enterprise Voice-over-IP telephone system, which is being executed by the Voice and Data Modernization Project and funded through the Major IT Development Project (MITDP) Fund.

Award: Prosys Information Systems; Norcross, GA

Number of Qualified

Master Contractors: 59

Number of Bids: 7

Amount: \$616,466

Term: Anticipated delivery 30 days from NTP

MBE/VSBE Participation: N/A

Resident Business: No

Funding Source: 100% Special (MITDP)

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 6, 2021



Contact: Samantha Buchanan 410-260-7552
samantha.buchanan@maryland.gov

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

Recommendation: That the Board of Public Works accept a correction to the record in which a contract's option period and option description were incorrectly reported.

<i>Original Approval:</i>	DGS OSP 23-IT 1.3., 12/02/2020
<i>Contract Description:</i>	Election and Other Support Resources. Provide services and support from a leadership level to general day to day hands on support. Includes the 2022 Pollbook project and MDVOTERS for the 2020, 2022, and 2024 election cycles.
<i>Contract ID:</i>	D38B1600007/ D38B1600008
<i>Approved Option Period:</i>	01/01/2021 - 12/31/2021
<i>Corrected Option Period:</i>	01/01/2021 - 12/31/2022
<i>Approved Option Description:</i>	Exercise the sole renewal option
<i>Corrected Option Description:</i>	Exercise the first of two option periods available

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
December 2, 2020**



*Contact: Calvin Gladden 410-767-4281
calvin.gladden@maryland.gov*

24-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Unarmed Uniformed Guard Service; R00R1600419
ADPICS No.: 001B1600204

Contract Description: Provide unarmed uniformed guard services at the Disability Rehabilitation Services in Hunt Valley, Maryland.

Award: Falcon Solutions, LLC; Severna Park, MD
(Certified Minority Business)

Contract Term: 01/01/2021 - 12/31/2025

Amount: \$630,805

Procurement Method: Preferred Provider

Living Wage Eligible: Yes

Performance Security: N/A

Incumbents: Same

Requesting Agency Remarks: Falcon Solutions, LLC is a Community Service Provider under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on October 15, 2020. This contract provides for all uniforms, labor, training, and service necessary to perform the daily, weekly, monthly and annual unarmed guard service at the Disability Rehabilitation Service.

Falcon Solutions, LLC has confirmed the contract price and accepted the terms and conditions.

Fund Source: 100% Federal

Approp. Code: H00 21 W2011 0823 (\$ 63,080.43)
H00 22 W2012 0823 (\$126,160.86)
H00 23 W2013 0823 (\$126,160.86)
H00 24 W2014 0823 (\$126,160.86)
H00 25 W2015 0823 (\$126,160.86)
H00 26 W2016 0823 (\$ 63,080.43)



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



24-M. MAINTENANCE CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 20-3458-0000

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
December 2, 2020**



*Contact: Leah Hinson 410- 767-2211
leah.hinson2@maryland.gov*

**25-GM-MOD. GENERAL MISCELLANEOUS MODIFICATION
*Department of Commerce***

Contract ID: Existing Fund Managers for Small, Minority, and Women-Owned Businesses (SMWOB) Account funded by Video Lottery Terminal Proceeds
ADPICS No.: T00R1600876, T00R1600877, T00R1600878, T00R1600879,
T00R1600882, T00R1600883, T00R1600884, T00R1600885

Contract Approved: Secretary's Agenda # 15, 04/17/2013
Secretary's Agenda # 9, 06/18/2015
Secretary's Agenda # 4, 06/23/2015
Secretary's Agenda # 3, 04/06/2016
Secretary Agenda # 7 & 8, 06/22/2016

Contractor(s): Anne Arundel Economic Development Corp; Annapolis, MD
Baltimore Development Corp; Baltimore, MD
Baltimore County Department of Economic Development; Towson, MD
Prince George's Financial Services Corporation; Largo, MD
Howard County Economic Development Authority; Columbia, MD
Maryland Capital Enterprises, Inc.; Salisbury, MD
Meridian Management Group Inc.; Baltimore, MD
Tri-County Council of Western Maryland; Frostburg, MD

Contract Description: Fund Managers for Small, Minority, and Women-Owned Businesses ("SMWOB") Account Funded by Video Lottery Terminal proceeds

Modification Description: Commerce is requesting the Board of Public Works approval for additional grant funding of \$11,000.000 for the incumbent Fund Managers to provide investment capital and loans to small, minority and women owned businesses across the State with funds allocated from Maryland video lottery proceeds. Recommended allocations are as follows:

FUND MANAGER	AMOUNT
Anne Arundel Economic Development Corporation	\$1,500,000
Baltimore Development Corporation	\$750,000
Baltimore County Department of Economic and Workforce Development	\$750,000
Prince George's Financial Services Corporation dba FSC	\$3,000,000



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



25-GM-MOD. GENERAL MISCELLANEOUS MODIFICATION (cont'd)

Howard County Economic Development Authority	\$1,000,000
Maryland Capital Enterprises, Inc.	\$1,500,000
Meridian Management Group Inc.	\$1,500,000
Tri-County Council of Western Maryland	\$1,000,000

Original Contract Terms: 05/01/2013 - 04/30/2018 (w/one 5-year renewal option) for three vendors
 05/01/2014 - 04/30/2019 (w/one 5-year renewal option) for four vendors
 06/20/2016-07/01/ 2021 (w/one 5-year renewal option) for one vendor

Modification Terms: 12/03/2020 – 04/30/2023
 12/03/2020 – 06/30/2024

Original Contract Amount: \$7,860,000

Modification Amount: \$11,000,000

Total Contract Amount: \$60,642,000

Prior Mods/Options: \$0 (Mod. No. 1; consolidate interim modifications and amendments to original terms and conditions; Delegated Authority 07/01/2014 – 06/30/2018)
 \$0 (Mod. No. 2 and 3: amendment to include new legislation; Delegated Authority, 12/31/2017 – 07/01/2019)
 \$0 (Renewal Option No. 1; Delegated Authority, 07/01/2019-06/30/2024)

Grants Exercised through 2016

April 17, 2013 Grants:

Meridian Management Group	\$3,500,000
Anne Arundel Economic Development Corp.	\$3,360,000
Maryland Capital Enterprises, Inc.	\$1,000,000
Total	\$7,860,000



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020



25-GM-MOD. GENERAL MISCELLANEOUS MODIFICATION (cont'd)

Prior Mods/Options (cont'd):

June 18, 2014 Grants:

Meridian Management Group	\$2,000,000
Anne Arundel Economic Development Corp.	\$2,000,000
Maryland Capital Enterprises, Inc.	\$0
Baltimore County Department of Economic and Workforce Development	\$1,500,000
Baltimore Development Corporation	\$1,000,000
Howard County Economic Dev. Authority	\$1,500,000
Tri-County Council of Western MD	\$1,100,000
Total	\$9,100,000

June 23, 2015 Grants: Meridian Management Group	\$2,150,000
Anne Arundel Economic Development Corporation	\$1,850,000
Maryland Capital Enterprises, Inc.	\$1,000,000
Total	\$5,000,000

June 23, 2015 Grants (cont'd)

Baltimore County Department of Economic and Workforce Development	\$1,600,000
Baltimore Development Corporation	\$1,750,000
Howard County Economic Development Authority	\$1,750,000
Tri-County Council of Western Maryland	\$1,000,000
Total	\$11,100,000

June 22, 2016 Grants**:

Meridian Management Group	\$4,000,000
Anne Arundel Economic Development Corporation	\$4,000,000
Maryland Capital Enterprises, Inc.	\$2,682,000
Baltimore County Department of Economic and Workforce Development	\$3,000,000
Baltimore Development Corporation	\$3,000,000
Howard County Economic Development Authority	\$3,000,000
Tri-County Council of Western Maryland	\$2,500,000
Prince George's Financial Services FSC First	\$2,000,000
Total	\$24,182,000

****August 17, 2016:** The Department of Housing and Community Development (DHCD) was designated by BPW as a Fund Manager to assist with the Ellicott City flood. As such, DHCD was awarded \$2,500,000. The funding came from a proportional reduction of the 2016 awarded amounts listed above.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



25-GM-MOD. GENERAL MISCELLANEOUS MODIFICATION (cont'd)

Percent +/- (This Item): 22%

Total Percent Change: 771%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 10% MBE of Up Front Expense Fee / N/A

MBE/VSBE Compliance: 10% MBE of Up Front Expense Fee / N/A

Requesting Agency Remarks: Request approval to add additional grant funding in the amount of \$11,000,000 from video terminal proceeds to the eight (8) incumbent Fund Managers. The purpose of the additional grant funding is to provide monies to the Fund to be used and administered, managed, and accounted for by the Fund Manager on behalf of the Fund and for the benefit of the State of Maryland to make loans to or investments in Eligible Targeted Businesses located in the State of Maryland, subject to the provisions of the Act and the terms and conditions of this Agreement, including particularly but not limited to the provisions of this Agreement governing the allocation of at least 50 per cent of the Grant Funds to loans to and investments in Eligible Targeted Businesses located in the jurisdictions and communities surrounding the video lottery facilities known as (i) Hollywood Casino Perryville, located at Perryville, Cecil County, Maryland, (ii) Maryland Live Casino, located in Hanover, Anne Arundel County, Maryland, (iii) Casino at Ocean Downs, located at Ocean Downs Racetrack in Worcester County, Maryland, (iv) Rocky Gap Casino and Resort, located in Allegany County, (v) National Harbor, located in Prince George's County, and (vi) Horseshoe Casino, located in Baltimore City, Maryland (the "Targeted Area [Areas]"). Expenditures from the Fund other than for permitted compensation or reimbursement of the Fund Manager shall be used by the Fund Manager only for making Eligible Loans and Eligible Investments.

Pursuant to the provisions of Section 9-1A-27(a)(6) and 9-1A-35 [Small, Minority and Women-Owned Businesses Account] of the State Government Article of the Maryland Code Annotated (the "Act"), an eligible fund manager may apply for, and the Board may approve a grant of funds from the Small, Minority and Women-Owned Businesses Account (the "Account"). On August 22, 2012, Item #22, BPW designated Commerce formally known as DBED to manage the Small, Minority and Women-Owned Businesses Account funded by video-lottery terminal proceeds and delegated Commerce to procure the financial services of eligible fund managers for the program. BPW retained the right to approve additional grant funding to the Fund Managers and the BPW approved contracts were constructed to allow disbursement of additional funds without modifying the contract.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



25-GM-MOD. GENERAL MISCELLANEOUS MODIFICATION (cont'd)

Fund Source: Small, Minority & Women-Owned Business Investment Account

Approp. Code(s): T00F0015

Resident Business(es): 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
December 2, 2020**



*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

26-RP. REAL PROPERTY
Department of General Services (File # 00-8630)

Recommendation: Declare surplus the properties (known as the “William Donald Schaefer House”) located on Druid Park Lake Drive titled to the Maryland Department of Health (Department of Juvenile Services).

Authority: State Finance and Procurement §10-305

Property: **907 Druid Park Lake Drive** 16,785 +/- sf. improved with 8,803 +/- sf.
residential dwelling
 909 Druid Park Lake Drive 8,512 +/- sf. improved with 4,481 +/- sf.
residential dwelling

Grantor: The State of Maryland, to the use of the Maryland Department of Health
(Juvenile Services)

Background: The State acquired the properties in June 1973. The properties were used as a special residential treatment facility which addressed the needs of adolescent males who were adjudicated delinquents and had a history of chemical dependency and substance abuse. The property at 907 Druids Park Lake Drive, the main building was constructed in 1932, and was completely renovated, along with 909 Druid Park Drive, in March 1992. The Department of Juvenile Services has determined that the property is surplus to its needs.

The Department of General Services (DGS) plans to issue an RFP for the sale of this property, following surplus approval.

Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20191028-0897**. It is recommended to declare the two buildings known as “William Donald Schaefer House”---a former treatment facility for adolescent delinquent males with chemical dependency and substance abuse---surplus to the need of the State contingent upon compliance with the Maryland Historical Trust’s requirements and consideration of the Maryland Department of the Environment and the Maryland Department of Planning’s qualifying comments.

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
December 2, 2020**



*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

27-RP. REAL PROPERTY
Department of Agriculture (File # 03-86-10) Baltimore County

Recommendation: Approve a release of ± 1.96 acres of land from the operation and effect of the existing agricultural preservation easement in exchange for ± 1.96 acres of contiguous land to be added to the existing agricultural preservation easement area by amending the Easement.

Releasor: The State of Maryland, to the use of the Maryland Agricultural Land Preservation Foundation of the Department of Agriculture

Releasee: Pamela Pahl, individually and as Personal Representative of the Estates of Leslie C. Pahl, Sr. and Mary Jane Pahl

Property: ± 1.96 acres

Grantor: Pamela Pahl, individually and as Personal Representative of the Estates of Leslie C. Pahl, Sr. and Mary Jane Pahl

Grantee: The State of Maryland, to the use of the Department of Agriculture on behalf of the Maryland Agricultural Land Preservation Foundation

Property: ± 1.96 acres

Consideration: No Monetary Consideration

Remarks: Approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, "MALPF") to acquire an agricultural preservation easement on ± 130 acres of land for \$200,500.00. Purchase of the easement was completed on January 7, 1988.

Board of Public Works Approval is requested to grant a release wherein the State of Maryland, to the use of MALPF, will release a ± 1.96 acre area of land from the operation and effect of the Easement in exchange for the addition of a ± 1.96 acre parcel of contiguous land of equal soils to the agricultural preservation area by amending the Easement. The area of land being added to the easement is located in the middle of the farm, which will benefit the farming operation. The area that will be released from the easement is located on the perimeter of the property, accessible from an existing farm lane. In addition, the landowner agreed that the right to request termination of the easement contained in the easement shall be waived and the pre-existing dwelling located on the land shall become non-subdividable from the farm.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



27-RP. REAL PROPERTY (cont'd)

Agency Remarks (cont'd):

The Maryland Agricultural Land Preservation Foundation's Board of Trustees has approved the transaction. An aerial of the tax map depicting the exchange of land is attached hereto. The appraisal unit of the Department of General Services has found that the exchange will have a net neutral effect on the value of the existing easement. Costs associated with this exchange will be paid by the Pahl family.

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
December 2, 2020**



*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

28-RP. REAL PROPERTY
***Department of Agriculture, Maryland Agricultural Land Preservation
Foundation (MALPF) and Agricultural Land Preservation Easements
(Various Properties)***

Reference: Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties. All purchases outlined below have been reviewed and approved by the MALPF Board

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 item 1, 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 item 2, the Grantor is waiving the right to request any additional lots.

<u>Grantor</u>	<u>Property</u>	<u>Price</u>		
<u>FAMILY LOTS</u>				
<u>Kent County</u>				
1. Kent Land & Cattle, LLC	247.522 Acres			\$1,098,581.82
14-20-07	Less 1 acre			\$4,456.32/acre
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$2,060,000.00	\$255,253.68	\$1,804,746.32	
b. McCain (fee)	\$1,977,000.00	\$255,253.68	\$1,721,746.32	
Review Appraiser: Andrews				



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



28-RP. REAL PROPERTY (cont'd)

LOT WAIVER

Talbot County

2. Firth Trusts	301.869 Acres	\$1,805,214.00	
20-20-03	Less 1 acre	\$6,000.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$3,430,000.00	\$255,643.67	\$3,174,356.33
b. Cline (fee)	\$3,249,400.00	\$255,643.67	\$2,993,756.33
Review Appraiser: Andrews			

Fund Source:	L00/10460	<u>\$2,903,795.82</u>
	Total:	\$2,903,795.82

Total Acres (TA): **549.3910**

TA Less Unpaid Acres and Dwellings: **547.391**

Average Price per Paid Acre: **\$5,304.79**

Requesting Agency Remarks:

1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the fair market value of the land on which the easement is to be acquired.
3. Pursuant to Agriculture Article 2-511(e), the purchase price of each easement may not exceed 75% of the fair market value, or the owner's asking price, whichever is less.

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
December 2, 2020**



*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**29-RP. REAL PROPERTY
 Department of Agriculture
 File # 12-81-01, Harford County**

Recommendation: Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept the donation of an agricultural preservation easement on the following described property.

State Income Tax Credit: Section 10-723, Tax General Article, Annotated Code of Maryland provides that “An individual ... may claim a credit against the State income tax . . . for an easement conveyed to the ... Maryland Agricultural Land Preservation Foundation . . . if the [perpetual] easement is accepted and approved by the Board of Public Works.”

Owner/Donor: H. Turney McKnight

Property: 4.63 acres adjacent to a 184.53 acres property protected by an agricultural land preservation foundation held by the Foundation. Lot 2, Lemon Road, White Hall (See background information and aerial photo attached); Harford County Tax Map 23, Parcel 42.

Grantee: The State of Maryland, to the use of the Department of Agriculture on behalf of the Maryland Agricultural Land Preservation Foundation

Consideration: No Monetary Consideration – donation by Owner/Donor

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
December 2, 2020**



*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**30-RP. REAL PROPERTY
Department of Public Safety and Correctional Services
File # 00-8636**

Recommendation: Approve the granting of permanent and temporary easements

Property: Permanent Easement: 31,401 sq. ft. or 0.7209 acre for utilities
Temporary Easement: 25,15 sq. ft. or 0.5742 acre for construction and
installation located at Dorsey Run Road in Jessup, Howard County,
Maryland

Grantor: The State of Maryland, to the use of the Department of Public Safety and
Correctional Services

Grantee: Howard County, Maryland

Background: Howard County is constructing improvements to the Dorsey Run Interceptor sewer line, as the current line is at or above capacity. A portion of the line runs through DPSCS property, and easements are necessary to construct and install the new lines, and maintain them in the future.

Appraisals: \$1,800.00 - Date 12/19/18 - Michael Chicorelli, MAI, Fee Appraiser
Due to the value being below \$100,000, only one appraisal is required.

Consideration: \$1,800.00

Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20190201-0056 and found the project to be **Consistent with Qualifying Comments**. It is recommended that the easement be granted contingent upon consideration of the Department of the Environment's requirements.

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
December 2, 2020**



*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**31-LT. TENANT LEASE
*Department of Natural Resources***

Recommendation: Approve a Curatorship Lease

Tenant: Allison Cordell and Jacob Cordell

Property Location: Patapsco Valley State Park (Structures on 7 acres +/-)

Lease Type: New Curatorship

Term: Life Term, terminating upon the death of the last surviving tenant

Annual Rent: \$1.00

Utilities/Custodial Responsibility: Tenant

Remarks: Ivy Hill was constructed in 1841 by William Hammond Marriott. The structure functioned as an overseer's house and it is the last remaining vestige of Marriott's vast Ivy Hill estate. The property will be leased in its "as is" condition and will be restored, renovated, rehabilitated, and maintained in the Curatorship program. The Tenant shall also occupy and use the Premises as a single family residence. The restoration, rehabilitation, renovation maintenance and use of the Premises shall be in complete compliance with the Secretary of Interior's Standards for Rehabilitation and Guideline for Rehabilitating Historic Buildings. The Tenant shall open the premises to the public for a minimum of five (5) days each year, as arranged in cooperation with the Landlord, in order to showcase restoration efforts and the history of the property. The property is listed in the Maryland Inventory of Historic Properties as HO-410.

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
December 2, 2020**



*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

32-LT-MOD. TENANT LEASE MODIFICATION
Department of Natural Resources

Recommendation: Approve a lease amendment, which applies to the balance of the existing lease term and approve three 10-year renewal options in advance

Background: The Premises is used by the Warrior Canine Connection, Inc. (WCC) a 501(c) 3 organization established in 2011 to raise and train therapeutic service dogs for placement with wounded warriors recovering from the effects of Post-Traumatic Stress and other physical and mental disorders arising from their military service. The program uses a Mission Based Trauma Recovery model, which engages Warrior Trainers in the raising and training of the service dogs for placement with Veterans. This lease amendment is being requested in order to facilitate financing and more reliably secure donor contributions needed by the Tenant to complete major renovations that will enable WCC to expand the service dog development program and thereby increase the number of veterans participating in the therapeutic program.

Prior Board Action: 19-LL dated 05/28/2014

Landlord: Warrior Canine Connection, Inc.

Property Location: Seneca Creek State Park, Schaeffer Area
14934 Schaeffer Farm Road, Boyds, Maryland 20841

Space Type: Land

Lease Type: Modification

Current Term: 07/17/2014 - 07/16/2039

Future Option Term: Three 10-year renewals. 7/17/39-7/16/49, 7/17/49-7/16/59,
7/17/59-7/16/69

Annual Rent: In lieu of paying monetary rent in the first 10 years of the Term of the Lease, Tenant shall be required to demonstrate to Landlord that Tenant is using the Premises in a manner that fulfills Tenant's purpose and mission including, but not limited to, a demonstration that Tenant is successfully implementing the activities, programs and improvements of the WCC in partnership with Landlord's veteran outreach programs.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2020**



32-LT-MOD. TENANT LEASE MODIFICATION (cont'd)

Annual Rent (cont'd): Unless the Tenant is in full compliance with Exhibit B of the Lease throughout the entire Lease Term, the Tenant will pay monthly rent commencing with year 11 of the Term of the Lease. Rent will be based on the prevailing market rental rate, subject to a rent adjustment every five (5) years to conform to the prevailing market rent rate.

Utilities/Custodial Responsibility: Tenant

Termination for Convenience Clause: No

Procurement Method: Sole Source

Remarks: The lease amendment includes the following modifications: (1) Revise the Lease Term (by lengthening the Renewal Terms and not requiring Landlord or Board of Public Works approval of renewals), (2) revise the Rent provision to allow for Performance Rent in lieu of Monetary Rent, (3) replace Exhibits B and C with a new Exhibit B which outlines required activities, programs and improvements, (4) allow Tenant's contractors to establish performance bonds covering subcontractors, (5) allow either party to terminate the Lease upon destruction of the Premises by fire or other casualty, (6) modify the Improvement completion deadline requirements to coincide with newly established performance requirements, (7) revise the definition of Default in the Lease, and (8) remove the Termination for Convenience provision in the Lease. The termination for convenience provision has been removed, due to the tenant's need to obtain certain large monetary donations from interested donors, who are looking for a longer term lease commitment to support their contribution. Although the termination for convenience has been removed, the modified default provision in the Lease enables the Landlord to terminate the lease in the event that tenant does not satisfy the lease requirements, which includes the performance rent requiring tenant to demonstrate to Landlord's satisfaction that Tenant is using the Premises in a manner that fulfills Tenant's purpose and mission including, but not limited to, a demonstration that Tenant is successfully implementing the activities, programs and improvements, and that Tenant is working in partnership with Landlord's veteran outreach programs.

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
December 2, 2020**



*Contact: Samantha Buchanan 410-260-7552
samantha.buchanan@maryland.gov*

33-GM. GENERAL MISCELLANEOUS RECORD CORRECTION
Department of Human Services

Contract ID: Residential Child Care Services; SSA/RCCSS-21-003
ADPICS No.: N00B1600090

Contract Approved: DGS OSP Agenda, Item 15-S, 11/04/2020

Contractor(s): Cornerstone Research & Development Center, Inc.;
Owings Mills, MD

Original Contract Description: **RETROACTIVE** Provide continued Residential Child Care (RCC) services for one youth at the provider's licensed location in Maryland.

Modification Description: Provide clarification and correction to the record for the Board's approval of the subject contract at the November 4, 2020 BPW meeting (*reference* 15-S). The following details outline information provided and the data as it should have been presented to the Board of Public Works for approval of this award package.

Original Contract Amount: \$ 9,540 (**Retroactive**)
\$338,014 (Proactive)
\$347,554 Total

Correct Amount: \$ 19,540 (**Retroactive**)
\$338,014 (Proactive)
\$357,554 Total

Requesting Agency Remarks: The subject contract was presented with inaccurate contract amount when it appeared on item 15-S on the November 4, 2020 BPW agenda. This contract item serves as a formal request for record correction.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION