

BOARD OF PUBLIC WORKS
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JANUARY 8, 2020

LOCATION: STATE HOUSE, 100 STATE CIRCLE, GOVERNOR'S RECEPTION ROOM, ANNAPOLIS

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**All items in red are Supplemental items*

**Hand Carry item*

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2020**



*Contact: Norman Astle (410)841-5864
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**1. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program
Grants***

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

Amount: \$264,618

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 18-206

County	Grantee	Agreement #	\$ Amount
Calvert	Horseman Farm	PA-2020-2287	12,200
Carroll	Karen E. Butler	MP-2020-2165	77,518
		MP-2020-2166	138,800
		MP-2020-2167	7,000
	John C. Few	MP-2020-2168	10,600
	Dell Brothers, Inc.	MP-2020-2282	1,300
Garrett	Edward S. Wildesen	AT-2020-2281	1,600
Kent	Wayne H. Thieme	SA-2020-2284	2,600
Queen Anne's	Thomas W. Bramble	CR-2020-2047	13,000

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

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

BOARD OF PUBLIC WORKS

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2020



Contact: Gabriel Gnall 410.260.7335
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2. **BOARD OF PUBLIC WORKS**
Procurement Agency Activity Report

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

*State Treasurer's Office
Transportation*

*2019 3rd Quarter
Aug – Oct & Nov 2019*

Authority: COMAR 21.02.01.05

BOARD OF PUBLIC WORKS

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WITHOUT DISCUSSION

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SECRETARY'S
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January 8, 2020



Contact: Bill Morgante 410-260-7791
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3. BOARD OF PUBLIC WORKS
Wetlands Licenses

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

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

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

DORCHESTER COUNTY

19-0483 *YANKEE HORSE, INC.*– To control erosion by constructing two stone revetments along shoreline.
Cambridge, Choptank River
Special conditions: Requirements for revetment design, construction and content and local approval for work above mean high water.

QUEEN ANNE’S COUNTY

19-0445 *RYAN GROSSMAN*– To improve navigable access by dredging an area and a channel, disposing of dredged material and collecting sediment core samples.
Queenstown, Wye River
Special conditions: Time-of-year restriction. Requirements for local approval, transporting of dredged materials, and future dredging approvals.

19-0460 *QUEEN ANNE’S CO. DEPT. OF PARKS AND RECREATION*– To improve navigable access by mechanically or hydraulically dredging an area, disposing of dredged material and collecting sediment cores.
Centreville, Corsica River
Special conditions: Time-of-year, disposal and future dredging restrictions. Requirements for staking, bathymetric survey, dredged material disposal plan, disposal sites, and conditions specific to mechanical or hydraulic dredging.

BOARD OF PUBLIC WORKS

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**BOARD OF PUBLIC WORKS
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ACTION AGENDA
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*Contact: Bill Morgante 410-260-7791
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**4. BOARD OF PUBLIC WORKS
Wetlands License No. 16-0360(R3)
301 East Cromwell Street, LLC
*Baltimore/East Branch Patapsco River***

Recommendation: That the Board of Public Works modify State Tidal Wetlands License No. 16-0360 to authorize Licensee, 301 East Cromwell Street, LLC (dba Sagamore Spirit Distillery), to provide shore erosion protection, modernize shoreline structures, and install stormwater outfalls as part of the Port Covington urban development project. Specifically, the modification will:

1. Add 72-inch storm drain with stone scour protection extending a maximum of 24 feet channelward of the mean high water line
2. Alter the 66-inch storm drain length from 32 feet to 22 feet channelward of the mean high water line

Original Approval: Secretary's Agenda Item 3 (8/17/16):

"To provide erosion control and modernize shoreline structures by removing portions of two piers; removing and replacing timber structures, platforms and bulkhead; and emplacing two storm drains.

Middle Branch of Patapsco River, Baltimore"

Prior Minor Modifications: Since the license issued the Wetlands Administrator upon MDE recommendation, modified the license twice for matters that constituted minor modifications under COMAR 23.02.04.17 (11/3/2016; 8/9/2019).

MDE Report and Recommendation: A neighbor submitted comments to MDE that the licensed 24-inch and 66-inch storm drains were inadequate to handle stormwater due to development in the nearby uplands. Adding the 72-inch storm drain and extending the length of the 66-inch storm drain would not be a minor modification.

Accordingly, Licensee submitted a full reapplication to MDE which submitted a favorable Report and Recommendation on November 22, 2019 to the Board. The Wetlands Administrator concurs with MDE's conclusion that this modification will "provide for outfalls for stormwater generated due to uplands development" and should be authorized.

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**5. BOARD OF PUBLIC WORKS
DNR-Managed Property Leases
*BPW Advisory 2006-2 (Rev)***

Recommendation: The Department of Natural Resources recommends that the Board of Public Works consolidate and restate its delegation authorizing DNR to conduct and supervise leases of certain DNR-managed properties.

Authority: Section 10-305, State Finance and Procurement Article, Annotated Code of Maryland

Prior Approval:

Chesapeake Forest Lands Hunting Leases

Secretary's Agenda 4 (6/23/2004)

Dwelling Houses, Agricultural Lands, Outbuilding

Secretary's Agenda 7 (10/4/2006)

Background: When the State acquired the Chesapeake Forest Lands, almost 95% of the properties were under lease with hunt clubs. The Board of Public Works delegated authority to DNR "to issue hunting leases on the Chesapeake Forest." See Sec. Agenda 4 (6/23/2004); see also Chapter 177, § 3 (2002 MD Laws).

Two years later, the Board delegated to DNR continued authority to lease dwelling houses, agricultural lands, and outbuildings on all State-owned DNR-managed properties. See BPW Advisory 2006-2 (approved Sec. Agenda 7 (10/4/2006)). This Advisory did not incorporate the Hunting lease delegation.

Proposal: DNR requests the Board to update BPW Advisory 2006-2 to consolidate the delegation of leasing authority on DNR-managed lands. In incorporating the Hunting lease delegation into the Advisory, DNR proposes also new procedures for continuing Hunting leases and for instituting a lottery to select new tenants when opportunities arise. Specifically, DNR proposes these updates:

- The Board continues to delegate authority to DNR to approve leases of: (1) hunting rights on Chesapeake Forest Lands; (2) State-owned dwelling houses on DNR-managed properties; and (3) agricultural lands and outbuildings on DNR-managed properties.
- Hunting lease tenants must be individuals or legal entities.
- DNR may offer Hunting leases on Chesapeake Forest Lands for 10-year terms to qualified persons through a random lottery or when DNR determines that a hunting lease with a specific tenant is in the State's best interest, outside of the lottery.
- DNR will offer Hunting leases at fair market value as determined by DNR's Maryland Forest Service.
- DNR will submit an annual report detailing all delegated leases as an Action Agenda Item on the Department of General Services' Agenda.

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January 8, 2020



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6. OFFICE OF ATTORNEY GENERAL

Maryland Department of Transportation, Maryland Transit Administration

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation Maryland Transit Administration paying \$50,000 in full settlement of *Marsha Gardner v. MTA, et al.*, Civil Action No. 24-C-17-001538, Circuit Court for Baltimore City, including all attorneys' fees and costs.

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

Requesting Agency Remarks: If the settlement is approved, a check in the amount of \$50,000 should be issued and made payable to Marsha Gardner. The check should be mailed to Julie T. Sweeney, Assistant Attorney General, Office of the Attorney General, 6 St. Paul Street, Suite 1200, Baltimore, Maryland 21202, who will deliver the check to Ms. Gardner's attorney and ensure necessary documentation and releases are completed.

Amount: \$50,000

Fund Source: MDOT MTA

Appropriation Code: H0101 0204

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**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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7. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Neighborhood Business Works

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

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

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

Borrower: 1700 W. 41st Street, LLC

Project Property: 1700 W. 41st Street, Baltimore 21211

Loan Amount: \$3,000,000

Fund Source: MCCBL of 2019: *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 on project property

Project Description: In 2017, 1700 West 41st Street, LLC (dba Union Collective) received financing from Enterprise Community Loan Fund, Inc. to purchase and renovate a vacant industrial building containing 138,000 square feet of rentable area. The building, formerly known as the Sears Warehouse property, is located on the northeast corner of Interstate 83 and W. 41st Street and benefits from good visibility along I-83. The property is now known as Union Collective.

Union Collective is a curated assembly of independently-owned, Baltimore-based businesses under one roof and anchored by Union Craft Brewing. It is home to exciting businesses which include Union Craft Brewing, The Baltimore Whiskey Company, The Charmery (ice cream makers), Vent Coffee Roasters, Well-Crafted Pizza, Earth Treks (indoor climbing, gym, and yoga studio) and The Wine Collective. While the Union Collective property is still relatively new, it reports receiving 10,000 visitors per week. The continued lease up of like-minded manufacturers will increase the number of visits weekly and continue the momentum of revitalization and reduce vacancy in the Medfield neighborhood north of Hampden.

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7. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT** (*cont'd*)
Neighborhood Business Works

Project Description: (*cont'd*)

With Neighborhood Business Works' previous financial support totaling \$2 million, DHCD has a vested interest in the success of the project. The project is 80% occupied; refinancing will allow Union Collective to continue to offer attractive lease options by reducing current monthly debt to improve financial stability.

Proposed Loan. DHCD proposes making an NBW-Classic loan of \$3 million to Union Collective. The borrower will combine those funds with a NBW-CDA loan of \$10 million to pay off the existing Enterprise Community Loan Fund loan of \$12.5 million (and assist with closing costs).

The total new NBW funding will eliminate the Maryland Housing Fund \$1 million loan guaranty that currently secures the Enterprise Community Loan Fund. While there will be costs associated with refinancing, the project will benefit from a lower blended interest rate and longer term. The proposed rate of 6.5% with a 30-year term on the \$10 million NBW-CDA loan and the \$3 million NBW-Classic loan at 0%, will assist the borrower with debt service requirements as they continue to negotiate with prospective tenants.

Background: The borrower comprises the "vesting members" of Union Craft Brewing and Seawall Development. Seawall Development has created and expanded affordable housing opportunities for low- and moderate-income families and also created affordable commercial opportunities for small business owners and entrepreneurs through the redevelopment of projects such as Union Mill, R House, Miller's Court, 320 W. 29th Street, and Remington Row. Collectively, these projects demonstrate Seawall's capacity to undertake large scale projects that improve and strengthen communities.

The Union Collective refinance transaction will contribute to the continued revitalization of Medfield (Hampton) by providing terms that will allow continued growth and affordable rents to prospective tenants. The improved future cash flow will ensure that Union Collective can attract small manufacturing businesses that will bolster the local economy and provide jobs. Without NBW's support, the project will require a longer stabilization phase.

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**BOARD OF PUBLIC WORKS
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ACTION AGENDA
January 8, 2020**



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**8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
*National Capital Strategic Economic Development Fund***

Recommendation: That the Board of Public Works approve DHCD's expenditure of general obligation bond proceeds for the FY 2020 National Capital Strategic Economic Development Fund awards.

Authority: 2019 MCCBL (Ch. 14, 2019 MD Laws)

Amount: \$4,000,000

Fund Source: MCCBL of 2019/*National Capital Strategic Economic Development Fund/Assist government agencies and nonprofit community development organizations to assist in predevelopment activities for commercial and residential development, including site acquisition, land assembly, architecture and engineering, and site development for revitalization in areas designated as sustainable communities.*

NED: The National Capital Strategic Economic Development Fund (NED) provides strategic investment in local housing and businesses to encourage healthy, sustainable communities with a growing tax base and enhanced quality of life. It focuses on areas where modest investment and coordinated strategies will have an appreciable neighborhood revitalization impact. NED is a program that provides competitive grants/loans in support of commercial and residential projects in areas targeted for revitalization.

The program assists governmental agencies and non-profit community development organizations working on projects: (1) within Maryland's National Capital Region – the area inside the Interstate 495 beltway in Montgomery and Prince George's Counties – or (2) outside the Interstate 495 beltway in Prince George's or Montgomery County if the project is inside a Qualified Opportunity Zone or a State-designated Enterprise Zone.

Overall NED supports a wide range of community enhancement projects, including:

- Down payment assistance to attract homebuyers to purchase and rehabilitate homes;
- Programs to acquire or rehabilitate vacant or blighted properties;
- Programs to improve existing residential and business properties;
- Programs to preserve housing for senior homeowners;
- Programs to achieve energy efficiency through weatherization and energy retrofits;
- Development of mixed-use projects that may combine housing, retail and office space;
- Development or enhancement of community open space or public infrastructure;
- Demolition of blighted buildings;
- Site acquisition and development.

**BOARD OF PUBLIC WORKS
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January 8, 2020**



8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)
National Capital Strategic Economic Development Fund

Background: (cont'd)

Projects supported by NED build on the strengths of Sustainable Communities of the State within the Capital Beltway. Funded projects make possible a range of economic development outcomes in existing communities, including:

- Stronger local economies in existing communities;
- Increased local jobs and services;
- Compact growth and mixed-use development;
- Expanded housing choices for people of all economic backgrounds

Awards:

<i>County/ Leg. District</i>	<i>Organization</i>	<i>Project</i>	<i>Project Description</i>	<i>Award Amount</i>
Montgomery/20	City of Takoma Park	New Hampshire Avenue Façade Program	Implement façade designs to help businesses increase visibility and attract customers.	\$100,000
Prince George's/21	College Park City-University Partnership	College Park Partnership Homeownership Program	Continue ongoing, successful homeownership program that will strengthen neighborhoods, reduce commutes, and improve the economy.	\$150,000
	City of College Park	Business Assistance and Façade Improvement Program	Provide local businesses and commercial property owners with grants for business improvements.	\$75,000
Prince George's/22	Town of Edmonston	Edmonston Façade Improvement Program	Provide façade improvement grants to town business owners.	\$50,000
		Edmonston Beautiful	Continue ongoing, successful program to assist senior citizens, low-income or disabled residents with grants for exterior beautification.	\$50,000

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January 8, 2020**



8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)
National Capital Strategic Economic Development Fund

Awards: (cont'd)

<i>County/ Leg. District</i>	<i>Organization</i>	<i>Project</i>	<i>Project Description</i>	<i>Award Amount</i>
Prince George's/22 (cont'd)	Housing Initiative Partnership, Inc.	Kentland/Palmer Park Acquisition Rehab Program	Acquire and renovate vacant and distressed houses into affordable, healthy, safe, and energy efficient homes in Kentland/Palmer Park neighborhood.	\$150,000
		HIP Homes Purple Line Acquisition Rehab Program	Acquire and renovate vacant and distressed houses into affordable, healthy, safe, and energy efficient homes along Purple Line, targeted at Riverdale Park, Riggs Road and Beacon Heights stations.	\$175,000
	City of Hyattsville	Hyattsville Armory Apartments	Redevelop long-term vacant properties at 5320-5334 Baltimore Avenue for redevelopment as mixed-use retail and residential development.	\$250,000
		Commercial Façade Improvement Program	Continue city's commercial façade improvement matching program to businesses.	\$50,000
Prince George's /24	Housing Initiative Partnership, Inc.	Fairmount Heights Zero Energy Ready Housing Development	Construct zero-energy affordable, single-family homes.	300,000
	Prince George's County Department of Housing and Community Development	Home Ownership and Improvement Program	Pilot project program to preserve housing by providing funding for home ownership and home improvements.	\$750,000
	Redevelopment Authority of Prince George's County	Glenarden Apartments Redevelopment Rubble Removal Project	Remove demolition debris at the Glenarden Apartments Projects – a 430-unit mixed- use redevelopment.	\$1,000,000
	City of Seat Pleasant	Demolition Program	Demolition and site development of vacant and blighted house.	\$25,000

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8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)
National Capital Strategic Economic Development Fund

Awards: (cont'd)

<i>County/ Leg. District</i>	<i>Organization</i>	<i>Project</i>	<i>Project Description</i>	<i>Award Amount</i>
Prince George's County/25	Prince George's County Department of Housing and Community Development	Suitland Façade Rehabilitation Program	Implement a residential façade improvement program for single-family homes within Suitland/Naylor Road Sustainable Community.	\$150,000
Prince George's County/26	Housing Options & Planning Enterprises, Inc.	Forest Heights Neighborhood Home Improvement Program	Capitalize loan fund to finance home improvement program for low/moderate income seniors.	\$125,000
Prince George's County/47A	City of Mount Rainier	Revitalization of Route 1 Memorial Park	Reinvent and revitalize public park and streetscape in city's right of way on 3300 block of Rhode Island Avenue.	\$200,000
	Town of Bladensburg	Bladensburg Pedestrian Lighting Improvements	Provide lighting along sidewalks to improve pedestrian safety.	150,000
	Cal Ripken Sr. Foundation	PALS Park Project II	Construct Cal Ripken, Sr. Foundation Park Project in conjunction with Prince George's County and local PALS Center.	250,000
Total				\$4,000,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2020



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

Recommendation: That the Board of Public Works approve DHCD lending general obligation bond proceeds in the total amount of \$3,903,322 for this project.

Borrower: Catoctin View Homes, LLC

Project: Catoctin View Apartments
800 Motter Ave, Frederick 21701 Frederick County

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

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

§§ 4-1201 et seq., Housing & Community Development Article,
Annotated Code of Maryland; COMAR 05.05.05

Partnership Rental Housing Program finances rental housing that will be occupied by individuals with incomes of 50% below State-wide area median income.

Loan Amount: ~~\$1,000,000~~
Fund Source: ~~MCCBL 2019 - Rental Housing Works Program~~
Collateral: ~~Deed of Trust~~

See Record Correction
Secretary Item #25 (4/1/20)

Loan Amount: ~~\$2,903,322~~ **\$3,660,679**
Fund Source: MCCBL 2019 - *Partnership Rental Housing Program*
Collateral: Deed of Trust

See Second Record
Correction:
Secretary Item #13 (5/20/20)

Project Sponsor: Housing Authority of the City of Frederick

Description: The project is to acquire, rehabilitate, and reconfigure a 100-unit public housing property into a 76-unit age-restricted rental community in Frederick County. All 76 one-bedroom units will have project-based rental assistance.

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 1, 2020**



*Contact: Edward Barnett 301-429-7740
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**25. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Record Correction**

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

Agency/Program: Department of Housing and Community Development
Partnership Rental Housing Program

Contract ID: Catocin View Apartments
800 Motter Ave, Frederick 21701
Frederick County

Award: Catocin View Homes, LLC

Original Approval: Secretary Agenda Item 9 (01/08/2020)

Approved fund source(s): **Loan Amount:** \$1,000,000
Fund Source: MCCBL 2019 - *Rental Housing Works Program*
Collateral: Deed of Trust

Loan Amount: \$2,903,322
Fund Source: MCCBL 2019 - *Partnership Rental Housing Program*
Collateral: Deed of Trust

Corrected fund source: **Loan Amount:** \$3,660,679
Fund Source: MCCBL 2019 - *Partnership Rental Housing Program*
Collateral: Deed of Trust

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 20, 2020



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13. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Record Correction

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

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

Project: Catoclin View Apartments
800 Motter Ave, Frederick, MD 21701

Recipient: Catoclin View Homes, LLC

Prior Approvals: **Original Item:** January 8, 2020 (Secretary Agenda Item 9)

Loan Amount: \$1,000,000
Fund Source: MCCBL 2019 - Rental Housing Works Program

Loan Amount: \$2,903,322
Fund Source: MCCBL 2019 - Partnership Rental Housing Program

Correction Item: Secretary Agenda Item 25 (04/01/2020)

Loan Amount: \$3,660,679
Fund Source: MCCBL 2019 - Partnership Rental Housing Program

Second Correction [This Item]:

Loan Amount: \$3,770,679
Fund Source: MCCBL 2019 - Partnership Rental Housing Program

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

Sustainable Features: The rehabilitation will create sustainable and energy efficient features for residents earning up to 60% of area median income. The project includes the following:

- Energy Star rated windows
- Energy Star rated appliances including refrigerators, ranges, hoods, bath exhaust fans
- Energy Star rated lighting fixtures
- Energy Star rated HVAC systems with programmable thermostats
- Bath fixtures and hot water heaters with new water-sense labeled products
- Air sealing and insulation that will be tested and approved by qualified HERS Energy Rating using a RESNET testing protocol

There are no recognized Environmental Concerns requiring remediation.

Fund Sources	Amount
Rental Housing Works (this Item)	\$1,000,000
Partnership Rental Housing Program (this Item)	2,903,322
Tax-Exempt Bond Loan	9,291,816
4% Low Income Housing Tax Credit Equity	10,431,808
Sponsor Loan - Frederick Co. Funds	300,000
Seller Takeback Note	7,500,000
Deferred Developer Fee	728,252
Total	\$32,155,197

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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10. MARYLAND DEPARTMENT OF THE ENVIRONMENT

Recommendation: That the Board of Public Works approve up to \$4,775,000 in FY 2020 grant funding to upgrade Onsite Sewage Disposal (Septic) Systems (OSDS) with Best Available Technology for nitrogen removal and make sewer connections.

Fund Source: Bay Restoration Fund

<u>Applicant/County</u>	<u>Grant Award</u>	<u>Applicant/County</u>	<u>Grant Award</u>
Anne Arundel	\$800,000	Harford	\$200,000
Baltimore	\$80,000	Howard (Canaan Valley Inst.)	\$160,000
Calvert	\$60,000	Kent County	\$450,000
Caroline	\$40,000	Montgomery (Canaan Valley Inst.)	\$80,000
Carroll	\$125,000	Queen Anne's	\$1,500,000
Charles	\$20,000	Somerset	\$80,000
Dorchester	\$280,000	Washington (Canaan Valley Inst.)	\$200,000
Frederick (Canaan Valley Inst.)	\$160,000	Wicomico	\$400,000
Garrett	\$40,000	Worcester	\$100,000

Program Description: These grantees will implement the Bay Restoration Fund Septic System Upgrade Program (SSUP) locally, consistent with COMAR 26.03.13.04 and MDE program guidance. Applications for funding will be prioritized as follows:

1. Failing OSDS in the Critical Areas
2. Failing OSDS outside the Critical Areas
3. Non-Conforming OSDS in the Critical Areas
4. Non-conforming OSDS outside the Critical Areas
5. Other OSDS in the Critical Areas, including new construction
6. Other OSDS outside the Critical Areas, including new construction

Residential OSDS owners are eligible for a minimum 50% and maximum 100% grant for the Best Available Technology cost, based on household income; business owners are eligible for 50% of the Best Available Technology cost as grant; small business owners are eligible for 75% of the Best Available Technology cost as grant.

The project is consistent with State Clearinghouse comments and recommendations.

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

BOARD OF PUBLIC WORKS

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Contact: Gary McGuigan 410-223-4150
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11. **MARYLAND STADIUM AUTHORITY**
Ripken Stadium

Recommendation: That the Board of Public Works approve:

- (1) the Maryland Stadium Authority entering into a Memorandum of Understanding with the City of Aberdeen and Tufton Professional Baseball LLC; and
- (2) the expenditure of \$300,000 in general obligation bond proceeds as described.

Fund Source: MCCBL of 2019 (Ch. 14, 2019 Laws): *For the planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of prioritized projects necessary to maintain Ripken Stadium to the standard required by [the league's] governing body and player and public safety standards.* \$300,000

Remarks: General obligation bond proceeds were appropriated to the Stadium Authority to plan, design, construct, repair, renovate, and capital equip projects to maintain Ripken Stadium to professional standards. Expenditure of the funds is conditioned on the Authority, the City of Aberdeen, and Tufton Professional Baseball LLC entering into a memorandum of understanding for scheduling work and expending funds. The prioritized projects include replacing the field and the LED lighting system.

The Stadium Authority, the City, and Tufton propose a memorandum of understanding that, among other things, obligates the Authority to procure all contracts in connection with prioritized projects and to conduct the procurements consistent with the Authority's policies and procedures.

The MOU also includes the terms, conditions and agreements relative to additional projects that the Authority may undertake in connection with Ripken Stadium pursuant to ED § 10-622. This Item does not include a request for approval in connection with the additional projects, which will be processed in accordance with ED § 10-622.

BOARD OF PUBLIC WORKS ACTION: THIS ITEM WAS

APPROVED

DISAPPROVED

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Contact: Maury Schlesinger 240-895-3077
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12. ST. MARY'S COLLEGE OF MARYLAND
New Academic Building and Auditorium
A/E Services

Contract ID: New Academic Building and Auditorium
Architecture and Engineering Fixed Price
SMCM RFP No. 18089

Prior Approvals: Secretary's Item 29 (8/16/17) (initial A/E design)
Secretary's Item 19 (11/1/17) (add schematic design, design development)
Secretary's Item 14 (10/31/2018) (add construction documents phase,
bidding phase; LEED certification services)

Contractor: GWWO, Inc. Architects, Baltimore, MD

Project: Design/construct 31,159 NASF/59,430 GSF building on the athletic field for the College's Music and Educational Studies departments, which will permit future renovation of vacated facilities to address deficiencies in space for STEM and fine and performing arts. Project includes learning commons, and 700-seat auditorium that will relieve a historic lack of assembly and study space. Site work for this project includes expansion of a parking lot and relocation of utilities.

Contract Description: Architectural & Engineering services for New Academic Building and Auditorium. Prior approval was for schematic design phase, design development services, construction documents phase and bidding phase, and LEED certification services.

This Modification Description: Add construction observation phase.

Prior Amount: \$4,720,000

This Modification Amount: \$1,544,242

Total Contract Amount: \$6,264,242

Project Term: Sept 1, 2017 – Sept 1, 2022

Fund Source:	MCCBL 2018 Item 278	\$ 200,000
	MCCBL 2019 Item 352	\$1,344,242

Resident Business: Yes **MD Tax Clearance:** 19-3307-1111

BOARD OF PUBLIC WORKS

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**BOARD OF PUBLIC WORKS
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*Contact: Maury Schlesinger
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**13. ST. MARY'S COLLEGE OF MARYLAND
*New Academic Building and Auditorium
Construction Bid Package 1***

Contract ID: New Academic Building and Auditorium
Construction Manager at Risk
SMCM RFP No. 19723

Original Approval: Secretary's Agenda Item 12 (2/21/18) (preconstruction services)

Award: Holder Construction Company, Herndon, VA

Project: Construct two buildings totaling 31,159 NASF/59,430GSF for the College's Music and Educational Studies departments. The new facility will permit future renovation of vacated areas in other buildings to address deficiencies for STEM, visual, and theater arts programs. The project includes a 700-seat auditorium to relieve a historic lack of assembly space and a learning commons to increase student study space. The buildings are designed to meet LEED 4.0 Silver designation. Site work includes relocating utilities, storm water management facilities, an additional parking lot, and landscaping of the former athletic field.

Contract Description: Construction Management at Risk

Bid Package 1 Description: Site utilities; building foundations; structure; roofs; walls; windows; HVAC; plumbing; electrical; and interior walls, doors and ceilings.

Original Amount: \$ 375,000 (preconstruction services)

Bid Package 1 Amount: \$53,985,917

Revised Contract Amount: \$54,360,917

Original Term: 3/1/18 - 6/30/19 (preconstruction services)

Revised Term: 1/27/20 - 8/30/22 (construction phase)

MBE Participation: 25% (construction phase)

Performance Bond: Equal to contract amount

Remarks: During the schematic design phase, the College and its design team determined that two buildings better fit the Campus master plan and the distinct activities of the occupant departments than the one building initially programmed. Under the current design, one building houses the Auditorium and the Music Program, and the Educational Studies Program and the Study Commons are in the other. Separating the program into two adjacent buildings reduced the scale of the facility, improved access to the program components, and provided an overall better fit consistent with the College's architectural goals to reflect on the historic context of its setting. No change in the project budget was required to implement this change.

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13. ST. MARY'S COLLEGE OF MARYLAND (cont'd)
New Academic Building and Auditorium
Construction Bid Package 1

Remarks: (cont'd) An additional change to the program consisted of a College-funded café (\$0.3M). The café will support programming in the Auditorium, the learning commons, and the overall population of students, faculty and staff in this section of the campus.

During the course of design, market escalation has surpassed budget assumptions causing the cost of the project to increase. In February 2018, when the Board of Public Works approved the award of the pre-construction services portion of this contract, the College's estimate of direct construction cost was \$48.3M, exclusive of 10% contingency and other indirect expenses. Based on bidding of bid packages this past fall, the total construction cost is now \$58.6M. The factors causing the increase are: allocating 5% of the pre-design 10% contingency to direct construction costs (as per DBM guidance), the \$0.3M for the College funded café, and market conditions far exceeding escalation assumptions. Market conditions driving the increase include:

- *Limited supply of skilled workers.* Contractors are competing for qualified workers pushing wages higher; and predicting even higher wage rates for long-term projects
- *Abundant opportunities.* There are more projects in the market than subcontractors can respond to, which has increased subcontractor selectivity, reduced competition, and increased expectations for financial return on jobs
- *Uncertainty over materials costs.* The inability to predict future pricing is in large part due to tariff and trade disruptions

Reflective of the market conditions, in October 2019, DBM issued a one-time 5.3% addition to the escalation formula for FY2021 statewide and increased the Regional Construction Factor for St. Mary's County by an additional 5%.

At multiple stages, the College has implemented significant value engineering and scope reduction efforts (more than \$6 million) to mitigate the increased costs. The sum of Bid Package 1 (\$ 54 million) and Bid Package 2 (\$ 4 million), plus funds held for contingency and other indirect expenses (\$3.2 million) totals \$61.8 million. Despite the value engineering efforts the project currently exceeds the appropriated and pre-authorized project total (\$57.8 million) by \$4 million. The College seeks authority from the Board to award Bid Package 1 with the understanding that the College is seeking additional funding for the \$4.million shortfall.

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13. ST. MARY'S COLLEGE OF MARYLAND (cont'd)
New Academic Building and Auditorium
Construction Bid Package 1

Fund Source:

MCCBL 2019 <i>Complete design and continue construction of a new academic building and auditorium:</i>	\$ 11,355,000
*MCCBL 2020 (pre-authorized in MCCBL 2019)	\$ 28,200,000
*MCCBL 2021 (pre-authorized in MCCBL 2019)	\$ 17,033,000
College Funds	\$ 591,000
Transfer excess design funds to construction (MCCBL 2019)	<u>\$ 629,000</u>
TOTAL	\$ 57,808,000

* The College will return to the Board for approval to award Bid Package 2 (finish site work; sidewalks, landscaping, paving; AV technology) and for approval to expend the pre-authorized funds when available.

Resident Business: No

Tax Clearance No.: 19-3282-1111

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*Contact: Gabriel Gnall, 410-260-7335
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**14. BOARD OF PUBLIC WORKS
*COMAR Title 21: State Procurement Regulations***

Recommendation: That the Board of Public Works propose new regulations and amendments to COMAR Title 21, State Procurement Regulations

Proposal: Revise regulations in COMAR Title 21 to implement recently-enacted legislation, update procurement requirements, and correct outdated or inconsistent terminology.

(1) Implement procurement laws from 2019 legislative session

Amend: 21.01.03.01A(35-4) – Exemptions – Supplemental Retirement Plans
21.05.01.01 – Methods of Source Selection
21.07.01.29 – Mandatory Contract Provisions – Election Service Providers –
Ownership, Investment In, or Control by a Foreign National
21.11.01.04 – Small Business Eligibility/Certification
21.11.03.15 – MBE Policies – Certification – General
21.13.01.01 – Reporting Requirements – Sole Source, Emergency, and
Expedited Procurement Reports
21.13.01.03 – Reporting Requirements – Reports of the Small Business
Reserve Program

(2) Implement procurement laws from 2017 and 2018 legislative sessions

Amend: 21.01.02.01B(16-1) – Definitions – Chief Procurement Officer
21.01.02.01B(33) – Definitions – Department
21.01.02.01B(45) – Definitions – GPSSB - Repealed
21.01.02.01B(92) – Definitions – TPSSB - Repealed
21.02.01.03A – Control Authorities
21.02.01.04A – Delegation – The Department of Budget and Management - Repealed
21.02.01.04B – Delegation – The Department of General Services
21.02.01.04E – Delegation – The Treasurer
21.02.01.04H – Delegation – Department of Public Safety and Correctional Services
21.02.01.04J – Delegation – Department of Information Technology
21.02.01.05A – Action Agendas
21.02.01.05B – Procurement Agency Activity Reports (PAAR)
21.02.03 – Department of Budget and Management – Repealed
21.02.05.01 – DGS – Duties, Responsibilities, and Authority
21.02.05.06 – DGS – Services
21.02.05.07 – DGS – Procurement of State-Owned Motor Vehicles
21.02.05.08 – DGS – Procurement of Rental Vehicles

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**14. BOARD OF PUBLIC WORKS (cont'd)
*COMAR Title 21: State Procurement Regulations***

(2) Implement procurement laws from 2017 and 2018 legislative sessions (cont'd)

Amend:

- 21.02.05.09 – DGS – Acquisition of Temporary Personnel Services
- 21.02.08 – Procurement Improvement Council
- 21.05.02.17 – Competitive Sealed Bidding - Multi-Step Sealed Bidding
- 21.05.09.01 – Intergovernmental Cooperative Purchasing – Definitions
- 21.05.09.07 – Intergovernmental Cooperative Purchasing – Public Notice
- 21.05.12.07 – Procurement of Human, Social, Cultural, and Educational Services – Approvals
- 21.07.01.30 – Mandatory Contract Provisions – Election Service Providers - Actual or Attempted Security Violations
- 21.07.03.01 - Mandatory Terms and Conditions for Purchase Orders Over \$50,000
- 21.11.01.02 – Small Business Procurement Programs
- 21.11.01.05 – Small Business Preference Program
- 21.11.03.04 – MBE Policies – Procurement Agency Responsibility
- 21.11.03.09 – MBE Policies – Procurement Solicitations
- 21.11.05.07 – Procurement from Maryland Correctional Enterprises, Blind Industries and Services of Maryland, and the Employment Works Program – Responsibilities of Procurement Agencies
- 21.13.01.09 – Reporting Requirements – Report of Noncompetitive Negotiated Procurements

(3) Procurement regulation updates not required by statutory changes

Amend:

- 21.02.01.04C – Delegation – The Department of Transportation
- 21.02.01.04F – Delegation – Maryland Port Commission
- 21.02.05.02 – DGS – Construction Contracts
- 21.02.05.03 – DGS – Maintenance Contracts
- 21.02.05.04 – DGS – Commodity Procurement
- 21.05.01.07 – General Provisions – Procurement Record
- 21.05.02.06 – Competitive Sealed Bidding – Master List
- 21.05.02.11 – Competitive Sealed Bidding – Receipt, Opening, and Posting of Bids
- 21.05.03.02 – Competitive Sealed Proposals – Solicitation of Proposals
- 21.07.01.11 – Mandatory Contract Provisions – Termination for Default
- 21.07.02.07 – Mandatory Construction Contract Provisions – Default, Delay and Time Extensions
- 21.10.02.02 – Protests – Filing of Protest
- 21.10.02.04 – Protests – Form
- 21.11.13.01 – Veteran-Owned Small Business Enterprises – General

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14. **BOARD OF PUBLIC WORKS** (cont'd)
COMAR Title 21: State Procurement Regulations

(4) Revise regulation to update outdated or inconsistent terminology

Amend: 21.13.01.07 – Reporting Requirements – Reporting of Protests and Contract Disputes

Action: Approval of this Item authorizes submission of the regulatory proposal to the AELR Committee and subsequent publication for public comment in the *Maryland Register*.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

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**BOARD OF PUBLIC WORKS
SECRETARY'S
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January 8, 2020**



*Contact: Bill Morgante 410-260-7791
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**15. BOARD OF PUBLIC WORKS
Wetlands Licenses**

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

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

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

ANNE ARUNDEL COUNTY

18-0857 *CHESAPEAKE GATEWAY HOLDINGS, LLC* – To improve navigable access by mechanically dredging to control shoreline erosion by: a) creating a living shoreline, b) constructing a replacement bulkhead, and c) constructing stone groins; collecting underwater sediment cores; replacing a pier, platform, boat lift, and piles; constructing an osprey pole.

Annapolis, Meredith Creek

Special conditions: Time of year restrictions. Requirements for marsh construction, concurrence with Marsh Maintenance Plan, construction sequencing, dredged material transport, subsequent maintenance dredging, staking of dredge area and post dredge bathymetric survey, design, construction and content of stone revetment, pier and platform size, boatlifts, and core samples.

Wetlands created: 21,780 square feet

19-0063 *JOHN JOHNSON & KRISTY DiBENNEDETTO* – To improve navigable access by mechanically dredging a spur channel.

Pasadena, Eli Cove

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

19-0061 *CHAUNCEY MARTIN* – To improve navigable access by mechanically dredging a spur channel, removing a platform, installing a boatlift with associated piles.

Pasadena, Eli Cove

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

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15. BOARD OF PUBLIC WORKS (cont'd)
Wetlands Licenses

DORCHESTER COUNTY

- 19-0488 *CHET McWILLIAMS & THOMAS KRANTZ* – To protect an eroding shoreline by constructing a stone groin, revetment and breakwater.
Cambridge, Choptank River
Special conditions: Requirements for local approval and revetment design, construction and content.

SOMERSET COUNTY

- 19-0609 *SOMERSET COUNTY SOLID WASTE AND DRAINAGE DEPT.* – To prevent tidal flooding by relocating a tide gate and placing a pipe with a new tide gate.
Crisfield, Daugherty Creek
Special conditions: Requirements for local approval.

WORCESTER COUNTY

- 17-0950 *MAYOR & CITY COUNCIL OF OCEAN CITY* – To improve navigable access by mechanically maintenance dredging an area near the Natelli community and providing for periodic maintenance dredging for six years.
Ocean City, Assawoman Bay
Special conditions: Time-of-year restriction. Requirements for maintenance dredging, local plan approval, dredge disposal plan approval prior to dredging, and signage along dredge area.
- 19-1125 MDOT – SHA – To assure the continued operation of a US 50 drawbridge over Sinepuxent Bay by replacing the drawbridge electrical cable.
Ocean City, Sinepuxent Bay
Special conditions: Time of year restriction.

BOARD OF PUBLIC WORKS

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DEFERRED

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Contact: Bill Morgante, 410-260-7791
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16. BOARD OF PUBLIC WORKS
Wetlands License No. 19-1038 - BGE
Compensation

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board: (1) grant a wetlands license for a project involving filling over the Chesapeake Bay in Calvert County; and (2) assess annual compensation of \$800 to be deposited into the Wetlands and Waterways Program Fund.

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

- Application received October 4, 2019
- Public comment period ended May 1, 2019
- MDE Report and Recommendation received December 5, 2019

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

Compensation: The applicant seeks to install four electric lines over State tidal wetlands. The Board of Public Works must “assess annual compensation for the placement of cables, pipelines, or other similar structures” over wetlands. § 16-205(b), Environment Article; COMAR 23.02.04.17.D3(a).

The Wetlands Administrator recommends annual compensation of \$800:
80 linear feet x 4 lines = 320 ft. x \$2.50/linear foot = \$800

CALVERT COUNTY

19-1038 *BALTIMORE GAS & ELECTRIC COMPANY* – To relocate four overhead power lines across 80 linear feet of wetlands via utility poles.
MD 261/Bay Avenue, Chesapeake Bay
Special conditions: Yearly compensation.

BOARD OF PUBLIC WORKS

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Contact: Bill Morgante, 410-260-7791
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17. **BOARD OF PUBLIC WORKS**
***Wetlands License No. 19-1176 - Verizon
Compensation***

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board: (1) grant a wetlands license for a project involving filling over the Chesapeake Bay in Calvert County; and (2) assess annual compensation of \$400 to be deposited into the Wetlands and Waterways Program Fund.

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

- Application received November 14, 2018
- Public comment period ended May 1, 2019
- MDE Report and Recommendation received December 6, 2019

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

Compensation: The applicant seeks to install two cables over State tidal wetlands. The Board of Public Works must "assess annual compensation for the placement of cables, pipelines, or other similar structures" over wetlands. § 16-205(b), Environment Article; COMAR 23.02.04.17.D3(a).

The Wetlands Administrator recommends annual compensation of \$400:
 $80 \text{ linear feet} \times 2 \text{ lines} = 160 \text{ lf} \times \$2.50/\text{lf} = \$400.00$

CALVERT COUNTY

19-1176 *VERIZON MARYLAND LLC* – To relocate two overhead communication lines across 80 linear feet of wetlands via utility poles.
MD 261/Bay Avenue, Chesapeake Bay
Special conditions: Yearly compensation.

BOARD OF PUBLIC WORKS

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

Recommendation: That the Board of Public Works approve DHCD allowing a borrower to grant an easement on property that secures a DHCD loan. The easement will allow Baltimore County to construct and maintain sewers, drains and water pipes.

Borrower: Shura, Inc.

Property Address: 116 Slade Avenue, Pikesville 21208, Baltimore County

Loan Authority: §§ 6-603 through 6-311, Housing & Community Dev't Article, Annotated Code of Maryland

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

Loan Amount: Original: \$500,000
Current: \$321,978

History: In 2013, DHCD lent \$500,000 to the borrower to acquire and renovate a two-story building in Pikesville for use as a commercial space to provide mental health and job training services to developmentally disabled adults, and for corporate office space.

Shura, Inc. is in compliance with the loan.

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
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19. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Partnership Rental Housing Program

Recommendation: That the Board of Public Works approve DHCD allowing a borrower to substitute collateral securing a loan.

Borrower: The Housing Authority of Baltimore City
417 E Fayette Street, 13th Floor, Baltimore City 21202

Project Address: Scattered sites throughout Baltimore City

Loan Authority: § 2-1101, Article 83B, Annotated Code of Maryland

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

Loan Amount: Original: \$1,300,000
Current: \$1,300,000

History: In 1995, DHCD lent the Housing Authority of Baltimore City \$1.3 million to rehabilitate and operate a scattered-site property in the Sandtown/Winchester community. Since then, the secured assets became uninhabitable and too costly to repair. The Housing Authority seeks to substitute the uninhabitable dwellings as the collateral securing the loan with occupied houses in sustainable communities in the City. The new units have been inspected and have been certified to have an appraised value of \$3 million.

The uninhabitable units are slated for demolition under Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise) and will be redeveloped in accordance with a master plan prepared by the Baltimore City Department of Housing and Community Development.

BOARD OF PUBLIC WORKS

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**BOARD OF PUBLIC WORKS
SECRETARY'S
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**20. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
*Rental Housing Works Program***

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

Borrower: Hollander Ridge Investor, LLC

Project: Hollander Ridge
94 units — scattered sites throughout Baltimore City

Loan Authority: §§ 4-101–4-255, Housing and Community Development Article, Annotated Code of Maryland; COMAR 05.05.02

The Rental Housing Works Program finances rental housing that will be occupied by individuals with incomes at or below 60% of area median income.

Loan Amount: \$2,500,000

Fund Source: MCCBL 2019: *Rental Housing Works*

Collateral: Deed of Trust

Project Sponsors: NHP Foundation and the Housing Authority of Baltimore City

Description: The project is to acquire and rehabilitate 94 scattered site units in Baltimore City. The project targets family households and offers a mix of one, two, three- and four-bedroom units. Some units are in a Community of Opportunity; a number of units are also in Maryland-designated Opportunity Zones. The project will offer units to households with incomes at or below 60% of the area median income. All 94 units will receive project-based rental subsidy.

This project is undertaken as part of the Thompson settlement agreement to which both HABC and HUD are a party.

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

1. Install Water Sense labeled fixtures when the scope calls for fixtures to be replaced. Fixtures specified will include toilets that use 1.28 gallons or less per flush, bathroom sink faucets with a maximum flow of 1.5 gallons per minute and shower heads that use no more than 2.0 gallons per minute.
2. All appliances installed will be Energy Star qualified.

BOARD OF PUBLIC WORKS
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20. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)
Rental Housing Works Program

Description: (cont'd)

3. Mechanical systems installed will be Energy Star compliant, utilizing the heating system already in place and adding an air conditioning condenser to each unit for cooling. The windows installed will be Energy Star certified.
4. The lighting fixtures installed will be Energy Star certified.
5. Air sealing must include, at a minimum, air sealing for unit compartmentalization as well as air sealing the buildings thermal envelope; including attic and basement/crawl space. Typical details must include sealing inherent design deficiencies specific to the building type(s). Air sealing detail should follow best practices as found in the Building Technologies Program Air Leakage Guide.
6. A building duct sealing and insulation scope of work included in the project specifications (for ducts located outside the building envelope). Upgrade insulation to R-49 where applicable.

There are no Recognized Environmental Concerns on this project.

Sources	\$ Amount
Rental Housing Works (this Item)	2,500,000
Rental Housing Works (General Funds)	1,500,000
First Lien Loan (Freddie Mac)	7,407,860
LIHTC Equity	10,560,025
Seller/Sponsor Financing	18,548,662
Deferred Developer Fee	923,467
Total:	\$41,440,014

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2020**



*Contact: Perry Otwell 410-260-8911
Perry.otwell@maryland.gov*

**21. DEPARTMENT OF NATURAL RESOURCES
Ocean Beach Maintenance Fund**

Recommendation: That the Board of Public Works approve the expenditure of \$416,218 for the Ocean City Beach Replenishment Project through a Local Corporation Agreement for performance monitoring, maintenance, and periodic re-nourishment.

Authority: Chapter 606 of the Acts of 1986 authorizes the Board of Public Works to expend funds appropriated from the Ocean Beach Replenishment Fund.

Funding:

Town of Ocean City:	\$104,054.50
Worcester County:	\$104,054.50
State of Maryland:	<u>\$208,109.00</u>
Total:	\$416,218.00

Fund Source: Local funds; Program Open Space 2017 (Item 006)

Description: The Department of Natural Resources requests the Board of Public Works approve DNR disbursing funds from the Ocean City Beach Maintenance Fund for the purpose of maintaining the Ocean City Beach Replenishment Project as required by the Local Corporation Agreement dated March 30, 1990, between the State of Maryland, the Local Sponsor, and the U.S. Army Corps of Engineers.

Monitoring at \$416,218. Under the Local Corporation Agreement, monitoring will be cost-shared at the rate of 53% Federal and 47% Non-Federal. The Non-Federal portion is further cost-shared at the rate of 50% State, 25% Worcester County and 25% Town of Ocean City.

<i>Non-Federal funding to reconcile FY2018</i>	\$ 63,650
	Balance from re-nourishment project
 Federal funding FY2019 (53%)	 \$207,624
<i>Non-Federal funding to reconcile FY2019 (47%)</i>	<i>\$184,120</i>
Total FY2019 funding	\$391,744
 Federal funding Planned Expenditures FY2020 (53%)	 \$189,952
<i>Non-Federal funding planned for FY2020 (47%)</i>	<i>\$168,448</i>
Total FY2020 funding	\$358,400
 <i>Total Non-Federal funding</i>	 \$416,218

The Corps of Engineers will be the lead in conducting monitoring activities.

**BOARD OF PUBLIC WORKS
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21. DEPARTMENT OF NATURAL RESOURCES (cont'd)
Ocean Beach Maintenance Fund

Description: (cont'd)

- The monitoring program was developed in the General Design Memorandum to determine the project's performance and periodic re-nourishment and maintenance needs. Instrument surveys of the beach are completed in October and May to determine the condition of the project in relation to the design template. Bi-annual monitoring includes visual and instrument surveys of the beach, berm and dune, aerial photography, sediment sampling, and wave data collection and analysis. Work during FY2020 also includes planning and engineering for the next re-nourishment project.
- The Army Corps of Engineers recently reviewed expenditures of the non-federal contributions from 2018 and 2019 and requests payment to balance the non-federal contributions.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2020**



*Contact: Philip Huston (410) 333-1560
phutson@mdstad.com*

**22. MARYLAND STADIUM AUTHORITY
*Camden Yards Sports Complex***

Contract ID: Camden Yards Sports Complex Warehouse Improvements Project
MSA Project No. 18-070

Recommendation: That the Board of Public Works approve the award of Bid Package 2

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

Prior Approvals: Secretary's Agenda Item 8 (3/6/19) (Pre-construction services)
Secretary's Agenda Item 17 (8/14/19) (Bid Package 1)

Project: The Warehouse Improvements Project consists of window repairs and HVAC improvements to the B&O warehouse at Camden Yards.

Bid Package 2 Description: Includes eight trade packages, general conditions, allowances, contingencies, and CM fees.

This Bid Package No. 2 Amount: \$16,839,886

Pre-Construction Amount: \$ 226,093 (includes change order #1)

Prior Bid Package 1 Amount: \$3,811,571

Current Contract Amount: \$20,877,550

Term: 3/2019 – 6/2022

MBE Goal: 29%

Remarks: After award of Bid Package 1, the remaining two projects (window improvements and HVAC upgrades) were separated into eight trade packages: windows, drywall & acoustical tile (HVAC), drywall & acoustical tile (windows), painting (HVAC), painting (windows), mechanical, controls, and electrical.

BOARD OF PUBLIC WORKS
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22. **MARYLAND STADIUM AUTHORITY (cont'd)**
Camden Yards Sports Complex

Remarks: (cont'd)

The contractor advertised the construction packages and issued documents for trade contractor participation in: *eMaryland Marketplace*, the Stadium's website, their own website, Smartbid, Maryland Washington Minority Companies Association, the Bluebook. The contractor also directly solicited numerous trade contractors. A pre-bid meeting was hosted at the site. All attendees were provided with project information and allowed to tour the project.

The contractor received 31 sealed bids for the eight packages advertised. Post-bid scope review meetings were conducted with selected trade contractors to ensure that their bids were both responsive and complete.

Fund Source: MSA Non-Budgeted Funds

Tax Compliance No.: 19-2297-1000

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
January 8, 2020



Supplemental

Contact: Rebecca Zimmerman 410.787.7940
Email Address: rzimmerman1@mdot.maryland.gov

23. **DEPARTMENT OF TRANSPORTATION**
Record Correction

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

<i>Original Approval:</i>	DGS Agenda, 18-S, 12/04/2019
<i>Contract:</i>	Media/Marketing and Consulting Services
<i>Contract ID:</i>	V-HQ-19017-S
<i>Approved ADPICS No.:</i>	J04R9400005
<i>Corrected ADPICS No.:</i>	J04B0600030

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
January 8, 2020



APP 1

*Contact: Eric T. Lomboy 410-767-7522
Eric.lomboy@maryland.gov*

A1. DEPARTMENT OF GENERAL SERVICES

Maryland Department of Agriculture

Contract ID: Emergency Replacement/Boilers
Administration Building and Lab #1, Maryland Department of Agriculture
ADPICS No.: 001B9400453, Project No.: AG-501-192-003

Contract Type: Construction

Description: Replace failed electric boilers with high-efficiency dual-fuel propane boilers

Procurement Method: Emergency

Emergency Declared: January 24, 2019

Bids:	EMJAY Engineering & Construction Inc., Baltimore	\$332,610
	Adrian L. Merton, Inc., Capitol Heights	\$385,368
	Kelly HVAC, Inc., Upper Marlboro	\$471,900

Award: EMJAY Engineering and Construction Inc.

Award Date: April 24, 2019

Contract Amount: \$332,610 **Fund Source:** L00 19 13409 0009 0813

Term: 150 calendar days

MBE Participation: 0%

Remarks:

Nature of Emergency: The electric boilers failed due to a power arc. Upon investigation, DGS concluded that they were unrepairable. The boilers provide heat to the building and are necessary for safe occupancy.

NOTE: The dual-fuel propane boilers will provide annual savings of \$50,000 compared to the previous electric boilers.

Basis for Selection: EMJAY Engineering and Construction submitted the low bid and acknowledged understanding the specifications and requirements.

Reason for Late Report: Administrative delays resulted in late submission of this report. DGS is working to resolve these issues so late reporting does not continue.

Tax Compliance No.: 19-1241-1111 **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
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January 8, 2020



APP 2

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

A2. DEPARTMENT OF HUMAN SERVICES
Residential Child Care Services

Contract ID: Out-of-State Residential Child Care Services
SSA/OOS-20-007 ADPICS No.: N00B0600194

Contract Type: Services

Contract Description: Out-of-State placement services for one youth to prevent disruption
in services for the youth.

Procurement Method: Emergency

Emergency Declared: August 29, 2019

Award: Piney Ridge Treatment Center, LLC, Fayetteville, AR

Award Date: August 29, 2019

Amount: \$86,258

Fund Source: 80% General; 20% Federal ***Approp. Code:*** N00G0001

Contract Term: 8/29/2019 – 2/29/2020

MBE/VSBE Participation: None

Remarks:

Nature of Emergency: This 13-year old youth, initially diagnosed with sexualized behaviors, sexual aggression and trauma, has been denied placement by five in-State providers. Reasons include: wait lists, the youth's age, and the youth's education level. Ten out-of-State providers have also denied placement.

Basis for Selection: The Anne Arundel County Department of Social Services determined that the Piney Ridge Treatment Center was the most appropriate placement as Piney Ridge provides treatment services for children and adolescents ages 7-17 who have difficult sexual behaviors complicated by mental illness. The youth was placed with Piney Ridge on August 29, 2019 and is the only Maryland youth with Piney Ridge at this time.

BOARD OF PUBLIC WORKS
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APP 3

A2. DEPARTMENT OF HUMAN SERVICES (cont'd)
Residential Child Care Services

Remarks: (cont'd)

Pricing: This is a reimbursement not-to-exceed per diem contract where the provider is paid solely for the one child placed with the provider and only for the number of days the child is with the provider. DHS will not be charged for any unused capacity.

The Maryland State Department of Education sets the rates for out-of-State facilities serving Maryland youth. See COMAR 14.31.01. All MSDE-approved rates comply with cost approval guidelines and instructions. Accordingly, DHS deems contractor's rates fair and reasonable.

Resident Business: No

MD Tax Clearance: 19-3138-0000

BOARD OF PUBLIC WORKS ACTION

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
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January 8, 2020



APP 4

Contact: Danny Mays 410 767 -7522
Danny.Mays@maryland.gov

A3. DEPARTMENT OF GENERAL SERVICES

Annapolis Public Building & Grounds

Contract ID: Emergency Replacement/Electric Power Generator
Sweeney District Court Building
ADPICS No. BC-580-201-003

Contract Type: Construction

Description: Replace emergency power generator

Procurement Method: Emergency
Emergency Declared: September 23, 2019

Award: Curtis Engine & Equipment, Inc.
Award Date: September 23, 2019

Amount: \$85,695 **Fund Source:** H00 20 77051 01 1498

Term: 90 Calendar Days **MBE Participation:** 0%

Remarks:

Nature of Emergency: During maintenance on the existing emergency power generator, DGS discovered that this back-up generator had failed catastrophically and was no longer functional. Without emergency electric power for the Sweeney District Court building, the health, safety and welfare of the public and Judiciary employees could have been negatively impacted because of the potential for short and long-term power outages. Lack of backup power could have caused costly damage to the building.

Basis for Selection: Curtis Engine & Equipment, Inc. is the current maintenance contractor for the Sweeney District Court Building generator. Due to the emergency created by a lack of backup power, DGS took steps to avoid the potential extended power outage by engaging the on-site contractor who could supply and install the emergency power generator immediately.

The scope and price included a two-year labor and materials warranty. Market research confirmed that the price of the parts, labor and warranty were fair and reasonable.

Tax Compliance No.: 19-2825-1111 **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
January 8, 2020



DNR 1

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

1A. RURAL LEGACY PROGRAM FUNDS
Harford County

Recommendation: Approval to grant \$158,800 to Harford County from Rural Legacy Funds to acquire a 31.76-acre conservation easement.

Deer Creek Rural Legacy Area – La Grange, LLC Property

Prior Approval: Deer Creek Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 13A (10/4/2017) \$1,080,000 for FY2018

Project Description: Acquisition of this conservation easement will protect productive agricultural and forestlands, as well as 1,300 linear feet of forested stream buffers along an unnamed tributary to Deer Creek, a Maryland-designated Scenic River. This Rural Legacy easement, RL No. 5683, will be held by Harford County. Harford County is paying administrative, incidental, and program compliance costs.

Easement Value: \$206,440 (\$6,500 per acre)

Purchase Price: \$158,800 (\$5,000 per acre)

Amount Requested: \$158,800

Fund Sources: Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Rural Legacy Program
Source Code: 18012 \$158,800

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
January 8, 2020



DNR 2

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

2A. RURAL LEGACY PROGRAM FUNDS
Baltimore County

Recommendation: Approval to grant \$478,006 to The Land Preservation Trust, Inc. from Rural Legacy Funds to acquire a 64.50-acre conservation easement.

Piney Run Rural Legacy Area – King Property

Prior Approval: Piney Run Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 10A (8/22/2018) \$2,334,600 for FY2019

Project Description: Acquisition of this conservation easement will protect productive agricultural and forestlands, as well as 580 linear feet of forested stream buffers along unnamed tributaries to Piney Run, which ultimately drains into Loch Raven Reservoir. The reservoir supplies Baltimore City with public drinking water. This Rural Legacy easement, RL No. 5640, will be co-held by The Land Preservation Trust, Inc. and DNR.

Easement Value: \$444,764 (\$6,895.57/acre)

<i>Total Other DNR Costs:</i>	Administrative:	\$ 13,342
	Incidental:	\$ 13,229
	Compliance:	<u>\$ 6,671</u>
		\$ 33,242

Amount Requested: \$478,006

Fund Sources: Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Rural Legacy Program
Source Code: 18012 \$478,006

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
January 8, 2020



DNR 3

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

3A. RURAL LEGACY PROGRAM GRANTS
Fiscal Year 2020

Recommendation: The Department of Natural Resources recommends that the Board of Public Works approve:

1. Six Rural Legacy Area expansion requests; and
2. Allocation of \$18,852,009 in FY 2020 grants

Background: The Rural Legacy Program is designed to preserve large blocks of contiguous open space that are among the State's most valuable because of the existence of a multitude of agricultural, forestry, natural and cultural resources. To protect these resources, the Rural Legacy Program, acting through local government or private land trust sponsors, purchases conservation easements from willing property owners, based on Rural Legacy Plans that have been reviewed by the Rural Legacy Advisory Committee and approved by the Rural Legacy Board.

DNR will submit individual contracts to purchase conservation easements to the Board of Public Works as the specific transactions arise.

Authority: *Rural Legacy Program*, Subtitle 9A, Natural Resources Article, Annotated Code of Maryland.

Agricultural Security Corridor Rural Legacy Area:
Caroline, Cecil, Dorchester, Kent and Talbot Counties

Grant: \$970,123 to acquire conservation easements to protect a range of resources that includes forests, farmlands, wetlands, historic sites, and endangered species habitat in the Agricultural Security Corridor in five counties on the Eastern Shore. Conservation of property in this Area will support the local resource-based economy, including agricultural production of grains, hay, dairy, beef and poultry operations. The Board originally designated the Agricultural Security Corridor Rural Legacy Area in 1998.

Expansion: The Eastern Shore Land Conservancy is splitting the Agricultural Security Corridor (ASC) into three separate and distinct Rural Legacy Areas as well as expanding all three.

- ASC – Eastern Shore Heartland RLA (formerly Marshyhope Focus Area):
Expand 44,365 acres to connect two non-contiguous portions.
- ASC – Harvest Crescent RLA (formerly Sassafras Focus Area):
Expand 55,333 acres to open new preservation opportunities by Millington Wildlife Management Area.
- ASC – Tuckahoe RLA (formerly Tuckahoe Focus Area):
Expand 28,931 acres to open new preservation opportunities near Denton.

Board of Public Works
Department of Natural Resources – Real Property
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DNR 4

3A. RURAL LEGACY PROGRAM GRANTS (cont'd)
Fiscal Year 2020

Coastal Bays Rural Legacy Area

Worcester County

Grant: \$250,382 to acquire conservation easements to protect forest, agricultural, natural areas and shoreline in Worcester County's coastal bays. This Area includes important tidal marshland areas, forests, and farmland, which provides one of the most ecologically diverse and outstanding wildlife habitat in the State. The Board originally designated the Coastal Bays Rural Legacy Area in 1998.

Deer Creek Rural Legacy Area

Harford County

Grant: \$1,482,382 to acquire conservation easements within the watershed of Deer Creek River, a State-designated Scenic River, and adjacent to Rocks and Susquehanna State Park to protect historic farmland, forests, natural and cultural areas. This Area is located within the Lower Susquehanna Heritage Greenway, a certified Maryland Heritage Area. The Board originally designated the Lower Deer Creek Rural Legacy Area in 1999.

Dividing Creek Rural Legacy Area

Somerset and Worcester Counties

Expansion: Add 27,877 acres to increase ability to conserve forest and habitat connections between Pocomoke State Forest and Nassawango Creek Preserve.

Fair Hill Rural Legacy Area

Cecil County

Grant: \$1,044,382 to acquire conservation easements to protect farmland, forests, natural areas and historic sites in the northeast corner of Cecil County contiguous to Fair Hill Natural Resources Management Area. Conservation of property in this Area will support the local resource-based economy, including equestrian activities. The Board originally designated the Fair Hill Rural Legacy Area in 1999.

Foreman Branch Rural Legacy Areas

Queen Anne's County

Grant: \$659,793 to acquire conservation easements to protect environmentally significant tributaries of the Chester and Corsica Rivers, including farmland, forest land, wetlands and wildlife habitat. The Board originally designated the Foreman Branch and Lands End Rural Legacy Areas in 1998.

Expansion: Add 1,095 acres to increase connectivity to Maryland Agricultural Land Preservation Foundation protected lands and additional adjacency to the Land's End RLA (also in Queen Anne's County); and create a greenbelt north of the Town of Church Hill.

Board of Public Works
Department of Natural Resources – Real Property
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January 8, 2020



3A. RURAL LEGACY PROGRAM GRANTS (cont'd)
Fiscal Year 2020

Huntersville Rural Legacy Area

St. Mary's County

Expansion: Add 5,956 acres to connect the Potomac and Patuxent River watersheds and expand opportunities for partnership with the U.S. Navy's Readiness and Environmental Protection Integration Program.

Little Pipe Creek /Upper Patapsco Rural Legacy Areas

Carroll County

Grant: \$740,382 to acquire conservation easements to protect farmland, woodland, natural and cultural land within the Little Pipe Creek and upper Monocacy River Watersheds. Conservation within the Area will provide water quality benefits not only for the two watersheds, but also for the underground aquifers that supply many residents with drinking water. The Board originally designated the Little Pipe Creek Rural Legacy Area in 1998 and Upper Patapsco Rural Legacy Area in 2004.

Lands End Rural Legacy Area

Queen Anne's County

Grant: \$419,716 to acquire conservation easements and fee simple interests to protect environmentally significant tributaries of the Chester and Corsica Rivers, including farmland, forest land, wetlands and wildlife habitat. The Board originally designated the Lands End Rural Legacy Area in 1998.

Mattapany Rural Legacy Area

St. Mary's County

Grant: \$2,508,762 to match Navy Readiness and Environmental Protection Integration (REPI) funds to acquire conservation easements to protect the Area's rich farmland, forests, wetlands, historic sites, and wildlife habitat. Conservation within the Area will provide water quality benefits to the Chesapeake Bay and the St. Mary's River watershed. The Board originally designated the Mattapany Rural Legacy Area in 2006.

Mid-Maryland Frederick/Carrollton Manor Rural Legacy Areas

Frederick County

Grant: \$1,259,332 to acquire conservation easements to protect farmland, forestland, Civil War historic sites and a greenbelt around the historic Town of Burkittsville. Conservation of property in the Area will protect the view surrounding the Appalachian Trail and South Mountain Battlefield State Park, which are nationally significant natural and cultural resources. The Board originally designated the Mid-Maryland Frederick Rural Legacy Area in 1998 and the Carrollton Manor Rural Legacy Area in 2004.

Board of Public Works
Department of Natural Resources – Real Property
Supplement
January 8, 2020



3A. RURAL LEGACY PROGRAM GRANTS (cont'd)
Fiscal Year 2020

Mid-Maryland Montgomery Rural Legacy Area

Montgomery County

Grant: \$658,822 to acquire conservation easements and fee simple interests to protect farmland, open space, and natural areas. The Area protects farmland, open space and natural resources located within the heart of the County's Agricultural Reserve. The Area contains large contiguous tracts of rural lands, numerous agricultural operations, and forest resources rich in both aquatic and terrestrial wildlife. Conservation within the Area provides water quality benefits to the Potomac River, a Maryland designated Scenic River. The Board originally designated the Mid-Maryland Montgomery Rural Legacy Area in 1998.

Expansion: Add 8,462 acres to complete the area boundary around Poolesville.

Mid-Maryland Washington Rural Legacy Area

Washington County

Grant: \$1,502,982 to acquire conservation easements to protect farmland, forests and Civil War sites within view of Washington Monument State Park, South Mountain Battlefield State Park, Antietam National Battlefield and its approaches. Conservation within the Area will provide water quality benefits to the Potomac River, a Maryland designated Scenic River. The Board originally designated the Mid-Maryland Washington Rural Legacy Area in 1998.

Mountain Ridge Rural Legacy Area

Allegany County

Grant: \$1,654,882 to acquire conservation easements of significant woodland, farmland and wetlands. Situated within the Ridge & Valley Physiographic Province where it meets the Allegheny Front, the Area includes large blocks of unbroken forest, pristine ecologically significant areas and historic sites. The Area includes an important migration corridor and the most significant golden eagle flyway in the State. The Board originally designated the Mountain Ridge Rural Legacy Area in 2010.

Expansion: Add 19.94 acres to align the boundary adjacent to a 357 acres property currently under easement.

Board of Public Works
Department of Natural Resources – Real Property
Supplement
January 8, 2020



3A. RURAL LEGACY PROGRAM GRANTS (cont'd)
Fiscal Year 2020

Nanticoke Rural Legacy Area

Dorchester County

Grant: \$1,100,382 to acquire conservation easements to protect forest, agricultural, natural areas and shoreline in Dorchester County. The Area includes one of the most pristine and ecologically significant watershed basins on the mid-Atlantic. It includes exemplary plant and wildlife habitat and over 16 miles of shoreline along the Nanticoke River and Marshyhope Creek. The Area will provide a greenbelt around the rural historic village of Vienna. The Board originally designated the Nanticoke Rural Legacy Area in 2001.

Piney Run Rural Legacy Area

Baltimore County

Grant: \$1,238,382 to acquire conservation easements to protect farmland, forests, natural areas and historic properties within and near National Register Historic Districts. Conservation within the Area will provide water quality benefits to the Prettyboy and Loch Raven Reservoirs, two of the drinking supply reservoirs for the Baltimore Metropolitan Area. The Board originally designated the Piney Run Rural Legacy Area in 1998.

Upper Patuxent Montgomery

Montgomery County

Grant: \$2,046,442 to acquire conservation easements in the County's agricultural district to protect farmland, open space, and natural resources. The Board originally designated the Upper Patuxent Montgomery Rural Legacy Area in 1998.

Zekiah Rural Legacy Area

Charles County

Grant: \$1,314,863 to acquire conservation easements to protect farmland, forests and natural and historic properties contiguous to Zekiah Run. This Area contains the largest natural hardwood swamp in the State and is considered by the Smithsonian Institute to be one of the most important ecological areas on the East Coast. The Board originally designated the Zekiah Watershed Rural Legacy Area in 1998.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Rural Legacy Program Source Code: 20012 \$18,852,009

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
January 8, 2020



DNR 8

*Contact: John Turgeon (410) 697-9525
John.Turgeon@maryland.gov*

4A. MARYLAND ENVIRONMENTAL TRUST

Recommendation: That the Board of Public Works ratify the following acquisitions, through donation, of perpetual conservation easements.

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.”

1.	Property:	17.86 acres, Frederick County 6125, 6203, 6203B and 6207 Mountain Church Road, Jefferson Legislative District 4 Frederick County Tax Map 74, Parcels 130, 272 lots 2, 4, and 5
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Grantor:	American Battlefield Trust
Grantees:	Maryland Environmental Trust and Frederick County

2.	Property:	67.526 acres, Anne Arundel County Old Solomons Island Road, Dunkirk Legislative District 30B Anne Arundel County Tax Map 81, portion of Parcel 135
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Grantor:	Land Preserve, LLC
Grantees:	Maryland Environmental Trust and Scenic Rivers Land Trust, Inc.

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
January 8, 2020



DNR 9

Contact: Jack Perdue (410)260-8505
Jack.perdue@maryland.gov

5A. TIMBER SALE
Allegany County

Recommendation: That the Board of Public Works approve the following timber sale of 244,391 board feet of sawtimber and 641 cords of pulpwood.

Green Ridge State Forest
52 acres – Compartment 50 (GR-01-20)

Description: This will be a variable-retention harvest of mature hardwood timber. This operation will retain 10% of the original stand in patches and legacy trees. Healthy dominant and co-dominant trees have been retained as seed trees for the benefit of wildlife and for aesthetic purposes.

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

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

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

Bids:

Roy Yonker Logging	MD	\$68,000
Cessna Brothers Logging	PA	\$50,250

Award: Roy Yonker Logging

Amount: \$68,000

Estimated Value: \$57,467

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WIHTDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
January 8, 2020



DNR 10

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

6A. **PROGRAM OPEN SPACE LOCAL SHARE**
FEDERAL LAND AND WATER CONSERVATION FUND
Allegany County

Recommendation: Approval to commit \$58,950 for the following **development** project.

Barton Little League Field Improvements - \$58,950

\$26,200 (Program Open Space – Local)

\$32,750 (Land and Water Conservation Fund) (federal)

Town of Barton, Allegany County

POS #7051-1-328 MD20190919-0789

Background: Construct improvements at the Barton Little League field including: replace aging baseball fencing and dugouts, resurface access roads and parking lot, install concrete pad for bleachers, and install picnic tables. The National Park Service is contributing funds to this project.

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

Program Open Space Local

Source Code: 20011 \$10,450.00

Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2019

Program Open Space Local

Source Code: 18011 \$10,232.50

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

Program Open Space Local

Source Code: 19011 \$5,517.50

Program Open Space – Federal Funds FY 2020

US Department of the Interior

Land & Water Conservation Fund

Source Code: A0510 \$32,750.00

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
January 8, 2020



DNR 11

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

7A. **PROGRAM OPEN SPACE LOCAL SHARE**
St. Mary's County

Recommendation: Approval to commit \$600,000 for the following **development** project.

Lexington Manor Passive Park - \$600,000

St. Mary's County

POS #7047-18-140 MD20190919-0786

Background: Construct improvements including resurfacing park access roads, installing new lighting, and constructing a new restroom with pavilion.

Fund Source: Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$114,168.69

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$485,831.31

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
January 8, 2020



DNR 12

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

8A. **PROGRAM OPEN SPACE LOCAL SHARE**
Wicomico County

Recommendation: Approval to commit \$64,350 for the following **development** project.

Fruitland Recreational Park, Parking Lot Improvements - \$64,350

City of Fruitland, Wicomico County

POS #7054-22-264 MD20191023-0879

Background: Construct repairs to three parking lots including adding stone, asphalt, and striping.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$64,350.00

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
January 8, 2020



DNR 13

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

9A. PROGRAM OPEN SPACE STATE SHARE
Somerset County (Kim)

Recommendation: That the Board of Public Works approve the following acquisition.

Description: The property is adjacent to Wellington Wildlife Management Area and will be managed by the Maryland Wildlife & Heritage Service. Acquisition will expand opportunities for public hunting and wildlife enthusiasts. The property is a mix of non-tidal wooded wetlands and agricultural fields, which provide valuable resting and feeding habitat for a variety of waterfowl species.

POS Scoring System: 95 out of 100 **Targeted Ecological Area:** Yes

Grantor: Chong Hyun Kim, Kum Rye Kim & June Mee Choi
Grantee: The State of Maryland to the use of the Department of Natural Resources

Property: 254.84 +/- acres, unimproved, POS No. 5331

Price: \$882,000

Appraisals: \$968,000 (7/07/19) – David E. Cadell (7/07/19)
\$841,000 (4/01/19) – William R. McCain (4/1/19)
\$796,000 (4/05/19) – Jeffrey R. Williamson (4/5/19)
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

Stabilization Funds: \$88,200

Stabilization funds are authorized to eliminate health and safety hazards and to provide public access. See Natural Resources Article, § 5-904(e).

Fund Source: Outdoor Recreation Land Loan of 2017, Chapter 143, Acts of 2016
POS Stateside – Heritage Conservation Fund
Source Code: 17008 \$503,048
Outdoor Recreation Land Loan of 2018, Chapter 150, Acts of 2017
POS Stateside – Heritage Conservation Fund
Source Code: 18010 \$378,952
Outdoor Recreation Land Loan of 2018, Chapter 150, Acts of 2017
Program Open Space - Stateside
Source Code: 18010 \$88,200

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

1-GM. GENERAL OBLIGATION BOND PROCEEDS

Recommendation: That the Board of Public Works approve the use of general obligation bond funding proceeds for the following contracts totaling \$78,492.

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

University of Maryland, College Park, A James Clark Hall

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

- | | | |
|----|----------------------------|---|
| 1. | Description: | Multisizer 4 Coulter counter-particle sizing and counting analyzer (quantity 1) |
| | Procurement Method: | Master Contract (Vendor Contract No. 12410) |
| | Award: | Fisher Scientific CO, LLC, Hanover Park, IL |
| | Amount: | \$13,615 |
| | Resident Business: | No MD Tax Clearance: 19-3165-1110 |
| | | |
| 2. | Description: | Single chamber incubator with TC180 CO2 Sensor [120V 50/60Hz] (quantity 1) |
| | Procurement Method: | Master Contract (Vendor Contract No. 12410) |
| | Award: | Fisher Scientific CO, LLC, Hanover Park, IL |
| | Amount: | \$6,770 |
| | Resident Business: | No MD Tax Clearance: 19-3146-1110 |
| | | |
| 3. | Description: | Single-column tabletop tester, Model No. 5942 (quantity 1) |
| | Procurement Method: | Simplified Procurement Competitive |
| | Award: | Instron, A Division of Illinois Tool Work, Inc., Norwood, MA |
| | Amount: | \$35,780 |
| | Resident Business: | No MD Tax Clearance: 19-3143-1111 |
| | | |
| 4. | Description: | Olympus inverted microscope |
| | Procurement Method: | Master Contract (Vendor Contract No. 12304) |
| | Award: | Olympus America, Inc., Center Valley, PA |
| | Amount: | \$17,813 |
| | Resident Business: | No MD Tax Clearance: 19-3087-1111 |

Board of Public Works
University System of Maryland
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January 8, 2020



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

University of Maryland, College Park, *A James Clark Hall* (cont'd)

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

- | | | |
|----|----------------------------|--|
| 5. | Description: | One under counter refrigerator with glass door |
| | Procurement Method: | Master Contract (Vendor Contract No. 12474) |
| | Award: | VWR International, Inc., Arlington Heights, IL |
| | Amount: | \$2,306 |
| | Resident Business: | No |
| | MD Tax Clearance: | 19-3176-1111 |
| | | |
| 6. | Description: | CryoProb® rack system |
| | Procurement Method: | Master Contract (Vendor Contract No. 12474) |
| | Award: | VWR International, Inc., Arlington Heights, IL |
| | Amount: | \$2,208 |
| | Resident Business: | No |
| | MD Tax Clearance: | 19-3086-1111 |

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK
New Residence Hall and Dining Facility Design Build Services
Bid Package 2 of 3

Contract ID: Design/Build Services for New Residence Hall and
Replacement Dining Facility; Contract No. 51007

Recommendation: Award Construction Bid Package 2

Contractor: Holder Construction Company, Herndon, VA

Prior Approval: USM Item 3-C (2/21/18) (pre-construction/design services)
USM Item 3-C-BP (6/19/19) (Bid Package 1)

Project: The New Residence Hall and Replacement Dining Facility at the University of Maryland College Park will be a multi-story residence hall providing 900 beds in suite-style units. The building will contain student lounges, laundry facilities, and building support systems. The dining facility will replace an undersized and outdated dining facility and will provide state-of-the-art food service and seating for 1,200 students. The project includes related site and utility improvements, pedestrian walks, service areas, and parking.

The University anticipates that the final construction cost will be \$155.6 million, an increase of nearly \$40 million over the contract estimate presented in USM Item 3-C-BP (6/19/19). The overall project estimate (design, construction, equipment) is now \$176 million.

The significant increase in cost from the previous estimate is attributed to construction industry issues:

- the concentrated construction market results in high demand for and low supply of skilled workers, resulting in higher wages as contractors compete for qualified workers
- market conditions and lack of skilled labor result in the need to adjust project scopes and rebid trade packages in an attempt to obtain more competition;
- multiple large mechanical, electrical, and plumbing contractors are no longer in business

Currently, USM Service Centers are facing cost increases exceeding estimates by 17% – 37%.

Bid Package 2 Description: Sitework (electrical, steam, and landscape/hardscape) and the remainder of work (structure, skin, building systems, and interior finishes) associated with the Residence Halls.

Board of Public Works
University System of Maryland
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January 8, 2020



2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
New Residence Hall and Dining Facility Design Build Services
Bid Package 2 of 3

Contract Term: 02/23/2018 – 09/02/2023

This Bid Package 2 Amount: \$99,997,465

Current Contract Amount: \$21,709,168

Revised Contract Amount: \$121,706,633

Funding: Various Institutional Funds/System-funded Construction Program

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

Performance Security: Equal to contract amount

Requesting Institution Remarks: This Design-Build contract was initially awarded for pre-construction early in the design phase. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the Bid Package 2 is for work to complete balance of the trade work.

Sustainability. The project design complies with the State High Performance Green Building Program and will achieve a LEED Silver rating. The project's sustainable features include:

- high efficiency HVAC system
- energy-efficient LED lighting
- water-saving plumbing fixtures
- low VOC emitting materials
- reflective roofing
- high R-value building envelope
- high-performance glazing

Resident Business: No

MD Tax Clearance: 19-3000-1111

This Item was withdrawn as Item 4-C-BP from the November 20, 2019 USM Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

***Motion approved 2-to-1; Comptroller voted no.**

**Board of Public Works
University System of Maryland
Supplement
January 8, 2020**



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

**3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK
 The New Cole Field House
 *Bid Package 8 of 8***

Contract ID: Construction Management at Risk Services for
 The New Cole Field House
 Contract No. 20624

Recommendation: Award construction Bid Package 8

Contractor: Gilbane Building Company, Baltimore, MD

Prior Approval: USM Item 2-C (10/7/15) (Pre-Construction Services)
 USM Item 6-C-BP (12/16/15) (Bid Package 1)
 USM Item 5-C-BP (6/8/16) (Bid Package 2)
 USM Item 2-C (1/25/17) (Bid Package 3)
 USM Item 3-C-BP (9/6/17) (Bid Package 4)
 USM Item 3-C-BP (11/15/17) (Bid Package 5)
 USM Item 9-C-BP (06/20/18) (Bid Package 6)
 USM Item 7-C-BP (1/23/2019) (Bid Package 7)

Project: This project is to renovate, convert and expand Cole Field House to create an academic, research, and athletic facility and to construct two outdoor turf football practice fields.

- The first phase includes creating an indoor football practice facility. Cole Field House will be expanded to the north to convert the arena bowl into a 100-yard indoor football practice facility.
- The second phase will expand the building envelope to the north and west to create a Center for Sports Medicine, Health and Human Performance, the Academy for Innovation and Entrepreneurship, a football training complex, and two outdoor turf football practice fields. Moreover, the program has been enhanced with the addition of the Maryland Image Center, Orthopedic Clinic, and the Clinical and Physical Therapy Research Labs.

The University anticipates the final value of this contract will be approximately \$188.9 million, an increase of nearly \$24 million over the contract estimate presented in USM Item 7-C-BP (1/23/19). The overall project estimate (design, construction and equipment) is now \$210 million.

Board of Public Works
University System of Maryland
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January 8, 2020



3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
The New Cole Field House
Bid Package 8 of 8

Project: (cont'd)

The significant increase in cost from the previous estimate is attributed to construction industry issues:

- the concentrated construction market results in high demand for and low supply of skilled workers, resulting in higher wages as contractors compete for qualified workers
- market conditions and lack of skilled labor result in the need to adjust project scopes and rebid trade packages in an attempt to obtain more competition;
- multiple large mechanical, electrical, and plumbing contractors are no longer in business

Currently, USM Service Centers are facing cost increases exceeding estimates by 17% – 37%.

Bid Package Description: Bid Package 8 continues Phase 2 construction and includes mechanical, and painting core and shell packages, as well as the remaining interior fit-out packages for Athletics, extended CM General Conditions, and budget allocations and allowances.

Contract Term: 12/22/2015 - 11/20/2022 (construction and warranty term)

This Bid Package 8 Amount: \$41,403,319

Current Contract Amount: \$147,497,023

Revised Amount: \$188,900,342

Fund Source: Institutional Funds

MBE Participation: 30% subgoal: 7% African American

MBE Compliance: 22.88% subgoal: 4.96%, African American
Projected compliance thru project completion: 19.53%, overall: 4.25% African American

Performance Security: Equal to contract amount

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for pre-construction early in the design phase. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages.

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
The New Cole Field House
Bid Package 8 of 8

Requesting Institution Remarks: (cont'd)

Sustainability. The project design includes requirements and procedures for compliance with certain United States Green Building Council “LEED 2009 for New Construction & Major Renovations” prerequisites and credits needed to obtain LEED Silver certification. The project’s sustainable features include:

- high efficiency HVAC system
- energy-efficient LED lighting
- water-saving plumbing fixtures
- low VOC emitting materials
- vegetative roofing
- high R-value building envelope
- regional and recycled content materials

Resident Business: Yes

MD Tax Clearance: 19-3015-1110

This Item was withdrawn as Item 6-C-BP from the November 20, 2019 USM Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

***Motion approved 2-to-1; Comptroller voted no.**

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

**4-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
UNIVERSITY OF MARYLAND EASTERN SHORE
School of Pharmacy and Health Professions
Bid Package 1 of 2**

Contract ID: Construction Management at Risk Services for
UMES School of Pharmacy & Health Professions
RFP #58563-B

Recommendation: Award Construction Bid Package 1

Contractor: Gilbane Building Company Baltimore, MD

Prior Approval: USM Item 5-C (3/28/2018) (Pre-Construction Services)

Project: This project is to construct a 120,000 GSF, 65,000 NASF new School of Pharmacy & Health Professions Building at the University of Maryland, Eastern Shore. The School of Pharmacy & Health Professions Building will: (1) consolidate widely scattered campus units, a critically-important action; and (2) provide a Small Specialized Research Facility.

The University anticipates the final value of this contract will be approximately \$85 million. When the Board approved the original award, the University anticipated the final contract value would be \$73 million. The University attributes the increase in the anticipated value to construction industry factors including: (1) limited number of local subcontractors in the Eastern Shore region able to perform a project of this size and complexity; (2) difficulty to attract contractors from other regions as most of them are occupied; (3) multiple large mechanical, electrical, and plumbing contractors are no longer in business and (4) concentrated construction market results in high demand for and low supply of skilled workers resulting in higher wages as contractors compete for qualified workers.

Bid Package Description: Bid Package 1 includes structural concrete, masonry, structural steel, miscellaneous metals, general trades, rough carpentry, millwork, fireproofing, glass and glazing, doors and frames, hardware, drywall and ceilings, tiling, carpet and resilient flooring, casework, elevators, fire protection, HVAC piping and equipment, plumbing, sheetmetal, electrical, earthwork, utilities, and landscaping

Contract Term: 3/29/2018 - 12/13/23
(including preconstruction, construction and warranty period)

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



**4-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
UNIVERSITY OF MARYLAND EASTERN SHORE (cont'd)
School of Pharmacy and Health Professions
*Bid Package 1 of 2***

This Bid Package Amount: \$62,088,422

Original Amount: \$466,250 (pre construction services)

USM Delegated Changes: \$661,382

Current Contract Amount: \$1,127,632

Revised Contract Amount: \$63,216,054

Fund Source:

MCCBL 2019: *Provide funds to complete design and begin construction of a new building for the School of Pharmacy and Health Professions.* Item 19-312 \$2,193,618

NOTE: MCCBL of 2019 pre-authorized for this project:

- \$45,735,000 in FY 2021
- \$23,600,000 in FY 2022

USM Academic Facilities Bonding Authority 2019 \$4,940,000

The University requests Board approval to award Bid Package 1 which exceeds currently available funding. The University will return to the Board to authorize FY 2021 and FY 2022 funding when available. Until further funding is available, the University will authorize the contractor to perform only work that does not exceed available funds.

MBE Participation: 20%
Sub-goal: 7% African American

Performance Security: Equal to contract amount

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for preconstruction services early in the design phase. 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 two Bid Packages anticipated.

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



**4-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
UNIVERSITY OF MARYLAND EASTERN SHORE (cont'd)
School of Pharmacy and Health Professions
Bid Package 1 of 2**

Requesting Institution Remarks: (cont'd)

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:

- high efficiency HVAC system with advanced energy metering
- energy efficient LED lighting
- water-saving plumbing fixtures
- low VOC emitting materials
- reflective roofing
- high performance building envelope
- use of building materials having a low environmental impact

The building will be operated and maintained using sustainable practices; signage will educate visitors about the building's sustainable features.

Resident Business: Yes

MD Tax Clearance: 19-3145-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

***Motion approved 2-to-1; Comptroller voted no.**

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

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

Recommendation: That the Board of Public Works approve the University of Maryland, Baltimore acquiring 609 West Lexington Street in Baltimore City.

Property: 609 West Lexington Street, Baltimore City
Comprises a 1,520 square foot lot, improved with a 3,040 square foot two-story brick structure.

Owner/Grantor: Louis and Marsha Greenfeld Living Trust

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

Appraisals: Lipman Frizzell & Mitchell, LLC \$220,000
Jones Realty Advisors \$215,000

Price: \$217,500

Chancellor Approval: The Chancellor approved this acquisition on November 13, 2019.

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 \$500,000 and all System real estate acquisition procedures are followed, except for the requirement of the Board of Regents review.”

Remarks: The University wishes to acquire 609 West Lexington Street to create a contiguous development footprint on the northern portion of its campus. In the short term, the University plans to demolish the building and develop this and adjacent sites as a public space with programming. This will help activate and enliven this part of campus, a need identified in the current Facilities Master Plan. In the longer term the site will be used to develop the UMB School of Social Work Annex. The building is currently occupied by a shoe store, which has operated at this location for a very long time. The owner seeks to close the business and retire. After acquisition the University will seek Clearinghouse approval to demolish the building.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

6-RP. SALISBURY UNIVERSITY
Real Property Acquisition

Recommendation: That the Board of Public Works approve Salisbury University acquiring real property to build student housing.

Property: Parcel 147 - 1501 Court Plaza Lane
Parcel 592 - 1510 S. Salisbury Boulevard
Parcel 148 - 307 Kay Avenue
8.6 acres in Salisbury, Wicomico County, 21801

Grantor: Salisbury University Foundation

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

Price: \$6,000,000

Appraised Value: W. R. McCain & Associates \$6,020,000 (9/17/19)
Trice Group, LLC \$6,300,000 (8/29/19)

Fund Source: Plant Funds (University General Auxiliary Funds)

Board of Regents Approval: November 22, 2019

Requesting Institution Remarks: Salisbury University seeks to acquire in fee simple three parcels totaling 8.6 acres. The property is strategically located immediately south of campus:

- Parcel 147 (1501 Court Plaza Lane) is improved by three mixed-use commercial buildings. Two are vacant; one has two tenants who will vacate by Dec 31, 2019.
- Parcel 592 (1510 S. Salisbury Boulevard) is a gravel lot for overflow University parking.
- Parcel 148 (307 Kay Avenue) has a vacant home.

All existing structures will be demolished and removed after purchase, before development. The University intends to develop the parcels into critically-needed student housing (750 beds) as three student residence facilities have reached the end of their useful life (606 beds). As has been the practice in the past, the Salisbury University Foundation has assisted the University in acquiring properties of strategic importance.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

**7-AE-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK for
THE UNIVERSITY OF MARYLAND, EASTERN SHORE
Architectural/Engineering Services**

Contract ID: Architectural and Engineering Design Services for the
School of Pharmacy & Health Professions Phase I
RFP 49792-B

Original Approval: USM Item 2-AE (12/6/2017)

Contractor: Ayers Saint Gross, Inc., Baltimore, MD

Project: The project is to construct a 120,000 GSF, 65,000 NASF new School of Pharmacy & Health Professions Building at the University of Maryland, Eastern Shore. The School of Pharmacy & Health Professions Building will: (1) consolidate widely scattered campus units, a critically-important action; and (2) provide a Small Specialized Research Facility. Phase I addresses the principal needs of the School of Pharmacy, adds some targeted shared facilities and provides the Small Specialized Research Center as a University resource.

Contract Description: Complete design and bidding services for the School of Pharmacy & Health Professions Phase I.

Modification Description: Add construction administration and post-construction professional design services.

Contract Term: 73 months from design start through post construction warranty

Modification Amount: \$1,964,829

Original Amount: \$5,693,967

USM Delegated Changes: \$ 113,982

Revised Contract Amount: \$7,772,778

Fund Source: MCCBL 2019. Provide funds to complete design and begin construction of a new building for the School of Pharmacy and Health Professions Item 19-312 \$1,964,829

MBE Participation: 25%
Subgoal: 6% African American/2% Hispanic American/9% Women owned

Board of Public Works
University System of Maryland
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January 8, 2020



**7-AE-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK for
THE UNIVERSITY OF MARYLAND, EASTERN SHORE (cont'd)
*Architectural/Engineering Services***

MBE Compliance: 22.27%:
Subgoals: 7.85% African American/0% Hispanic American/
14.42% Women owned

Performance Security: None

Requesting Institution Remarks: When the University originally procured Ayers Saint Gross as the A/E on this project, a total fee of \$7,720,359 was negotiated. This amount included: (1) design and bidding phase services; and (2) construction administration and post construction services. However, funding was available at the time only for the former. See USM Item 2-AE (12/7/2017)

The University is requesting approval of the originally-negotiated fee for construction administration and post construction services now that 2019 MCCBL funds are available.

The design and bidding phases are complete. Construction will start as soon as the Board approves construction Bid Package 1 presented as companion Item 4-C-BP on today's USM Agenda.

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:

- high efficiency HVAC system with advanced energy metering
- energy efficient LED lighting
- water-saving plumbing fixtures
- low VOC emitting materials
- reflective roofing
- high performance building envelope
- use of building materials having a low environmental impact

The building will be operated and maintained using sustainable practices; signage will educate visitors about the building's sustainable features.

Resident Business: Yes **MD Tax Clearance:** 19-2814-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

8-GM. GENERAL OBLIGATION BOND PROCEEDS

Recommendation: That the Board of Public Works approve the use of general obligation bond funding proceeds for the following contract totaling \$12,302.

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

**University of Maryland, College Park,
A James Clark Hall**

- | | | |
|-----------|----------------------------|--|
| 1. | Description: | Eppendorf centrifuge 5810R, refrigerated with rotor |
| | Procurement Method: | Master Contract (Vendor Contract No. 12474) |
| | Award: | VWR International, Inc., Arlington Heights, IL |
| | Amount: | \$12,302 |
| | Fund Source: | MCCBL 2017: Provide funds to continue construction of
and begin equipping new bioengineering building. Item 17-176. |
| | Resident Business: | No |
| | MD Tax Clearance: | 19-3234-1111 |

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Revised

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

9-C. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY
On-Call Construction Management at Risk Services

Contract ID: On-Call Construction Management at Risk Services for the University of Maryland, Baltimore County: #BC-21148-M

Recommendation: Award on-call construction management contracts.

Awards: J. Vinton Schafer & Sons, Inc., Abingdon, MD
Plano-Coudon, LLC, Baltimore, MD
Turner Construction Company, Baltimore, MD
Whiting-Turner Contracting Company, Baltimore, MD

Contract Description: Provide Construction Management at Risk services during preconstruction and construction phases on an on-call basis for construction projects at the University of Maryland, Baltimore County.

Contract Term: 1/9/20-1/8/23 (3-Year Base with two (2) three-year renewal options)

Amount: \$21 million (not to exceed) (three-year base term)
\$21 million (not to exceed) (first three-year option)
\$21 million (not to exceed) (second three-year option)
\$63 million (not to exceed) Total

Procurement Method: Competitive Sealed Proposals

Proposals:

Company	Technical Ranking	Price Ranking	Overall Ranking
J. Vinton Schafer	2	\$3,640,213\1	1
Plano-Coudon	4	\$3,679,831\3	4
Turner Construction	3	\$3,669,832\2	3
Whiting Turner Contracting	1	\$5,434,005\4	2

Revised

Board of Public Works
University System of Maryland
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9-C. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY (cont'd)
On-Call Construction Management at Risk Services

MBE Participation: The MBE participation goal will be set for each task order after a review of the requirements for the applicable project.

Performance Security: 100% performance bond required for projects \$100,000 or greater.

Requesting Institution Remarks: This solicitation was advertised on eMMA and on the UMBC ebid board. Eight technical proposals were received and evaluated by the Evaluation Committee followed by interviews with the five short listed firms. After the interviews, the Evaluation Committee conducted its second phase technical evaluation and four firms remained short listed and were requested to submit price proposals. The price proposal included hourly CM rates.

The recommended firms bring strong experience and demonstrated a full understanding of the requirements for on-call type contracts. The On-Call contract will be used for facility renewal/renovation construction projects.

Project task orders will be competitively bid among the awarded firms. Task orders exceeding \$1 million will be brought to the Board of Public Works for approval.

Opportunities for environmental sustainability will be identified and explored for each project throughout the design and into construction by the University and the selected firm for the project.

Fund Source: Fund sources will vary depending on the project/task order.

Resident Business/MD Tax Clearance:

J. Vinton Schafer & Sons	Yes	19-3338-1010
Plano-Coudon	Yes	19-3340-1110
Turner Construction Company	Yes	19-3341-1111
Whiting-Turner Contracting Company	Yes	19-3339-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
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January 8, 2020



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

10-C-BP. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY
Retriever Activities Center Renewal Project

Contract ID: Construction Management at Risk Services for the
Retriever Activities Center Renewal Project
#BC-21101-C

Recommendation: Award construction Bid Package

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

Prior Approval: USM Item 5-C (10/17/18)

Project: Renovation of the Retriever Activities Center (RAC) at the University of Maryland, Baltimore County will expand space for recreational sports activities for students and upgrade infrastructure including mechanical, electrical, plumbing, information technology and security. The building will remain occupied during construction.

Bid Package Description: All construction including selective demolition, concrete, masonry, steel, general construction, casework & finish carpentry, roofing, drywall, mechanical, electrical, fire protection, flooring, and construction management fee.

Contract Term: Eighteen months for construction

This Bid Package Amount: \$21,877,705

Original Contract Amount: \$ 354,973

Revised Amount: \$22,232,678

Fund Source: Institutional Funds

MBE Participation: 20% Subgoals: 7% African American
4% Asian American

MBE Compliance: 23.2% Subgoals: 7.8% African American
5.2% Asian American

Performance Security: 100% performance bond required

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10-C-BP. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY (cont'd)
Retriever Activities Center Renewal Project

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for preconstruction services during the design phase. With the design completed, the Construction Manager competitively bid the trade packages for the construction of this project resulting in this construction modification.

This is the sole Bid Package for this project.

Energy Efficiency. The project includes the following sustainable features:

- energy efficient HVAC equipment and controls
- variable frequency drives for heating and cooling pumps
- energy efficient LED lighting
- lighting control occupancy sensors
- water conserving faucets, toilets, and shower heads
- new roofing system to improve the insulation value
- promotion of natural light into multipurpose and fitness spaces
- bottle filler drinking fountains

Resident Business: Yes

MD Tax Clearance: 19-3338-1010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

11-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY
Maggs Natatorium Renovation
Bid Package 1 of 1

Contract ID: Maggs Natatorium Renovation
RFP# 59945-B

Recommendation: Award Bid Package

Contractor: Whiting-Turner Contracting Company – Salisbury, MD

Prior Approval: USM Item 4-C (3/28/2018) (pre-construction services)

Project: The Maggs Natatorium design/build project is a complete renovation of the facility including all new HVAC with humidity control, mechanical, electrical, plumbing, fire protection, life safety, voice, data, and AV systems. The estimated total project cost is \$7.5 million

Note: See Remarks as the project scope has changed since the original award.

Bid Package Description: All construction work to complete the Maggs Natatorium Renovation.

Contract Term: 3/29/2018 – 09/21/2022 (design, construction, and warranty period)

This Bid Package Amount: \$6,100,676

Current Contract Amount: \$ 470,974

Revised Contract Amount: \$6,571,650

Fund Source: FY 2018 – System Funded Construction Program - \$449,609
FY 2019 – System Funded Construction Program - \$5,651,067

MBE Participation Goal: Overall: 15%; Subgoals: 7% - African American

Performance Security: Equal to contract amount

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**11-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY (cont'd)
Maggs Natatorium Renovation
*Bid Package 1 of 1***

Requesting Institution Remarks: The original contract amount (USM Item 4-C (3/28/2018)) was \$2,105,810, which was the total of the preconstruction and design services (\$721,566) and the construction administration fees and general conditions (\$1,384,244). The initial contract, however, was awarded only for preconstruction and design services; the costs for construction administration fees and general conditions are included in this current Bid Package.

Also in that original Item, the University estimated the project cost to be \$10 million and included a building expansion south and east. During design, investigations of site conditions determined that more concrete repairs would be necessary than first identified. As a result, the University reduced the project scope by not doing the planned building expansion and increased the project scope by adding further concrete repairs. This action led to an overall project cost reduction.

The current reduced scope includes significant structural concrete repairs to the pool and maintenance tunnel, replacement of the HVAC system, replacement of pool filtration equipment, fire protection, and re-grouting of all tile within the pool.

Sustainability Features:

- Replaced HVAC equipment will improve the indoor air quality.
- Waste Heat Energy recovery from the dehumidifier is being used to heat the pool water
- Waste hot gas is being used for pool air dehumidification
- Variable speed compressor and fans
- LED lighting
- High efficiency dry type transformers
- Carbon dioxide sanitation system - reduces the need for chlorine sanitation
- Pool pump has variable speed drive

Resident Business: Yes

MD Tax Clearance: 19-3151-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 8, 2020



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

12-RP. BOWIE STATE UNIVERSITY
Ground Lease for New Student Housing

Recommendation: That the Board of Public Works approve Bowie State University ground leasing property to Maryland Economic Development Corporation (MEDCO) to provide new student housing on the University Campus.

Contract ID: Bowie State University Living Learning Residence Facility Project
MEDCO RFP (1/11/2019)

Description: The proposed project includes the development of approximately 550 beds of new student housing on campus; the project also includes ground floor retail and a state-of-the-art Entrepreneurship Center. The project will be financed through a privatized financing structure where the State, on behalf of the University System, will grant ground and air rights to MEDCO through a lease.

MEDCO will issue tax-exempt bonds to fund the New Student Housing development costs, while the University will make a capital contribution of no more than \$6 million to support the retail and Entrepreneurship Center (University Spaces). MEDCO will own the student housing during the financing term, while the University will own the University Spaces.

At the University's direction, MEDCO will enter into contracts for the project design, development and construction and into a property management agreement with a to-be-named property manager. At the end of the Ground Lease, which terminates at earlier of the final payoff of the debt or after 45 years, ownership of the Student Housing will transfer to the University.

Ground Landlord: State of Maryland for the use of the University System of Maryland on behalf of Bowie State University

Ground Tenant: Maryland Economic Development Corporation (MEDCO)

Ground Lease Term: 45 years (approximately March 1, 2065)

The 45-year term is ten-years beyond the 35-year term of the bonds that will finance the project. This represents a standard "tail" period for the ground lease in student housing public-private partnerships that provides bondholders additional assurance of repayment.

Ground Rent: MEDCO will pay ground rent to the University in an amount equal to the annual surplus generated from operations after paying debt service and operating expenses, and funding reserves.

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12-RP. BOWIE STATE UNIVERSITY (cont'd)
Ground Lease for New Student Housing

Requesting Institution Remarks: The University seeks to enter into a ground lease with MEDCO. MEDCO will contract with underwriter RBC Capital Markets, LLC for the bonds, the proceeds of which will be used to fund the design and construction of the Student Housing project. The project is to be located on the campus edge at the entrance from Maryland Route 197 and is consistent with planned development. The projected cost per bed to students will range from \$755 to \$1,150 per month depending on room configuration.

Developer: MEDCO engaged in a competitive process to procure the project developer. MEDCO evaluated four proposals and selected Balfour Beatty Campus Solutions of Malvern, PA. The development costs will not exceed \$50.61 million (including construction costs, development costs, soft costs, and financing fees) Developer will provide 100% performance and payment bonds for the construction of the facility, consistent with the terms of the ground lease.

Financing: The project will be 100% funded through tax-exempt bonds issued by MEDCO. The bonds will not constitute debt to the State, the University System of Maryland, or Bowie State University for legal or accounting purposes. The term of the bond financing is 35 years; however, the ground lease term is for 45 years, which includes an additional 10 years to make the project financing possible.

Board of Regents Approval: December 20, 2019

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



Larry J. Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

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

1-AE. MARYLAND AVIATION ADMINISTRATION
Architectural/Engineering Services Contract

Contract ID: Comprehensive Professional Services for the Residential Sound Insulation Program (“RSIP”) at Baltimore/Washington International Thurgood Marshall Airport;
MAA-AE-18-004
ADPICS No.: MAAAE18004

Contract Description: This work-order contract will provide for project planning and development, as well as, full-time on-site project management for the RSIP. The consultant shall prepare engineering design documents based on the acoustical treatment plan.

Awards: The Jones Payne Group, Inc.
Boston, MA

Contract Term: 01/09/2020* – 12/31/2025 (*or earlier upon BPW Approval)

Amount: \$ 8,000,000 NTE

Procurement Method: Quality-Based Selection

Proposals:

Offeror	Technical Proposal (Ranking) <i>Max 3,000</i>	Technical (Ranking)	Award
The Jones Payne Group, Inc. Boston, MA	2,782	1	\$8,000,000 NTE
W.D. Schock Company, Inc. Brentwood, TN	1,952	2	N/A

DBE Participation: 25%

Requesting Agency Remarks: The Solicitation was advertised on eMaryland Marketplace, in The Daily Record, Airport Council International, and on the Maryland Department of Transportation Maryland Aviation Administration’s (MDOT MAA) website. MDOT MAA also directly solicited eight (8) firms. A total of two (2) consultant firms submitted Technical Proposals for this project.

The design services shall include architectural, mechanical and electrical improvements to meet the project interior noise reduction goals in accordance with all applicable federal, state and local laws, statutes, ordinances, orders, rules, regulations and policies for aircraft noise compatibility programs.

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

Fund Source: 80% Federal Funds
20% Passenger Facility Charges (PFC)

Approp. Code: J06I0003

Resident Business: No

MD Tax Clearance: 19-3185-0000

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



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

2-C. MARYLAND AVIATION ADMINISTRATION
Construction Contract

Contract ID: Consolidated Rental Car Facility (CRCF) Security Improvements at Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport;
MAA-CO-20-008
ADPICS No.: MAACO20008

Contract Description: This contract provides for construction and installation of vehicle barriers for rental car agencies at the CRCF at BWI Marshall Airport. Work includes extending existing and providing new power to motorized plate-type vehicle barriers, gate arms, directional traffic controllers, and signal lights; installation of vehicle detection loops; control circuit wiring and conduit.

Award: Baltimore Contractors, Inc. (*State-certified Small Business*)
Glen Burnie, MD

Contract Term: 01/09/2020* – 05/08/2020 (**or earlier upon BPW Approval*)
(120 calendar days)

Amount: \$831,488

Procurement Method: Competitive Sealed Bidding

Bids:	Baltimore Contractors, Inc Glen Burnie, MD	\$831,488
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Oakmont Contracting, LLC Baltimore, MD	\$943,912
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MBE Participation: 20%

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage and Maryland Department of Transportation Maryland Aviation Administration's (MDOT MAA) website. MDOT MAA directly solicited four companies and sent solicitation notifications to five MBE Clearinghouses. Two bids were received.

Fund Source: 100% Cost Facility Charge (CFC)

Approp. Code: J06I0003

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

Resident Business: Yes

MD Tax Clearance: 19-3195-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



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

3-C. MARYLAND AVIATION ADMINISTRATION
Construction Contract

Contract ID: Southwest Airlines Operation and University Relocation at Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport; *MAA-CO-20-010*
ADPICS No.: MAACO20010

Contract Description: This contract provides for the renovation of spaces in three areas of the BWI Marshall Airport: A/B Mezzanine; Lower Level Concourse A; and Lower Level Concourse B. It also includes the relocation of an airline tenant from existing lease spaces to the new reconfigured spaces.

Award: Baltimore Contractors, Inc. (State-certified Small Business)
Glen Burnie, MD

Contract Term: 01/09/2020* – 06/07/2020 (*or earlier upon BPW Approval)
(150 calendar days)

Amount: \$3,138,488

Procurement Method: Competitive Sealed Bidding

Bids: Baltimore Contractors, Inc. \$3,138,488
Glen Burnie, MD

Oakmont Contracting, LLC \$3,442,360
Baltimore, MD

W.M. Schlosser Company, Inc. \$4,822,000
Hyattsville, MD

MBE Participation: 25%

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

Requesting Agency Remarks: Southwest Airlines Operation and University Relocation at BWI Marshall (MAA-CO-20-010) is an enabling project for the A/B Connector and Baggage Handling System at BWI Marshall (MAA-CO-18-003). Southwest Airlines Co. (SWA) currently leases approximately 16,000 sf of Operations space that is located on the apron level below Gates A1-A3 and another 6,000 sf of Training space located on the apron level of Concourse A. These lease spaces are both within the work area of the A/B Connector and will be demolished as part of the A/B Connector scope. They will therefore need to be relocated prior to start of portions of the

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

Agency Remarks (cont'd):

A/B Connector work. Once the lease areas are relocated, all work associated with the A/B Connector can proceed. The scope of the A/B Connector project includes relocating SWA back to its final lease space.

This solicitation was advertised on eMaryland Marketplace Advantage and Maryland Department of Transportation Maryland Aviation Administration's (MDOT MAA) website. MDOT MAA directly solicited eight companies and sent solicitation notification to five MBE Clearinghouses. Three bids were received.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I0003

Resident Business: Yes

MD Tax Clearance: 19-3194-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

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DEFERRED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Jaimini Erskine
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jerskine@bwiairport.com

4-GM. **MARYLAND AVIATION ADMINISTRATION**
Concession Contract

Contract ID: Concession Contract for App-Based/Commercial Shared-Ride Ground Transportation Service at Baltimore/Washington International Thurgood Marshall (BWI Marshall) Airport; *MAA-LC-20-046*

Contract Description: Concession Contract granting the non-exclusive right to operate an app-based/commercial shared-ride ground transportation service at BWI Marshall.

Contractor: Millennium Health Business Opportunity Transportation, LLC
Laurel, MD

Contract Term: 01/09/2020* – 12/31/2022 (*or earlier upon BPW Approval)

Amount: Contractor shall pay a Per Trip Fee of \$2.50 for each inbound and outbound trip in accordance with the Maryland Department of Transportation Maryland Aviation Administration's published standard rates and fees at BWI Marshall.

Procurement Method: Non-Exclusive Concession Contract

Requesting Agency Remarks: This contract grants non-exclusive rights to operate pre-arranged commercial ground transportation service to the travelling public to and from BWI Marshall.

Millennium Health Business Opportunity Transportation was established in 2016 to provide reliable and dependable 24/7 transportation services throughout Maryland, Washington DC and Virginia. In addition to their healthcare services, they offer general transportation services including rides to the Inner Harbor, DC (attractions, monuments, museums) and to BWI Marshall Airport.

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:** 19-2575-0000

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: John Thornton
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jthornton@marylandports.com

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

Contract ID: Cox Creek Expanded Dredged Material Containment Facility (DMCF)
Construction; 515925
ADPICS No.: CO373972

Contract Approved: 04/01/2015; MDOT Item 2-C

Contractor: Maryland Environmental Service
Millersville, MD

Contract Description: This contract is for construction of the Cox Creek Expanded Dredged Material Containment Facility (DMCF).

Modification Description: Modification No. 2 extends the contract from July 1, 2020 through June 30, 2025 and adds \$80,000,000 to the not-to-exceed value of the contract to complete Phase II of the project.

Original Contract Term: 04/16/2015 – 06/30/2020

Modification Term: 07/01/2020 – 06/30/2025

Original Contract Amount: \$116,000,000

Modification Amount: \$80,000,000

Prior Mods/Options: \$0 (See Attachment 1)

Revised Total Contract Amount: \$196,000,000

Percent +/- Change: + 0% (Modification No. 1)
+ 68.9% (Modification No. 2; this agenda item)

Overall Percent +/-: + 68.9%

Original Procurement Method: Interagency Agreement

MBE Participation: N/A

MBE Compliance: N/A

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

Requesting Agency Remarks: The Maryland Department of Transportation Maryland Port Administration (MDOT MPA) requests approval to extend the contract term and to increase the contract authority amount for the second phase of the construction of the Cox Creek Expanded DMCF, an MDOT MPA funded and sponsored construction program. The MDOT MPA uses the Maryland Environmental Service's (MES) statutory authority and substantial experience in managing operations and construction at the Hart-Miller Island DMCF, Cox Creek DMCF, Poplar Island Environmental Restoration Project, and the Masonville DMCF.

Modification No. 2 will enable the implementation of the Cox Creek Expanded DMCF construction elements scheduled for the Phase II completion which includes dike raising to +60 feet above MLLW (mean lower low water level) of the existing DMCF and of the lateral expansion upland of the DMCF. The design of the DMCF called for demolition of existing structures and remediation of the property upland of the existing DMCF, lateral and vertical expansion of the DMCF upland to the DMCF on MPA owned property, and dike raising to +60 feet above MLLW. Phase I of the project includes demolition of existing structures and remediation of the property upland of the existing DMCF, construction of a base dike to +36 feet, lateral expansion upland of the DMCF, and design and planning efforts for dike raising to +60 feet above MLLW all of which are ongoing efforts. There are sufficient funds in the current contract to complete the Phase I tasks. Engineering support services including design review and preparation, survey and GIS support, preparation of bid documents, geotechnical support, coastal engineering and DMCF design, permitting, site development and operations planning services, and CAD services will commence in FY 2020 using Modification No. 2 funding. Phase II of the project, which will occur concurrently with the completion of Phase I efforts, will raise the dikes to the ultimate elevation of +60 feet above MLLW.

Construction of the mitigation and enhancement elements of the Cox Creek Expanded DMCF project includes mitigation for impacts to non-tidal wetlands and impacts to the Critical Area as a result of DMCF construction necessary per regulatory requirements. Potential community enhancements include: the design and construction of a walking trail at the Cox Creek site, the installation of osprey platforms, and enhancement of fish habitat within the watershed. Remediation of petroleum, metals, and PCB-impacted soils and building materials in the upland in a manner that is protective to human health and the environment is a priority to MDOT MPA and is currently ongoing.

The dredged material placement option responds to mandates of the Dredged Material Management Act of 2001. The Cox Creek DMCF provides essential placement capacity for Baltimore Harbor channels, berths, and anchorages, especially after the Hart-Miller Island DMCF closed for placement of dredged material at the end of 2009.

The MPA-owned Cox Creek property includes a 133-acre operational DMCF, a 115-acre upland area and 126 acres of preserved land which includes 11 acres of tidal wetlands enhanced by MPA. The Cox Creek DMCF has been operational since 2005 with containment dikes at 36 feet in elevation. The estimated annual placement capacity is 0.5 – 1.0 million cubic yards.

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

Agency Remarks (cont'd):

Additional dredged material placement capacity is needed because navigation channels in the Baltimore Harbor and around the Chesapeake Bay must be routinely cleaned of accumulated sediments that come from the Susquehanna River basin, the Patapsco River, shore erosion and re-suspension by tidal circulation. Keeping the Port of Baltimore's 50-foot deep channel navigable is critical for the larger vessels entering the Port from international destinations via the Suez Canal and the increase in larger ships carrying more cargo from expanded Panama Canal.

While the Interagency Agreement does not have a formal goal for MBE participation because the Agreement is between State entities, MBE participation is a priority for the MDOT MPA. MES attempts to annually award a minimum of 29% of the total dollar amount of all contracts to MBEs. MES follows the guidelines of the State of Maryland MBE Program, utilizing MBE goal setting worksheets and MDOT's MBE directory to actively solicit MBEs on subcontracts. As of June 30, 2019, MES has reported 28.8% MBE participation on this contract.

The Maryland Port Commission approved this modification on December 3, 2019.

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

Approp. Code: J03D0002

BOARD OF PUBLIC WORKS ACTION– THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
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ATTACHMENT I

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$116,000,000	04/16/2015 – 06/30/2020	04/01/15, 2-C	
Modification No. 1	\$0	No change	03/27/19	Change of MES contract representative
Modification No. 2	\$80,000,000	07/31/2020 – 06/30/2025	12/18/19 5-C-MOD	This modification
Revised Amount	\$196,000,000			

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020**



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

**6-AE. MARYLAND PORT ADMINISTRATION
*Architecture/Engineering Contracts***

Contract ID: Miscellaneous Engineering Services; 518827
ADPICS No.: P518827B, P518827C

Contract Description: These contracts are two of six open-ended, work-order based contracts to provide miscellaneous engineering services for the Maryland Department of Transportation Maryland Port Administration (MDOT MPA).

Awards: Johnson, Mirmiran & Thompson, Inc. Contract B
Hunt Valley, MD
Moffatt and Nichol Contract C
Baltimore, MD

Contract Term: 01/09/2020* - 01/08/2025 (*or earlier upon BPW approval)

Amount: \$ 7,000,000 NTE – Contract B
\$ 6,500,000 NTE – Contract C
\$13,500,000 NTE Aggregate Total

Procurement Method: Qualification Based Selection

Proposals:

	<i>Technical Proposal Rating (Max 1000)</i>	<i>Technical Ranking</i>	<i>NTE Price</i>
Whitney, Bailey, Cox & Magnani, LLC Baltimore, MD	880	1	Contract A Awarded 11/20/19 BPW
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	867	2	\$7,000,000 (Contract B)
Moffatt and Nichol Baltimore, MD	865	3	\$6,500,000 (Contract C)
Rummel, Klepper & Kahl, LLP Baltimore, MD	818	4	Contract D Awarded 11/20/19 BPW
Whitman, Requardt & Associates, LLP Baltimore, MD	815	5	Contract E Awarded 11/20/19 BPW
WSP USA Inc. Baltimore, MD	798	6	Contract F Awarded 11/20/19 BPW

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6-AE. MARYLAND PORT ADMINISTRATION (cont'd)

Proposals: (cont'd)

STV Inc. Baltimore, MD	773	7	N/A
Century Engineering Hunt Valley, MD	530	8	N/A

MBE Participation: 15%

Incumbents: Whitney, Bailey, Cox & Magnani, LLC; Johnson, Mirmiran & Thompson, Inc.; Moffatt & Nichol; Whitman, Requardt & Associates, LLP and STV, Inc.

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace on June 11, 2018. A total of 894 firms were notified via eMaryland Marketplace. A copy of the solicitation was provided to the Governor's Office of Small, Minority and Women Business Affairs. The solicitation was also shared with the Maryland Minority Contractors Association and the Md. Washington Minority Companies Association. A total of eight engineering consultant firms submitted technical proposals in response to the solicitation.

The contracts are for professional architectural and engineering services on an as-needed basis for the planning, development and construction of new facilities and/or for the improvement of existing MDOT MPA facilities for a period of five years.

Climate change and resiliency are heavily considered as part of the design of all capital improvements planned by MDOT MPA. In particular, MDOT MPA is actively planning how to protect its terminals against heavy rainfall, storm surge, and rising sea level.

In addition, the Maryland Department of the Environment, MDOT, and MDOT MPA collaborate to identify, develop, and, implement, when appropriate, voluntary projects to reduce emissions and increase energy efficiency at the Port of Baltimore terminals. MDOT MPA also administers a federal grant program providing grants to truckers using the Port to replace older vehicles with new, cleaner and more fuel-efficient vehicles to improve air quality at the Port's terminals. MDOT MPA regularly reviews and works in accordance with State policy to improve the emissions and fuel efficiency of its own fleet of vehicles.

These contracts include a provision authorizing and extending the time for up to one-third of the original contract term, in order to allow expenditure of any funds remaining on the contract as provided in the Revised Board Advisory 1995-1.

These awards were approved by the Maryland Port Commission on December 3, 2019.

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

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6-AE. **MARYLAND PORT ADMINISTRATION** (*cont'd*)

<i>Approp. Code:</i>	J03D0002	
<i>Resident Businesses:</i>	Johnson, Mirmiran & Thompson	Yes
	Moffatt and Nichol	Yes
<i>MD Tax Clearance:</i>	Johnson, Mirmiran & Thompson	19-3026-1111
	Moffatt and Nichol	19-3025-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



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

7-AE. MARYLAND TRANSIT ADMINISTRATION
Architecture/Engineering Contract

Contract ID: MDOT MTA Public Outreach and Support for Architecture/Engineering Related Projects; *AE-17-003-SBE-H*
ADPICS No: AE1703SBEH

Contract Description: This is the second of two Small Business Reserve open-ended contracts to provide public outreach services for Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) multiple modes.

Award: PRR, Inc. (*Certified Small Business & DBE*)
Baltimore, MD

Contract Term: 01/09/2020* – 01/08/2025 (**or earlier upon BPW approval*)

Amount: \$1,000,000 NTE

Procurement Method: Qualification Based Selection (*Small Business Reserve*)

Proposals:

	<i>Technical Proposal Rating (Max 1000)</i>	<i>Technical Ranking</i>	<i>NTE Price</i>
Rhodeside & Harwell, Incorporated Alexandria, VA	766	1	Contract G BPW Approved 11/20/2019
PRR, Inc. Baltimore, MD	723	2	\$1,000,000 (Contract H)
Remline Corp Newark, DE	686	3	N/A
Sharp & Company, Inc. Baltimore, MD	645	4	N/A

DBE Participation: 0%

Incumbent: None

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace and in the Daily Record on June 1, 2018. A total of 200 firms were notified via eMaryland Marketplace, of which 100 were certified Disadvantaged Business Enterprises (DBEs) and/or Small Business Enterprises (SBEs). A total of four engineering consultant firms submitted technical proposals in response to the solicitation.

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

Agency Remarks (cont'd):

MDOT MTA's Office of Planning and Capital Programming Division requires consultants that will perform a variety of public outreach and stakeholder engagement tasks to support planning, architecture, and engineering services for MDOT MTA's Light RailLink, Metro SubwayLink, MARC, Bus, and facility services.

These services may include the following types of tasks:

- planning and facilitating traditional and innovative public events;
- social media and web design;
- producing educational and training materials;
- designing, implementing and analyzing surveys;
- creating transit-related messaging;
- building and managing stakeholder relationship to advance transit projects and efforts;
- outreach to traditionally under-represented groups;
- developing evaluation metrics to monitor effectiveness;
- creating high-quality visual products;
- developing branding and marketing materials;
- preparing physical and digital exhibits; and
- editing technical writing.

PRR, Inc. is a certified SBE and DBE.

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

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

Approp. Code: J05H0105

Resident Businesses: Yes

MD Tax Clearance: 19-2429-0110

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Joseph Sedtal
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jsedtal@mdot.maryland.gov

8-M-MOD. MARYLAND TRANSIT ADMINISTRATION
Modification: Maintenance Contract

Contract ID: Metro Fire Suppression System Inspection & Testing; T-8000-0424
ADPICS No.: CO374585

Contract Approved: 04/02/2014; MDOT Item 11-M

Contractor: BFPE International, Inc.
Hanover, MD

Contract Description: This contract provides for a qualified contractor to provide testing and maintenance services for Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Metro SubwayLink's fire suppression systems.

Modification Description: Modification No. 5 increases the contract authority and extends the contract for six months to continue these essential services, while a new procurement is completed.

Original Contract Term: 04/14/2014 - 04/13/2019

Modification Term(s): 01/09/2020 – 07/08/2020

Original Contract Amount: \$ 285,638

Modification Amount: \$ 310,000

Prior Mods/Options: \$ 450,000 (Modification No. 1; BPW 10/04/2017, 36-M-MOD)
\$ 50,000 (Modification No. 2; DCAR 04/12/2019)
\$ 0 (Modification No. 3; DCAR 10/13/2019)
\$ 0 (Modification No. 4; DCAR 12/17/2019)

Revised Contract Total: \$1,095,638

Percent +/- Change: 158% (Modification No. 1)
18% (Modification No. 2)
0% (Modification No. 3)
0% (Modification No. 4)
109% (Modification No. 5; *this agenda item*)

Overall Percent +/-: 285%

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

Original Procurement Method: Competitive Sealed Bidding

DBE Participation: 15%

DBE Compliance: 12%

Requesting Agency Remarks: There are ten different fire suppression systems that extend throughout the Metro SubwayLink's 15 miles of track, 14 stations, and multiple facilities.

This contract provides for the labor, supervision, equipment, materials, supplies and other facilities necessary to inspect and test water-based fire suppression systems, in accordance with the current edition of National Fire Protection Association 25, the standard for the inspection, testing, and maintenance of water-based fire protection systems.

This six-month modification adds time and contract authority to allow for the reward of a replacement contract. In order for MDOT MTA to ensure that these essential services continue while a new procurement is completed, six additional months and contract authority is required.

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

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 19-3009-1111

BOARD OF PUBLIC WORKS ACTION– THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
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ATTACHMENT I

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$285,638	04/14/2014 - 04/13/2019	04/02/2014 Item 11-M	Original Contract
Modification #1	\$450,000	10/05/2017 – 04/13/2019	10/04/2017 Item 36-M- MOD	Increase contract authority
Modification #2	\$50,000	04/13/2019 – 10/12/2019	04/12/2019, DCAR	Increase contract authority & add time
Modification #3	\$0	10/13/2019 – 12/19/2019	10/13/2019, DCAR	Add time
Modification #4	\$0	12/20/2019 to 01/08/2020	12/17/2019, DCAR	Add time
Modification #5	\$310,000	01/09/2020 – 07/08/2020	01/08/2019 Item 8-M- MOD	Increase contract authority & add time
Revised Total	\$1,095,638			

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ACTION AGENDA
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Contact: Jessica Mettle
410-768-7252

jmettle@mdot.maryland.gov

9-C. **MOTOR VEHICLE ADMINISTRATION**
Construction Contract

Contract ID: MDOT MVA Cumberland Branch Office Renovations; *V-CUM-17013-C*
ADPICS NO.: VCUM17013C

Contract Description: This contract will provide for the renovation of the Maryland Department of Transportation Motor Vehicle Administration's (MDOT MVA) Cumberland Branch Office, which houses both the Branch and the Customer Service Center.

Award: Cooper Building Services, LLC
Frederick, MD

Contract Term: 01/09/2020* – 10/05/2020 (**or earlier upon BPW approval*)
(270 calendar days)

Amount: \$4,249,092

Procurement Method: Competitive Sealed Bidding

Bids: Cooper Building Services, LLC \$4,249,092
Frederick, MD

Daystar Builders, Inc. \$4,535,418
Grantsville, MD

MBE Participation: 14%

VSBE Participation: 1.5%

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace on February 27, 2019. Three bids were received in response to the Invitation for Bid on April 18, 2019. One bidder submitted a request for a waiver of the Minority Business Enterprise (MBE) and the Veteran Small Business Enterprise (VSBE) goals and its bid was rejected as non-responsive.

The scope of work consists of providing labor, equipment, materials, etc., necessary to perform the complete renovation of the MDOT MVA Cumberland Branch Office, located at 13300 Winchester Road in Cumberland.

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9-C. MOTOR VEHICLE ADMINISTRATION (cont'd)

Agency Remarks cont'd:

An allowance of \$465,000 was included in the IFB for miscellaneous work that may be determined necessary by the Project Manager during the construction period. This item will only be used if necessary and will not be used without prior approval of the Engineer.

In order to deliver higher quality customer service to customers, MDOT MVA has consolidated its Call Center Operations, combining three (3) separate call centers into one (1) location to allow for increased productivity and efficiencies in providing customer service. Due to this consolidation and the increased need for customer service representatives at the Cumberland facility, MDOT MVA has had to lease a restroom trailer to adequately accommodate employees at the facility for the past two (2) years. In addition, the space in the Call Center is at maximum capacity leading to great difficulty for employees to move throughout the facility comfortably.

Volume at the Call Center has continuously increased and MDOT MVA is not able to expand its services or accommodate an expansion of staff due to the delay in this contract being awarded.

- A protest was received on August 2, 2019.
- The Procurement Officer's Final Decision (POFD) was issued on August 14, 2019, denying the protest as untimely.
- August 20, 2019, an appeal of the POFD was submitted to the Maryland Board of Contract Appeals (MSBCA).
- September 5, 2019, MDOT MVA filed a motion to dismiss the appeal.
- September 21, 2019, the Contractor filed a Complaint and Answer Motion to Dismiss.
- September 26, 2019, the MSBCA in an Opinion and Order by the Chairman denied the Motion to Dismiss. The case was then remanded to the MDOT MVA for further proceedings.
- October 29, 2019, a second POFD was issued denying the protest as both untimely and on the merits.
- October 31, 2019, an appeal to the second POFD was submitted to MSBCA.
- November 25, 2019, MDOT MVA filed a Motion for Summary Decision and Proposed Order.
- December 2, 2019, the Contractor filed a Complaint and Request for Hearing.

The basis for the protest filed by the Contractor was rejection of its request for a waiver of the overall Minority Business Enterprise (MBE) participation goal and the sub-goals and was received untimely. As it has been seven (7) months since the bid opening for this project and it

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9-C. **MOTOR VEHICLE ADMINISTRATION** (cont'd)

Agency Remarks cont'd:

is a construction contract, the Minority Business Enterprise (MBE) firms being utilized by Cooper Building Services, LLC are refusing to hold their pricing and are requesting to be removed from the Contract. Any further delay in approval of this contract may impede the MDOT MVA's ability to begin the much-needed renovations at its Cumberland facility and deliver high quality customer service to customers. Therefore, the MDOT MVA believes that it is in furtherance of a substantial state interest to award of this Contract in the face of an appeal.

Therefore, in accordance with COMAR 21.10.02.11B.(1) and COMAR 21.10.02.11B.(2), approval for this contract is requested.

MVA notified MSBCA of its intent to award in the face of appeal on December 10, 2019.

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

Approp. Code: J04E0001

Resident Business: Yes

MD Tax Clearance: 19-2620-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Jessica Mettle
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10-M. MOTOR VEHICLE ADMINISTRATION
Maintenance Contract

Contract ID: Emergency Generator Maintenance & Testing HQ; V-HQ-19086-M
ADPICS No.: V-HQ-19086-M

Contract Description: This contract provides for all necessary equipment, labor, materials, permits, and tools necessary to ensure the satisfactory performance and efficient operation of the emergency generators and automatic transfer switches at the Maryland Department of Transportation Motor Vehicle (MDOT MVA) Headquarters facility in Glen Burnie, MD.

Award: Alban Tractor Co. d/b/a Alban Cat
Baltimore, MD

Contract Term: 01/09/2020*- 01/08/2025 (*or earlier upon BPW approval)

Amount: \$129,484

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE Participation: 0%

Incumbent: No

Requesting Agency Remarks: MDOT MVA has two (2) Caterpillar Engine Model 3516 emergency generators at its Headquarters facility.

Reliability of the emergency generators is essential to the normal function of the MDOT MVA. Failure of the generators to operate properly can create a life/safety hazard for the MDOT MVA employees, clients and customers; therefore, all equipment and/or systems shall be maintained as recommended by the original equipment manufacturer.

Alban Tractor Co., d/b/a Alban Cat is the authorized Caterpillar, Inc., dealer for the sale and service of products and parts manufactured by or for Caterpillar. Due to the proprietary nature of this equipment, there is no opportunity for Minority Business Enterprise participation in this contract.

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

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10-M. MOTOR VEHICLE ADMINISTRATION (cont'd)

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

Approp. Code: J04E0001

Resident Business: Yes

MD Tax Clearance: 19-2728-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Jada Wright
410-545-0330
jwright18@mdot.maryland.gov

11-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations for the Gaithersburg Shop in Montgomery County; 42915G1422
ADPICS No.: 42915G1422

Contract Description: This contract consists of all tree care including brush and tree cutting, stump and fallen tree debris for the Gaithersburg Shop in Montgomery County.

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

Contract Term: 01/09/2020 – 12/31/2022 (1,088 Calendar Days)

Amount: \$859,715 NTE

Procurement Method: Competitive Sealed Bidding

Bids:	Excel Tree Expert Co. Jessup, MD	\$ 859,715
	A. Marquez Trucking, Inc. Silver Spring, MD	\$1,018,865

Living Wage Eligible: Yes

MBE Participation: 2%

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

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

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage on September 10, 2019 notifying 171 potential contractors, 37 of which were MDOT-certified Minority Business Enterprises. The bids were opened on October 17, 2019.

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

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

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

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 19-2944-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Jada Wright
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12-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations for the Laurel Shop in Prince George's County; 42916L1422
ADPICS No.: 42916L1422

Contract Description: This contract consists of all roadside tree care including brush and tree cutting, stump and fallen tree debris for the Laurel Shop in Prince George's County.

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

Contract Term: 01/09/2020 – 12/31/2022 (1,088 Calendar Days)

Amount: \$745,820 NTE

Procurement Method: Competitive Sealed Bidding

Bids:	Excel Tree Expert Co. Jessup, MD	\$745,820
	A. Marquez Trucking, Inc. Silver Spring, MD	\$963,065

Living Wage Eligible: Yes

MBE Participation: 2%

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

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

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage on September 10, 2019 notifying 171 potential contractors, 37 of which were MDOT-certified Minority Business Enterprises. The bids were opened on October 17, 2019.

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

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

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

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 19-2945-0111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

13-C. MARYLAND TRANSIT ADMINISTRATION
Construction Contract

Contract ID: Bush Division Building 4 Slab Replacement - Phase 3; T-1520-0440
ADPICS No.: T15200440

Contract Description: This contract provides for the necessary replacement of the concrete slab within Building 4 at the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) Bush Division.

Award: GLB Concrete Construction, Inc. (*Certified Small Business*)
Reisterstown, MD

Contract Term: 01/30/2020* – 06/28/2020 (*or earlier upon BPW approval)

Amount: \$551,744

Procurement Method: Competitive Sealed Bidding

Bids:	GLB Concrete Construction, Inc. Reisterstown, MD	\$551,744
	Brawner Builders, Inc. Hunt Valley, MD	\$557,032
	Kimball Construction Co. Baltimore, MD	\$563,100
	Hawkeye Construction LLC Rosedale, MD	\$633,805
	Plano Coudon Construction Baltimore, MD	\$680,422
	Building Concepts LLC Sykesville, MD	\$687,200
	C&N Associates, LLC Glen Dale, MD	\$720,877
	American Siteworks, LLC Linthicum, MD	\$924,250

13-C. MARYLAND TRANSIT ADMINISTRATION (cont'd)**MBE Participation:** 22%**Performance Security:** Performance & Payment Bonds at 100% of the Contract Amount

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace Advantage on October 16, 2019, notifying 80 vendors. The bid opening was conducted on November 14, 2019.

One bidding vendor filed a protest asserting that GLB Concrete Construction, Inc.'s bid did not include a bid affidavit and that the firm should have been deemed a non-responsive bidder. MDOT MTA found this assertion to be untimely and inaccurate. MDOT MTA has denied the protest.

MDOT MTA anticipates the arrival of 70 new buses in June, which will require acceptance testing. If the project is delayed until after the January 29, 2019 Board, the construction will not be completed before the arrival of the new fleet. Therefore, the MDOT MTA believes that it is of substantial state interest to award this Contract in the face of a protest.

This contract provides for the installation of a new concrete slab at Bush Division's Building 4 along with some excavation and backfilling. The Bush Division facility is located on Washington Blvd. in Baltimore City and serves as one of the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) multiple local bus maintenance yards.

MDOT MTA has confirmed GLB Concrete Construction, Inc.'s bid price for the full scope of work required under this contract.

Although a 16% MBE goal was established for this contract, GLB Concrete Construction, Inc. has committed to exceeding the goal by 6% (22%).

GLB Concrete Construction, Inc. is a State-certified Small Business.

Fund Source: 100% Special Funds (Transportation Trust Fund)**Approp. Code:** J05H0105**Resident Business:** Yes**MD Tax Clearance:** 19-3369-0111**BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:****APPROVED****DISAPPROVED****DEFERRED****WITHDRAWN****WITH DISCUSSION****WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Joseph W. Sedtal
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jsedtal@mta.maryland.gov

14-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: MARC Camden Line Landscaping; *MRC-20-0004-MT*
ADPICS No.: MRC20004MT

Contract Description: This contract provides for landscaping maintenance at Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) MARC stations along the Camden line.

Award: HNB Services, LLC
Baltimore, MD

Contract Term: 01/30/2020* - 01/31/2023 (*or earlier upon BPW approval)

Amount: \$443,676

Procurement Method: Preferred Provider

Living Wage Eligible: N/A

MBE Participation: N/A

Incumbent: The Arc Montgomery County, Inc.
Rockville, MD

Requesting Agency Remarks: This contract provides for landscaping maintenance at seven MARC stations along the Camden line. The services performed may include routine and non-routine tasks.

The Pricing and Selection Committee for Blind Industries and Services of Maryland and the Employment Works Program certified the price as fair market in value on October 19, 2019.

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

Approp. Code: J05H0104
MD Tax Clearance: 19-2925-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Larry Hammond
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Lhammond@mdot.maryland.gov

15-RP. MARYLAND TRANSIT ADMINISTRATION
Real Property – Acquisition

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

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

Property: 4550 Montgomery Avenue (1,161 square feet ±) and perpetual easements (23,706 sq. ft.), located in Bethesda, Maryland 20814.

Grantor: Montgomery Tower Owner, LLC

Grantee: State of Maryland, MDOT MTA

Consideration: \$7,688,655

Appraised Value: \$ 6,653,650 – Gary Anglemeyer, (Selected)
\$ 7,394,800 – Karen Belinko, (Approved)
\$ 7,984,373 – Lipman, (Accepted)
Wesley Barker, Review Appraiser

Special Conditions: N/A

Fund Source: 80% Federal; 20% Special Funds

Requesting Agency Remarks: The subject property is required for the construction of MDOT MTA's Purple Line Project located in Montgomery County, Maryland. MDOT MTA has entered into an Option Contract with the property owner. The property is subject to an existing 32-foot wide by 22-foot high perpetual transportation easement held by Montgomery County. MDOT MTA has entered into a franchise agreement with Montgomery County to use this easement for the benefit of the Project. The Federal Transit Administration (FTA) concurs with the administrative settlement amount of \$7,688,655.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Revised

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Larry Hammond, 443-451-3761
lhammond@mdot.maryland.gov

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

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

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

Property: MTA# 01413, 01452, 01483
Railroad Tracks (±2,733 square feet), Three-year Temporary Construction Easement, located in Silver Spring, MD 20910

Grantor: CSX Transportation, Inc.
Grantee: State of Maryland, MDOT MTA

Consideration: \$603,554- First Extension (2/5/20-2/5/21), required
\$621,661-Second Extension (2/5/21-2/5/22), if needed
\$640,311-Third Extension (2/5/22-2/5/23), if needed

Appraised Value: \$ 585,957 – Ryland Mitchell, III, MAI (CSX's Appraisal)
\$ 855,585 – Haywood Newkirk, MAI (Approved)
\$ 658,733 – Gary Anglemeyer, MAI, (Selected)
Wesley Barker, Review Appraiser

Special Conditions: N/A

Fund Source: 80% Federal; 20% Special Funds

Requesting Agency Remarks: Extension of the period(s) of the Temporary Construction Easement(s) from the subject property is required for the construction of MDOT MTA's Purple Line Project. The subject property was part of an acquisition approved by BPW on January 23, 2019 under 10-RP, but the consideration for the extension periods were not included on that agenda. The Purple Line concessionaire, PLTP has requested additional time to work in the areas acquisition. The extension(s) will happen as needed, on an annual basis. The consideration for the three (3) one (1) year extensions periods are based upon the valuation of Ryland Mitchell, III on behalf of CSX, with a 3% escalation per year in the amounts of: \$603,554 for the first extension period, and \$621,661 for the second extension period and \$640,311 for the third extension period

This Item was withdrawn from the 11/20/19 MDOT Agenda as Item 7-RP.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Jessica Mettle
410-768-7252

jmettle@mdot.maryland.gov

17-AE. MOTOR VEHICLE ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Miscellaneous Architectural & Engineering Comprehensive Design Services; V-
MUL-19010-AE-B

ADPICS No.: ~~VMUL19010AEB~~ VMUL19010B

see record correction:
Secretary's Item #12 (2/19/20)

Contract Description: This contract is a work-order based contract to perform miscellaneous architectural and engineering comprehensive design services for all of the Maryland Department of Transportation Motor Vehicle Administration (MDOT MVA) facilities.

Award: Brudis & Associates, Inc. & ATI, Inc. (JV)
Columbia, MD

Contract Term: 01/30/20* – 01/31/2025 (*or earlier upon BPW Approval)

Amount: \$ 2,000,000 NTE

Procurement Method: Qualification Based Selection (Small Business Reserve)

Proposals:

	<i>Technical Proposal Rating (Max 100)</i>	<i>Technical Ranking</i>	<i>Award</i>
Brudis & Associates, Inc. & ATI, Inc. (JV) Columbia, MD	82.4	1	\$2,000,000
Min Engineering, Inc. Pikesville, MD	81.7	2	N/A
Mimar Architects & Engineers, Inc. Baltimore, MD	77.81	3	N/A
Gipe Associates Towson, MD	72.15	4	N/A

MBE Participation: 25% 29%

see record correction:
Secretary's Item #12
(2/19/20)

VSBE Participation: 2

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 19, 2020**



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

12. DEPARTMENT OF TRANSPORTATION
Record Correction

Recommendation: That the Board of Public Works accept a correction to the record in which an ADPICS number and MBE/VSBE compliance were incorrectly reported.

Original Approval: MDOT Agenda, 17-AE, 1/08/2020
Contract: Miscellaneous Architectural and Engineering Services
Contract ID: V-MUL-19010-AE-B

Approved ADPICS No.: VMUL19010AEB
Corrected ADPICS No.: VMUL19010B

MBE Participation Percentage: 25%
Corrected MBE Participation: 29%

VSBE Participation Percentage: 0%
Corrected VSBE Percentage: 2%

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



17-AE. **MOTOR VEHICLE ADMINISTRATION** (cont'd)

Requesting Agency Remarks: This Small Business Reserve solicitation was advertised on eMaryland Marketplace and in the Daily Record on February 6, 2019. A total of four engineering consultant firms submitted technical proposals in response to the solicitation.

MDOT MVA's Division of Facility Management and Engineering requires consultants that will perform miscellaneous architectural and engineering comprehensive design services for MDOT MVA facilities.

These services may include the following types of work orders:

- Architectural;
- Civil;
- Structural;
- Mechanical;
- Electrical;
- Geotechnical;
- Environmental;
- Interior and Landscaping;
- Construction Management and Inspection;

Brudis & Associates, Inc. & ATI, Inc. (JV) is a certified Small Business.

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

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

Approp. Code: J04E0001

Resident Business: Yes

MD Tax Clearance: 19-3353-0000

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



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

18-M-MOD. MOTOR VEHICLE ADMINISTRATION
Modification: Maintenance Contract

Contract ID: Janitorial Services – Loch Raven Parkville Branch; *V-LRP-15007-M*
ADPICS No.: VLRP15007M

Contract Approved: 05/19/2015 - PAAR

Contractor: L&G Exclusive Cleaning Services, Inc.
Laurel, MD

Contract Description: This contract provides janitorial services to the Maryland Department of Transportation, Motor Vehicle Administration (MDOT MVA) Loch Raven Parkville facility.

Modification Description: Modification No. 2 increases the contract authority and adds an office trailer to the contract.

Original Contract Term: 05/19/2015 – 05/18/2020

Modification Term(s): 01/12/2020 – 05/18/2020

Original Contract Amount: \$172,855.47

Modification Amount: \$ 14,250.00

Prior Mods/Options: \$ 19,500.00 (Modification No. 1; DCAR 05/14/2019)

Revised Total Contract Amount: \$206,605.47

Percent +/- Change: 8.24%

Overall Percent +/-: 19.53%

Original Procurement Method: Competitive Sealed Bidding

MBE Participation: 0%

Requesting Agency Remarks: Modification No. 2 provides for additional money for the MDOT MVA to have janitorial services provided in a temporary office trailer at its Loch Raven Parkville facility. This temporary office trailer has been procured to alleviate the impact of the large volume of customers visiting the MDOT MVA locations to renew their drivers licenses to comply with the federal REALID requirements.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



18-M-MOD. MOTOR VEHICLE ADMINISTRATION (cont'd)

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

Approp. Code: J04E0001

BOARD OF PUBLIC WORKS ACTION– THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



18-M-MOD. MOTOR VEHICLE ADMINISTRATION (cont'd)

ATTACHMENT I

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$172,855.47	05/19/2015-05/18/2020	05/19/2015	Original Contract
Modification No. 1	\$19,500.00	05/14/2019-11/30/2019	DCAR 05/14/2019	Amended scope to add 2 temporary Office trailers and add contract authority.
Modification No. 2	\$14,250.00	01/13/2020-05/18/2020	01/08/2020 18-M-MOD	This modification
Revised Amount	\$206,605.47			

Revised

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



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

19-M. MOTOR VEHICLE ADMINISTRATION
RETROACTIVE Maintenance Contract

Contract ID: Janitorial Services at MDOT MVA Elkton Complex; *V-ELK-19124-M*
ADPICS No.: VELK19124M

Contract Description: This contract provides janitorial services the Maryland Department of Transportation, Motor Vehicle Administration (MDOT MVA) Elkton Complex.

Recommendation: That the Board of Public Works award compensation to the contractor for providing janitorial services from December 1, 2019 to January 8, 2019 and approve the award of the contract to provide janitorial services from January 9, 2019 to November 30, 2022.

Award(s): Napco Group, Inc.
Annapolis, MD

Contract Term: 12/01/2019 – 11/30/2022 (with one, 2-year renewal option)

Amount: \$132,420 NTE (Base Contract, 3 years)
\$ 93,680 NTE (Renewal Option 1, 2 years)
\$226,100 NTE (Total Contract)

Procurement Method: Competitive Sealed Bid (Small Business Reserve)

Bids:

<i>Bidder</i>	<i>Base (three years)</i>	<i>Option (two years)</i>	<i>Total</i>
Napco Group, Inc. Annapolis, MD	\$132,420	\$ 93,680	\$226,100
Crossover Janitorial Elkton, MD	\$158,794	\$115,996	\$274,790
P2 Maintenance Services Laurel, MD	\$190,188	\$126,792	\$316,980

Living Wage Eligible: No

MBE/VSBE Participation: 0% (Single element of work)

Performance Security: None

Incumbent: Crossover Janitorial
Elkton, MD

Revised

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



19-M. MOTOR VEHICLE ADMINISTRATION (cont'd)

Requesting Agency Remarks: On September 3, 2019, Maryland Works waived the opportunity for this contract. Therefore, MDOT MVA advertised this solicitation on eMaryland Marketplace on September 24, 2019 as a Small Business Reserve Procurement. Three (3) bids were received and opened on October 22, 2019. Napco Group, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

The contract was awarded November 22, 2019. During the preparation of the Delegated Contract Action Report (DCAR) on December 9, 2019, the MDOT MVA realized that this contract should have been awarded in accordance with COMAR 21.02.01.05 and required Board of Public Works approval. MDOT MVA is seeking retroactive approval and forgiveness for the oversight.

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

The contract period is three years. MDOT MVA has the right to extend the contract for two years.

The MBE goal and VSBE goal were established at 0% due to the requirement that the Contractor must purchase supplies from Blind Industries and Services of Maryland.

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

Approp. Code: J04E0001

Resident Business: Yes

MD Tax Clearance: 19-3414-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



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

20-RP. STATE HIGHWAY ADMINISTRATION
RETROACTIVE Real Property – Access Break

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

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

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

Grantor: State of Maryland, MDOT SHA

Grantee: Cambridge Marketplace, LLC.

Consideration: \$0, see below for details

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

Special Conditions: N/A

Legislative Notice: N/A

State Clearinghouse: N/A

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

This Item was withdrawn from the 10/02/19 MDOT Agenda as Item 10-RP.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Glen Carter
410.865.1270
gcarter@mdot.maryland.gov

21-RP. THE SECRETARY'S OFFICE
Real Property – Disposition

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation The Secretary's Office (MDOT TSO) disposing of real property as it is excess to the agency's needs.

Authority: Transportation Article, § 8-309
Annotated Code of Maryland

Property: MC# 14-1073
Former Charles R. Soper, et ux, (Parcels 1,3: 5.0 +/- acres), located on the south side of MD 216 in Howard County.

Grantor: State of Maryland, MDOT SHA

Grantee: MLT Maple Lawn, LLC

Consideration: \$2,137,500

Appraised Value: \$2,137,500 – Melville Peters, (Selected)
\$1,986,850 – Kathleen Kohler, (Approved)
Dawn Nguyen, Review Appraiser

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on October 11, 2018. The 45-day review period expired November 26, 2018.

State Clearinghouse: N/A

Requesting Agency Remarks: In 1971, MDOT SHA acquired the subject for the US 29 – Old Columbia Rd. to John Hopkins Rd. Project. This disposition was approved by BPW on January 2, 2019, under MDOT 10-RP. Afterwards, MDOT TSO discovered that a small area (0.084 acres ±) was encumbered by an access permit granted to the adjacent owner. MDOT TSO decided to exclude the encumbered area and convey an additional parcel of similar size to maintain the approved property size and value. MDOT TSO proposes to dispose of the property to the assignee of the prior owner, MLT Maple Lawn, LLC, through a negotiated sale of \$2,137,500 which is 100% of the appraised value.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Revised

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



Contact: Peggy Tischler
410-865-1372

ptischler@mdot.state.md.us

22-GM-MOD. **THE SECRETARY'S OFFICE**
Modification: General Miscellaneous Contract

Contract ID: Renewable Energy Development; *MDOT-OOE RED 2018*
ADPICS: OOERED19A, OOERED18B, OOERED18C, OOERED18D,
OOERED18E, OOERED19F

Contract Approved: DOT Agenda 2/7/18, Item 11-GM

Contractors:

Abundant Solar Power, Inc.	(Contract A)
Rochester, NY	
Ameresco, Inc.	(Contract B)
Framingham, MA	
Forefront Power, LLC	(Contract C)
San Francisco, CA	
KDC Solar, LLC	(Contract D)
Bedminster, NJ	
Siemens Industry, Inc.	(Contract E)
Beltsville, MD	
Standard Solar, Inc.	(Contract F)
Rockville, MD	

Contract Description: This Master Services Agreement (MSA) is for Renewable Energy Development to design, construct, commission, finance, operate and maintain renewable energy facilities at MDOT and various locations throughout the State of Maryland. No State funds will be expended to pay for design, construction, activation, operation, maintenance or decommissioning of any facility.

Modification Description: Extend the term of the MSAs for renewable energy development approved by the Board (Item DOT 11-GM, 2/7/18) by a period of 25 years to incorporate the period of performance to perform Power Purchase Agreements (PPAs).

Original Term: 02/22/2018 - 02/13/2023 (w/one 2-year renewal option)

Revised

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



22-GM-MOD. THE SECRETARY'S OFFICE (cont'd)

Modified Term: 02/14/2023 - 02/13/2048 (w/one 2-year renewal option)

Amount: No Cost (See Remarks)

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	Technical Ranking	Total Evaluated Financial Proposal / Ranking	Overall Ranking
Abundant Solar, LLC	Qualified	Qualified	Qualified
Ameresco, Inc.	Qualified	Qualified	Qualified
Forefront Power, LLC	Qualified	Qualified	Qualified
KDC Solar, LLC	Qualified	Qualified	Qualified
Siemens Industry, Inc.	Qualified	Qualified	Qualified
Standard Solar, Inc.	Qualified	Qualified	Qualified

MBE Participation: 0%

Performance Security: None

Incumbent: N/A

Requesting Agency Remarks: The Maryland Department of Transportation Secretary's Office (MDOT TSO) is requesting the Board of Public Works approval of a modification to the renewable energy development MSAs approved at the February 7, 2018 Board. This modification clarifies the relation of the MSAs to the resulting task orders and PPAs. The contract term includes both the initial period to award task orders and PPAs, and the later period to perform those agreements. The MSA provides:

- A five-year period, with a two-year option, where using agencies may issue task orders and PPAs; and
- A 25-year period for performance of each task order and PPA.
- The two-year option to extend the task order issue period (and the overall length of the contract) must be exercised prior to expiration of the initial five-years.

Revised

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



22-GM-MOD. THE SECRETARY'S OFFICE (cont'd)

Agency Remarks: (cont'd)

The Board of Public Works approved MSAs signed in 2018 for the MDOT Office of Environment Renewable Energy Development (MDOT ORED) to design, construct, commission, finance, operate and maintain renewable energy facilities at MDOT and various locations throughout the State of Maryland. The contract utilizes Task Order Requests for Proposals (TORFPs) to award long term task orders and PPAs to develop renewable energy projects on MDOT owned property. It is anticipated that the value of all TORFPs/MSAs will be valued at more than \$200,000. Therefore, MDOT TSO will return to the Board of Public Works for approval of award for all task orders/MSAs.

After determining to pursue both PPAs and leases for each solar project where MDOT uses the generated energy, as reflected in the previously approved agenda item (MDOT 11-GM, 2/7/18), MDOT TSO has decided to grant a non-exclusive license to each solar developer within each project's PPA. Granting licenses are common for this type of solar panel installation where the landowner uses the solar power, and MDOT believes licenses are better aligned with the nature of the project. While a lease gives the lessee an exclusive real property interest in MDOT's property, a license generally gives a licensee a limited non-exclusive right to use MDOT's premises. Since MDOT desires to retain greater control over its properties and to facilitate more flexibility for the project sites and its use of generated energy, MDOT TSO has decided to grant licenses under the PPA.

A Request for Proposals (RFP) was advertised on eMaryland Marketplace which notified 1,927 prospective vendors, including MBE, SBR and VSBE vendors. The solicitation notice was also emailed directly to 45 prospective vendors; including two MBE and five SBR designated firms.

The RFP is for the award of MSAs for Renewable Energy Development services and allows for award to multiple qualified Master Contractors.

A total of eight proposals were received in response to the RFP; however, two proposals were determined not susceptible for award for failing to meet the required minimum qualifications.

Six proposals were found to have met the minimum qualifications and technical requirements and were found susceptible for award of an MSA. Technical factors were given greater weight than financial factors in the overall award determination. MSAs were awarded to Abundant Solar Power, Inc., Ameresco, Inc., ForeFront Power, LLC, KDC Solar, LLC, Siemens Industry, Inc., and Standard Solar, Inc.

All six firms demonstrated a clear understanding of the RFP requirements. Each firm provided comprehensive technical responses to the RFP. In their oral presentations, each firm demonstrated its understanding of the State's requirements and proposed goals and objectives,

Revised

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



22-GM-MOD. THE SECRETARY’S OFFICE (cont’d)

***Agency Remarks:* (cont’d)**

their qualifications, capabilities, and methodologies to support the goals and objectives, and financial capability as required by the RFP.

The Financial Proposals consisted of “ceiling” rates per kilowatt hour per year, including all option years. These rates are the maximum rates that can be used in the Master Contractor’s Task Order Proposals. The secondary competition that will be conducted for each task order would result in the actual kilowatt per hour rates that the contractor would charge MDOT under a resulting PPA.

Energy generated will be consumed by an MDOT facility through virtual net metering, whereby the MDOT facility would use the energy or MDOT would receive credit when unused energy is sent to the local utility’s grid. The developer will construct, own, operate, and maintain the renewable energy system for the life of the system. In return, MDOT will enter into a long-term PPA with the developer to buy the power generated at a ~~fixed rate~~ ^{fixed price contract} for 20-25 years. MDOT will only pay the ~~price~~ ^{prices} agreed to in the resulting PPA for the generated electricity.

There is no MBE participation goal on this contract.

See next page for record
correction letter dated
3/2/21

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Codes: Various

Resident Businesses: Yes for all.

<i>MD Tax Clearances:</i>	Abundant Solar, LLC	19-3166-0001
	Ameresco, Inc.	19-3167-1111
	ForeFront Power, LLC	19-3272-1010
	KDC Solar, LLC	19-3168-0110
	Siemens Industry, Inc.	19-3169-0101
	Standard Solar, Inc.	19-3170-1111

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

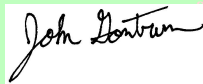
DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Accepted 3/4/2021- JTG



Digitally signed by John
T. Gontrum
Date: 2021.03.04
10:48:04 -05'00'



Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: CHIEF PROCUREMENT OFFICER MIKE ZIMMERMAN
SUBJECT: NOTICE OF CORRECTION: MDOT AGENDA, ITEM 22-GM-MOD (01/08/2020)
DATE: MARCH 2, 2021
RESPONSE MARCH 9, 2021
REQUESTED BY:

PURPOSE

To advise you of the following changes, due to a clerical error, to the Maryland Department of Transportation's action agenda item previously approved by the Board of Public Works.

Recommendation: That the Board of Public Works accept a correction to the record in which a clerical error was reported.

Original Approval:	MDOT Agenda, Item 22-GM-MOD (01/08/2020)
Contract:	Renewable Energy Development - Solar
Contract ID:	MDOT-OOE RED 2018

Approved Agency Remarks:	Fixed rate (see below)
Corrected Agency Remarks:	Fixed-price contract (see below)

Remarks: The approved RFP allows Qualified Master Contractors to include an escalator in Task Order price proposals. The approved agenda item incorrectly described the prices under task orders' power purchase agreements (PPAs) as being at a 'fixed rate' when instead each PPA will be a 'fixed-price contract', which is consistent with the RFP's allowance for price escalation and with prices for all years pre-established at the time of award. Below is the portion of the approved agenda item requiring correction along with a corrected version:

The developer will construct, own, operate, and maintain the renewable energy system for the life of the system. In return, MDOT will enter into a long-term PPA with the developer to buy the power generated at a fixed rate for 20-25 years. MDOT will only pay the price agreed to in the resulting PPA for the generated electricity.

The developer will construct, own, operate, and maintain the renewable energy system for the life of the system. In return, MDOT will enter into a long-term PPA with the developer to buy the power generated under a fixed-price contract for 20-25 years. MDOT will only pay the prices agreed to in the resulting PPA for the generated electricity.

Thank you for your attention to this matter. If you need further information, please contact Ms. Jacquae Rubin at 410-865-1122 or jrubin@mdot.maryland.gov.

Approval:

DocuSigned by:

Mike Zimmerman

3/3/2021 | 12:38:50 PST

C40ED8E769DA450...

Mike Zimmerman

Chief Procurement Officer

cc: Mr. Gabe Gnall, Procurement Advisor to the BPW
Mr. John Gontrum, BPW Executive Secretary
Ms. Anne Klase, Assistant Comptroller
Ms. Joanna Kille, Treasurer's Liaison to the BPW
Ms. Valerie Radomsky, Governor's Liaison to the BPW

Revised

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020**



22-GM-MOD. THE SECRETARY'S OFFICE (cont'd)

**ATTACHMENT I
MDOT SOLAR INITIATIVE TASK ORDER PROJECTS**

Task Order #	Project
1	MTA – Mt Washington (Light Rail)
	MTA – Cromwell Light Rail Maintenance Facility (Light Rail)
	MTA – Falls Road (Light Rail)
	MTA – Hunt Valley (Light Rail)
	MTA – North Linthicum (Light Rail)
	MTA – Warren Road (Light Rail)
2	MDTA – MD 152 Franklinville Rd
	MDTA – MD 24 at MD 924
3	MTA – Milford Mill (METRO)
	MTA – Old Court (METRO)
	MTA – West Cold Spring (METRO)
	MTA – Point of Rocks (MARC)
	MTA – Seabrook (MARC)
4	MTA – Dunkirk (Bus)
	MTA – Gardenville (Bus)
	MTA – Golden Beach, Charlotte Hall (Bus)
	MTA – LaPlata (Bus)
	MTA – Randallstown (Bus)
	MTA – Severna Park (Bus)
	MTA – Waldorf (Bus)
	MTA – White Marsh (Bus)
5	MVA – Glen Burnie
	MVA – Largo
	MVA – Beltsville
	MVA – Salisbury
	MVA – Bel Air
	MVA – Gaithersburg
	MVA – Annapolis
	MVA – Waldorf
6	SHA - Hanover Complex
7	SHA PnR - US 50 @ MD 8
	SHA PnR - I-270 @ MD 124 (Quince Orchard Rd) Gaithersburg
	SHA MD 210 @ MD 373 (Accokeek)
	SHA MD 200 @ MD 97 (MDTA) ICC
	SHA I-195 @ MD 166 (Southwest P&R)

Revised

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2020



22-GM-MOD. THE SECRETARY'S OFFICE (cont'd)

**ATTACHMENT I (cont'd.)
MDOT SOLAR INITIATIVE TASK ORDER PROJECTS**

7 (cont'd)	SHA MD 665 @ Riva Road (Harry S. Truman)
	SHA MD 5 Mattawoman/Beantown Rd (Mattawoman-Beantown)
	SHA US 50/301 @ MD 424 (Davidsonville)
	SHA MD 32 @ Broken Land Parkway (east lot) Broken Land East
	SHA US 29 @ MD 216 (Scaggsville)
	SHA MD 175 @ Snowden River Parkway (Snowden River)
	SHA MD 100 @ Long Gate Parkway (Long Gate)
	SHA I-270 @ MD 80 (south lot) Urbana
	SHA PnR MD 32 @ MD 851
	SHA PnR MD 30 @ MD 27
	SHA PnR MD 32 @ Circle Drive (Eldersburg)
	SHA PnR MD 97 @ MD 26
	SHA PnR MD 97 @ MD 32
	SHA PnR MD 30 @ MD 482
	SHA PnR IS 70 @ MD 27 (Mount Airy)
8	MPA - South Locust Point
9	MAA - Daily Garage

23-GM. STATE HIGHWAY ADMINISTRATION
Public-Private Partnership (P3) Program

Contract ID: I-495 and I-270 P3 Program

Recommendation: The Maryland Transportation Authority (MDTA) and the Maryland Department of Transportation (MDOT), together as the “Reporting Agencies,” recommend to the Board of Public Works (BPW) that the conditional designation of the P3 Program and approval of the proposed competitive solicitation method, be amended to:

- (1) provide regional transit services as part of the P3 Agreements; and
- (2) approve delivery of the P3 Program through the solicitations of phase developers to deliver the entire P3 Program through a phased approach allowing further minimization of impacts and design concept collaboration with communities and stakeholders within the delivery process of the various phases.

The original designation of the P3 Program and approval of the solicitation method occurred during the June 5, 2019 BPW meeting. All documentation and information presented for the June 5, 2019 BPW meeting remains the same, unless otherwise indicated below.

Authority: State Finance and Procurement Article, §10A-201(c), Annotated Code of Maryland. This law, enacted in 2013 (Maryland Laws, Chapter 5), authorizes the Board of Public Works to designate a public infrastructure asset as a P3 and approve the agency’s proposed solicitation method.

P3 Designation and Approval of Solicitation Method Conditions: On June 5, 2019, the BPW:

- (1) Designated the I-495 and I-270 P3 Program (Program), a public infrastructure asset, as a public-private partnership (P3); and
- (2) Approved the proposed competitive solicitation method for selecting a developer for each phase of the Program, resulting in multiple P3 Agreements.

This designation and approval were based on the below conditions. The Reporting Agencies request that the BPW approve the amendments to conditions (3) and (5) as stated below. Conditions (1), (2) and (4) remain unchanged and an update as to their status has been provided. Further, the Reporting Agencies request that the BPW approves certain changes to the proposed competitive solicitation method for the Program, as further described below.

- 1) No property acquisitions related to Traffic Relief Plan may take place before BPW final approval of the P3 agreement.

UPDATE: The Reporting Agencies are committed to implementing a solution with the least amount of impacts through minimization techniques and innovative solutions from the private sector. Through this process, the Reporting Agencies are implementing an approach in which no property shall be acquired prior to the final approval.

23-GM. STATE HIGHWAY ADMINISTRATION (cont'd)

- 2) RFP soliciting P3 contractor will permit mass transit bus access on managed toll lanes without tolls.
UPDATE: The Reporting Agencies are developing a solicitation approach in which it will be clear that public agency mass transit buses will be allowed on the managed toll lanes for free.

- 3) Ten percent (10%) of net State toll proceeds – after P3 contractor gets reimbursed for construction cost – will go to Montgomery and Prince George’s Counties for regional transit services.

AMENDMENT: The Reporting Agencies will develop memoranda of understanding with the affected Counties defining regional transit service improvements to be provided as part of the P3 Agreements. Terms of the agreements will be provided to the BPW concurrently with the P3 Agreements. Furthermore, the Reporting Agencies will develop the transit service improvements collaboratively with the affected Counties.

Specific transit investment will be provided as part of the P3 agreements. This will ensure these regional transit service improvements are provided at defined and predictable times. By including the regional transit service improvements in the P3 agreements, the affected Counties will be guaranteed the transit service improvements. This approach will fully honor the BPW request from June 5, 2019. The memoranda of understanding between MDOT and the affected Counties defining transit service improvements to be developed as part of the P3 Agreements will be provided to the BPW as part of the request for approval of the P3 Agreements to clearly show that the Reporting Agencies have complied with this BPW condition.

- 4) Initial feasibility study of monorail to be performed.
UPDATE: The Reporting Agencies are advancing a monorail study, with substantial work currently underway. A preliminary draft Feasibility Study Report is expected in early 2020 and completion of the Final Feasibility Study Report is expected in May 2020.

- 5) Condition that the TRP begin with “I-270 as Phase 1 which will delay Montgomery County beltway [I-495] portion to Phase II which moves Prince George’s County beltway [I-495] developments to last and final phase.”

AMENDMENT: The P3 Program will be delivered through the solicitation of one or more phase developers. The first solicitation, referred to herein as “Phase 1,” will include the Bi-state Capital Beltway Accord partnership for the American Legion Bridge which will include I-495 from south of the George Washington Memorial Parkway to I-270 and I-270 from I-495 to I-70. The first section to be delivered under Phase 1 will be along I-495 from south of the George Washington Memorial Parkway to I-270 and along I-270 from I-495 to I-370. The remaining phases on I-495 from I-270 to the Woodrow Wilson Memorial Bridge and on I-270 from I-370 to I-70 will be solicited at a later date subject to BPW amendment approval of each subsequent phase(s).

More details about the solicitation approach for each phase are provided in the following *Amended and Restated Description of the Process for Soliciting, Evaluating, Selecting and Awarding the P3*.

23-GM. STATE HIGHWAY ADMINISTRATION (*cont'd*)

The Reporting Agencies believe that delivering the P3 Program through solicitations for phase developers will deliver better value with the following benefits relative to multiple fixed-price solicitations:

- Ensure sufficient market participation in the P3 Program;
- Allow for improved design-build market pricing;
- Enable the Reporting Agencies to engage the phase developer in stakeholder outreach;
- Facilitate more collaborative dialogue between the State, the local communities, and the phase developer, and
- Allow for dialogue with local agencies to focus on providing meaningful mitigation for impacts to the environment and community.
- Ensure that all sections within each phase are delivered efficiently, taking into account the interdependent nature of the phases.

AMENDED AND RESTATED DESCRIPTION OF THE PROCESS FOR SOLICITING, EVALUATING, SELECTING AND AWARDING THE P3

The Reporting Agencies submit this amended and restated solicitation process to the Board of Public Works with this Agenda Item in support of the request that the Board approve the amended proposed competitive solicitation method for a phased approach for the Program.

The Reporting Agencies are prepared to commence a competitive and transparent solicitation process to select a phase developer for the Phase P3 Agreement to develop Phase 1 and any subsequent phases of the P3 Program.

The solicitation process for Phase 1 and any subsequent phases will be consistent with §10A-202 of the State Finance and Procurement Article, Annotated Code of Maryland, Code of Maryland Regulations (COMAR) 11.07.06 (MDTA's P3 regulations) and COMAR 11.01.17 (MDOT's P3 regulations). The Reporting Agencies will use a multi-step solicitation process that includes but is not limited to issuance of a request for qualifications (RFQ), issuance of a draft request for proposals (RFP), industry review meetings, and issuance of a final RFP.

Each competitive solicitation process will begin with an RFQ to which proposer teams will submit Statements of Qualifications (SOQ). The purpose of the RFQ is to identify private entities that qualify as participants in the solicitation process and identify a shortlist of the highest qualified teams for continuing in the solicitation process. It is anticipated that SOQs, in response to the RFQ, will be due approximately two months following its issuance. For each private entity, or respondent, that responds to a public notice of solicitation, the Reporting Agencies shall make a responsibility determination in accordance with State Finance and Procurement Article, §10A-202(c), Annotated Code of Maryland. Responsibility determination means the determination by a Reporting Agency that a private entity has the capacity in all respects to perform fully the requirements of a Phase P3 Agreement and possesses the integrity and reliability that will ensure good faith performance.

Based on the SOQs, the Reporting Agencies plan to evaluate the submissions in accordance with the evaluation criteria and will determine the shortlisted proposers. Only shortlisted private entities are eligible to participate in industry review meetings; receive drafts of the RFP; submit comments on drafts of the RFP; receive the final RFP; and submit a written proposal in response to the final RFP.

23-GM. STATE HIGHWAY ADMINISTRATION *(cont'd)*

The Reporting Agencies will then issue a draft RFP to the shortlisted private entities. The draft RFP may include several related volumes, including but are not limited to:

- Instructions to Proposers (ITP), which defines the rules of the competitive process and the process and criteria for the selection of the selected proposer. The ITP includes exhibits and forms to describe the required content and form of the proposals;
- Phase P3 Agreement, which sets the rights and obligations of the phase developer to perform pre-development work; competitively solicit all or a portion of the design-build work, equity, private debt financing and other work as determined by the Reporting Agencies; collaborate with community stakeholders to develop the phase in such a way as to minimize impacts, accelerate delivery and provide congestion relief. The Phase P3 Agreement shall set out the rights and obligations of the phase developer to design, build, finance, operate, and maintain one or more sections, where more detailed terms are further defined such as funding and financing terms, payment terms, responsibilities for major permits, federal requirements, tolling services requirements, participation requirements, insurance coverage, contractual remedies for non-performance, termination terms, and revenue sharing; and
- Technical Requirements (TRs), which define the scope of work that the developer must follow to deliver on the obligations set forth in the Agreement.

A series of meetings will be held with qualified proposers before the Reporting Agencies issue the final RFP. The Reporting Agencies plan to incorporate an innovative dialogue process as part of the multi-step solicitation process. The innovative dialogue process will consist of a series of confidential one-on-one sessions with shortlisted respondents used to obtain comments, make modifications to the draft RFP and finalize the RFP requirements; obtain the best value for the State; facilitate the full understanding of the P3 concept regarding the requirements of the State; and facilitate the full understanding of the contents of the proposals required to be submitted by shortlisted respondents. Feedback may include identification and sharing of risks, or other information to provide an offeror confidence that their solution may be implemented, while minimizing risk to both parties. Agreement negotiations will not be conducted during the innovative dialogue process. This process will include both verbal and written confidential communication and will be flexible and adaptive to each shortlisted respondent's schedule and needs in developing their solutions. Innovative dialogue meetings between the Reporting Agencies and the shortlisted respondents will be structured to ensure a fair and competitive process. The Reporting Agencies may use comments and questions obtained from shortlisted respondents during the meetings for subsequent revisions to the draft RFP. The goal at the end of the solicitation process is to have each shortlisted respondent and the Reporting Agencies fully understand requirements before the shortlisted respondents submit their final technical and financial proposals.

Proposers would then have a period of time to finalize their due diligence and develop their proposal in accordance with the requirements of the RFP. Each proposal will be evaluated using criteria based upon the Program goals. After evaluating the proposals received in response to the RFP, the Reporting Agencies will select a preferred phase developer who would progress to finalize a Phase P3 Agreement to reflect their proposal. The Reporting Agencies will then submit the Phase P3 Agreement to the Comptroller, the State Treasurer, the budget committees, and the Department of Legislative Services (DLS) for review and comment. Following this review and comment period, the Reporting Agencies will return to the BPW for approval of a Phase P3 Agreement. After a Phase P3 Agreement is approved, the phase

23-GM. STATE HIGHWAY ADMINISTRATION (cont'd)

developer will conduct pre-development activities as specified in the Phase P3 Agreement.

The Reporting Agencies may reimburse a shortlisted respondent in accordance with State Finance and Procurement Article §10A-202(f), Annotated Code of Maryland and Code of Maryland Regulations 11.07.06.08(d) and 11.01.17.08(d). If the Reporting Agencies elect to reimburse a shortlisted respondent, the specific terms, conditions, method, and timing for reimbursing shortlisted respondents, including milestones to achieving a reimbursement and requirements to document incurred costs will be described in the solicitation documents. The reimbursement terms and conditions will include the requirement for the shortlisted respondent to transfer rights to use the work product produced by the shortlisted respondent during the solicitation process to the Reporting Agencies as a condition to receiving reimbursement.

Information deemed confidential, proprietary, or otherwise exempt from disclosure under applicable law shall be withheld from the public version of the Phase P3 agreements, in accordance with General Provisions Article § 4-335 of the Annotated Code of Maryland relating to trade secrets, confidential commercial information, and confidential financial information.

The Reporting Agencies are concurrently developing the I-495 and I-270 Managed Lanes Study, which will result in the development of an environmental impact statement (EIS) in careful conformance with the NEPA process. In the event that priced managed lanes are not part of the recommended preferred alternative, the solicitation would not proceed.

The Reporting Agencies are also concurrently conducting pre-NEPA planning activities for I-270, from I-370 to I-70, which will be applied toward an eventual NEPA environmental review process. An environmental process has not yet commenced for the part of I-495 from MD 5 to the Woodrow Wilson Bridge.

Preliminary Solicitation Schedule:

Solicitation Milestones for Phase 1	Date
Seek BPW affirmation of amended designation	January 8, 2020
RFQ released to industry	February 2020
SOQs Due	April 2020
Shortlist of qualified teams announced	June 2020
Draft RFP released to shortlisted teams	July 2020
Final RFP released to shortlisted teams	December 2020
Proposals due	February 2021
Selection of preferred offeror	March 2021
Seek BPW approval of Phase P3 Agreement	May 2021
Phase P3 Agreement executed	May 2021

23-GM. STATE HIGHWAY ADMINISTRATION *(cont'd)*

Outline of the Organization and Contents of the Public Solicitation Notice

The public solicitation notice for Phase 1 and any subsequent phases will begin with an RFQ and is intended to include:

- A description of the portion of the Program subject to the solicitation, including: limits; characteristics; and environmental and permit requirements. It also provides a listing and access to additional reference documents for the proposer's use.
- Preliminary information regarding the anticipated Phase P3 Agreement and key commercial terms.
- Preliminary information regarding the Form of the Phase P3 Agreement.
- Description of the solicitation process, including guidelines for questions/clarifications; key communications guidance and restrictions; and general proposer requirements.
- Requirements for SOQ content and submittals.
- Details of the SOQ evaluation process and criteria.

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

***Motion approved 2-to-1; Treasurer voted no.**



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020

Item#	Category	Pages
<i>1 - 10</i>	<i>Capital Grants and Loans</i>	<i>1 - 12</i>
<i>43 - 53</i>	<i>cont'd...</i>	<i>70 - 80</i>
<i>11 - 13</i>	<i>Construction</i>	<i>13 - 17</i>
<i>54</i>	<i>cont'd...</i>	<i>81</i>
<i>14 - 21, 28 - 29</i>	<i>Services</i>	<i>8 - 32, 49-52</i>
<i>55 - 59</i>	<i>cont'd...</i>	<i>82 - 90</i>
<i>22 - 25, 40 - 42</i>	<i>Information Technology</i>	<i>33 - 43, 64 -69</i>
<i>60 - 66</i>	<i>cont'd...</i>	<i>91- 110</i>
<i>26 - 27, 39</i>	<i>Maintenance</i>	<i>44 - 48, 62 - 63</i>
<i>67 - 69</i>	<i>cont'd...</i>	<i>111 - 116</i>
<i>30</i>	<i>General Obligation Bond Proceeds</i>	<i>53</i>
<i>70 - 71</i>	<i>cont'd...</i>	<i>117 - 120</i>
<i>31 - 32</i>	<i>Landlord Lease</i>	<i>54 - 55</i>
<i>72 - 74</i>	<i>cont'd...</i>	<i>121 - 123</i>
<i>33 - 38</i>	<i>Tenant Lease</i>	<i>56 - 61</i>
<i>75 - 77</i>	<i>cont'd...</i>	<i>124 - 126</i>



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



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

1-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works enter into a grant agreement for the following grant:

Mayor and City of Council of the City of Hagerstown

Hagerstown Minor League Baseball Stadium (Washington County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a minor league baseball stadium located in the City of Hagerstown.”

*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)
DGS Item 258; (SL-028-190-038) **\$ 300,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 300,000
	19-258 (This Action)	\$ 300,000 (Non-match)
	Local Cost	\$ 0

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



*Contact: Shirley Kennedy 410.767.4107
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2-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 Global Wildlife Trust, Inc.

Northwest Trek Conservation and Education Center (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Northwest Trek Conservation and Education Center.”

*Maryland Consolidated Capital Bond Loan of 2018 (LSI – Chapter 9, Acts of 2018),
DGS Item G056; (SL-063-150-038) **\$50,000.00***

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2020 and the Board of Public Works to certify a matching fund. The Board of Directors of the Global Wildlife Trust, Inc. has submitted documentation that it has over \$50,000.00 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$160,000.00
	18-G056 (This Action)	\$ 50,000.00 (match)
	15-G118 (Prior Action)	\$ 50,000.00 (match)
	Local Cost	\$ 60,000.00

(Prior Action: 4/26/17 Agenda, Item 20-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



Contact: Shirley Kennedy 410.767.4107
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3-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 County Commissioners of Queen Anne's County

Queen Anne's County High Schools Synthetic Turf Fields (Queen Anne's County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of synthetic turf fields at Queen Anne's County High School and Kent Island High School, located in Queen Anne's County."

*Maryland Consolidated Capital Bond Loan of 2019 (LSI – Chapter 14, Acts of 2019),
DGS Item G124; (SL-027-190-038) **\$250,000***

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 County Commissioners of Queen Anne's County has submitted evidence that it has \$446,043.37 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 County Commissioners of Queen Anne's County \$196,043.37 from 2019-G124 for eligible expenditures.

Background:	Total Project	\$ 2,464,230
	19-G124 (This Action)	\$ 250,000 (Match)
	Local Cost	\$ 2,214,230

Remarks:

1. The grant agreement has been revised to add Board of Education of Queen Anne's County as a "beneficiary" throughout the document.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
5. 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
January 8, 2020**



Contact: Shirley Kennedy 410.767.4107
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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 Waterfront Partnership of Baltimore, Inc. and the Mayor and City Council of Baltimore

Rash Field Park (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Rash Field Park, including installation of playground equipment located in Baltimore City.”

Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)

DGS Item 248; (SL-086-170-038)

\$1,000,000

Matching Fund: No match is required.

Background:	Total Project	\$ 15,591,072
	19-248 (This Action)	\$ 1,000,000 (Non-match)
	17-G013 (Prior Action)	\$ 1,000,000 (Match)
	Local Cost	\$ 13,591,072

(Prior Actions: 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 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
January 8, 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 Restoration House for Women and Children, Inc.

Restoration House (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Restoration House facility, located in Baltimore City.”

*Maryland Consolidated Capital Bond Loan of 2019 (LHI - Chapter 14, Acts of 2019)
DGS Item 277; (SL-029-190-038) **\$ 50,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 50,000
	19-277 (This Action)	\$ 50,000 (Non-match)
	Local Cost	\$ 0

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



*Contact: Shirley Kennedy 410.767.4107
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6-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 (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sheppard Pratt at Elkridge facility.”

*Maryland Consolidated Capital Bond Loan of 2018 (MISC - Chapter 9, Acts of 2018)
DGS Item 161; (SL-072-160-038) **\$ 4,000,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 72,344,477
	18-161 (This Action)	\$ 4,000,000 (Non-match)
	16-G080 (Prior Action)	\$ 2,500,000 (Match)
	Local Cost	\$ 65,844,477

(Prior Actions: 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 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
January 8, 2020**



*Contact: Ahmed Awad 410.767.6589
ahmed.awad@maryland.gov*

**7-CGL. CAPITAL GRANTS AND LOANS
 *Department of Health***

Recommendation: That the Board of Public Works approve a grant of \$1,065,803.00 to **Three Lower Counties Community Services dba Chesapeake Health Care (TLC).**

Project: The renovation of the TLC facility located at 1104 Healthway Drive, Salisbury, MD 21804.

Awards:

<i>Construction:</i>	Beauchamp Construction; Pocomoke City, MD	\$1,329,100
<i>A/E Design:</i>	AWB Engineers; Salisbury, MD	\$ 17,500
<i>Parking Lot/Sidewalk Reconstruction:</i>	Jones Asphalt, Inc.	\$ 74,471
Total		\$1,421,071

Fund source: MCCBL 2018 Federally Qualified Health Centers Grant Program, MDH #24007-01. The Maryland Department of Health (MDH) has determined the grantee is required to provide a 25% local share of the eligible project cost.

Total Project Cost	\$1,421,071	
Eligible Project Cost	\$1,421,071	
State Share (75%)	\$1,065,803	MCCBL 2018, FQHC
Grantee Share (25%)	\$ 355,268	Cash reserves

Remarks:

1. Grantee is a Federally Qualified Health Center (FQHC).
2. This project will renovate an outdated medical services facility for use as a Child and Family Mental Health Center.
3. In accordance with Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Wicomico County.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



*Contact: Ahmed Awad 410.767.6589
ahmed.awad@maryland.gov*

**8-CGL. CAPITAL GRANTS AND LOANS
*Department of Health***

Recommendation: That the Board of Public Works approve a grant of \$148,607.00 to ***People Encouraging People, Inc. (PEP) (Baltimore City)***.

Project: The renovation design and renovation of a four-bedroom house located at 714 Gorsuch Avenue, Baltimore City, MD 21218.

Funding: The Maryland Department of Health has determined the grantee is required to provide a 25% local share of the eligible project cost.

Total Project Cost	\$198,142	
State Share (75%)	\$148,607	MCCBL 2018 (CHFGP), CB 06513-01
Grantee Share (25%)	\$ 49,535	Bank Loan and Grants

Remarks:

1. Grantee is a nonprofit organization.
2. In accordance with § 24-606(d) of the Health-General Article of the Annotated Code of Maryland, the Board's approval is further contingent upon the State's right of recovery being recorded among the Land Records of Baltimore City.
3. This project will provide housing for four individuals with psychiatric disorders, and/or co-occurring substance abuse disorders, and other disabilities.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



*Contact: Ahmed Awad 410.767.6589
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**9-CGL. CAPITAL GRANTS AND LOANS
*Department of Health***

Recommendation: That the Board of Public Works approve a grant of \$1,065,481 to ***People Encouraging People, Inc. (PEP) (Baltimore City)***.

Project: Renovations planning and renovation of a three-story building at 4227 Frederick Avenue, Baltimore City, Maryland, 21229.

Funding: The Maryland Department of Health has determined the grantee is required to provide a 25% local share of the eligible project cost.

Total Project Cost	\$1,420,641	
State Share (75%)	\$1,065,481	MCCBL 2018 (CHFGP), CB 06513-01 and CB 06516-01
PEP Share (25%)	\$ 355,160	Bank Loan, and Grants

Remarks:

1. Grantee is a nonprofit organization.
2. PEP provides services to individuals with psychiatric disorders and/or co-occurring substance abuse disorders. Once renovated, the property will provide 9 safe and affordable one-bedroom apartments for nonelderly adults with disabilities.
3. In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the BPW's approval is further contingent upon the State's right of recovery being recorded among the Land Records of Baltimore City.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



*Contact: Ahmed Awad 410.767.6589
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**10-CGL. CAPITAL GRANTS AND LOANS
*Department of Health***

Recommendation: That the Board of Public Works (BPW) approve:

1. The sale of the property currently owned by **St. Stephens Economic Development Corporation** (the "Declarant") located at 7320 Roosevelt Boulevard, Elkridge, MD 21075 and
2. A "Notice of Satisfaction of Right of Recovery" contingent upon Declarant's repayment of \$387,000.

Background: In 2003, the Declarant had a turnkey agreement to purchase a 4,818 square foot one-story building located at 7320 Roosevelt Boulevard, Elkridge, MD 21075 (the "Property") for \$671,723. The building was to be used as a medical adult day care center with a capacity of 54 patients.

On the April 2, 2003 BPW agenda, DGS Item 14-CGL, the BPW approved a grant of \$487,000 for the acquisition of property (74.57% of the DGS approved value of property at \$645,500 plus appraisal fees at \$7,600). Settlement fees at \$15,000 and acquisition costs above the approved DGS value of property at \$26,223 were not allowed for funding and were assumed by the Declarant. The State's share of the acquisition cost was disbursed from the Maryland Consolidated Capital Bond Loans (MCCBL), Adult Day Care Facilities Grant Program as follows:

1997 MCCBL \$ 2,002
1999 MCCBL \$ 2,554
2001 MCCBL \$482,444

The Declarant, as required under Maryland Code Ann. Health General Article §24-706 (b), recorded a Notice of the State's Right of Recovery (ROR) in the Land Records of Howard County, Maryland in Liber 7989, Folio 175 on December 18, 2003. The ROR is to expire on December 31, 2033.

In August of 2014 the Declarant reported to MDH the loss of services and closing of the medical adult day care center as of May 2014. MDH met with the Declarant to discuss options for re-opening the adult day care center.

MDH determined that the closure of the adult day care center resulted in the facility ceasing to be an adult day care facility in accordance with Health-General Article §24-706 (a). To protect the State's interests, MDH started recovery proceedings as defined in Health-General §24-706 (c) with concurrence of the Executive Secretary to the BPW.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



10-CGL. CAPITAL GRANTS AND LOANS (cont'd)

Agency Remarks (cont'd):

On March 24, 2015, the State filed Petitions for Temporary Lien and for Final Judgement in the Circuit Court for Howard County. The Court authorized a temporary lien in the amount of \$487,000 by Order dated March 27, 2015 and a Notice of Temporary lien was recorded subsequently in the Land Records of Howard County.

On May 29, 2015, a Suggestion of Bankruptcy was filed in the pending case in the Circuit Court for Howard County. The filing gave notice that the Declarant had filed a petition for relief under Chapter 11 of the Bankruptcy Code in the United States Bankruptcy Court for the District of Maryland, case no. 15-13360 ("Bankruptcy Case"), back on March 10, 2015, which stayed litigation. On July 22, 2015, the State filed a proof of claim in the amount of \$487,000 in the Bankruptcy Case.

By order entered August 12, 2016, the Bankruptcy Court confirmed Declarant's Second Amended Plan of Reorganization ("Plan"). The State's interest was treated in Class 4 of the Plan, which provided in relevant part:

"The interest of the State of Maryland will be protected by sale of the Roosevelt Property to a purchaser approved by the State of Maryland who will operate the entire premises as a not-for-profit adult daycare center and enter into a substitute Right-of Recovery in substantially the same form as the Restrictive Covenant with the State of Maryland until December 31, 2033. Upon recordation of the substitute Right-of-Recovery in the Land Records of Howard County, the State of Maryland shall vacate its lien on the Roosevelt Property."

Thus, under the Plan, the State's interest is protected by sale of the Property to a purchaser approved by the State who will operate the entire premises as a not-for-profit adult day care center and enter a substitute Right-of Recovery with the State through December 31, 2033. Under the Plan, the State does not receive any portion of the proceeds of the sale.

Under the Plan, junior to the State's interest in the Property pursuant to the ROR were: (1) a mortgage, which is entitled to receive \$550,000 from the sale proceeds, (2) an IRS tax lien, which is entitled to receive \$94,967.62 from the sale proceeds, and (3) unsecured claims in the Bankruptcy Case, which receive a pro rata distribution of the remaining sale proceeds, if any.

Current: Subsequent to August 12, 2016, Declarant has attempted to locate a purchaser that satisfied the criteria stated in its Plan. However, in the ensuing three years, Declarant has been unable to find such a qualified purchaser. On July 14, 2019, Declarant entered into a Purchase and Sale Agreement with The Church in Columbia (the "Purchaser"), a non-profit religious corporation



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



10-CGL. CAPITAL GRANTS AND LOANS (cont'd)

Agency Remarks (cont'd):

organized and existing under the laws of the State of Maryland, to sell the Property at purchase price is \$900,000. The Property will be used as a religious facility that would not qualify as an approved adult day care facility under Maryland Code Ann. Health General Article §24-701 (a). Purchaser has insisted that the ROR be released as a condition of the purchase.

To date, there have been no offers to purchase the Property for operation as a not-for-profit medical adult day care center reported to MDH. The current offer of purchase is the first bona-fide offer reported to MDH.

Declarant has requested that the State agree to a change in the State's treatment under the Plan by accepting a payment of \$387,000 from the sale proceeds in exchange for a release of the ROR and in satisfaction of all claims by the State. This is a reduction of \$100,000 from the amount of the State's lien.

The proposed sale will require the approval of the Bankruptcy Court. As part of the approved disposition of the proceeds of the sale, other creditors will also incur losses. Specifically, Declarant will seek approval from the Bankruptcy Court to amend its Plan so that the mortgage holder will receive on \$350,000, a reduction of \$200,000 and the IRS will receive nothing, a reduction of \$94,967.62. The balance will go to closing costs and unsecured claims. Bankruptcy counsel for Declarant has informed MDH that the mortgage holder and the IRS have agreed to these reductions.

To facilitate the sale of Property, MDH must obtain BPW approval of a "Notice of Satisfaction of Right of Recovery" (the "Notice") on the property in accordance with *Subtitle 7 of Title 24 of the Health-General Article of the Annotated Code of Maryland*. BPW approval of the Notice is contingent upon Declarant's repayment to the State in the amount of \$387,000 from the original grant of \$487,000 for the Adult Day Care Facilities Grant Program funds under the State's ROR for Property.

Inasmuch as the proposal would return the property to a useful purpose and recover 79.5% of the State's investment, MDH supports this request.

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
January 8, 2020



Contact: Lauren Buckler 410-767-3274
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11-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: Indefinite Quantity Contract (IQC) to Provide Roofing Work & Related Services, Statewide for the Department of General Services; *DGS-19-307-IQC*

ADPICS No.: 001B0600177, 001B0600178, 001B0600179, 001B0600180,
 001B06000181, 001B0600182, 001B0600183, 001B0600184, 001B0600185,
 001B0600186, 001B0600187, 001B0600188

Contract Description: Provide roofing work and related services for the Department of General Services in four regions: Central, Eastern, Southern, and Western.

Awards:

<i>Bidders</i>	<i>Region</i>			
	<i>Central</i>	<i>Eastern</i>	<i>Southern</i>	<i>Western</i>
Allstate Contractor, Inc.; Centreville, VA	X	X	X	X
Autumn Contracting, Inc.; Springfield, VA	X		X	
Cole Roofing, Co.; Baltimore, MD	X	X	X	X
D Project, Inc.; Annapolis, MD	X	X	X	X
Detwiler Roofing; East Earl, PA	X	X	X	X
Island Contracting, Inc.; Beltsville, MD	X	X	X	X
Paneko Construction, Inc.; Bowie, MD	X	X	X	X
Phoenix Contracting Services, Inc.; Baltimore, MD	X		X	
Ruff Roofers, Inc.; Baltimore, MD	X	X	X	X
Simpson of Maryland, Inc.; Hanover, MD	X	X	X	X
Tecta America East, LLC; Jessup, MD	X	X	X	X
Vatica Contracting, Inc.; Hyattsville, MD	X	X	X	X

Contract Term: 5 years

Amount: \$100,000,000 (\$20,000,000 per year)

Procurement Method: Multi-Step Invitation for Bids (MS-IFB)

MBE/VSBE Participation: Determined by Task Order



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



11-C. CONSTRUCTION CONTRACT (cont'd)

Performance Security: Required for Individual Task Orders

Incumbents: N/A

Requesting Agency Remarks: A notice of availability of the MS-IFB was posed on the DGS Web Site and eMaryland Marketplace Advantage (eMMA) on September 3, 2019; electronically notifying 32 potential vendors of this solicitation. Twelve technical and price proposals were received, all of which were determined to be responsible and responsive.

Fund Source: Operating Capital and Agency Fund Certifications per Task Order

Approp. Code: Determined with each Task Order

Resident Business: Nine of the 12 firms are in Maryland

MD Tax Clearance:	Allstate Contracting, Inc.	19-3067-0111
	Autumn Contracting, Inc.	19-3068-0111
	Cole Roofing, Co.	19-3069-1111
	D Project, Inc.	19-3070-0111
	Detwiler Roofing	19-3071-0000
	Island Contracting Inc.	19-3072-0111
	Paneko Construction, Inc.	19-3073-0111
	Phoenix Contracting Services, Inc.	19-3074-0111
	Ruff Roofers, Inc.	19-3075-1111
	Simpson of Maryland, Inc.	19-3076-0111
	Tectra America, LLC	19-3077-1110
	Vatica Contracting, Inc.	19-3078-0111

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
January 8, 2020**



*Contact: Lauren Buckler 410-767-3274
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**12-C. CONSTRUCTION CONTRACT
*Department of General Services***

Contract ID: Elevator Modernization at Workforce Technology Center; LD-230-190-001
ADPICS No. 001B0600190

Contract Description: Modernize building elevator traction and hydraulic systems at the Workforce Technology Center in Baltimore, Maryland.

Award: Chilmar Corporation; Baltimore, MD

Contract Term: 480 Calendar Days

Amount: \$1,164,696

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amount</i>
Chilmar Corporation; Baltimore, MD	\$1,164,696
Nichols Contracting, Inc.; Sandy Springs, MD	\$1,396,123

MBE/VSBE Participation: 10% / N/A

Performance Security: Performance and payment bonds for 100% of contract amount

Incumbent: 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 (eMMA) on August 26, 2019; notifying approximately 481 potential vendors of this solicitation. Two bids were received and opened October 9, 2019. Chilmar Corporation has been found responsible. Its bid has been found responsive and pricing has been confirmed.

The manufacturer will be responsible for designing the system. The design will include anchorage to the structural system and necessary modifications to meet specified requirements and maintain visual design concepts. The upgrades include new controllers, cables, door operators, lighting, car brakes, and ADA requirements. The modifications are necessary to update the over forty year old elevators to meet ADA standards.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



12-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: MCCBL 2018, *Provide funds for the repair and rehabilitation of State-owned capital facilities* Item 106

Approp. Code: Chapter 009, Acts of 2018

Resident Business: Yes

MD Tax Clearance: 19-2994-1111

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
January 8, 2020**



*Contact: Lauren Buckler 410.767.3174
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13-C. CONSTRUCTION CONTRACT

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

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

Procurement Method: Task Order under Master Contract

1.0	Master Contract:	<i>Indefinite Quantity Contract to Provide General Construction & Related Services</i> Contract No. DGS-17-306-IQC DGS 3-C, 03/28/2018 03/28/2018 – 02/28/2021 (w/two 1-year renewal options)
	Approved:	
	Term:	

1.1	Using Agency:	Department of General Services, Department of Health
	Description:	Upgrade Elevator Controls at Spring Grove Hospital Center; SG-621-201-001
	Award:	Baltimore Contractors, Inc.; Glen Burnie, MD
	Number of Qualified Master Contractors:	14
	Number of Bids:	4
	Amount:	\$332,888
	Term:	180 calendar days
	MBE/VSBE Participation:	N/A / N/A
	Resident Business:	Yes
	Fund Source:	MCCBL 2019 Upgrade Elevator - MPRC Building at Spring Grove Hospital Center Item 103

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
January 8, 2020**



*Contact: Thomas Lewis 410.402.8431
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**14-S. SERVICES CONTRACT
*RETROACTIVE - Department of Health, Office of the Deputy Secretary for Operations***

Contract ID: Laboratory Services for Maryland Department of Health Facilities; 20-18600
ADPICS No.: M00B0600154

Contract Description: *RETROACTIVE* Provide laboratory services to all MDH facilities, except Western Maryland Hospital Center.

Award: Quest Diagnostics, Inc.; Baltimore, MD

Contract Term: 01/01/2020 – 08/31/2022 (w/one 2-year renewal option)

Amount: \$ 742,978 (Base, 2-years, 8-months)
\$ 495,318 (Renewal Option, 2-years)
\$1,238,296 Total (4-years, 8-months)

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Total Evaluated Bids</i>
Quest Diagnostics, Inc.; Baltimore, MD	\$1,238,296
Bio-Reference; Elmwood Park, NJ	\$2,352,059

MBE/VSBE Participation: None

Performance Security: None

Incumbents: Same

Requesting Agency Remarks: A notice of the availability of the Invitation for Bids (IFB) was advertised on *eMaryland Marketplace* on June 5, 2019. Copies of the solicitation notice were sent directly to nine prospective vendors, all of which are Maryland firms.

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



14-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Quest Diagnostics, Inc. is a national laboratory with all the required credentials and certifications to provide the necessary laboratory services requested by the MDH facilities and is the incumbent contractor for Spring Grove, Springfield and Clifton T. Perkins Hospital Centers. As such, MDH is satisfied with the laboratory services provided by Quest Diagnostics, Inc. on the previous contracts.

This procurement was conducted to obtain a shared services contract to provide economies of scale with overall better pricing than the previous individual laboratory services contracts. The pricing under this new shared services contract will provide significant savings to each MDH facility named above and potentially even more savings for the Finan Center and Eastern Shore Hospital Center. Western Maryland Hospital Center requested to have its own contract for specialized blood and transfusion services that a typical laboratory does not handle.

Prior to this procurement, each MDH facility would individually procure laboratory services, which resulted in multiple contracts and repetitious procurements for the same services resulting in more time spent by MDH conducting procurements and by the vendors responding to the multiple solicitations. Additionally, there were variances in pricing for the same services at the different facilities. It is therefore in the best interest of the State to award this shared services contract.

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

Fund Source:	100% General	Approp. Code:	M00.A01.07
Resident Business:	Yes	MD Tax Clearance:	19-2961-0000

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
January 8, 2020**



*Contact: Athos Alexandrou 410-767-5369
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**15-S. SERVICES CONTRACT
*Department of Health, Maryland Medicaid Pharmacy Program***

Contract ID: Senior Prescription Drug Assistance Program (SPDAP); OPASS 20-18597
ADPICS No.: M00B0600225

Contract Description: Provide support for the Senior Prescription Drug Assistance Program (SPDAP) that includes a Membership Database and Subsidy Payment System (MDSPS) and staff sufficient to administer SPDAP services.

Award(s): Pool Administrators Inc. (PAI); Glastonbury, CT

Contract Term: 01/09/2020 – 04/30/2021

Amount: \$1,975,000 (16 months)

Procurement Method: Sole Source (~~Continuity of Services~~)

See Record Correction
Secretary's Item #12 (3/18/20)

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

Performance Security: None

Incumbent: Same

Requesting Agency Remarks: Request for approval of a sole source contract for Third Party Administration (TPA) of the Senior Prescription Drug Assistance Program (SPDAP). This sole source contract will provide 16 months of continued services with the incumbent, Pool Administrators, Inc. The contract may be cancelled upon 30 days written notice. The State has reserved the unilateral right to terminate the contract upon the award of the new TPA SPDAP contract.

It is in the best interest of the State to award this sole source contract to allow time for the Department to complete the procurement and award a new contract. The procurement has taken longer than anticipated even though the Department initiated the drafting of the new Request for Proposals (RFP) in 2017 with the SPDAP researching updated requirements by analyzing and reviewing RFPs from other MDH programs that contract for similar services. Changes in the RFP templates for professional services and information technology that are both within the scope of work had to be incorporated into this RFP. Additionally, there were numerous revisions and edits made in consultation with the two control agencies to ensure the RFP clearly identified preferences

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 18, 2020**



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

Recommendation: That the Board of Public Works accept the following correction to the record clarifying the procurement method.

Original Approval: DGS Agenda, 15-S, 01/08/2020

Contract: Department of Health, Maryland Medicaid Pharmacy Program, Senior Prescription Drug Assistance Program

Contract ID: OPASS 20-18597

ADPICS No.: M00B0600225

Approved Procurement Method: Sole Source (Continuity of Services)

Corrected Procurement Method: Sole Source

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
January 8, 2020**



15-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

and requirements for the new contract. It is anticipated that the new contract award recommendation will be presented to the Board of Public Works for approval prior to the end of this sole source contract.

Fund Source: 100% Special

Appropriation Code: M00 17.01.01

Resident Business: No

MD Tax Clearance: 19-1651-0000

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
January 8, 2020**



*Contact: Loraine Parks 410.260.3857
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16-S-OPT. SERVICES OPTION
Office of the Secretary of State

Contract ID: Maryland Charity Campaign (MCC) Technical Assistance Contract;
DEXB0600008

ADPICS No.: DEXB0600008

Contract Approved: DBM 1-S, 03/22/2017

Contractor: America's Charities; Chantilly, VA

Contract Description: Provide technical assistance for the Maryland Charity Campaign (MCC) for State employees and retirees for three years - 2017, 2018 and 2019. The MCC is an annual workplace giving campaign that allows Maryland State employees and retirees the opportunity to easily support 900 participating charitable organizations through payroll deduction and online giving mechanisms.

Option Description: Exercise the first of two 2-year renewal options as contained in the original contract.

Original Contract Term: 04/06/2017 – 04/30/2020

Option Term: 05/01/2020 – 04/30/2022

Original Contract Amount: \$1,213,020 (Approx. 3 years)

Option Amount: \$ 866,120 (2 years)

Prior Options/Mods: None

Total Contract Amount: \$2,079,140

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 8.0% / 1.0%

MBE/VSBE Compliance: 9.8% / 5.3%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



16-S-OPT. SERVICES OPTION (cont'd)

Requesting Agency Remarks: Even though it was not indicated in the original Agenda Item, the contract contains two 2-year renewal options. The Office of the Secretary of State requests approval to exercise the first 2-year renewal option.

The Office of the Secretary of State discovered many, previously unknown, levels of complexity involved with administering the Maryland Charity Campaign (MCC). America's Charities has demonstrated competency in performing the scope of work during the last three campaigns and has worked with the Office of the Secretary of State to hone the requirements of the campaign.

The Secretary of State is authorized to conduct the MCC and select an operating agency pursuant to Executive Order 01.01.1996.07. The MCC is an annual workplace giving campaign that allows Maryland State employees and retirees the opportunity to easily support hundreds of participating charitable organizations through payroll deduction. Employees eligible to participate include regular, contractual, and university employees. Retirees who participated in the previous three campaigns also receive campaign marketing materials and are eligible to participate. There are approximately 108,000 employees and 1,300 retirees eligible to participate each year.

The contractor serves as the operating agency to provide technical and operational management in the administration of the MCC; promote the MCC among the State's active and retired workforce and execute MCC events; train Loaned Executives and Coordinators, and provide tools needed for a successful campaign; and ensure the proper distribution of charitable contributions to participating charities in accordance with the provisions set forth in this contract.

Fund Source: 100% Special (Donations from Workplace Giving Donors)

Appropriation Code: D16.A06.01

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
January 8, 2020**



*Contact: Ron Eshleman 410.865.1230
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17-S-OPT. SERVICES OPTION

Department of Transportation, The Secretary's Office of Planning & Capital Programming (OPCP)

Contract ID: Transportation Policy, Planning and Environmental Consulting Services; MDOT-OPCP-17-001

ADPICS # COI41106

Contract Approved: DBM 6-S, 03/08/2017

Contractors: Parsons Brinkerhoff/
Rummel, Klepper, & Kahl (JV), Baltimore, MD
Cambridge Systematics, Inc.; Bethesda, MD
Jacobs Engineering Group; Baltimore, MD
ICF Incorporated LLC; Baltimore, MD

Contract Description: Provide transportation policy, planning and environmental consulting services for the Department through a work order process delivering research and analysis of multimodal, strategic and innovative planning.

Option Description: Exercise the sole 2-year renewal option.

Original Contract Term: 04/01/2017 – 03/31/2020 (w/one 2-year renewal option)

Option Term: 04/01/2020 – 03/31/2022

Original Contract Amount: \$12,000,000 NTE (3 Years)

Option Amount: \$ 8,000,000 NTE (2 Years)

Prior Options/Mods: \$ 8,547,000 (Mod. 1, increase funding; DBM 11-S-MOD, 12/19/2018; 01/01/2019 – 03/31/2020)

Revised Contract Amount: \$28,547,000

Original Procurement Method: Competitive Sealed Proposals



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



17-S-OPT. SERVICES OPTION (cont'd)

MBE/VSBE Participation: 15% / N/A

MBE/VSBE Compliance: 33.08% / N/A (PB – RKK, JV)
31.13% / N/A (Cambridge Systematics, Inc.)
10.01% / N/A (Jacobs Engineering Group)
6.27% / N/A (ICF Incorporated, LLC)

Requesting Agency Remarks: This 2-year renewal option will allow for the continuation of tasks that focus on MDOT's core set of transportation policy, planning and environmental responsibilities, which includes innovative transportation analysis, program evaluation, statewide regional and local multi-modal planning for the movement of people and goods, strategic planning, and analysis for environmental quality, communication outreach, and other transportation challenges.

Additionally, because this is the only renewal option for these contracts, MDOT will use this time to conduct the new procurement for these services and present new award recommendations for approval prior to the end of the renewal option term.

Fund Source: 100% Special (Transportation Trust Fund)

Appropriation Codes: J01 39003 0299 #016901-40
J01 39003 0299 #012601-40

Resident Businesses: Yes to all

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 4, 2020**



*Contact: Jamie Tomaszewski 410-260-7386
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**15. DEPARTMENT OF GENERAL SERVICES
Record Correction**

Recommendation: That the Board of Public Works accept the following correction to the record in which an option term and amount were misidentified as a modification term and amount.

Original Approval: DGS Agenda, 18-S-OPT, 01/08/2020
Contract: Department of Health, Office of Health Services, Administrative Service
Organization for Maryland Healthy Smiles Dental Program

Contract ID: OPASS 16-14344
ADPICS No.: M00B0600258

Approved: **Modification Term:** 01/01/2020 - 12/31/2020
Corrected: **Option Term:** 01/01/2020 - 12/31/2020

Approved: **Modification Amount:** \$3,576,000 (1 year)
Corrected: **Option Amount:** \$3,576,000 (1 year)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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18-S-OPT. SERVICES OPTION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 23.86% / 0.3% **MBE/VSBE Compliance:** 20% / 0.5%

Requesting Agency Remarks: Request to exercise the second and final 1-year renewal option with additional funding to accommodate an increase in the projected member enrollment for Medicaid recipients, who are eligible for dental services. The projected enrollment has increased consistently during the contract from an estimated 680,000 memberships in 2015 to 704,176 memberships.

Participants will be compensated at the Per Member Per Month (PMPM) administrative fee in the contract (\$0.39). $(24,176 \text{ PMPM} \times 12 \text{ months} \times \$0.39 = \$113,143.68)$ In addition, former foster care members ages 21 through 25 were added as an eligible population on January 1, 2017. Additional funds in the amount of \$275,000 are added as Pay for Performance (P4P) for the period of January 1, 2020 through December 31, 2020. Pay for performance shall be awarded in accordance with RFP 3.2.12.

This contract provides a Dental Benefits Administrator to administer the dental program to all Medicaid recipients. Participants include children less than 21 years of age, pregnant women, and adults in the Rare and Expensive Case Management (REM) program. This contract requires a full complement of functions in network management; education and outreach; authorization and utilization management; customer service; quality assurance and improvement; claims processing and information systems.

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

Fund Source: 50% General, 50% Federal

Approp. Code: M00.Q01.03 **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
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*Contact: Zach Spivey 410.764.2491
zachary.spivey@maryland.gov*

**19-S-MOD. SERVICES MODIFICATION
*RETROACTIVE - Maryland Board of Physicians***

Contract ID: Maryland Board of Physicians Rehabilitation Program; *OPASS 15-14125*
ADPICS No.: COI42649

Contract Approved: DBM 1-S, 12/03/2014

Contractor: Center for Health Maryland (CHM); Baltimore, MD

Contract Description: Provide rehabilitation services to physicians suffering from alcoholism, chemical dependency, or other emotional or mental conditions that may impair their ability to practice medicine.

Modification Description: *RETROACTIVE* Extend the contract by 1-year to allow time to conduct the new procurement and award a new contract.

Original Contract Term: 01/01/2015 – 12/31/2019

Modification Term: 01/01/2020 – 12/31/2020

Original Contract Amount: \$2,521,840 (5 years)

Modification Amount: \$ 550,656 (1 year)

Prior Options/Mods: None

Total Contract Amount: \$3,072,495

Percent +/- (This Item): +21.8%

Total Percent Change: +21.8%

Original Procurement Method: Competitive Sealed Proposals

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

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



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19-S-MOD. SERVICES MODIFICATION (cont'd)

Requesting Agency Remarks: Pursuant to Health Occupation § 14-401.1(g), the Maryland Board of Physicians (Board) is statutorily required to contract with a vendor for rehabilitative services for licensees. This contract extension will guarantee that an essential service provided by the Board continue while the new procurement is completed. Turnover and retirement of staff at the Board has resulted in delays in conducting the procurement for a new contract. The modification amount includes a standard 3% Cost of Living Adjustment that the Board has provided to the contractor each year during the contract.

The services provided under the contract enable the Board to provide rehabilitation services to impaired physicians and allied health professions who are directed by the Board to receive treatment and rehabilitation for alcoholism, chemical dependency and/or other physical, emotional and mental conditions. These services assist the practitioners in addressing their impairment so they can practice medicine and safely perform medical acts within their scope of work thus being able to safely provide medical care to the citizens of Maryland.

The services provided by the contractor, CHM, have met the State's expectations, and the Board is satisfied with the services that CHM provides. Therefore, it is in the best interest of the State to approve this modification to conduct the new procurement.

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

Fund Source: 100% Special (Physicians Fund)

Approp. Code: M00B0106

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Sandy Johnson 410.76.7408
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20-S-MOD. SERVICES MODIFICATION

Department of Human Services, Maryland Legal Services Program (MLSP)

Contract ID: Legal Representation for Indigent Adults involved in Adult Protective Services (APS) Guardianship Hearings and Adult Public Guardianship Review Board (APGRB) Proceedings; OS/MLSP-18-101-A1, OS/MLSP-18-102-A1, OS/MLSP-18-103-A1, OS/MLSP-18-104-A1, OS/MLSP-18-105-A1, OS/MLSP-18-106-A1, OS/MLSP-18-107-A1, OS/MLSP-18-108-A1

ADPICS No.: C0I44146

Contracts Approved: DBM 8-S, 07/26/2017

Contractors: Grimes Legal Group, LLC; Baltimore, MD
Maryland Volunteer Lawyers Service; Baltimore, MD
Drechsler, Larkin & Walters, P.C.; Baltimore, MD
Jennings Law Firm, LLC; Baltimore, MD
Joshua Brewster; Leonardtown, MD
King Hall, LLC; Ellicott City, MD
The Law Firm of Sharon M. Donahue; Ocean City, MD
Skolnick Law Firm, P.C.; Bowie, MD

Contract Description: Multiple contract awards to provide legal representation for adults involved in APS/APGRB related cases.

Modification Description: Increase funding to eight contracts for additional guardianship proceedings being handled.

Original Contract Term: 09/01/2017 – 08/31/2020 (w/2 one-year renewal options)

Modification Term: 01/09/2020* – 08/31/2020 (*or earlier upon BPW approval)

Original Contract Amount: \$3,411,603 (3 years)

Modification Amount: \$1,193,214 (8 months, 14 days)

Prior Options/Mods: None

Revised Contract Amount: \$4,604,817

Original Procurement Method: Competitive Sealed Proposals



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20-S-MOD. SERVICES MODIFICATION (cont'd)

MBE/VSE Participation: N/A / N/A

MBE/VSE Compliance: N/A / N/A

Procurement Method: Sole Source (Continuity of Care)

Requesting Agency Remarks: A continually increasing number of guardianship proceedings requires additional funding to cover eight contracts for the remaining eight months on the contract term. The actual caseload for this population has exceeded the projected caseload stated in the Request for Proposals. This increased funding directly coincides with an upward trend in Adult Public Guardianship cases Statewide.

The Department is statutorily mandated to ensure the provision of quality legal representation to indigent adults involved in APS/APGRB proceedings statewide and must compensate Contractor Attorneys for the representation of the alleged disabled individuals when the services are the responsibility of the Local Department of Social Services or Department of Aging. (See §13-705, and §13-709 Estates and Trusts Article, and §14-404, Family Law Article, Annotated Code of Maryland).

The Maryland Legal Services Program is satisfied that the APS/APGRB contractors continue to provide quality legal representation to Maryland's indigent adult population. Moreover, contractors continue to remain in compliance with the terms of the APS/APGRB contract. It is in the best interest of the State to approve the modification; otherwise, the costs to the State would significantly increase due to the attorneys' ability to bill the State a standard hourly rate under the Court Appointed Program for all services associated with each case.

Fund Source: 100% General

Approp. Code: N00A0104

Resident Business: Yes for All

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Katrina Lawhorn, 410-468-2374
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21-S. SERVICES CONTRACT

Recommendation: That the Board of Public Works approve the following Task Order 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 under Master Contract

1.0	Master Contract:	Financial Examination and Auditing Services Contract ID: MIA/EA-17-001
	<i>Approved:</i>	DBM 1-S, 01/25/2017
	<i>Term:</i>	02/01/2017 – 01/31/2020

1.1 Using Agency: Maryland Insurance Administration

Description: The Maryland Insurance Administration Examination & Auditing Unit is issuing this Financial Examination & Auditing Services TORFP under Master Contract Number MIA/EA-17-001 to obtain financial examination services in conjunction with the full scope examination on the financial condition and affairs of Renaissance Reinsurance U.S. Inc. (the "Company" or "RRUSI", NAIC #10357), for the five-year period ended December 31, 2018.

Award: INS Regulatory Insurance Services; Philadelphia, PA

Number of Qualified Master Contractors: 6

Number of Bids: 3

Amount: \$263,000

Term: 01/09/2020 * – 06/30/2020 (*or earlier upon BPW approval)

MBE/VSBE Participation: 10% / 0.5%

Resident Business: No

Funding Source: 100% Special (Paid directly by companies being examined)

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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22-IT. INFORMATION TECHNOLOGY CONTRACT (cont'd)

Agency Remarks (cont'd):

As was previously presented to the Board of Public Works by Secretary Holt, the Department previously researched developing an RFP to solicit for alternate software systems for its business programs as mentioned above. However, DHCD made the determination that due marked increases in our lending programs, lack of viable vendors, and the highly specialized nature of the business solution needs, a solicitation and software cut-over would negatively impact these lending programs, which are intended to benefit the most vulnerable home buyers. Additionally, in a best-case scenario following an RFP award, the Department would be paying for two software systems (both old and new) concurrently during an interim period of approximately two years, to transition to a new software, along with substantial project oversight costs for the monitoring of the RFP and its subsequent software implementation.

The additional costs for oversight would detract from funds for the programs. The Department recommended that the RFP be suspended, and BPW staff supported our recommendation.

The Department has been well served by the incumbent AOD software. It addresses DHCD's functional requirements, and the vendor offers considerable subject matter expertise when called upon for guidance. Therefore, the Department believes that this new contract for a three-year term is in the best interest of the State.

As is done each contract period, during the 3 year term of this contract, DHCD will research further the development of an RFP to solicit for the procurement of the different modules of this system or a new system overall to perform all functions as we currently have with AOD.

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

Fund Source: 100% Special (General Bond Reserve Fund)

Approp. Code: S00.A25.03

Resident Business: No

MD Tax Clearance: 19-3148-0111

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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DEFERRED

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Revised



*Contact: Carolyn J. Mitchell (410) 767-2219
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23-IT-OPT. INFORMATION TECHNOLOGY OPTION

[...] Department of Labor

Contract ID: Maryland Workforce Exchange One-Stop, System End User Software License Agreement; MDP0031020455
ADPICS No.: COI44042

Contract Approved: DoIT 2-IT, 10/21/2015

Contractor: Geographic Solutions, Inc.; Palm Harbor, FL

Contract Description: Provide Software as a Service (SaaS) solution to improve and make Maryland Workforce Exchange System (MWE) more efficient.

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

Original Contract Term: 01/01/2016 – 12/31/2018 (with two 1-year renewal options)

Option Term: 01/09/2020 – 12/31/2020

Original Contract Amount: \$6,052,458 (3-year base)

Option Amount: \$2,163,816

Prior Mods/Options: \$3,340,877 (Total Prior Mods/Options, detailed below)
\$ 151,825 (DoIT Item 5-IT-MOD, 5/22/2016)
\$1,059,820 (DoIT Item 3-IT-MOD, 2/22/2017)
\$2,286,316 (DoIT Item 1-IT-MOD, 9/26/2018)
-\$ 157,084 (In-House Approval, 11/13/2019)
\$ 0 (In-House Approval, Time-only; 12/20/2019)

Total Contract Amount: \$11,557,152

MBE/VSBE Participation: 5% / N/A

MBE/VSBE Compliance: 5.72% / N/A

Requesting Agency Remarks: Geographic Solutions provides Software as a Service for LABOR's MWE. LABOR uses MWE and Reemployment BEACON (ReBEACON) applications to provide unemployment benefits and reemployment services to currently unemployed Maryland citizens. The MWE system is currently deployed and in production. The agency is in the process of modernizing their unemployment system and plans to implement the new system, ReBEACON in 2020.



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

[...]

Fund Source: 100% Federal

Approp. Code: G0107

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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Revised



Contact: Michael Leahy 410.697.9401
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24-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
Department of Information Technology

Contract ID: Statewide Public Safety Wireless Communications System; 060B1400056
ADPICS No.: 060B9800036

Contract Approved: DoIT 3-IT, 11/17/2010

Contractor: Motorola, Inc.; Columbia, MD

Contract Description: Provide integrated Statewide public safety wireless communication system for public safety first responders across all levels of State government. The radio system uses the Public Safety 700 MHz spectrum licensed to the State by the FCC.

Modification Description: **RETROACTIVE** Add backhaul upgrade from T1 to Ethernet to Scope, remove System Manager Services, and replace key Motorola personnel. T-1 is an older circuit based technology with limited bandwidth and only connects data point to point. Ethernet technology connects a single point to many points and provides a higher bandwidth.

Original Contract Term: 11/18/2010 - 11/17/2018

Modification Term: 12/19/2020[...] - 11/17/2022 [...]

Original Contract Amount: \$345,000,000

Modification Amount: (\$ 1,383,474)

Total Contract Amount: \$404,616,526

Percent +/- (This Item): -0.34%

Total Percent Change: -0.12%

Prior Mods/Options: See Attachment I.



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24-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 20% of contract amount (excludes subscriber equipment)

MBE/VSBE Compliance: 31%

Requesting Agency Remarks: Over 14,000 State agency users rely on the 700 MHz Public Safety Communications system to support their day-to-day and emergency operations. Additionally, more than 25,000 local, other state, and federal public safety radios can access the system during times of crisis or disaster to provide unified operations and support to the citizens of Maryland. With the completion of Phase 3 in October 2016, more than 2/3 of the State's geographical area and over 83% of the State's citizens will live in areas supported by the system. As the system has grown, demand by State agencies to use the system has increased, as it is a proven, cost effective way to provide wide area communications.

This modification has three components:

- 1) altering the scope of work of the project to include the upgrade of currently deployed backhaul site links in Phases 1, 2, 3, and 4 from T1 to Ethernet technologies;
- 2) remove the System Manager services and modify 'Payment and Invoicing' language, previously approved in Modification #27; and
- 3) replace key Motorola personnel.

The net result of the 3 changes is an overall reduction in the contract ceiling of 1,383,474.

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

Fund Source: 100% Reimbursable (Various Agency Funds)

Approp. Code: Various Agency Appropriations **Resident Business:** Yes

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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24-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Attachment I (Prior Mods/Options)

Mod/Option #	Amount	BPW date, Item #	Summary
		11/17/2010, DoIT 3-IT	Original Contract
1	\$0.00	N/A	Motorola Solutions Inc. Name Change
2	(\$11,072.00)	N/A	Contingency-R1A Scope Changes
3	\$0.00	N/A	Birch Advisors, LLC replacing Horizon Real Estate Group, LLC
4	\$0.00	N/A	Contingency-Phase 2 Scope Changes
5	\$0.00	N/A	Change to contract invoicing T's and C's to reflect County-by-County invoicing
6	\$2,123,693.00	N/A	Contingency-Phase 2 Scope Changes
7	\$2,624,644.00	N/A	Contingency-Phase 3 Scope Changes
8	\$1,215,451.00	N/A	Contingency-Phases 2 & 3 Scope Changes
9	\$0.00	N/A	Contract Change Terms and Conditions
10	\$11,639,522.00	N/A	Maintenance Modification
11	\$4,704,535.00	N/A	Contingency-Phases 4 & 4 Scope Changes
12	\$0.00	N/A	Change to Warranty and Invoicing Terms and Conditions
13	\$0.00	4/15/2015 DoIT 3-IT Mod	Change to Procurement Officer, addition of \$20M to Contingency Ceiling
14	\$1,704,090.00		Contingency-Phases 2, 3 & 4 Scope Changes
15	\$0.00	9/16/15 DoIT 8-IT Mod	CPI Removal – Phase 5 NTP
16	(\$1,823,060.68)	N/A	Contingency-Phases 3 & 4 Scope Changes
17	\$520,023.00	N/A	Contingency-Phases 4 & 5 Scope Changes
18	(\$1,377,000.00)	N/A	Contingency-Phases 3, 4 & 5 Scope Changes
19	(\$7,880,502.00)	N/A	Contingency-Phase 5 Scope Changes
20	\$3,553,045.00	N/A	Maintenance Extension



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24-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Attachment I (Prior Mods/Options) cont'd

Mod/Option #	Amount	BPW date, Item #	Summary
21	\$0.00	12/7/16 DoIT 3-IT Mod	MTA Expansion- Ceiling Modifications
22	\$1,612,816.00	N/A	Contingency-Phases 4 & 5 Scope Changes
23	\$1,113,791.00	N/A	Contingency-Phase 5 Scope Changes
24	\$0.00	4/5/17 DoIT 3-IT Mod	MDTA and SHA Expansion- Ceiling Modifications
25	\$362,224.00	N/A	Contingency-Phases 3, 4 & 5 Scope Changes
26	\$5,354,185	N/A	Contingency-Phases 4 & 5 Scope Changes
27	(\$79,000,000)	12/20/17 DoIT 3-IT Mod	Contract Ceiling Change \$485M 15yr to \$406M 13yr term
28	\$0.00	N/A	Key Personnel Change
29	\$1,068,093.00	N/A	Contingency-Phase 5 Scope Changes
30	\$157,495.00	N/A	Contingency-Phase 5 Scope Changes
31	\$0.00	N/A	CPI Adjustment
32	\$1,703,980.00	N/A	Contingency-Phase 5 Scope Changes



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*Contact: Samantha Buchanan 410.260.7552
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25-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

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

1.1	Using Agency:	Department of Information Technology (DoIT)
	Description:	Statewide GIS Training Program
	Mod. Description:	Modification for 1 Year Contract Extension
	Award:	Whitney Bailey Cox & Magnani, LLC; Baltimore, MD
	Original Amount:	\$570,593
	Mod. Amount:	\$ 75,000
	Total TOA Amount:	\$645,593
	Original Term:	01/16/2015 - 01/25/2016 (w/four 1-year renewal options)
	Modification Term:	01/26/2020 - 01/25/2021
	MBE/VSBE Participation:	N/A / N/A
	MBE/VSBE Compliance:	N/A / N/A
	Resident Business:	No
	Funding Source:	100% Reimbursable

Remarks: The Task Order Agreement (TOA) allows for four (4) one-year (1 year) Option periods to be exercised at the State's discretion. All Options have been exercised. The contract will be extended by 1 year for the period of January 26, 2020 through January 25, 2021 at a cost of \$75,000. On January 16, 2015, TO Contractor entered into Task Order Agreement #F50B5400014 --- Statewide GIS Training Program with the State and agreed to provide certain consulting and technical services as set forth therein. On August 27, 2015, State and the TO Contractor entered into Contract Modification No.1 to fund additional courses as needed and increase the TO Agreement's not-to-exceed amount from \$132,905.00 to \$219,605.00 for the base period. on December 21, 2015, State and the TO Contractor entered into Contract Modification No.2 to fund additional courses as needed, add an administrative support resource, and increase



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25-IT. INFORMATION TECHNOLOGY (cont'd)

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

Number of Qualified

Master Contractors: 2 (Functional Area III)

Number of Bids: 1

Award: Applied Technology Services, Inc.; Middle River, MD
(*Certified Minority Business Enterprise*)

Amount: \$409,605

Term: 12/28/2019 – 12/27/2020

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

Resident Business: No

Fund Source: 100% Reimbursable

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

2.2 *Using Agency:* Department of Public Safety and Correctional Services

Description: Desktop Authority Support and Maintenance

Award: Applied Technology Services, Inc.; Middle River, MD
(*Certified Minority Business Enterprise*)

Number of Qualified

Master Contractors: 3 (Functional Area III) *Designated SBR*

Number of Bids: 3

Amount: \$204,495

Term: 01/01/2020 - 12/31/2022

MBE/VSBE Participation: N/A

Resident Business: Yes

Funding Source: 100% General

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

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Danny Mays 410-767-3586
Danny.Mays@Maryland.gov*

26-M. MAINTENANCE CONTRACT
Office of Administrative Hearings Headquarters

Contract ID: Armed and Unarmed Uniformed Guard Service; 001IT821051
ADPICS No.: 001B0600156

Contract Description: Provide armed and unarmed guard service at the Office of Administrative Hearings in Hunt Valley, Maryland.

Award: Defender One, LLC; Baltimore, MD

Contract Term: 02/01/2020 – 01/31/2023 (w/two 1-year renewal options)

Amount: \$359,910 (Base, 3-years)
\$119,970 (Renewal Option No. 1, 1-year)
\$119,970 (Renewal Option No. 2, 1-year)
\$599,850 Total

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amount</i>
Defender One, LLC; Baltimore, MD	\$599,850
Signal 88; Baltimore, MD	\$635,514

Living Wage Eligible: Yes

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

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbents: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids was posted on the DGS website and eMaryland Marketplace Advantage (eMMA) on September 20, 2019; notifying 25 potential vendors of this solicitation. Three bids were received and opened on October 11, 2019. One bid was rejected because the bidder did not meet the minimum qualification of 3-years' experience.



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26-M. MAINTENANCE CONTRACT (cont'd)

Agency Remarks (cont'd):

Defender One, LLC has been found responsible. Its bid has been found responsive and pricing has been confirmed.

Fund Source: D99A11.01 20009 0823 0009 (\$119,970)
 D99A11.01 20009 0823 0009 (\$119,970)
 D99A11.01 20009 0823 0009 (\$119,970)

Approp. Code: 100% General

Resident Business: Yes

MD Tax Clearance: 19-2906-1110

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
January 8, 2020**



*Contact: Danny Mays 410.767.3586
Danny.Mays@Maryland.gov*

27-M-MOD. MAINTENANCE MODIFICATION
Department of General Services

Contract ID: Building Automation, Direct Digital Controls and Pneumatic Control System;
DGSR5400073

ADPICS No.: COI44894

Contract Approved: DGS 2-M, 11/12/2014

Contractor: Johnson Controls, Inc.; Sparks, MD

Contract Description: Sole source contract to provide maintenance of building automation, direct digital controls and pneumatic control systems for HVAC energy performance at 47 DGS locations.

Modification Description: Extend the contract term and increase contract authority for 7-months.

Original Contract Term: 01/01/2015 – 12/31/2019

Modification Term: 01/09/2020 - 07/31/2020

Original Contract Amount: \$2,083,595 (5-Years)

Modification Amount: \$ 265,394

Prior Mods/Options: \$ 0 (Delegated, time only; 12/20/2019)

Total Contract Amount: \$2,348,989

Percentage Change: 12.74%

Overall Percentage Change: 12.74%

Original Procurement Method: Sole Source

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

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020



27-M-MOD. MAINTENANCE MODIFICATION (cont'd)

Requesting Agency Remarks: DGS requests a seven month extension of BPO 001B5400200, a building digital and pneumatic control systems maintenance contract with Johnson Controls, Inc. (JCI). This contract covers 37 state office buildings and the systems that operate their equipment.

The extension would allow the contract to expire at the same time as a separate contract with Constellation Energy that covers building mechanical systems maintenance.

The work was originally combined into one contract, but separated five years ago ostensibly to save money. However, having two separate vendors (one vendor responsible for controls and another responsible for the mechanical systems being controlled) has led to inefficiency, ambiguity and a lack of accountability. Repairs have been delayed and costs have increased due to disagreements between the vendors as to the reasons for system malfunctions. Building operations have been affected because of the lack of an integrated solution to issues. Problems have occurred with routine maintenance as well as repair service calls.

The goal of the extension is to align the end of both contracts so a new, comprehensive contract can be solicited that combines controls and mechanical systems maintenance under one responsible party. This would save taxpayer dollars, speed repairs, and allow for accountability when building systems cease to operate effectively.

Fund Sources:

AGENCY	PCA	AOBJ	FY20	FY21	AMOUNT
H00	33143	0812	\$ 1,962.00	\$ 327.00	\$ (2,289.00)
H00	33151	0812	\$ 145,836.86	\$ 24,306.14	\$ (170,143.00)
H00	33161	0812	\$ 4,409.14	\$ 734.86	\$ (5,144.00)
H00	33391	0812	\$ 5,516.57	\$ 919.43	\$ (6,436.00)
H00	33409	0812	\$ 11,541.43	\$ 1,923.57	\$ (13,465.00)
H00	33429	0812	\$ 5,950.29	\$ 991.71	\$ (6,942.00)
H00	33439	0812	\$ 3,577.71	\$ 596.29	\$ (4,174.00)
H00	33449	0812	\$ 11,976.00	\$ 1,996.00	\$ (13,972.00)
H00	33461	0812	\$ 1,790.57	\$ 298.43	\$ (2,089.00)
H00	33471	0812	\$ 3,577.71	\$ 596.29	\$ (4,174.00)
H00	33481	0812	\$ 3,577.71	\$ 596.29	\$ (4,174.00)
H00	33501	0812	\$ 2,392.29	\$ 398.71	\$ (2,791.00)
H00	33511	0812	\$ 5,950.29	\$ 991.71	\$ (6,942.00)
H00	33521	0812	\$ 4,354.29	\$ 725.71	\$ (5,080.00)
H00	33531	0812	\$ 5,539.71	\$ 923.29	\$ (6,463.00)
H00	33541	0812	\$ 3,577.71	\$ 596.29	\$ (4,174.00)
H00	33551	0812	\$ 5,950.29	\$ 991.71	\$ (6,942.00)
			\$ 227,480.57	\$ 37,913.43	\$ (265,394.00)



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



27-M-MOD. MAINTENANCE MODIFICATION (cont'd)

Approp. Code: 100 % General

Resident Business: 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
January 8, 2020**



*Contact: Debbie Thornton 410-230-3322
debbie.thornton@maryland.gov*

**28-S-MOD. SERVICES MODIFICATION
*Department of Juvenile Services***

Contract ID: Residential and Non-Residential Service; 18-PD-006
ADPICS No.: COI45783

Contract Approved: DBM 8-S, 06/07/2017

Contractor: Building Communities Today for Tomorrow; Baltimore, MD

Contract Description: The Department of Juvenile Services (DJS) currently manages 39 licensed contracts that provide residential treatment services and/or non-residential treatment services for youth referred by DJS, who are before the Juvenile Courts of the State of Maryland. The residential treatment contracts provide for an ADP of 426 youth. The non-residential treatment contracts provide for an ADP of 375 youth. Committed youth require various levels of supervision and treatment needs. These contracts provide for the continuum of care necessary to meet the treatment needs of the youth and the supervision levels mandated by the juvenile courts.

Modification Description: Add funding based on projected increased usage through the end of the contract term.

Original Contract Term: 07/01/2017 - 06/30/2020

Modification Term: 01/09/2019 - 06/30/2020

Original Contract Amount: \$1,040,089

Modification Amount: \$ 503,168

Prior Options/Mods: None

Total Contract Amount: \$1,543,257

Percent +/- (This Item): +48.4%

Total Percent Change: +48.4%

Original Procurement Method: Non-Competitive Negotiated Procurement of Human, Social, Cultural or Educational Services

MBE/VSBE Participation: 5% / N/A

MBE/VSBE Compliance: 0% / N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



28-S-MOD. SERVICES MODIFICATION (cont'd)

Requesting Agency Remarks: Request for approval to increase the contract amount ceiling to ensure there are sufficient funds available to utilize the services provided by Building Communities Today for Tomorrow Inc. (BCT). Higher than anticipated usage on this contract has created an increase in expenditures, now requiring this request for additional funding. BCT provides residential treatment services for youth referred to it by DJS.

It is in the best interest of the State to approve this modification because DJS is required to provide both residential and non-residential services and programming for youth who are ordered by the Juvenile court to be placed in specific types of programs. DJS does not have a sufficient number of State-operated programs; therefore, private providers are relied upon to provide the majority of these services and programs. The types of residential programs included are: treatment foster care, group homes, programs or schools and independent living programs. Home-based supervision treatment and therapy are also provided.

For in-State providers, the State's Office of Children, through the Interagency Rates Committee (IRC), sets standardized rates for these services. DJS determines the "not to exceed" amounts of each contract based upon an estimated number of youth that may require these services annually. Contractors are paid only for the youth placed in the program for the actual number of days they receive services. Daily or Per Diem rates are paid in accordance with the IRC (or the rate setting authority for out-of-State providers).

DJS is working with BTC on a corrective action plan to maintain a good faith effort to meet the MBE participation goal. However, many of the services provided have been more specialized than the general program services, so usage by the subcontractors has been limited.

Fund Source: 100% General

Appropriation Code: Various

Resident Business: 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
January 8, 2020**



*Contact: Christina Kuminski 410.767.4710
Christina.Kuminski@maryland.gov*

29-S-MOD. SERVICES MODIFICATION

***RETROACTIVE - Department of Budget and Management, Office of
Personnel Services and Benefits (OPSB)/Employee Benefits Division***

Contract ID: Pharmacy Benefits Plan Management Services and Purchasing Pool Management
ADPICS No.: COI45750

Contract Approved: DBM 2-S, 04/26/2017

Contractor: CaremarkPCS Health, LLC; Northbrook, IL

Contract Description: Provide pharmacy benefits management and prescription drug coverage for State of Maryland employees, retirees, satellite organization employees, direct pay enrollees, and their respective eligible dependents. The plan is self-funded by the State and is a group health plan administered as part of the State Employee and Retiree Health and Benefits Program. The Contract includes management of the Maryland Rx Program, a purchasing pool for pharmacy benefits for State Employee and Retiree Health and Welfare Benefits Program, eligible local government entities, and qualifying not-for-profit organizations in Maryland.

Modification Description: **RETROACTIVE** Add the “CVS Transform Diabetes Care”, a new tool for diabetes management, to the contract.

Original Contract Term: 01/01/2018 – 12/31/2020 (w/2 two-year renewal options)

Modification Term: 01/01/2020 – 12/31/2020

Original Contract Amount: \$1,102,686,976 (3 years)

Modification Amount: \$4,185,000 NTE (1 year)

Prior Options/Mods: \$204,619,773 [\$0: Mod #1: Administrative update for payment processing; DBM approval (2/13/2018); \$0: Mod #2: Revised reporting requirement response time and added MBE subcontractor: DBM approval (6/25/2018); \$204,619,773: Mod #3: Added one year to Functional Area 2, the Employer Group Waiver Plan: BPW approval (9/4/2019 Item 9-S-MOD)]

Total Contract Amount: \$1,311,491,749

Original Procurement Method: Competitive Sealed Proposals

Percent +/- (This Item): +0.38%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



29-S-MOD. SERVICES MODIFICATION (cont'd)

Total Percent Change: +18.9%

MBE/VSBE Participation: 5%/0.5% of Administrative Fees

MBE/VSBE Compliance: 6%/0.2%

Remarks: Request for approval to modify the contract to add the CVS Transform Diabetes Care program. The CVS Transform Diabetes Care program is within the scope of the contract and is a disease management program under Section 1.2.63 of the RFP. The modification not-to-exceed amount is based upon the estimated number of eligible participants in the program. There are approximately 15,000 members with diabetes and based upon an average participation rate of 31%, the State anticipates around 4,650 participants in the program.

The CVS Transform Diabetes Care provides participants with a comprehensive diabetes management system, all required equipment, and diabetes-related testing supplies at no cost to participants. The system includes a glucose monitoring device and adequate supplies each month; submission of blood glucose data obtained by data enabled meters, displayed directly on a device and transmitted to the participant; first line acute response to alerts generated from out-of-range readings on the glucose monitoring device 24 hours a day, seven days a week; "Participant Access" to "Certified Diabetes Educators" during normal business hours; and web portal with tips of the day. The program also includes selected clinical services, including face-to-face diabetes counseling at CVS pharmacies and health evaluations at MinuteClinic.

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

Fund Source: 100% Reimbursable

Approp. Code: F10A0245

Resident Businesses: No

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



Contact: Lauren Buckler 410.767.3174
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30-GM. GENERAL OBLIGATION BOND PROCEEDS

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

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

- | | |
|------------|---|
| 1. | Agency: Department of General Services
Fund Source: MCCBL 2019 DPSCS – <i>Other Projects</i> Item 103 |
| 1.1 | Contract ID: High Mast LED Lighting at Patuxent Institution; <i>KD-000-200-001</i>
Description: Supply LED fixtures for installation at the High Mast Lighting system.
Procurement Method: Intergovernmental Cooperative Purchasing Agreement
Award: Graybar; Baltimore, MD
Amount: \$126,868.01
Resident Business: Yes |
| 2. | Agency: Department of General Services
Fund Source: MCCBL 2019 <i>Provide funds for the repair and rehabilitation of State-owned capital facilities, provided that \$165,000 of this authorization made for the purpose of facilities renewal may be expended only for facility renewal projects at the Anne Arundel County Food and Resource Bank including repairs to the warehouse roof.</i>
Item 106 103 |
| 2.1 | Contract ID: Cheltenham Armory Roof Replacement, Cheltenham, Maryland; <i>M-045-200-001</i>
Description: Provide a complete design package for the replacement of the Cheltenham Armory and FMS (Field Maintenance Shop) roof.
Procurement Method: Qualification Based Selection
Award: Penza Bailey Architects; Baltimore, MD
Amount: \$ 49,969.96
Resident Business: Yes |

See Record
Correction
Secretary Item 23
(7/1/20)

BOARD OF PUBLIC WORKS - THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 1, 2020



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

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

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

Original Approval: DGS OSP 30-GM 2.1, 01/08/2020)
Contract Description: Cheltenham Armory Roof Replacement; Cheltenham, MD;
M-045-200-001

Original Fund Source: Item 106/MCCBL 2019
Corrected Fund Source: Item 103/MCCBL 2019

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
January 8, 2020**



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

**31-LL. LANDLORD LEASE
*Department of Health***

Recommendation: Approve a new three year lease with two three year renewal options

Prior Board Action: DGS Item 2-LL-OPT (4/3/2013)

Tenant: The ARC of the Central Chesapeake Region, Inc.,
930 Spa Drive, Annapolis, MD 21401

Property Location: 76 Spa Drive, Annapolis, MD 21401

Space Type: Group Home (4,080 sq. ft.)

Lease Type: New

This Term: 01/15/2020 – 01/14/2023 (w/ standard 6 month hold-over)

Future Option Term: 01/15/2023 – 01/14/2026

Annual Rent: \$1.00

Utilities/Custodial Responsibility: Tenant

Termination for Convenience Clause: Yes

Remarks: This Lease will allow The Arc of the Central Chesapeake Region, Inc. to continue to provide residential services to persons with developmental disabilities. The tenant has leased this property since 1998. The prior lease term ran from 04/15/2013 - 04/14/2018. The lease has continued a month-to-month since 04/14/2018 to date.

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
January 8, 2020**



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

32-LL-OPT. LANDLORD LEASE OPTION

Canal Place Preservation and Development Authority

Recommendation: Approve a one year lease renewal

Prior Board Action: DGS Item 24-LL (6/20/2018)

Tenant: European Desserts and More
1136 Braddock Road, La Vale, MD 21502

Property Location: Shops at Canal Place,
17 Howard Street, C-1, Cumberland, MD 21502

Space Type: Retail (444 sq. ft.)

Lease Type: Renewal

This Term: 01/15/2020 – 01/14/2021 (w/ standard 6 month holdover)

Annual Rent: \$4,186.92 (Year 1) ***Square Foot Rate:*** \$9.43

Utilities/Custodial Responsibility: Tenant

Termination for Convenience Clause: Yes

Remarks: European Desserts and More has been leasing space at this location since 2017 for a retail cafe shop. Rent includes water and sewer, and the use of trash dumpsters. The renewal lease has been approved by the CPPDA Board.

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
January 8, 2020**



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

33-LT. TENANT LEASE
Department of Public Safety and Correctional Services

Recommendation: Approve 2-year parking lease

Landlord: Baltimore Street Parking Company, LLC
100 Washington Street, Newark, NJ 07102

Property Location: 210 East Baltimore Street, Baltimore, MD

Space Type: Surface Lot parking (1 space)

Lease Type: New

Term: 01/15/2020 – 01/14/2022

Annual Rent: \$ 1,620.00

Rate/Space/Month: \$135.00

Fund Source: General

Approp. Code: PCA 13110

Utilities/Custodial Responsibility Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02D; DGS Space Mgmt. Manual ¶ 6-605 E

Remarks: One parking space is needed for a detective and correctional officer assigned to the City Correctional Investigative Unit. The City Correctional Investigative Unit is an initiative spearheaded by and housed at the Baltimore City Office of the States Attorney.

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
January 8, 2020**



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

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

Recommendation: Approve a new ten (10) year lease

Landlord: Civic Duty SBY, LLC;
116 W Main St, Salisbury, MD 21801

Property Location: 314 Civic Ave, Salisbury, MD 21804

Space Type: Office (3,526 sq. ft.)

Lease Type: New Lease

This Term: 02/01/2020 – 01/31/2030 (10-year) (w/ standard 6 month holdover)

Future Option Term: 02/01/2030 – 01/31/2035 (5-years)

Annual Rent: \$71,507.28 (Year 1) ***Square Foot Rate:*** \$20.28 (Year 1)

Fund Source: 100% Federal ***Approp. Code:*** PCA U2505

Utilities/Custodial Responsibility: Tenant

Termination for Convenience Clause: Yes

Procurement Method: Competitive Sealed Bidding
See COMAR 21.01.01.02A; DGS Space Mgmt. Manual ¶ 6-605 D

Remarks: MSDE DORS is currently occupying space at 116-118 W. Main Street on the fourth floor and would like to move to a location that would provide first floor accommodations to better serve consumers with wheelchair accessibility needs.

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
January 8, 2020**



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

**35-LT. TENANT LEASE
*RETROACTIVE - Maryland Department of Transportation Motor Vehicle Administration***

Recommendation: *RETROACTIVE* approval of new three-year lease, expanding from 30 to 40 parking spaces.

Prior Board Action: DGS 10-LT-OPT, 11/18/2015

Landlord: Westminster Gateway, LLC
1427 Clarkview Rd, Suite 500, Baltimore, MD 21209

Property Location: 1030 Baltimore Blvd, Westminster, MD 21157

Space Type: Surface Lot Parking (40 Spaces)

Lease Type: New

Term: 01/01/2020 – 12/31/2022 (3 Years)

Annual Rent:	\$39,998.40	Rate/Space:	\$83.33
Fund Source:	100% General	Approp. Code:	PCA 01157

Utilities Responsibility:	Tenant
Custodial Responsibility:	Landlord
Termination for Convenience Clause:	Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02.D; DGS Space Mgmt. Manual ¶ 6-605 E

Remarks: MDOT MVA has leased parking spaces at this location since 2015. The new parking lease will increase from 30 to 40 spaces, and is related to the increase in customer volumes due to the Real ID requirements. Additionally, the agency would like to utilize 10 of the parking spaces to implement the use of a trailer to support the services currently offered at the Westminster branch. The prior lease term ran from 12/01/2015 – 11/30/2018, with an extended hold-over provided by the Landlord for the period 12/01/2015 – 12/31/2019.

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
January 8, 2020**



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

36-LT-OPT. TENANT LEASE OPTION
Department of Health

Recommendation: Approve a lease renewal

Landlord: FC-JHI Garage, LLC,
900 N. Washington Street, Baltimore, MD 21205

Prior Board Action: 12/03/14, Item 11-LT

Property Location: 900 N. Washington Street, Baltimore, MD 21205

Space Type: Parking Garage (80 spaces)

Lease Type: Renewal

This Term: 01/01/2020 – 12/31/2025 (5-year) (w/ standard 6 month holdover)

Annual Rent: \$138,633.60 ***Rate/Month:*** \$144.41/space
Fund Source: 100% General ***Approp. Code:*** PCA J460G

Utilities/Custodial Responsibility: Landlord
Termination for Convenience Clause: Yes

Procurement Method: Sole Source
 See COMAR 21.05.05.02D; DGS Space Mgmt. Manual ¶ 6-605 E

Remarks: Employees of the Maryland Department of Health working at the Public Health Lab in Baltimore City, have parked at this lot since 2015. The prior lease term was held between 2014 and 2019; at which time, the lease entered hold-over (12/04/2019 – 12/31/2019).

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
January 8, 2020**



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

**37-LT-MOD. TENANT LEASE MODIFICATION
*Baltimore City Community College***

Recommendation: Approve a renewal for a 10-year lease term, for which the prior five year option has been modified to a ten year term.

Prior Board Action: DGS Item 19-LT (1/28/2009)
DGS Item Supplemental 15-GM (11/04/2009)

Landlord: Wexford UMB 2, LLC;
801 W. Baltimore St., Baltimore, MD 21201

Property Location: 801 W. Baltimore St., Baltimore, MD 21201

Space Type: Chemistry Laboratories/ Classrooms (31,622 sq. ft.)

Lease Type: Renewal

This Term: 02/01/2020-01/31/2030 (10-years) (w/standard 6-month holdover)

Future Option Term: 02/01/2030–01/31/2035 (5-years)

Annual Rent:	\$1,192,465.62 (Year 1)	Square Foot Rate:	\$37.71 (Year 1)
Fund Source:	100% General	Approp. Code:	PCA 01157

Utilities/Custodial Responsibility: Tenant

Termination for Convenience Clause: Yes (w/12-months required notice)

Procurement Method: Sole Source
See COMAR 21.05.05.02D; DGS Space Mgmt. Manual ¶ 6-605 E

Remarks: BCCC has leased space at this location since 2009 for chemistry laboratories and classrooms. The prior rental rate was \$36.61 and is increasing to \$37.71 per sq. ft.; however, operating expenses have been reduced by \$3.08. After factoring the increased rent of \$1.10 per sf and the reduced operating expenses, DGS has negotiated savings of \$1.98 per sf for a total of \$62,611.56 per year or \$626,115.60 over the new ten year term.

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
January 8, 2020**



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

38-LT-MOD. TENANT LEASE MODIFICATION

Baltimore City Community College

Recommendation: Exercise renewal option for a 5-year lease.

Prior Board Action: DGS 16-LT-OPT, 09/21/2011

Landlord: Marketplace Commercial Limited Partnership;
4851 Holabird Ave, Baltimore, MD 21224

Property Location: 55 Market Place, Baltimore, MD 21202

Space Type: Office (28,000 sq. ft.)

Lease Type: Renewal

This Renewal Term: 01/09/2020 – 01/08/2025 (5-years) (w/standard 6-moth hold-over)

Future Option Term: 01/09/2025 – 01/08/2030 (5-years)

<i>Annual Rent:</i>	\$504,000.00	<i>Square Foot Rate:</i>	\$18.00
<i>Fund Source:</i>	100% General	<i>Approp. Code:</i>	PCA 08816

Utilities/Custodial Responsibility: Tenant

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02.D; DGS Space Mgmt. Manual ¶ 6-605 E

Remarks: Baltimore City Community College has used this property for classrooms and training space since 2001. The office is used to accommodate existing education programs, as well as assist with contract training and certificate programs. The prior lease for this location expired on 9/30/2018; was in the initial 6-months holdover period from 10/1/2018 – 4/30/2019; and has been in extended hold-over for the period 5/1/2019 – 12/31/19. The extended hold-over period occurred as a result of delays in negotiations with the landlord and DGS working with the new College staff.

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
January 8, 2020

Revised



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

39-M. MAINTENANCE CONTRACT
RETROACTIVE - Department of Public Safety and Correctional Services

Contract ID: Unarmed Uniformed Guard Service; 001B0600140
ADPICS No.: 001B0600140

Contract Description: **RETROACTIVE** Approval is requested for a contract to provide Unarmed Uniformed Guard Service at the Department of Public Safety and Correctional Service/Pre-Trial Detention Center.

Award: Watkins Security Agency, Inc.; Baltimore, MD

Contract Term: ~~01/01/2020 – 12/31/2022~~ **2/1/2020 - 1/31/2023**

see record correction:
Secretary's Item #10
(2/19/20)

Amount: \$ 976,511 (Base, 3-years)
\$ 336,336 (Renewal Option No. 1, 1-year)
\$ 342,452 Renewal Option No. 2, 1-year)
\$1,655,299 Total

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

Bids:

<i>Bidders</i>	<i>Evaluated Bid Price (including options)</i>
Watkins Security Agency, Inc., Baltimore, MD	\$1,655,299
BTI Security, Rockville, MD	\$1,701,773
IJC Systems, Elkridge, MD	\$1,886,976
Protocol Security Agency, Laurel, MD	\$1,901,304
Trust Consulting Services, Inc., Washington, DC	\$1,992,682

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / N/A

Performance Security: No

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 19, 2020**



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

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

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

<i>Original Approval:</i>	DGS Agenda, 39-M, 1/08/2020
<i>Contract:</i>	Unarmed Guard Service
<i>Contract ID:</i>	00IIT821042
<i>ADPICS No.:</i>	001B0600140

<i>Approved Contract dates:</i>	January 1, 2020 through December 31, 2022
<i>Corrected Contract dates:</i>	February 1, 2020 through January 31, 2023

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
January 8, 2020**



Revised

39-M. MAINTENANCE CONTRACT (cont'd)

Hiring Agreement Eligible: Yes

Incumbents: Davis and Davis Enterprises, Inc.; Middle River, MD

Requesting Agency Remarks: This Small Business Reserve solicitation was advertised on *eMaryland Marketplace Advantage* on August 28, 2019; electronically notifying 15 potential vendors. Six bids were received for the bid opening on September 19, 2019

The apparent low bidder was determined to not be responsible for failing to meet the minimum requirement of three years in business. The second lowest bidder, Watkins Security Agency, Inc., has been found responsible and its bid responsive.

A 10% MBE participation goal has been established for this contract.

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

Fund Source:

T0409 2020 V9110 01 8230 (\$160,392.96)
T0409 2021 V9110 01 8230 (\$325,503.36)
T0409 2022 V9110 01 8230 (\$330,220.80)
T0409 2023 V9110 01 8230 (\$160,392.96)

Approp. Code: 100% General

Resident Business: Yes

MD Tax Clearance: 19-2905-1111

This item was previously withdrawn from the December 4, 2019 BPW meeting; appearing as DGS OSP item 32-M.

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
January 8, 2020**

REVISED



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

40-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

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
Fund Source: Various

1.3 Using Agency: State Board of Elections
Description: The State Board of Elections (SBE) issued this TORFP to obtain resources to support to the SBE divisions through current and future projects. . The task order contractor's resources will be responsible for providing services from a leadership level to general day-to-day hands-on support. In addition, resources will be procured to provide support of the 2020, 2022, and 2024 Election Cycles; *D38B0600001*.
Award: AB Innovative Inc.; Bethesda, MD
Netorian LLC; Aberdeen, MD
Number of Qualified
Master Contractors: 253 (Functional Area 10) *SBR Designated*
Number of Bids: 21
Amount: \$ 6,198,640 (AB Innovative, Base)
\$ 6,797,448 (Netorian LLC, Base)
\$12,996,088 Total
Term: 01/08/2020* - 12/31/2020 (w/two 2-year renewal options)
(*or earlier upon BPW approval)
MBE/VSBE Participation: 30% / N/A
Resident Business: Yes
Funding Source: 100% Special* (D38I0102)
**pending FY21 appropriate processing*



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**

REVISED



40-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Master Contract:* *Desktop, Laptop and Tablet 2015 Master Contract*

Contract No.:060B5400007

Approved: DoIT 4-IT (7/16/2015)

Term: 7/22/2015-7/21/2021

2.1 *Using Agency:* Department of Human Services

Description: Purchase of 3,290 Fujitsu Desktops Statewide to replace field workers' desktops that are below minimum standards and require replacement to remain compliant and to allow for the implementation of new MDTHINK applications; N00P0601856

Number of Qualified

Master Contractors: 16 (Functional Areas I & IV)

Number of Bids: 5

Award: Advanced Computer Concepts; McLean, VA

Amount: \$4,069,862

Term: 01/08/2020* - 06/30/2020 (*or earlier upon BPW approval)

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

Resident Business: No

Fund Source: 70% Federal; 30% Reimbursable

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
January 8, 2020**



*Contact: Matthew Heckles 301-429-7796
matthew.heckles@maryland.gov*

**41-IT. INFORMATION TECHNOLOGY
 *Department of Housing and Community Development***

Contract ID: Affordable Rental Housing Online Information and Telephone Referral Services
ADPICS No.: S00B0600048

Contract Description: The contractor provides interactive online rental housing information and a telephone referral center to assist low- and moderate-income Marylanders in finding affordable housing.

Award: Emphasys Computer Solutions, Inc.; Medley, FL

Contract Term: 01/09/2020* – 12/31/2022 (*or earlier upon BPW approval)

Amount: \$335,569

Procurement Method: Sole Source (Proprietary)

Living Wage Eligible: Yes

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

Performance Security: None

Incumbent: Same

Requesting Agency Remarks: In October 2006, the Maryland Department of Housing and Community Development (DHCD) issued a Request for Proposals (RFP) seeking an interactive online rental housing information and telephone referral center to assist low- and moderate-income Marylanders find affordable housing. The services would be used by citizens seeking housing information and by DHCD staff and other service professionals helping citizens in their search.

Three offerors submitted proposals in response to the RFP; of these, only Non-Profit Industries offered a, commercial, off-the-shelf (COTS) product—known as SocialServe and currently in use in 50 states and municipalities—which could easily be customized for Maryland. Non-Profit Industries also had an established telephone referral center staffed by professionals. After finding an award to Non-Profit Industries to be in the best interest of the state, upon contract execution, Non-Profit Industries created MDHousingSearch.org, and a telephone referral service opened for use in March 2007. Emphasys Computer Solutions, Inc. acquired Non-Profit Industries including all rights to the proprietary systems involved with the subject contract.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



41-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

SocialServe now hosts proprietary data on landlords offering affordable housing, and the system combines an interdependent, online database and referral center, disallowing for the segmentation of services. Additionally, SocialServe fulfils the Department's requirement to encourage participation by owners of suitable units located outside areas of low income or minority concentration. Aside from DHCD's requirement, the local housing agencies in the Baltimore region have engaged with DHCD to make www.MdHousingSearch.org an effective clearinghouse and affirmative fair housing marketing tool, including for accessible housing. The State of Maryland has a compelling interest in creating fair and open access to affordable housing and promoting compliance with state and federal civil rights obligations. Fair Housing requirements apply to the full spectrum of housing activities, including, but not limited to, outreach and marketing.

Because of the specialized nature of the services provided, and the proprietary nature of the software in place; DHCD proposes to enter into a contract with Emphasys. Emphasys is the sole vendor capable of providing necessary services to DHCD without interruption and re-creation of the system.

DHCD has reviewed the price proposal from Emphasys. The costs for maintenance and support increase from years one to two, and from years two to three, by the amount of 3.5% each year. This price is determined by the Department to be fair and reasonable.

Fund Source: 100% Federal

Approp. Code: S00.A25.05

Resident Business: No

MD Tax Clearance: 19-3148-0111

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
January 8, 2020**



*Contact: Rodney Spence 410.767.0114
rodney.spence2@maryland.gov*

**42-IT. INFORMATION TECHNOLOGY
*Maryland State Department of Education***

Contract ID: Maryland Educator Information System (EIS); R00B9400116
ADPICS No.: R00B9400116

Contract Description: The Maryland State Department of Education issued this Request for Proposals in order to procure an Educator Information System (EIS) for the issuance, renewal, reinstatement, endorsement, suspension and revocation, and maintenance of educator certificates in Maryland. The system will track data and help guide policymakers and stakeholders on where to invest time and energy to most effectively improve professional development in the State.

Additionally, the Department uses this system to generate reports as needed for a variety of different end users, including offices within the department, Maryland school districts, federal agencies, and other governmental and non-governmental entities. The Contractor shall implement a fully customizable web-based system and associated database for educator certification. This is a software program and portal, which will be used by MSDE and other stakeholders. The vendor will not process these certificates.

Awards: Eduloka, Ltd. (dba inLumon); Reno, NV

Contract Term: 01/01/2019 –12/31/2022 (Three base years w/ two 1-year options)

Amount: \$ 861,875 (Implementation)
\$ 671,601 (Base, 3-years)
\$ 232,856 (Renewal Option No. 1, 1-year)
\$ 243,432 (Renewal Option No. 2, 1-year)
\$ 2,009,765 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Ranking</i>	<i>Evaluated Price (Ranking)</i>	<i>Overall Ranking</i>
Eduloka, Ltd. (dba inLumon); Reno, NV	1	\$2,009,763.00 (1)	1
Serigor; Baltimore, MD	2	\$4,097,000.00 (2)	2
Aquas; Kensington, MD	3	\$ 6,879,551.00 (3)	3

MBE/VSBE Participation: 15% / N/A

Performance Security: None

Incumbents:

N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



42-IT. INFORMATION TECHNOLOGY (cont'd)

Requesting Agency Remarks: Currently, there are approximately 300,000 educator records in the MSDE certification database. MSDE currently uses an electronically maintained database to store and tack this data. However, the system is outdated and unsupportable, while the existing technology environment cannot be expanded for online access or data exchange.

Therefore, on June 25, 2019; MSDE issued the above referenced RFP on eMaryland Marketplace to procure an Educator Information System (EIS) for the issuance and maintenance of educator certificates throughout Maryland. A direct solicitation was sent to 95 vendors, including 72 Minority Business Enterprises. MSDE also sent a copy of the solicitation to GOSBA. A pre-proposal conference was attended by eight vendors on July 9, 2019. Proposals were due on August 16, 2019. Seven proposals were received in responses to this solicitation, four of which were determined to be not reasonably susceptible of receiving award. Specifically, two offerors failed to submit properly completed MBE forms that were not able to be cured. One offeror did not submit a complete technical proposal. Lastly, one offeror did not submit a complete financial proposal. A protest was received by one firm determined to be non-susceptible for award and the procurement officer denied the protest and no appeal was filed.

The remaining three responses were evaluated. Technical proposals were given greater weight than financial proposals during the evaluation, as specified by the RFP. Inlumon's technical response to the work plan clearly addressed all aspects of the RFP, including the portals for educators, staff and the public. The proposal demonstrated the strongest understanding of MSDE's functional requirements and articulated a solution which clearly met or exceeded the RFP objectives.

Inlumon provided a strong implementation plan, a clear Service Level Agreement and proposed staff with strong experience implementing teacher licensing systems from three government institutions in the business of education. The vendor proposed a solution that demonstrated the clearest understanding of MSDE's objectives and provided the best value to the State of Maryland. It is therefore my recommendation that this contract be awarded to Inlumon.

Inlumon has committed to meeting the 15% MBE goal established for this contract.

Fund Source:	100% General	Approp. Code:	R00.A01.15
Resident Business:	No	MD Tax Clearances:	19-2725-0000
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
January 8, 2020**



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

43-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 Anne Arundel County Fair, Inc.

Anne Arundel County Fairgrounds (Anne Arundel County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Anne Arundel County fairgrounds, including improvements to the access roads and parking lots.”

*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)
DGS Item 284; (SL-030-190-038) **\$ 75,000***

Matching Fund: No match is required.

Background:	Total Project	\$225,000
	19-284 (This Action)	\$ 75,000 (Non Match)
	Local Cost	\$150,000

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

BOARD OF PUBLIC WORKS - THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



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

44-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 Chesapeake Arts Center, Inc.

Chesapeake Arts Center (Anne Arundel County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Chesapeake Arts Center, located in Anne Arundel County.”

*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)
DGS Item 265; (SL-075-050-038) **\$ 150,000***

Matching Fund: No match is required.

Background:	Total Project	\$300,000
	19-265 (This Action)	\$150,000 (Non Match)
	15-131 (Prior Action)	\$ 75,000 (Non Match)
	15-134 (Prior Action)	\$ 75,000 (Non Match)
	Local Cost	\$0

(Prior Action: 10/21/15 Agenda, Item 17-CGL)

Remarks:

1. The grant agreement has been revised to add Board of Education of Anne Arundel County as a “beneficiary” throughout the document.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
5. Invoices should be submitted to the Department of General Services for the disbursement of funds.

BOARD OF PUBLIC WORKS - THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



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

45-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 Chestnut Ridge Volunteer Fire Company

Chestnut Ridge Volunteer Fire Company (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Chestnut Ridge Volunteer Fire Company building, located Baltimore County.”

*Maryland Consolidated Capital Bond Loan of 2019 (LHI – Chapter 14, Acts of 2019),
DGS Item G028; (SL-033-190-038) \$ 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 Chestnut Ridge Volunteer Fire Company has submitted documentation that it has over \$50,000 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$130,000
	19-G028 (This Action)	\$ 50,000 (Match)
	Local Cost	\$ 80,000

Remarks:

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

BOARD OF PUBLIC WORKS - THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



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

46-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 East-John Youth Center

East-John Youth Center Pools (Calvert County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the pools at the East-John Youth Center, including improvements to the pools’ decking and fencing.”

*Maryland Consolidated Capital Bond Loan of 2018 (LSI – Chapter 9, Acts of 2018),
DGS Item G043; (SL-093-180-038)*

\$ 50,000

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2020 and the Board of Public Works to certify a matching fund. The Board of Directors of the East-John Youth Center has submitted documentation that it has over \$25,000 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$ 82,000
	18-G043 (This Action)	\$ 50,000 (Match - \$25,000)
	Local Cost	\$ 32,000

Remarks:

1. The grant agreement has been revised to add St. Johns United Methodist Church as a “beneficiary” throughout the document.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
5. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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
January 8, 2020**



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

47-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works enter into grant agreements for the following grants:

Board of Directors of The Garrett County Historical Society, Incorporated.

Garrett County Historical Museum (Garrett County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Garrett County Historical Museum, located in Garrett County.”

Maryland Consolidated Capital Bond Loan of 2019 (LHI - Chapter 14, Acts of 2019)
DGS Item 278; **\$ 50,000**

Maryland Consolidated Capital Bond Loan of 2019 (LSI - Chapter 14, Acts of 2019)
DGS Item 291; (SL-032-190-038) **\$ 50,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 108,005
	19-278 (This Action)	\$ 50,000 (Non-match)
	19-291 (This Action)	\$ 50,000 (Non-match)
	Local Cost	\$ 8,005

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

BOARD OF PUBLIC WORKS - THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



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

48-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 Hagerstown Lodge No. 378 of Benevolent and Protective Order of Elks of Hagerstown

Hagerstown Elks Lodge No. 378 (Washington County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new HVAC system at Hagerstown Elks Lodge No 378.”

*Maryland Consolidated Capital Bond Loan of 2019 (LSI – Chapter 14, Acts of 2019),
DGS Item G128; (SL-031-190-038) \$ 23,000*

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 Hagerstown Lodge No. 378 of Benevolent and Protective Order of Elks of Hagerstown has submitted documentation that it has over \$23,000 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$ 46,000
	19-G128 (This Action)	\$ 23,000 (Match)
	Local Cost	\$ 23,000

Remarks:

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

BOARD OF PUBLIC WORKS - THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



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

49-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 Montgomery Housing Partnership, Inc.

Halpine Hamlet Community Center (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Halpine Hamlet Community Center, located in Montgomery County.”

*Maryland Consolidated Capital Bond Loan of 2017 (LSI – Chapter 022, Acts of 2017),
DGS Item G136; (SL-112-170-038) **\$ 175,000***

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 Montgomery Housing Partnership, Inc. has submitted documentation that it has a \$250,000 loan from Montgomery County Maryland Department of Housing and Community Affairs to meet the matching fund requirement for this project.

Background:	Total Project	\$ 591,000
	17-G136 (This Action)	\$ 175,000 (Match)
	Local Cost	\$ 416,000

Remarks:

1. The grant agreement has been revised to add MHP Halpine, LP. as a “beneficiary” throughout the document.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
5. The Office of Comptroller may not disburse State funds until after the Office of Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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
January 8, 2020**



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

51-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 (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sheppard Pratt at Elkridge facility.”

*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)
DGS Item 212; (SL-072-160-038) \$ 2,000,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 72,344,477
	19-212 (This 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	\$ 63,844,477

(Prior Actions: 12/18/19 Agenda, Item TBD, 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 Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

BOARD OF PUBLIC WORKS - THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



*Contact: Shirley Kennedy 410.767.4107
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52-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 American Communities Trust, Inc.

The Last Mile Community Enhancements (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of enhancements to the neighborhood aesthetic in the area of North Wolfe St and North Gay St, including the installation of lighting, interactive artwork, and a pocket park, located in Baltimore City.”

*Maryland Consolidated Capital Bond Loan of 2019 (MISC - Chapter 14, Acts of 2019)
DGS Item 237; (SL-031-190-038) **\$ 192,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 192,000
	19-237 (This Action)	\$ 192,000 (Non-match)
	Local Cost	\$ 0

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

BOARD OF PUBLIC WORKS - THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



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

53-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 Adventist HealthCare, Inc.

Adventist Healthcare Hospital Shady Grove Medical Center (Montgomery County)

“To assist with renovations to the Potomac Unit.”

*Maryland Consolidated Capital Bond Loan of 2015 (MHA – Chapter 495, Acts of 2015; as amended by Chapter 9, Acts of 2018; and now by Chapter 14, Acts of 2019),
DGS Item G030; (SL-082-150-038) **\$ 334,000***

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 Adventist HealthCare, Inc. has submitted documentation that it has over \$334,000 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$ 680,577
	15-G030 (This Action)	\$ 334,000 (Match)
	Local Cost	\$ 346,577

Remarks:

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

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 8, 2020**



*Contact: Lauren Buckler 410-767-3274
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54-C. CONSTRUCTION CONTRACT

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0	Master Contract:	Statewide Indefinite Quantity Contract (IQC) General Construction & Related Services
		Contract No. DGS-17-306-IQC
	Approved:	DGS 3-C, 03/28/2018
	Term:	Three years (w/two 1-year renewal options)
1.2	Using Agency:	Department of General Services/Department of Agriculture
	Description:	Renovation of Office Space & Warehouse at Tobacco Warehouse, Cheltenham, Prince George's County; AG-000-201-003 IQC
	Award:	Baltimore Contractors, Inc., Glen Burnie, MD
	Number of Qualified Master Contractors:	14
	Number of Bids:	2
	Amount:	\$610,888
	Term:	180 calendar days
	MBE/VSBE Participation:	N/A / N/A
	Resident Business:	Yes
	Tax Verification:	19-3284-1111
	Funding Source:	D26 20 06516 001 6516 1000

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Jada Wright 410-545-0330
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**55-S. STATE HIGHWAY ADMINISTRATION
 *Service Contract***

Contract ID: Adaptive Signal Control Program, *SCOOT19*
ADPICS No.: SCOOT19

Contract Description: Installation, setup and activation of Adaptive Signal Control (ASC) systems on MDOT SHA arterial corridors to alleviate traffic congestion.

Awards: Siemens Mobility, Inc.
Austin, Texas

Contract Term: 02/14/20*- 02/13/21 (*or earlier upon BPW approval)

Amount: \$230,000 NTE

Procurement Method: Sole Source

Living Wage Eligible: N/A

MBE Participation: 0%

Performance Security: N/A

Incumbent: N/A

Requesting Agency Remarks: As part of Governor Hogan's Traffic Relief Program, the Maryland Department of Transportation State Highway Administration (MDOT SHA) plans to install Adaptive Signal Control (ASC) on many of its arterial corridors. ASC improves traffic signal systems by using current traffic data to adjust the signal timing accommodating traffic conditions. MDOT SHA has this opportunity to evaluate and pursue technologies that may be best for fulfilling our goals to reduce congestion in Maryland.



**DEPARTMENT OF GENERAL SERVICES
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55-S. STATE HIGHWAY ADMINISTRATION (cont'd)

Agency Remarks cont'd:

The agency's Office of Traffic and Safety (OOTS) has worked with the Federal Highway Administration (FHWA) on an Experimental Features Work Plan that will allow the use of federal funds to test different ASC technologies. One of these is the Split Cycle Offset Optimization Technique (SCOOT), produced by Siemens Industry, Inc. The work plan includes the MD 2, Glen Burnie, North corridor with 10 signalized intersections of varying complexity and traffic signal phasing, high volumes, and pedestrian impacts to effectively test this alternate system as part of a pilot to relieve congestion and backups.

Fund Source: 100% Special (Transportation Trust)

Approp. Code: J02B0102

Resident Business: No

MD Tax Clearance: 19-3317-1111

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
January 8, 2020**



*Contact: Jack Howard 410.767.0979
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**56-S. SERVICES CONTRACT
*Department of General Services***

Contract ID: Statewide Fuel Management Program Assessment; ISSSD-0001
ADPICS No.: 001B0600206

Contract Description: Review and analyze the agency's current statewide fuel management program and contracts, and provide a comprehensive assessment and recommendations in improvements and better efficiencies in the program.

Award: VU Strategies, LLC; Norfolk, VA

Contract Term: 01/30/2020*-07/31/2021 (*or earlier upon BPW approval)

Amount: \$210,250

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Proposal (Ranking)</i>	<i>Overall Ranking*</i>
VU Strategies, LLC; Norfolk, VA	2	\$210,250 (3)	1
Mercury Associates, Inc.; Rockville, MD	5	\$134,120 (1)	2
Helms Global Service, LLC; Dawsonville, GA	4	\$151,790 (2)	3
Standard Petroleum Logistics, Inc.; Ellicott City, MD	1	\$342,295 (4)	4
Fullidity, LLC; Houston, TX	3	\$498,785 (5)	5

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

Living Wage Eligible: Yes

MBE/VSBE Participation: N/A / N/A (Single Element of Work)

Performance Security: N/A

Incumbents: None

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace on October 30, 2019 notifying 255 prospective vendors.



**DEPARTMENT OF GENERAL SERVICES
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56-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Five proposals were received in response to the RFP. All five technical proposals were evaluated and deemed to be susceptible for award. The overall #1 proposal submitted by VU Strategies, LLC was ranked #2 technically and #3 financially. There was no significant difference demonstrated in technical ability between the first and second ranked technical offerors to offset the difference in price; however, it was determined that the technical differences between the lowest and second lowest priced offerors, ranked fifth and fourth technically, and the recommended awardee did outweigh that difference in price. Therefore, award is recommended to VU Strategies, LLC as having the most advantageous offer for the State.

This contract will provide a comprehensive review and analysis the Department of General Services' current statewide fuel management program and fuel contracts. This review will provide a wide-ranging assessment including: a detailed analysis of the services that are included in the current fuel contract and a recommendation on which of the specific service requirements are in the best interest of the State;; which of the listed contracted services should be maintained, eliminated or carried out "in house" by the DGS Fuel Management Office; provide recommendations on contract specifications for the solicitation of a new fueling contract that will be advertised prior to the end of the current contract and assist with the evaluation of the responses thereto; demonstrate savings estimate based on analysis the current fuel contract; and make recommendations for improvements and better efficiencies in the fuel management program.

Fund Source: 100% Special (Operating Budget)

Approp. Code: H0019 88259 0899 - \$86,814
H0019 88253 0872 - \$77,132
H0019 88259 0809 - \$46,304

Resident Business: Yes

MD Tax Clearance: 19-3348-0000

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Jenna Meinhil 410.767.0116
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57-S. SERVICES CONTRACT
State Department of Education, Juvenile Services Education System (JSES)

Contract ID: Charlotte Danielson Framework Training Services; R00B0600001
ADPICS No.: R00B0600001

Contract Description: Train principals, teachers and central office staff from JSES on the Charlotte Danielson Framework and a collaborative observation process.

Award: The Danielson Group, Inc.; Chicago, IL

Contract Term: 01/09/2020– 01/30/2023

Amount: \$281,200

Procurement Method: Competitive Sealed Proposals

Bids/Proposals:

<i>Offeror – FA- 1 (English/Math)</i>	<i>Technical Ranking</i>	<i>Financial Proposal/Ranking</i>	<i>Overall Ranking*</i>
The Danielson Group; Chicago, IL	2	\$281,200 (1)	1
Insight Education Group; Encino, CA	1	\$313,400 (2)	2

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

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

Performance Security: None

Incumbents: None

Requesting Agency Remarks: The Maryland State Department of Education (MSDE) released an RFP on *eMaryland Marketplace Advantage* on July 29, 2019 to obtain training services for principals, teachers, and central staff from Juvenile Services Education System on the Charlotte Danielson Framework and a collaborative observation process. Potential Offerors were notified of the opportunity. A targeted direct solicitation list was developed to increase maximum competition for this RFP. Copies of the solicitation were sent directly to 12 prospective offerors. There were no MBE, VSBE, or SBR set-aside goals placed for this RFP. In setting the MBE goal, there was a limited potential scope of work to be subcontracted.



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57-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

MSDE received two proposals in response to the RFP. Both of the proposals were deemed reasonably susceptible of award of a contract. Both Offerors ranked favorably and presented strong proposals that met the requirements of the RFP.

A protest to this RFP was submitted on September 12, 2019 alleging that the RFP deliverables were too restrictive and narrow to allow other vendors to propose. The protest was denied and no appeal was filed.

The Danielson Group's overall ranking of number 1 takes into consideration the fact that their technical proposal was very close in the evaluation to the first technically ranked offeror (Insight Education Group). The Danielson Group's pricing was 9% lower than Insight Education Group's and the difference could not be justified as both offerors' technical proposals were very closely aligned. MSDE recommends the Danielson Group for award as they provided the best value to the State and to MSDE.

Fund Source: 100% Federal Funds

Approp. Code: R00A0115

Resident Business: No

MD Tax Clearance: 19-3044-0000

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 8, 2020**



*Contact: Sandy Johnson 410-767-7408
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**58-S-MOD. SERVICES MODIFICATION
*Department of Human Services***

Contract ID: Child Placement Agency (CPA) Services; *SSA/CPA-18-021-A3*
ADPICS No.: COI41864

Contract Approved: DBM: 06/07/2017; Item# 5-S

Contractor: Mentor Maryland, Inc.; Baltimore, MD

Contract Description: Provide Child Placement Agency (CPA) services for a total capacity of 2,091 clients at various locations throughout Maryland. Utilizes 35 separate contracts that provide independent living, residential programs, and treatment foster care services.

Modification Description: Modify one contract for Mentor Maryland, Inc. by removing six of its beds from the Teens In Transition Program and three beds from its Independent Living Program beds due to closure of its Salisbury site. This reduced the total number of contracted beds from 305 to 296. Also align the provider's per diem rates to reflect the FY 2020 rates established by the Interagency Rates Committee.

Original Contract Term: 07/01/2017 – 06/30/2018 (w/2 one-year renewal options)

Modification Term: 02/01/2020 – 06/30/2020

Original Contract Amount: \$12,200,077

Modification Amount: -\$196,258

Prior Options/Mods: \$12,200,077: Mod #1; Exercised the first one-year renewal option contract with the Provider Mentor Maryland, Inc. and modified contract to include the revised requirements for the Every Student Succeeds Act (ESSA); 7/1/2018 – 6/30/2019; DBM Item 16-S-MOD (6/20/2018) for 34 CPA contracts.
\$12,200,077: Mod #2; Exercise the second and final one-year renewal option contract with the Provider Mentor Maryland, Inc.; 7/1/2019 – 6/30/2020; DBM Item 17-S-OPT (6/5/2019) for 34 CPA contracts

Total Contract Amount: \$36,403,973

Percent +/- (This Item): -1.61%



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58-S-MOD. SERVICES MODIFICATION (cont'd)

Total Percent Change: -1.61%

Original Procurement Method: Non-Competitive Negotiated Procurement of Human, Social or Educational Services

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

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

Requesting Agency Remarks: CPA Programs are defined in COMAR 07.02.21.03B (17) as a 24-hour substitute care program, operated by a licensed child placement agency or local department of social services, for children with serious emotional, behavioral, medical, or psychological condition.

This is a reimbursement contract under the CPA contract, a provider is paid only for the actual services provided to the State, i.e. solely for the actual days of service provided to a child placed in their care. The contract's not to exceed amount, or the spending authorization for each program, are based on 68% utilization during the one year contract term that was in turn based upon the estimated statewide utilization rate for the program.

The Governor's Office for Children (GOC) is the single point of entry for private Providers interested in supplying care under approved negotiated rates for youth of the various State agencies. The Providers have rates that were approved by the Interagency Rates Committee.

The total revised contract amount assumes that all 296 CPA beds purchased will be occupied by children with the Provider for the full five months remaining on the contract term.

This modification is in the best interest of the State to ensure that the Department has sufficient spending authority to meet existing and anticipated placements with this program and continue CPA services without disruption until the contract ends.

Fund Source: 80% General; 20% Federal (Title IV-E)

Appropriation Code(s): N00G0001 **Resident Businesses:** Yes

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



*Contact: Samantha Buchanan 410-260-7552
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**59-S. SERVICES CONTRACT
 *Department of Budget Management***

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

Procurement Method: Task Order/Purchase Order under Master Contract

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

1.0	<i>Master Contract:</i>	<i>Multi-Functional, Multi-Award Technical Assistance Contract</i> Contract No. M00B0600253
	<i>Approved:</i>	DBM 2-S, 03/28/2018
	<i>Term:</i>	10/01/2018 – 09/30/2023
	<i>Fund Source:</i>	100% Special Fund – Hospital Assessments (U201S)

1.1 *Using Agency:* Health Services Cost Review Commission

Award: ABT Associates; Rockville, MD

Description: Design and Stakeholder Support for Care Transmission
Design and Stakeholder Support for Care Transmission – The solicitation was issued to assist the HSCRC in researching, designing, and refining methodologies to define and measure care transformation programs with a focus on episode-based models for hospitals.

Number of Qualified

Master Contractors: 16 (Functional Areas 1 and 4)

Number of Bids: 6

Amount: \$3,337,535

Term: 02/09/2020 – 02/08/2023

MBE/VSBE Participation: 10% / 3%

Resident Business: 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
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*Contact: Donna DiCerbo 410.537.7814
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60-IT. INFORMATION TECHNOLOGY
Department of Transportation Maryland Transportation Authority

Contract ID: Electronic Security System Software Maintenance and Service Plan
ADPICS No.: J01B0600011

Contract Description: Software and hardware maintenance, support and professional services for the Electronic Security System currently installed at various locations throughout the MDTA to support building, tunnel, and bridge security.

Award: Vidsys, Inc., Vienna, VA

Contract Term: 2/1/2020 - 1/31/2025 (five years)

Amount: \$3,295,077 (*not to exceed*)

Procurement Method: Sole Source

MBE/VSBE Participation: 10% / N/A

Performance Security: None

Incumbents: Leidos, Inc.; Reston, VA

Requesting Agency Remarks: This contract includes software and hardware maintenance, support and professional services for the Electronic Security System (ESS) currently installed at various bridges, tunnels and buildings located throughout the MDTA. This consists of maintenance of the central software and field hardware modules, and associated field hardware for perimeter detection systems, radar devices, thermal night vision cameras, color and black and white cameras.

This contract also includes fixed hourly labor rates and a \$200,000 maximum allowance for corrective maintenance repairs. This allowance will be used only if necessary and will not be used without prior approval of the Project Manager.

The MDTA ESS was installed under a competitively bid contract with Leidos, Inc. as the prime contractor and Vidsys, Inc. (Vidsys) as the subcontractor. Vidsys, the original equipment manufacturer and developer of the custom proprietary software, is the only firm able to provide maintenance and upkeep of the ESS software and required integration into the ESS field hardware.



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60-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

Much of the ESS field equipment, such as military grade nighttime infrared (IR) thermal cameras, passive IR motion sensors, Cohu color/black and white cameras, and Genetec network video recorder (NVR) software/hardware, are configured for and customized to work with the Vidsys software. The ESS protects critical transportation infrastructure and must be maintained as a “system” to avoid compromising the integrity of the ESS.

Maintenance of the field hardware will require maintenance of traffic (MOT) which is estimated as potentially 10% of the contract value. Therefore, a 10% MBE participation goal has been placed on this contract.

Fund Source: 100% Toll Revenue

Approp. Code: J00.J00.42

Resident Business: No

MD Tax Clearance: 19-3226-0111

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Robert Howells 410-230-8789
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**61-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*State Lottery & Gaming Control Agency***

Contract ID: Lottery Central Monitoring and Control System; #2015-01
ADPICS No.: COI45280

Contract Approved: DoIT Item 2-IT, 05/10/2017

Contractor: Scientific Games International, Inc.; Alpharetta, GA

Contract Description: Provide Lottery Central Monitoring and Control System and additional services, including implementation, operation and maintenance of the Central Monitoring and Control System and related systems, sales, marketing, instant ticket inventory and distribution, accounting, terminals, software, and telecommunications network that connects retailers to the primary and back-up data centers.

Modification Description: Provides (1) a license to use the James Bond 007™ imagery, marks and logos for an Instant Ticket Lottery Game, and for supporting marketing materials at Retailer locations selling the tickets, advertising for the tickets, digital materials, and the James Bond Instrumental Theme to promote the game, and (2) related prizes to be awarded to winners of the Instant Ticket game and related second chance promotion.

Original Contract Term: 05/25/2017 – 04/04/2025 (w/one 3-year renewal option and one 1-year transition option)

Modification Term: 02/01/2020 – 06/30/2022

Original Contract Amount: \$217,126,653 NTE

Modification Amount: \$ 579,250 NTE

Total Contract Amount: \$217,705,903 NTE

Percent +/- (This Item): 0.3%

Total Percent Change: 0.3%

Prior Mods/Options: None

Original Procurement Method: Competitive Sealed Proposals



**DEPARTMENT OF GENERAL SERVICES
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61-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

MBE/VSBE Participation: 20.0% / 0.5%

MBE/VSBE Compliance: 13.6% / 1.1%

Requesting Agency Remarks: The Contractor provides to the MLGCA under the current Contract a Loyalty Plus rewards program, which allows players to accumulate points for Instant Tickets to use for redemption of merchandise prizes. This Program also provides numerous licensed properties to the MLGCA for use on instant tickets and other promotional materials – many free of any additional charge but some related to major entertainment or sports brands, teams, leagues, or events require an additional fee, which is offered at discounted rates.

The James Bond 007™ imagery, marks and logos which are the subject of this modification are owned by Danjaq LLC, Metro-Goldwyn-Mayer Studios Inc, and EON Productions Limited, Inc. which has exclusively licensed them to the Contractor for use in connection with lottery games and promotions. The MLGCA desires to use these marks and logos for an Instant Ticket Game and the Contractor is the only source from which the MLGCA can obtain the required authorization to use them. This Licensing agreement is necessary in order to obtain the rights to use these imagery, marks and logos, marketing, advertising and digital materials, and to use the licensed imagery, marks and logos to promote the game.

There are business building advantages with using licensed properties for Instant Ticket games that generally have resulted in high performing sales which far exceed the investment of the license fee. Licensed properties such as James Bond 007™ and, for another example, the Ravens provide the Lottery expanded sales opportunities with consumers that do not normally play Instant Ticket games or that do not play often.

The Modification Amount, includes both the license fee for the use of the Contractor's logos and marks and the cost of the prizes to be awarded to winners of the Instant Ticket Game, is separated into these two components as follows:

- **License Fee:** This component is the fixed price for use of the James Bond 007™ marks and logos. The MLGCA anticipates producing an Instant Ticket Game using these marks and logos that will have a quantity of 4,560,000 tickets, a \$5.00 price point and a total retail face value of \$22,800,000. The license fee is determined based on a rate of 1.25% of the retail face value, resulting in an estimated amount of \$285,000. The contract contains an allowance of plus/minus 100,000 tickets to allow for printing press variations; therefore, the maximum ticket quantity could be as much as 4,660,000 resulting in a NTE license fee of \$291,250.



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61-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Agency Remarks (cont'd):

- Prizes: This component is the cost of the prizes to be awarded to second chance contest winners in the Instant Ticket Game, as well as the cost for the Contractor to provide marketing support, conduct the second chance drawings and provide complete fulfillment of all experiential prizes. These prizes include trips to Las Vegas for winners to participate in the JAMES BOND Lottery Challenge themed stage event for a chance to win cash prizes up to \$1 Million.
- Contract Amount = License Fee + Prizes
\$579,250 (NTE) = \$291,250 + \$288,000

The game must be submitted for production now in order to have the tickets produced and available for distribution by the target date for public sale on March 23, 2020, which is necessary in order to capitalize on the advertising and marketing for the upcoming new James Bond movie scheduled to open in early April. (Note: Production of the Instant Ticket Game, which will be accomplished and paid under the MLGCA's "Instant Ticket Games and Related Services Contract #2013-01", is not included in the amount of this Licensing Contract.)

Because by law Instant Ticket game players have 182 days to claim a winning ticket after a game is closed-out, licensed products that have been manufactured and distributed during the term of this modification may remain in circulation beyond the term of this license. The MLGCA has to allow for that period to elapse, even though no more tickets will be produced or sold during that period.

Fund Source: 100% Special (Lottery Proceeds)

Approp. Code: E75D0001

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 8, 2020**



*Contact: Joseph Sedtal 410.767.3351
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**62-IT. INFORMATION TECHNOLOGY
*Department of Transportation - Transit Administration***

Contract ID: Agency-wide Real-time Information and Analytics Software; AGY-20-001-SR
ADPICS No.: J05B0600012

Contract Description: Real-time vehicle location information capabilities across all modes.

Award: Swiftly, Inc.; San Francisco, CA

Contract Term: 01/30/2020* – 01/29/2023 (*or earlier upon BPW approval)

Amount: \$1,950,000

Procurement Method: Sole Source

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

Incumbent: None

Requesting Agency Remarks: The vendor will collect location data from a variety of sources (CAD/AVL, GPS trackers, Wi-Fi systems, etc.) and combine the multiple data position feeds in real-time to better track system performance and predict arrival times.

A software system is needed to provide accurate location information for all vehicles in a frequent, reliable manner all within a single consistent format. Google Transit Feed Specification – Real-time (GTFS-RT) is the transit industry standard for sharing schedule and real-time arrival information to the public through third party open source providers. The software solutions will allow interoperability between various GTFS-RT feeds.

Accurate and reliable real-time information is not only a necessity for MDOT MTA's customers, but also a necessity for internal operations departments. MDOT MTA currently does not have a real-time system that allows both operations staff and passengers to view location information from the same, single source of data. This blind spot creates a disconnect between passengers, operations staff, and customer service agents.

Swiftly, Inc. is the only vendor capable of providing a system diagnostic software solution that is compatible with locational data coming from MDOT MTA's various sources and systems. This function uniquely positions Swiftly, Inc. to provide MDOT MTA with a solution regardless of the hardware being used at each transit mode.



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62-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

MDOT MTA has determined that the price offered is fair and reasonable based on the sale of the same item to other purchasers.

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

Approp. Code: J05H0102

Resident Business: No

MD Tax Clearance: 19-3359-0001

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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*Contact: Donna DiCerbo (410) 537-7814
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63-IT-OPT. INFORMATION TECHNOLOGY OPTION

Contract ID: In-Car Digital Video System Replacement; J01B8400008
ADPICS BPO No.: COI38896

Contract Approved: DoIT 5-IT, 10/17/2019

Contractor: COBAN Technologies, Inc.; Houston, TX

Contract Description: MDTA Police turn-key in-car digital video system (the FOCUS H1 Hi-Def In-Car system) provide storage, training, and warranties.

Option Description: Exercise second of three 1-year renewal options.

Original Contract Term: 10/17/2018 – 01/31/2019 (3 months w/ three 1-year options)

Option Term: 2/01/2020 – 1/31/2021 (1 year)

Original Contract Amount: \$1,800,000 (3-months)

Option Amount: \$ 300,000 (1 Year)

Prior Mods/Options: 1-year Renewal + \$300,000.00

Total Contract Amount: \$2,400,000

Percent +/- (This Item): 14%

Total Percent Change: 133%

Original Procurement Method: Intergovernmental Cooperative Purchasing Agreement

Contract: State of Oklahoma/NASPO ValuePoint Public Safety Video and Vehicle Mounted Equipment.

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

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



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

Requesting Agency Remarks: Maryland Transportation Authority Police is replacing its legacy system which is approaching end of life and frequently breaking. Also purchasing additional hardware, software, and services for vehicles added to its fleet throughout the contract term. This contract will also be used to replace damaged hardware not covered by warranty.

During the past one year and 3-month term, MDTA is almost complete with the implementation phase of the plan. One hundred sixty vehicles have been retrofitted with the COBAN Technologies In-Car Digital Video (ICDV) system. During the option term, COBAN Technologies will continue to provide the equipment, software, and services as required for the current police fleet of vehicles as well as future additions, resulting in installation in up to 240 vehicles.

ICDV equipment and software, regardless of brand, is proprietary; therefore, no other system is compatible with the COBAN equipment. MDTA conducted an analysis and determined the prices to be fair and reasonable when compared to other ICDV systems available on the NASPO Master Agreement and prices for COBAN ICDV systems found on other Intergovernmental Cooperative Purchasing Agreements.

Fund Source: 100% Toll Revenue

Approp. Code: J00.J00.41

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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Revised



*Contact: Michael Leahy (410) 697-9401
 Michael.leahy@maryland.gov*

64-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
Department of Information Technology

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

Contract Approved: DoIT Item 3-IT, 04/03/2013

Contractors: See Agency Remarks.

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

Modification Description: Add 15 master contractors.

Original Contract Term: 04/22/2013 – 04/21/2028

Modification Term: 01/30/2020 – 04/21/2028* (*Or earlier with Board approval)

Original Contract Amount: \$150,000,000

Modification Amount: \$0

Prior Options/Mods: \$600,000,000 (Total of prior mods./options)
 \$ 60,000,000 (DoIT Item 7-IT-MOD, 08/17/2016)
 \$240,000,000 (DoIT Item 1-IT-MOD, 01/25/2017)
 \$300,000,000 (DoIT Item 4-IT MOD, 03/20/2019)

Total Contract Amount: \$750,000,000

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 20%

MBE/VSBE Compliance: 18%

Requesting Agency Remarks: DoIT received 186 proposals during this expansion window. Of the 15 recommended offerors: seven are Maryland businesses and, three are small businesses, and one is MBE.



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64-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Agency Remarks (cont'd):

This Master Contract comprises the following functional areas:

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

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

Proposed awardees are as follows:

#	Contractor	State	Resident Business	MBE	SBR
1	Unisoft Technology Inc.	MD	Yes		
2	Abaco Strategy LLC	VA			
3	Compass Pointe Consulting LLC	MD	Yes		
4	Cybern Consulting Group LLC	MD	Yes	X	X
5	DTEK Consulting Services, Inc.	VA			
6	Edge Technology LLC	MD	Yes		
7	EEPEX Inc	VA			
8	Fairwinds Technologies LLC	MD	Yes		X
9	Mensana Consulting LLC	MD	Yes		
10	Project Manager USA Inc dba PM-America	MD	Yes		X
11	PVK Corporation	VA			
12	Senet International Corp	VA			
13	Tal Team Inc.	VA			
14	Tarim Consulting LLC	CA			
15	TelaForce LLC	FL			



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64-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Fund Source: Various

MD Tax Clearance:

Awardee:	MD Tax Clearance
Unisoft Technology Inc.	19-3201-0111
Abaco Strategy LLC	19-3295-0100
Compass Pointe Consulting LLC	19-3296-0111
Cybern Consulting Group LLC	19-2811-1100
DTEK Consulting Services, Inc.	19-3297-0001
Edge Technology LLC	19-3298-0101
EEPEX Inc	19-3299-0001
Fairwinds Technologies LLC	19-3300-0111
Mensana Consulting LLC	19-3329-0111
Project Manager USA Inc dba PM-America	19-3301-1101
PVK Corporation	19-3303-0101
Senet International Corp	19-3304-0110
Tal Team Inc.	19-2812-0111
Tarim Consulting LLC	19-3305-1000
TelaForce LLC	19-3306-1110

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Jessica Papaleonti (410)260-7164
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**65-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*State Treasurer's Office***

Contract ID: Microsoft Dynamic Enterprise 365 Implementation and IT Support; E20B8400002
ADPICS CO No.: COI44500

Contract Approved: DOIT 4-IT, 09/05/2018

Contractor: A&T Systems, Inc.; Silver Spring, MD

Contract Description: Provide staffing, programmers, developers, network engineers and technical writer support for the design, development and implementation of the Office's new financial and insurance management systems using Microsoft Dynamics 365 ("D365"). Also assist with i5/AS400 programming related to the State's master depository account conversion.

Modification Description: Extend the current i5 programming support person dedicated to the D365 conversion project for an additional six months to 6/30/2020. With a phased deliverable approach, the insurance module and bank reconciliation modules are expected to roll out January 2020. This position will be responsible for ensuring data is properly converted from i5 into D365 as the modules role, ensuring legacy data is properly archives, and to support dual systems during the first few months of implementation to ensure the new solution is operating correctly.

Due to the recently announced retirement of STO's i5 senior programmer slated for December 31, 2019, this change order covers costs to extend i5 Programming and business analyst support through year two of the Contract term to 9/4/2020. This position will manage the final phases in the depository conversion and handle daily production issues until the depository and D365 conversions are completed.

Extend the .ASP and SSIS programming support until 3/31/2020 in order to complete (a) development of 125 file transfer programs and (b) 20 bank reconciliation programs that are used to transport, reconcile and process data between D365, multiple State agencies, and bank applications.

Original Contract Term: 09/05/2018 – 09/04/2019 (w/four 1-year renewal options)

Modification Term: 01/30/2020 – 09/04/2020* (*Or earlier with BPW approval)

Original Contract Amount: \$ 3,050,820 - Year 1 (implementation)
\$ 705,812 - Year 2 (post-implementation)
\$ 719,948 - Year 3 (post-implementation)
\$ 734,312 - Year 4 (post-implementation)
\$ 749,018 - Year 5 (post-implementation)
\$ 5,959,910 – Total Including Post-Implementation Years



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65-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Modification Amount: \$484,880 - Year 2 (implementation and post-implementation)

Prior Modifications/Options: DoIT 06/05/2019; Item 9-IT-MOD
DoIT 09/04/2019; Item 7-IT-MOD.

Prior Modification Amount:

	Modification 1 Amt.
Year 1 (implementation)	\$ 466,867
Year 2 (implementation and post-implementation)	\$ 842,080
Year 3 -5 (post-implementation)	\$ 0
Total Modification	\$ 1,308,947

Prior Modification and Renewal Option – Year 2

Option Amount: \$2,176,134 (First Renewal Option – Project Year 2)

	Modification 2-3 Amt.
Year 2 (implementation and post-implementation)	\$ 628,242
Year 2 – 1 st Renewal Option	\$ 705,812
Total Modification	\$ 1,334,054
Year 2 – Modification (1) – Approved by BPW (6/5/2019)	\$ 842,080
Total for Project Year 2	\$ 2,176,134

Total Contract Amount: \$ 8,381,979

Original Procurement Method: Competitive Sealed Proposals

Percent +/- (This Modification): +6%

MBE Participation: 20% for Initial Year and 10% for each renewal option year.

MBE Compliance: 59%



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65-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Requesting Agency Remarks: With the phased deliverable approach, the insurance module and bank reconciliation module rollouts are expected to begin January 2020. In addition to getting a full-time i5 programmer to replace STO's staff person, the i5 programming support resource dedicated to the D365 project will need to continue for an additional six-month period.

Due to delays in the depository conversion the project team has not been able to finalize development of bank transaction processes and banking-Rstars reconciliation processes. Now that the new depository bank has been able to provide STO with BAI files in the required format, STO is moving forward with statewide conversion of the depository accounts. As agencies are migrated from the existing depository bank to the new depository bank, the developers can continue their work to develop financial transaction processing, transfer of data between Rstars and the Banks, and reconciliation of data to/from the agencies. The .ASP and SSIS programming support resource is needed for an additional three-month period to ensure that all reconciliation and interface programs are properly developed and tested, and that Rstars and agency data passing through the D365 system can be reconciled to the banks, Rstars, and the legacy i5 system.

The Contractor has provided excellent resources and support to the State during the development and programming period and has exceeded the original MBE participation goal. For the reasons stated above, STO requests approval of the requested changes. This is an on-going project and re-procuring of these services for this project would create significant complications, would not be cost effective and would create lapses in security and operating functions operations creating unmitigated risks.

Fund Source General Funds - \$163,280
 Major IT Special Funds - \$15,196
 Major IT Reimb Funds - \$118,992
 DoIT MITDPF - \$187,412

Approp Code: E20B01, E20303, E20901, F50A01

Resident Business: 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
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*Contact: Samantha Buchanan 410.260.7552
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66-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0	Master Contract:	Statewide Personnel System Project Resources Master Contract
		Contract No. F50B3400034
	Approved:	DOIT 2-IT, 07/24/2013
	Term:	07/25/2013 – 01/31/2020

1.1 Using Agency: Department of Information Technology

Description: **RETROACTIVE** Task Order to allow for the payment of costs over and above the NTE amount for expired Task Order F50B4400006.

Award: Forsys, Inc.; Milpitas, CA

Amount: \$36,600

Term: 07/01/2019 – 08/01/2019

Resident Business: No

Funding Source: 100% General

DGS OSP Remarks: This Task Order should be treated as voidable under §11-204(c)., rather than void, because: (1) all parties have acted in good faith; (2) ratification of the procurement contract would not undermine the purposes of the procurement law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the procurement law.



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66-IT. INFORMATION TECHNOLOGY (cont'd)

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

Contract No.: 060B2490021

Approved: DoIT 6-IT, 09/19/2012

Term: 10/01/2012 - 09/30/2027

Fund Source: Various

2.1 *Using Agency:* Department of Human Services

Award: CAS Severn; Laurel, MD

Description: The rollout of the MDTHINK applications to mobile workers will exceed the number of licenses that were allocated for Air Watch Mobile Device Management. This renewal will allow DHS to change from a device-based license model to a user-based model and co-term with the existing ELA which expires 12/31/21.

Number of Qualified

Master Contractors: 36

Number of Bids: 8

Amount: \$724,000

Term: 01/29/2020* - 01/21/2022 (*or earlier upon BPW approval)

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

Resident Business: Yes

Funding Source: General/Federal

2.2 *Using Agency:* Maryland State Police Aviation Command

Award: Applied Technology Services; Middle River, MD

Description: Flight Vector Renewal for AW139 Aircraft

Number of Qualified

Master Contractors: 1 (Functional Area 1 & Functional Area III)

Number of Bids: 1

Amount: \$288,044

Term: Delivery 2-weeks from PO

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

Resident Business: Yes

Funding Source: 100% Special Funds



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66-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 *Master Contract:* *Desktop, Laptop, Tablet 2015*

Contract ID: 060B5400007

Approved: DoIT 4-IT, 07/22/2015

Term: 07/22/2015 – 07/21/2021

Fund Source: Various

3.1 *Using Agency:* Department of Public Safety and Correctional Services

Award: Applied Technology Services; Middle River, MD

Description: Purchase 800 Dell Desktops for staff; *Q00P0601298*

Number of Qualified

Master Contractors: 36 (Functional Area 1)

Number of Bids: 4

Amount: \$624,000

Term: Delivery 2-weeks from Purchase Order

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

Resident Business: Yes

Funding Source: 100% General

4.0 *Master Contract:* *Hardware and Associated Equipment & Services, 2012*

Contract No.: F50P0600179

Approved: DoIT 4-IT, 11/14/2012

Term: 10/31/2012 – 11/14/2027

Fund Source: Various

4.1 *Using Agency:* Department of Information Technology

Award: Presidio; Fulton, MD

Description: Upgrade its backbone fiber optic network from 10 Gbps to 100 Gbps. This upgrade is necessitated by the exponential growth seen in network traffic over the last decade positions networkMaryland to meet future growth for the coming decade.

Number of Qualified

Master Contractors: 7 (Functional Area I & V)

Number of Bids: 5

Amount: \$1,036,674

Term: 01/09/2020 – 01/08/2021

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

Resident Business: Yes

Fund Source: 100% Other (MITDP)

4.2 *Using Agency:* Department of Information Technology

Award: Copper River; Anchorage, AK

Description: Juniper 100Gbps MPLS Backbone Upgrade Phase 1a hardware to increase the backbone bandwidth capacity of the state's wide area network.



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66-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 Master Contract: Hardware and Associated Equipment & Services, 2012 (cont'd)

Number of Qualified

Master Contractors: 24 (Functional Area I, IV & V)

Number of Bids: 9

Amount: \$610,000

Term: 1-6 day delivery from NTP

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

Resident Business: No

Fund Source: 100% Other (MITDP)

Remarks: This contract was originally approved by the Board of Public Works on 10/30/2019 as item 9-IT. However, following approval, the contractor was unable to honor the quote and therefore OSP reissued the Purchase Order Request for Proposal (PORFP) and now request the recommended award be approved to the below contractor.

4.3 Using Agency: Department of Public Safety and Correctional Services

Description: Purchase Cisco networking infrastructure equipment to replace existing equipment that is no longer supported or covered under SmartNet (Cisco hardware support service). The ASR (Aggregation Services Router) 1006x will be placed at Co-Lo (POP) locations on Central, Eastern, Western, Southern, PSDC (Public Safety Data Center) and BCBIC (Baltimore Central Booking and Intake Center). The two ACS (Access Control Server) appliances will be installed at PSDC and at DRCF (Dorsey Run Correctional Facility) for redundancy.

Award: Bogdan Computer Services, Abingdon, MD

Number of Qualified

Master Contractors: 58 (Functional Area 3)

Number of Bids: 6

Amount: \$1,039,428.20

Term: Delivery 2 weeks from PO

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

Resident Business: No

Funding Source: 100% General

4.4 Using Agency: MDOT Maryland Aviation Administration (MDOT MAA)

Award: Adaptive Computer Concepts (ACC), McLean, VA

Description: Provide Cisco Catalyst 9330/9400 Switch Hardware at Baltimore/Washington International Thurgood Marshall Airport. The Cisco Catalyst Switch is utilized to connect user desk tops to the network; J00P0600001

Number of Qualified

Master Contractors: 11 (Functional Area 1 and 5)

Number of Bids: 2



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66-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 *Master Contract: Hardware and Associated Equipment & Services, 2012 (cont'd)*

Amount: \$418,202
Term: One-time purchase
MBE/VSBE Participation: N/A / N/A
Fund Source: 100% Special (Transportation Trust)

4.5 *Using Agency:* MDOT State Highway Administration (MDOT SHA)
Award: DSR, Inc.; Hanover, MD
Description: Patton Ethernet Equipment Warranty
Number of Qualified
Master Contractors: 4
Number of Bids: 2
Amount: \$247,725
Term: 01/29/2020*-01/07/2025(*or earlier upon BPW approval)
MBE/VSBE Participation: N/A / N/A
Resident Business: No
Fund Source: 100% Special (Transportation Trust)

4.6 *Using Agency:* MDOT Motor Vehicle Administration (MDOT MVA)
Award: En-Net Services, LLC; Frederick, MD
Description: Provide Alaris Scanners for MDOT MVA; J04B0600026
Number of Qualified
Master Contractors: 8 (Small Business Reserve)
Number of Bids: 5
Amount: \$283,629
Term: One-time purchase, anticipated delivery 02/03/2020
MBE/VSBE Participation: N/A / N/A
Funding Source: 100% Special Funds (Transportation Trust Funds)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Danny Mays 410.767.3586
danny.mays@maryland.gov*

67-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Unarmed Uniformed Guard Service; *H00R0600014*
ADPICS NO. 001B0600168

Description: Contract to provide unarmed uniformed guard service at the Catonsville District Court/Multi Service Center in Baltimore County.

Award: Lyles Cleaning Services, LLC, Ijamsville, MD

Contract Term: 02/01/2020 – 01/31/2023 (w/two 1-year renewal options)

Amount: \$1,092,698 (Base, 3-years)
\$ 404,488 (Renewal Option No. 1, 1-year)
\$ 424,581 (Renewal Option No. 2, 1-year)
\$1,921,767 Total

Procurement Method: Preference Provider

Living Wage Eligible: Yes

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

MBE/VSBE Waiver: NA / N/A

Performance Security: None

Incumbents: Same

Requesting Agency Remarks: Lyles Cleaning Services, LLC is Preference Provider under the Employment Works Program pursuant to COMAR 21.11.05. The Pricing and Selection Committee certified prices on October 17, 2019 as fair market value.

Lyles Cleaning Services, LLC has confirmed the contract price and accepted the contract terms and conditions.



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67-M. MAINTENANCE CONTRACT (cont'd)

Fund Source: H00 20 33641 0823 (\$172,000.10)
 H00 21 33641 0823 (\$354,151.25)
 H00 22 33641 0823 (\$374,348.50)
 H00 23 33641 0823 (\$192,197.32)

Approp. Code: H00-C0101

Resident Business: Yes

MD Tax Clearance: 19-3103-0110

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Danny Mays 410.767.3586
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68-M. MAINTENANCE CONTRACT
Department of Public Safety and Correctional Service

Contract ID: Unarmed Uniformed Guard Service, 001IT821078
ADPICS No.: 001B0600189

Contract Description: Unarmed uniformed guard service at the Department of Public Safety and Correctional Service/Temple Hills Division in Prince George's County.

Award: Trust Consulting Services, Inc.; Washington, DC

Contract Term: 03/01/2020 – 02/28/2023 (w/two 1-year renewal options)

Amount: \$134,925 (Base, 3-years)
\$ 44,975 (Renewal Option No. 1, 1-year)
\$ 44,975 (Renewal Option No. 1, 1-year)
\$224,874 Total

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

Bids:

<i>Bids or Proposals</i>	<i>Amount (including Option Years)</i>
Trust Consulting Services, Inc.; Washington, DC	\$224,874
First Protect Security, Inc.; Gaithersburg, MD	\$236,340
Defensor Security; Alexandria, VA	\$241,535
Universal Security, LLC.; Rockville, MD	\$241,652
Alexander Security Consultants, LLC; Waldorf, MD	\$244,086
Devine Professional Consulting Group; Silver Spring, MD	\$268,141

Living Wage Eligible: Yes

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

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Defensor Security; Alexandria, VA



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68-M. MAINTENANCE CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DGS Web Site and *eMaryland Marketplace Advantage* on October 15, 2019 as a small business reserve only solicitation. Approximately 15 potential vendors were notified of this solicitation electronically. Seven bids were received and opened on November 5, 2019. One bid were rejected because the bidder failed to submit the mandatory bid proposal affidavit. Trust Consulting Services, Inc. has been found responsible, its bid responsive and has confirmed its bid.

Fund Source: DPSCS 20 SC110 8230 (\$14,992)
 DPSCS 21 SC110 8230 (\$44,975)
 DPSCS 22 SC110 8230 (\$44,975)
 DPSCS 20 SC110 8230 (\$29,984)

Approp. Code: 100% General

Resident Business: Yes

MD Tax Clearance: 19-3222-0100

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Danny Mays 410.767.3586
danny.mays@maryland.gov*

69-M-OPT. MAINTENANCE OPTION

Department of Health, Behavioral Health Administration

Contract ID: Unarmed, Uniformed Guard Service; 001IT820716
ADPICS No.: 001B0600145

Contract Approved: DGS 4-M, 01/24/2018

Contractor: BTI Security; Rockville, MD (SBR # 12-19210)

Contract Description: Unarmed, uniformed guard service for the Crownsville Hospital Center in Crownsville.

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

Original Contract Term: 02/01/2018 – 01/31/2020

Option Term: 02/01/2020 – 01/31/2021

Original Contract Amount: \$693,103

Option Amount: \$372,009

Total Contract Amount: \$1,065,110

Percent +/- (This Item): 53.67%

Total Percent Change: 53.67%

Prior Mods/Options: None

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 0%

Requesting Agency Remarks: The Maryland Department of Health is satisfied with the performance of BTI Security in providing unarmed guard services at Crownsville Hospital Center. DGS has determined that it is in the best interest of the State to exercise the first renewal option of the contract under the same terms, conditions, and provisions. MDH has certified the availability of funding.



**DEPARTMENT OF GENERAL SERVICES
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69-M-OPT. MAINTENANCE OPTION (cont'd)

Fund Source: 100% General

Approp. Code:

M00	20	MP10G	0877	(\$153,618.22)
M00	21	MP10G	0877	(\$218,390.18)

Resident Business: 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
January 8, 2020**



Contact: Lauren Buckler 410.767.3174
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70-GM. GENERAL OBLIGATION BOND PROCEEDS

Recommendation: : In accordance with provisions of the State Finance and Procurement Article, §12-202, Annotated Code of Maryland, approval is requested for the following construction inspection and scheduling expenditures related to the capital improvement project identified below:

Department of Agriculture

<i>Project Description</i>	<i>Amount</i>	<i>Fund Source</i>
Project No.: AG-491-170-001	\$113,453.94	MCCBL 2019/Item 113
Inspection Services for Construction of the new Salisbury Animal Health Lab in Wicomico County, MD		

Department of General Services

Project No. BA-699-130-201	\$ 1,505.00	MCCBL 2017/Item 105
Inspection Services for Construction of the Restoration of the Annapolis Post Office – Phase II in Anne Arundel County, MD	\$ 65,155.03	MCCBL 2018/Item 107

Remarks: These are anticipated amounts, subject to necessary extensions, in the event the construction takes longer than expected to complete. Construction inspection services are required to ensure compliance with the requirements of the construction contract.

TOTAL \$180,113.97

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



REVISED

**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2020**



Contact: Lauren Buckler 410.767.3174
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71-GM. GENERAL OBLIGATION BOND PROCEEDS

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

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

1. Agency: Department of Environment
Fund Source: MCCBL 2019 Provide funds to design, construct, and equip active and passive measures to remediate damage to water quality related to abandoned mining operations. Item 608 A01 19 11008 0006 1299 19334

1.1 Contract ID: Cherry Creek Doser Improvement, F-001-191-004
Description: Sandblasting, priming, and painting our existing lime doser located along Cherry Creek, which is a tributary to Deep Creek Lake. The Doser is approximately 25' high and 10' in diameter, and constructing a 10' wide pull-off area adjacent to Rock Lodge Road for the purpose of providing an area where a lime delivery truck can park to offload material to the doser.
Procurement Method: Small Procurement
Award: Pine Mountain Coal Co. Inc.; Frostburg, MD
Amount: \$65,590
Resident Business: Yes

2. Agency: Department of Health
Fund Source: MCCBL 2019 Provide funds to design and construct architectural upgrades at State-owned facilities to improve accessibility for persons with disabilities. Item 101

2.1 Contract ID: Springfield Hospital Center Main Entrance Accessibility Ramp; S-000-200-001
Description: Provide full architectural and engineering services for the design and construction administration for ADA-compliant access ramp from concrete sidewalk level to the first-floor main entrance of the Nurses Home building at Springfield Hospital Center.
Procurement Method: Qualification Based Selection
Award: WBCM, LLC; Baltimore, MD
Amount: \$44,024
Resident Business: Yes



DEPARTMENT OF GENERAL SERVICES
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REVISED



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

3. Agency: Maryland State Police
Fund Source: MCCBL2018 *Provide funds to continue design and begin construction of a new Cumberland Barrack and Garage, Item 126 & MCCBL2019 Provide funds to construct and equip a new Cumberland Barrack and Garage, provided that, notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project, Item 124*

3.1 Contract ID: Maryland State Police Barrack C, Allegany County, MD; *PC-110-170-001*
Description: Provide a review and analysis of the project's baseline CPM schedule and continuing reviews of monthly schedule updates over the contract's duration. The project consists of demolishing existing Barrack C and Garage in LaVale, Maryland and Construct New Barrack, Garage, and Radio Tower. Length of construction project is 18 months.
Procurement Method: Qualification Based Selection
Award: Rummel, Klepper & Kahl, LLP, Baltimore, MD
Amount: \$46,044.52
Resident Business: Yes

4. Agency: Department of General Services
Fund Source: MCCBL 2019 *Provide funds for the repair and rehabilitation of State-owned capital facilities, provided that \$165,000 of this authorization made for the purpose of facilities renewal may be expended only for facility renewal projects at the Anne Arundel County Food and Resource Bank including repairs to the warehouse roof. Item 103*

4.1 Contract ID: Renovations to the Jeffrey-Fred L. Wineland Building; Annapolis, MD; *BA-665-200-001*
Description: Provide the design for the removal and replacement of the existing AHUs in addition to the removal and replacement of the existing boilers and chiller. The Project will significantly improve the energy efficiency of the HVAC system and its utility/energy usage at the Jeffery-Wineland Building.
Procurement Method: Qualification Based Selection
Award: Henry Adams Consulting Engineers, LLC, Towson, MD
Amount: \$97,789.40
Resident Business: Yes



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DEPARTMENT OF GENERAL SERVICES
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71-GM. GENERAL OBLIGATION BOND PROCEEDS (cont'd)

5. **Agency:** Department of General Services
Fund Source: MCCBL 2019 Provide funds for the repair and rehabilitation of State-owned capital facilities, provided that \$165,000 of this authorization made for the purpose of facilities renewal may be expended only for facility renewal projects at the Anne Arundel County Food and Resource Bank including repairs to the warehouse roof. Item 103

- 5.1 **Contract ID:** Replace Fire Suppression Systems at the Courts of Appeal Building in Annapolis, Maryland; BA-688-201-001
Description: Site investigation, design and preparation of construction documents, review of contract documents, bidding and construction phase services for replacement and upgrade of existing fire alarm and fire suppression systems in the courthouse.
Procurement Method: Qualification Based Selection
Award: Henry Adams Consulting Engineers, LLC, Towson, MD
Amount: \$86,349.84
Resident Business: 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
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January 8, 2020**



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

**72-LL. LANDLORD LEASE
*Department of Agriculture***

Recommendation: Approve new 20-year lease with seven 1-year renewal options.

Tenant: The Maryland Department of Aging

Property Location: 11701 Crain Highway; Upper Marlboro, MD
Prince George's County

Space Type: Warehouse and Office

Lease Type: New

This Term: 01/09/2020 – 01/08/2040

Future Option Term: 01/09/2041 – 01/08/2054 (1-year each)
Lessee will provide prior written notice to Lessor of its exercise of each 1-year renewal option. Board of Public Works approval of the exercise of the renewal option will not be sought.

Annual Rent: \$1.00

Utilities/Custodial Responsibility: Tenant

Termination for Convenience Clause: Yes

Clearinghouse: The Department of Planning advised that Clearinghouse recommendation was not needed since the proposed use does not meet the definition of a “substantial change” under COMAR 34.02.02.03.

Remarks: The Maryland Department of Aging is developing an innovative program that will facilitate the donation, refurbishment and redistribution of durable medical equipment (DME), throughout the State of Maryland. The program will serve Marylanders with any illness, injury, or disability, regardless of age. Donated devices are refurbished, sanitized and matched to clients' needs at little to no cost, with the purpose of optimizing movement and enhancing quality of life.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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REVISED



*Contact: Wendy Scott-Napier 410.767.4088
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73-LL. LANDLORD LEASE
Department of Natural Resources

Recommendation: Approve new 5- year lease.

Tenant: Your Public Radio Corporation

Property Location: Maryland Geological Survey Building
2300 St. Paul Street
Baltimore, MD 21218

Space Type: Parking Spaces (8 spaces)

Lease Type: New

This Term: 01/15/2020 – 01/14/2024 (5-year) (w/standard 6 month holdover)

Annual Rent: \$4,000.00 ***Parking Space:*** \$333.34 per month

Utilities/Custodial Responsibility: N/A

Termination for Convenience Clause: Yes

Remarks: Eight parking spaces at the Maryland Geological Survey Building located at 2300 St. Paul Street in Baltimore City have been used by Your Public Radio Corporation since 2013 under a use agreement with DNR. This arrangement is now being updated to a lease agreement.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Wendy Scott-Napier 410.767.4088
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**74-LL. LANDLORD LEASE
*Department of Natural Resources***

Recommendation: Approve lease amendment to resident Curatorship Agreement

Prior Board Action: DGS 12-RP, 05/08/1991

Tenant: Sandra L. Iman

Property Location: Todd Farm House
9101 Avenue C North Point Road; Edgemere, MD 21219

Space Type: Structures and land consisting of 3 +/- acres

Lease Type: Amendment

This Term: Life of Tenant

Remarks: In January 1991, James L. Iman and Sandra L. Iman entered into a Resident Curatorship Agreement. In December 2018, James L. Iman passed away, leaving Sandra L. Iman as the surviving Curator.

The 1991 agreement included land proposed to be used for agricultural purposes. This amendment will remove James L. Iman from the agreement and remove the agricultural lands totaling 12 acres from the Curatorship Agreement. This will result in a total of 3+/- acres immediately surrounding the structures.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Wendy Scott-Napier 410.767.4088
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75-LT-MOD. TENANT LEASE MODIFICATION

Department of Housing and Community Development - Cambridge

Recommendation: New 10-year lease with one 5 year renewal option subject to future Board of Public Works approval.

Landlord: 411 Dorchester CSP, LLC
2400 Boston Street, Ste 404
Baltimore, MD 21224

Property Location: 411-A Dorchester Avenue, Cambridge, MD 21613

Space Type: Office (8,525 sq. ft.)

Lease Type: New

This Renewal Term: 02/01/2021 – 01/31/2031 (10-years w/standard 6-month hold-over)
Future Option Term: 02/01/2031 – 01/31/2036 (5-years)

Annual Rent: \$182,741.88 (avg) **Square Foot Rate:** \$21.44 (avg)
Fund Source: 100% Federal **Approp. Code:** S00A2505

Utilities/Custodial Responsibility: Tenant
Termination for Convenience Clause: Yes

Procurement Method: RFP- LA-04-19
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: The Department of Housing & Community Development will use this property for its CDA Rental Services Office in Cambridge, as well as for community engagement activities. The office is currently located at Grace United Methodist Church, Inc. (501 Race Street, Cambridge, MD).

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Wendy Scott-Napier 410.767.4088
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**76-LT. TENANT LEASE
 *State Police***

Recommendation: New 10-year lease

Landlord: Arundel Overlook Lot 3, LLC
 2560 Lord Baltimore Drive; Baltimore, MD 21244

Property Location: 1523 Signature Drive; Hanover, MD 21076

Space Type: Office (30,387 sq. ft.)

Lease Type: New

This Term: 05/01/2020 – 04/30/2030 (10-year) (w/ standard 6 month holdover)

Future Option Term: 05/01/2030 – 04/30/2035 (5-years)

Annual Rent: \$849,316.65 (Year 1)

Square Foot Rate: \$27.95 (Year 1)

Fund Source: 100% General

Approp. Code: W00.A01.03

Utilities/Custodial Responsibility: Tenant

Termination for Convenience Clause: Yes

Procurement Method: Competitive Sealed Bidding
 See COMAR 21.01.01.02A; DGS Space Mgmt Manual ¶ 6-605 D

Remarks: This newly leased location will provide MSP with a specialized administrative and operations command center, built to support all units within the Criminal Enforcement Division of the Criminal Investigation Bureau of Maryland State Police. These units are being relocated from 7155 Columbia Gateway Drive, Columbia MD.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Wendy Scott-Napier 410.767.4088
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77-LT-MOD. TENANT LEASE MODIFICATION

Department of Public Safety and Correctional Services

Recommendation: Modification to the Existing Parking Lease to Add Additional Spaces.

Landlord: Fallsway Properties, LLC.; Baltimore, MD

Prior Board Actions: DGS 20-LT, 12/19/2018

Property Location: 560 N. High Street, Baltimore, MD 21202

Space Type: Parking Lot (30 spaces)

Lease Type: Supplemental

Term: 01/15/2020-12/31/2021 (1 year and 11 months)

Annual Rent: \$46,812 ***Rate/Month:*** \$83.00/space

Fund Source: 100% General ***Sub-Object Code:*** 7050

Utilities/Custodial Responsibility: Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02D; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: The parking spaces are for the DPP Employees located at 301 N. Gay Street in Baltimore City. DPSCS currently occupies 17 spaces and will increase the amount by 30 for a total of 47. DPSCS has been parking at this location since 2008. The most recent lease term was in effect from 01/01/2019-12/31/2021.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Danny Mays 410-767-3586
danny.days@maryland.gov*

**78-IT. INFORMATION TECHNOLOGY
*RETROACTIVE - Department of General Services***

Contract ID: eMaryland Marketplace Services; H00P0600964
ADPICS No.: H00P0600964

Contract Description: Provide final payment for system development and maintenance of eMaryland Marketplace.

Award: Periscope Holdings, Inc., Austin, TX

Contract Term: 07/27/19-08/29/19

Amount: \$ 260,375

Procurement Method: Sole Source

MBE Participation: 30%

Requesting Agency Remarks: This retroactive sole source contract provides final payment for services rendered in association with the eMaryland Marketplace platform, which sunset this past Summer.

The Board of Public Works approved the original contract for eMaryland Marketplace software and support on August 10, 2011 (DBM 1-S). A subsequent modification to compensate for services rendered and extend the contract through July 26, 2019 was approved July 26, 2017 (DoIT 9-IT).

Retroactive approval is requested for final payments to be made to Periscope for the final month of services, which included vital information transfer to the new eMaryland Marketplace Advantage (eMMA) platform. eMaryland Marketplace was last functional 08/29/19 and has since been replaced by eMMA. Although eMMA launched 07/22/19, a holdover period was instituted to ensure stability and to complete in-scope data migration from the old platform to the new platform.

This retroactive amount also includes the very first month of services under the original contract. There was a disagreement between the BPW approval date and the date indicated on the executed contract. Therefore, there was an ongoing one-month deficiency in the original BPO that now must



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78-IT. INFORMATION TECHNOLOGY (cont'd)

Agency remarks (cont'd):

finally be corrected, in order to fully compensate Periscope for the work it performed. The retroactive amount also includes a credit for work that was not completed by Periscope during the duration of the contract.

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

Fund Source: 100% Reimbursable Funds

Approp. Code: H00A0103.08

Resident Business: No

MD Tax Clearance: 19-3375-0000

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

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DISAPPROVED

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**DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL



*Contact: Joseph Sedtal 410.767.3351
JSedtal@mdot.maryland.gov*

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

Recommendation: That the Board of Public Works approve the following Task Order 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 under Master Contract

Master Contract:	<i>Public Branch Exchange (PBX) Telecommunications Equipment and Services</i>
	Contract No. 060B1400048
<i>Approved:</i>	DoIT 3-IT, 3/23/2011
<i>Term:</i>	03/23/2011 - 06/30/2020
<i>Fund Source:</i>	Various

Using Agency: MDOT MTA

Description: Update MDOT MTA's Mobility contact center and Transit information Call Center's (TICC) phone system hardware and software; J05B0600003

Award: Unify, Inc.; Boca Raton, FL

Number of Qualified Master Contractors: 4 (Functional Areas I & III)

Number of Bids: 1

Amount: \$536,324

Term: 01/30/2020*- 06/30/2020 (*or earlier upon Board approval)

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

Resident Business: No

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

BOARD OF PUBLIC WORKS ACTION - THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
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*Contact: Jada Wright 410.545.0330
 jwright18@mdot.maryland.gov*

80-S-MOD. SERVICES MODIFICATION

Department of Transportation State Highway Administration

Contract ID: Marketing and Media Support for Public Education/Outreach Efforts; OCRI 2013-01; ADPICS No.: J02B5400106

Contract Approved: DBM 2-S, 08/26/2015

Contractor: Integrated Designs, Inc.; Glen Burnie, MD

Contract Description: Provide advertising, marketing, community relations, media and graphic design support, and all related and relevant services to SHA's Office of Customer Relations and Information (OCRI) to enhance travel safety through public education and awareness, and as needed by the five modals and the Maryland Transportation Authority.

Modification Description: Allow the immediate use of contract services by other State of Maryland agencies and extend the contract for an additional 6-months to allow enough time to solicit and award a new procurement, at the end of the current option period.

Original Contract Term: 09/01/2015 – 08/31/2018 (w/two 1-year renewal options)

Modification Term: 01/29/2020* – 02/28/2021 (*or earlier upon Board approval)

Original Contract Amount: \$14,149,960 NTE (\$10M is for media buys (pass-through))

Modification Amount: \$ 0

Prior Mods/Options: \$ 0 (Renewal Option No. 1, 09/01/2018 – 08/31/2019)
 \$ 0 (Renewal Option No. 2, 09/01/2019 – 08/31/2020)

Revised Contract Amount: \$14,149,960 NTE

Percent +/- Change: 0%

Overall Percent +/-: 0 %



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80-S-MOD. SERVICES MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

DBE/VSBE Participation: 29.33% (1% Subcontracting Goal)/ N/A

DBE/VSBE Compliance: 28.62% / N/A

Requesting Agency Remarks: Modifying this contract will allow all State agencies, such as the Maryland Department of Planning (MDP), to use this task-order based contract for advertising, marketing, and community relation services to enhance public education, safety, awareness and increase response rates to the 2020 Census statewide.

Because the not-to-exceed total had not been exhausted, renewal option years one and two were exercised extending the contract term through August 2020 and required no additional funding approval.

An additional 6-months is being added to the final renewal option period to allow enough time to re-procure these services and award a new contract for Statewide-use.

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

Approp. Code: J02B0101; J02B0102

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION

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OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL



Contact: Wendy Scott-Napier 410.767.4088

wendy.scott-napier@maryland.gov

81-LT. TENANT LEASE
Maryland Insurance Administration

Recommendation: Approve new 10-year lease of office space including 94 use in common parking spaces at \$160 per space per month.

Prior Board Action: DGS 14-LT, 05/21/2008

Landlord: St. Paul Plaza Office Tower, LLC, 200 St. Paul Place, Suite 2121
 Baltimore, MD 21202

Property Location: 200 St. Paul Place; Baltimore, MD

Space Type: Office (68,771 sq. ft)

Lease Type: New

This Renewal Term: 02/01//2020 – 01/31/2030 (10-years) (w/standard 6-month holdover)

Future Option Term: 02/01/2030 – 01/31/2040 (10-years)

<i>Annual Rent:</i>	\$1,684,889.50 (Avg)	<i>Square Foot Rate:</i>	\$24.50 (Avg)
<i>Fund Source:</i>	100% Special (Operating)	<i>Approp. Code:</i>	PCA 10003

Utilities/Custodial Responsibility: Landlord

Termination for Convenience Clause: No

Procurement Method: Sole Source
See COMAR 21.05.05.02D; DGS Space Mgmt Manual ¶ 6-605 E

Remarks:

A. Background

The Maryland Insurance Administration (MIA) has been located at 200 St. Paul Plaza since 2009. In August 2017, DGS issued an RFP seeking new office space for the MIA. After evaluating all proposals, on May 4, 2018, DGS notified Montgomery Park that it was the recommended awardee for this procurement.



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81-LT. TENANT LEASE (cont'd)

Remarks (cont'd):

Pursuant to DGS' Standards and Specifications I.N.3, and COMAR 21.06.02.02, incorporated into the RFP, the State reserves the right to cancel the RFP at any time when doing so is fiscally advantageous or otherwise in the best interest of the State. In addition, the recommended award was not binding until approved by the BPW. Standards and Specifications at I.C.14; COMAR 21.05.03,03F.

During the negotiation period with Montgomery Park, the procurement officer became aware that MIA had growing and significant concerns regarding relocation to Montgomery Park. DGS asked the Commissioner of MIA to detail MIA's concerns in writing. [...] DGS determined that MIA's concerns were legitimate and canceled the RFP.

Montgomery Park protested the cancellation and, after DGS denied the protest, it appealed to the MSBCA. That appeal, and a second appeal filed on October 24, 2019, remain pending before the MSBCA. The protests and appeals are discussed more fully below.

B. The Substantial State Interest

The renewal of MIA's lease is urgently needed as the current lease expired on May 2, 2019; the six (6) month holdover period expired on November 2, 2019; and the lease is in extended holdover with the Landlord. This request for lease approval in the face of a protest is necessary as there is a substantial state interest in renewing the lease, in accordance with COMAR 21.10.02.11 B (1). Under the terms of the existing lease, MIA is required to pay double rent after the expiration of the holdover period. [...] While Kornblatt has not invoked this provision to date, it will charge MIA double rent if a new lease is not fully executed and approved by January 8, 2020. [...] Funding the double rent payment will require a special assessment on the insurance industry.

On January 2, 2020, the MSBCA was notified that DGS intended to seek approval of the renewal lease at the January 8, 2020 BPW meeting.

C. The Terms of the Renewal Lease

The rental rate for the new lease is \$23.50 for years 1 -5 and \$25.50 for years 6 – 10, which results in an average rate of \$24.50 over the ten-year term. The Landlord will provide ninety-four (94) use-in-common parking spaces at a cost of \$160 per space per month to the State. An additional 250 spaces will be provided to employees at their cost at a discounted rate of \$50 plus tax per space



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81-LT. TENANT LEASE (cont'd)

Remarks (cont'd):

per month should they choose to use them. These spaces have been discounted from the regular rate of \$170 per month, which will provide cost savings to the employees up to \$3.6 million over the new 10-year term.

Savings will be achieved in the new lease of \$10,000 per month in lower rental costs from the prior rental rate of \$25.25. Additionally, the MIA will reduce their current space by approximately 7,842 sf feet by consolidating units and giving up vacant space. If the reduction is completed within 6 months of the new term as anticipated, the State could realize savings of approximately \$1.8 million. The new lease includes a \$150,000 allowance towards the consolidation efforts (i.e. space renovation and moving costs). If the full allowance is not used for the consolidation efforts, then it will be applied as a rent credit. Any such costs over \$150,000 are responsibility of MIA.

D. The Protests

During the lease negotiation process, Montgomery Park, LLC filed bid protests on April 30, August 23, and September 27, 2019. The Procurement Officer denied each of these protests in Final Decisions letters issued on June 20, September 5, and October 15, 2019. The three bid protests and the State's response are summarized below. Montgomery Park appealed the denial of its first and third protests. Both appeals remain pending in front of the MSBCA.

Protest One – Filed April 30, 2019

Montgomery Park asserted in its first protest that DGS's decision to cancel the RFP was arbitrary and capricious, lacked a rational basis, and was unreasonable for three reasons: (1) the Cancellation Notice violated COMAR 21.03.04.01 and 21.06.02.02 by not containing a determination by DGS that the cancellation was fiscally advantageous and in the State's best interests; (2) that the reasons given in a letter from Alfred W. Redmer, Jr., Commissioner of MIA, to DGS requesting cancellation of the RFP did not justify the cancellation; and (3) that the reasons given for requesting the cancellation were pretextual.

DGS denied the protest and Montgomery Park appealed. A one-day merits hearing was held before the Board of Contract Appeals ("MSBCA") on October 23, 2019. The burden of proof for Montgomery Park to overturn DGS's decision to cancel the procurement is extremely high. The MSBCA's scope of review is narrow, and it may only disturb DGS's decision upon a finding that it was not in the best interests of the State to such an extent as to be fraudulent, or so arbitrary as to constitute a breach of trust.



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REVISED
SUPPLEMENTAL

81-LT. TENANT LEASE (cont'd)

Remarks (cont'd):

No evidence produced at the hearing would support such a finding. To the contrary, the evidence presented demonstrated that the relocation of MIA to Montgomery Park was not in the best interest of the State. Commissioner Redmer, who has worked in the insurance industry his entire adult life, expressed his deep concerns about what a move to Montgomery Park would mean for MIA, the consumers it serves, the insurance industry, and, by extension, the entire State of Maryland. To summarize, Commissioner Redmer conveyed his fear that the move would result in the loss of experienced, professional employees, and the impact these losses might have on MIA operations. Commissioner Redmer also testified about the disruption of operations from the move itself and the objections raised by the insurance industry, which fully funds the MIA, to the proposed relocation. Montgomery Park presented no evidence suggesting that Commissioner Redmer's request for cancellation, after considering these factors, was fraudulent or so arbitrary as to constitute a breach of the public trust.

At the conclusion of the hearing, DGS expressed to the MSBCA that time was of the essence with regard to the lease renewal, and the parties obtained an expedited transcript and submitted post-hearing briefs on an accelerated schedule in the hope of receiving a decision as quickly as possible. To date, no decision has been made.

Protest Two – Filed August 23, 2019

Montgomery Park asserted in its Second Protest that DGS violated COMAR 21.02.05.05, which references the Department's Space Management Manual, by (1) failing to obtain a justification from MIA for considering only St. Paul Plaza for the renewal lease; (2) failing to advertise the "sole source" solicitation; and (3) failing to solicit offers from prospective offerors, including Montgomery Park.

DGS denied the protest as untimely. Montgomery Park received the Space Management Manual on May 15, 2019 and was informed by DGS on July 23, 2019 that it was in the process of renewing MIA's lease with St. Paul Plaza and intended to present the lease for approval at the Board of Public Works' September 4, 2019 meeting. Montgomery Park's protest was filed more than seven days after these triggering events and was therefore untimely under COMAR 21.10.02.03(B).

DGS also denied the protest on its merits. COMAR 21.05.05.02(D) permits DGS to renew MIA's lease as an exception to COMAR's overall sole source procurement regulation. Under COMAR 21.05.05.02(D), "[w]hen it is determined to be in the best interests of the State, the procurement officer may negotiate the renewal of an existing real property lease without soliciting other proposals." Moreover, DGS' Space Management Manual expressly states that it is "intended as a reference," "is not a regulation," and that "in the event of any conflict between this manual and statutes or regulations, the statute or regulation shall prevail."



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81-LT. TENANT LEASE (cont'd)

Remarks (cont'd):

Montgomery Park declined to appeal the denial of its second protest.

Protest Three – Filed September 27, 2019

Montgomery Park asserted in its third protest that DGS violated COMAR 21.05.05.02(D) and Md. Code Ann., State Fin. & Proc. § 13-105(g) by negotiating the Renewal Lease without having determined that doing so was in the best interests of the State. In addition, Montgomery Park “preemptively” challenged any finding: (i) that it was in the State’s best interest to negotiate the Renewal Lease; and (ii) that it will be in the State’s best interest to execute the Renewal Lease. Montgomery Park asserted that it only became aware of the grounds for its protest when it received correspondence from DGS on September 23, 2019 stating that it had no written determination that it was in the best interest of the State to renew MIA’s lease with St. Paul Plaza.

DGS denied the protest as untimely. Montgomery Park was aware on July 23, 2019, at the latest, that DGS was negotiating the renewal of MIA’s existing lease with St. Paul Plaza. In addition, in the September 5, 2019 Final Decision letter issued in response to Montgomery Park’s second protest, DGS stated that COMAR 21.05.05.02(D) was an exception to the overall sole source procurement process and authorized it to renew MIA’s lease with St. Paul Plaza without soliciting other proposals. DGS did not attach to its final decision letter any “written determination,” because none existed. Montgomery Park did not demand the production of a “written determination” and declined to appeal the final decision of the Procurement Officer. Because it failed to file a protest within seven days of these triggering events, of which it was aware at the time of its second protest, Montgomery Park’s third protest was untimely.

Montgomery Park also lacked standing to protest the renewal of the lease. COMAR 21.10.02.02A provides that an “interested party” may protest against the award or proposed award of a contract. COMAR 21.10.02.01B(1) defines “interested party” as “an actual or prospective bidder, offeror, or contractor that may be aggrieved by the solicitation or award of a contract, or by the protest.” A protestor is not an interested party where it cannot establish that even if the protest were sustained it would be in line for an award. Montgomery Park is not an interested party because it is not the holder of the existing lease, has not suffered any damage, and is not in line for the award of the renewal lease.

Finally, DGS denied the protest on its merits. A relocation of MIA out of the Central Business District would result in significant losses to Maryland taxpayers from declining property values, decreased business and foot traffic downtown, and the associated loss in tax revenues. MIA also values the access to multiple means of public transportation that the St. Paul Plaza location



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81-LT. TENANT LEASE (cont'd)

Remarks (cont'd):

provides to its staff and constituents. In addition, remaining at St. Paul Plaza ensures that MIA operations will not be interrupted, alleviates MIA's concerns regarding the retention of employees, and saves MIA and the insurance companies which fund it the expenses associated with relocation. For these reasons, DGS found that it was in the State's best interests to negotiate a renewal lease with St. Paul Plaza and denied the protest on its merits.

Montgomery Park appealed the denial of its third protest and the matter is now before the MSBCA. Montgomery Park filed a partial motion for summary decision on whether a "written determination" was required prior to negotiating the renewal of the lease, and DGS filed a dispositive motion to dismiss or for summary decision on whether the protest was timely and whether Montgomery Park had standing to protest a lease renewal. A hearing was held before the MSBCA on December 18, 2019, and no decision has been issued.

To summarize, two protests are currently pending before the MSBCA. DGS believes that a decision in its favor on the first protest will necessarily render the second protest moot, but the MSBCA has given no indication as to when it will issue a decision on either appeal.

E. Conclusion

Montgomery Park's two appeals remain pending before the MSBCA, but time is of the essence. The new lease for the Maryland Insurance Administration is urgently needed as the current lease expired on May 2, 2019; the six (6) month holdover period expired on November 2, 2019; and the lease is in extended hold-over with the Landlord. The Landlord urgently needs to complete a refinancing process which has been on hold during the protests and subsequent appeals before the MSBCA. If approval is not granted for the lease, the Landlord will impose double rent on MIA for its continued occupancy. Approval and execution of the lease is requested to avoid this penalty. Therefore, in accordance with COMAR 21.10.02.11A (1), approval for this lease is requested.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

***Motion approved 2-to-1; Comptroller voted no.**



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REVISED
SUPPLEMENTAL



*Contact: Donna DiCerbo 410.537.7814
ddicerbo@mdta.state.md.us*

82-S-OPT. SERVICES OPTION
Maryland Transportation Authority

Contract ID: Internal Auditing Services; SV-3012-0000
ADPICS No.: J01B4700026, COI4564

Contract Approved: DBM 3-S, 01/25/2017

Contractors: *Primary Contractor:*
BD & Company, Inc.; Hunt Valley, MD

Secondary Contractor:
WatsonRice, LLC; Lanham, MD
(formerly BCA Watson Rice, LLC)

Contract Description: Provide as-needed internal auditing services to assist the Maryland Transportation Authority's Board Members, Executive Director, and the Office of Audits in accomplishing their objectives by bringing a systematic and disciplined approach to evaluate and improve the effectiveness of the organization's risk management, control, and governance process.

Option Description: Exercise the sole 2-year renewal option.

Original Contract Term: 02/15/2017 – 02/14/2020 (w/one 2-year renewal option)

Option Term: 02/15/2020 – 02/14/2022

Original Contract Amount: \$ 900,000 NTE (3 Years)

Option Amount: \$ 600,000 NTE (2 Years)

Total Contract Amount: \$1,500,000 NTE

Percent +/- (This Item): 166.67%

Total Percent Change: 166.67%

Prior Mods/Options: None



DEPARTMENT OF GENERAL SERVICES
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REVISED
SUPPLEMENTAL

82-S-OPT. SERVICES OPTION (cont'd)

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00.41

Resident Business: Yes for both

MD Tax Clearances:	BD & Company, Inc.	19-2747-1111
	WatsonRice, LLC	19-3019-0001

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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HAND CARRY



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

83-S. MARYLAND DEPARTMENT OF TRANSPORTATION
State Highway Administration

Contract ID: OA-2018, Audit & Investigation Services

ADPICS No.: ~~J02R8400008~~

J02B0600090

**See Record Correction,
 Secretary's Item #15 (5/20/20)**

Contract Description: Provide internal audit services including assurance services and consulting services to the Maryland Department of Transportation State Highway Administration (MDOT SHA).

Award(s): SC&H Group, Inc.
 Sparks, MD

Contract Term: 01/09/2020 – 01/08/2023

Amount: \$3,650,000 NTE

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	Technical Ranking	BAFO (Rate/Hr.)	Financial Proposal	Overall Ranking
SC&H Group, Inc. Sparks, MD	1	\$144.79	\$5,636,866.00	1
RKL, LLP Lancaster, PA	2	\$145.40	\$5,566,078.00	2
Grant Thornton, LLP Baltimore, MD	3	\$123.29	\$4,792,273.40	3

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0.5%

Performance Security: N/A

Hiring Agreement Eligible: Yes

Incumbents: N/A



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 8, 2020



HAND CARRY

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

Requesting Agency Remarks: The Maryland Department of Transportation State Highway Administration (MDOT SHA) issued a Request for Proposals (RFP) to obtain internal auditing services, including assurance services and consulting services. This includes providing expertise in critical areas through guidance and augmenting existing MDOT SHA staff and/or fully conducting audits.

On October 12, 2018, MDOT SHA advertised RFP OA-2018, Audit & Investigation Services, on eMaryland Marketplace. Addendums were issued on October 12, 2018 and November 16, 2018 to address questions posed by the potential bidders.

MDOT SHA received three proposals that were determined to be reasonably susceptible of being selected for award, and the offerors were given the opportunity to submit a Best and Final Offer (BAFO) on July 17, 2019.

See Record Correction Secretary's Item #15 (5/20/20)

SC&H Group, Inc. was ranked overall #1 with the highest ranked technical proposal and the second lowest BAFO. The BAFO was based on an **annual** average hourly rate **for all labor categories for** based on the proposed personnel for the five-year period of the contract. **The Financial Proposal amount is based on the estimated hours for each labor category for all five years. The individual labor rates for some categories were higher and had higher estimated hours; therefore, the overall estimate was higher for the recommended offeror. However,** the total contract amount is not to exceed \$3,650,000 over the life of the contract. As this is a task-order based contract, there is no guarantee that all contract authority will be used. Technical factors were given higher ranking than financial factors as the ability to provide the services correctly and accurately was considered a higher priority. Therefore, based on the technical evaluation, interviews, financial BAFO, and applying a best value approach and most advantageous solution to MDOT SHA and the State, MDOT SHA recommends award to SC&H Group Inc.

Fund Source: 100% Special (Transportation Trust Fund)

See Record Correction,
Secretary's Item #15
(5/20/20)

Approp.Code: J02B0101 & J02B0102

Resident Business: Yes

MD Tax Clearance: 19-2953-0011

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 20, 2020**



*Contact: Jamie Tomaszewski 410.260.7386
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**15. 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 and Fund Source were incorrectly reported and the Requesting Agency Remarks contained incomplete information.

Original Approval: January 8, 2020 (DGS OSP Agenda Item 83-S)

Contract: Maryland Department of Transportation, State Highway Administration

Contract ID: OA-2018, Audit & Investigation Services

Approved ADPICS No.: J20R8400008

Corrected ADPICS No.: J02B0600090

Approved Fund Source: 100% Special

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

Corrected Requesting Agency Remarks: [4th paragraph should read as follows:]

SC&H Group, Inc. was ranked overall #1 with the highest ranked technical proposal and the second lowest BAFO. The BAFO was based on an annual average hourly rate for all labor categories for proposed personnel for the five-year ... contract. The *Financial Proposal* amount is based on the estimated hours for each labor category for all five years. The individual labor rates for some categories were higher and had higher estimated hours; therefore, the overall estimate was higher for the recommended offeror. However, the total contract amount is not to exceed \$3,650,000 over the life of the contract. As this is a task-order based contract, there is no guarantee that all contract authority will be used. Technical factors were given higher ranking than financial factors as the ability to provide the services correctly and accurately was considered a higher priority. Therefore, based on the technical evaluation, interviews, financial BAFO, and applying a best value approach and most advantageous solution to MDOT SHA and the State, MDOT SHA recommends award to SC&H Group Inc.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION