

**BOARD OF PUBLIC WORKS**  
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***FEBRUARY 10, 2021***

**MEETING LOCATION: ONLINE**

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**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
February 10, 2021**



*Contact: Christian Lund 410-260-7920  
clund@treasurer.state.md.us*

**1. BONDS**

***Recommendation:*** The Treasurer recommends that the Board of Public Works adopt resolutions concerning the sale of State of Maryland General Obligation Bonds in book entry form for the purpose of funding the State's capital program; making certain determinations regarding the consolidation of loans, the methods of sale, and the structure of the Bonds; authorizing the publication of the required Summary Notices of Bond Sale; and obligating the State of Maryland to provide continuing disclosure as required under applicable securities regulations and to comply with applicable provisions of the Internal Revenue Code. The total that will be offered for sale is up to \$475,000,000\* of new money bonds, issued in one or more series, for the capital program.

***Amount:*** New Money Bonds – Up to \$475,000,000\* in new money bonds, issued for the purpose of funding the State's capital program, consisting of up to \$425,000,000\* in tax-exempt bonds and up to \$50,000,000\* in taxable bonds.

***Denomination:*** \$5,000 per bond, or integral multiples thereof

***Maturities:*** To be determined by the Treasurer, not to exceed 15 years.

***Title:*** State and Local Facilities Loan of 2021, First Series

***Form:*** As determined by the Treasurer, to include:

First Series A – up to \$425,000,000\* Tax-Exempt Bonds  
(Competitive in two bidding groups) for the Capital Program.

First Series B – up to \$50,000,000\* Taxable Bonds  
(Competitive) for the Capital Program.

***Methods and Dates of Sale:***

2021 First Series A (Tax-Exempt) – \$425,000,000\* – Public Competitive Sale of up to \$425,000,000\*, in maturities and amounts to be determined by the Treasurer, on Wednesday, February 24, 2021 by electronic bid and subject to the approval of the Board. Provided, however, depending upon market conditions and at the discretion of the Treasurer, the sale of the 2021 First Series A Tax-Exempt Bonds may instead be offered for sale at a date and time to be determined by the Treasurer, subject to approval by the Board at that time.

2021 First Series B (Taxable) – \$50,000,000\* – Public Competitive Sale of up to \$50,000,000\*, in maturities and amounts to be determined by the Treasurer, on Wednesday, February 24, 2021 by electronic bid and subject to the approval of the Board. Provided, however, depending upon market conditions and at the discretion of the Treasurer, the sale of the 2021 First Series B Taxable Bonds may instead be offered for sale at a date and time to be determined by the Treasurer, subject to approval by the Board at that time.

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1. **BONDS** (cont'd)

**Settlement:** On or about March 10, 2021

**Use of Proceeds:** Various State loans and installments, combined and consolidated.

**Notices of Bond Sale:** Summary notices of sale for bonds sold on a competitive basis shall be published in the *Bond Buyer* on a date to be determined by the Treasurer not later than that required by Section 8-123 of the State Finance and Procurement Article of the Annotated Code of Maryland, and in such other electronic and print media as determined appropriate by the Treasurer.

**Remarks:** The date of sale of the 2021 First Series Bonds may be postponed at the discretion of the Treasurer in response to market conditions. The method of sale, the size and maturities of any of the bonds may be adjusted by the Treasurer to respond to prevailing market conditions.

\* Preliminary, subject to change

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
February 10, 2021**



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

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

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

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

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

**ANNE ARUNDEL COUNTY**

20-0085      *HAMMOCK ISLAND MARINA* – To increase capacity and accessibility at a marina by replacing a bulkhead and finger piers, and replacing and expanding piers with pier extensions and floating platforms.

*Pasadena, Main Creek*

*Special conditions: Requirements for sequencing of bulkhead construction and fill material.*

**CECIL COUNTY**

20-0390      *NORTH EAST WHARF INC.* – To reduce shoreline erosion by constructing and backfilling a new timber bulkhead within the footprint of an existing non-functional, deteriorated bulkhead.

*North East, North East Creek*

*Special conditions: Requirements for sequencing of bulkhead construction and fill material.*

**ST. MARY’S COUNTY**

20-0653      *JEFFREY MILLER* – To reduce shoreline erosion by constructing a stone groin.

*Mechanicsville, Patuxent River*

*Special conditions: Requirements for stone groin design and construction.*

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BOARD OF PUBLIC WORKS  
SECRETARY'S  
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Contact: Gabriel Gnall 410.260.7335  
gabriel.gnall@maryland.gov

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

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

*Department of Transportation:* December 2020  
*Department of Information Technology:* October 2018

***Authority:*** COMAR 21.02.01.05

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ACTION AGENDA  
February 10, 2021



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

**4. MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
***Energy-Water Infrastructure Program Grant***

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

**Authority:** §§ 9-20B-01 through 9-20B-12 of the State Government Article,  
Annotated Code of Maryland Capital Budget Appropriation - Energy  
Water Infrastructure Program (U00A01.14)

**Project:** Martingham Distribution Pump Replacement

**Recipient:** Martingham Utilities Cooperative

**Location:** Talbot County/Legislative District 37B

**Amount:** Up to \$157,087

**Project Description:** This project entails the replacement of water distribution pumps and associated appurtenances at the Martingham Utilities Cooperative Water Treatment Plant. The existing pumps currently operate 24-hours a day to maintain pressure in the distribution system, leading to high energy demand. The new pump skid will utilize energy efficient pumps with variable frequency drives and a pressure tank to enable the pumps to shut off intermittently while meeting the community's current and permitted water demands. This project is consistent with the Greenhouse Gas Reduction Act's statewide goal of reducing greenhouse gas emissions 40% by 2030.

**Project Funding Sources:**

Energy Water Infrastructure Program Grant, EWIP 02.21 (This Action)	<b>\$ 157,087</b>
Local Share	<u>\$ 10,575</u>
Total Estimated Project Cost	<b>\$ 167,662</b>

A written agreement between the Maryland Energy Administration and MDE provides funding from the Strategic Energy Investment Fund for this project.

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

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BOARD OF PUBLIC WORKS

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

**5. MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
***Energy-Water Infrastructure Program Grant***

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

**Authority:** §§ 9-20B-01 through 9-20B-12 of the State Government Article,  
Annotated Code of Maryland Capital Budget Appropriation - Energy  
Water Infrastructure Program (U00A01.14)

**Project:** Pittsville Water Treatment Plant Renewable Energy (Solar)

**Recipient:** Town of Pittsville

**Location:** Wicomico County/Legislative District 38C

**Amount:** Up to \$653,630

**Project Description:** The project entails the construction of a solar panel system and associated appurtenances to generate renewable energy at the Pittsville Water Treatment Plant. The system will be interconnected with the electrical grid and net-metered against the water treatment plant electricity consumption in order to save electrical costs for the facility. This project also includes the necessary site work associated with the installation of the panels. This project is consistent with the Greenhouse Gas Reduction Act's statewide goal of reducing greenhouse gas emissions 40% by 2030.

***Project Funding Sources:***

<b>Energy Water Infrastructure Program Grant, EWIP 06.23 (This Action)</b>	<b>\$ 653,630</b>
Local Share	<u>\$ 6,925</u>
Total Estimated Project Cost	<b>\$ 660,555</b>

A written agreement between the Maryland Energy Administration and MDE provides funding from the Strategic Energy Investment Fund for this project.

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

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**BOARD OF PUBLIC WORKS**

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BOARD OF PUBLIC WORKS  
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ACTION AGENDA  
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Contacts: Allen Cartwright 301-429-7629 allen.cartwright@maryland.gov  
Jean Peterson 301-429-7667 jean.peterson@maryland.gov

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

**Recommendation:** That the Board of Public Works approve the release of the second lien deed of trust to facilitate a short sale on the property, and allow the Maryland Department of Housing and Community Development to take an unsecured promissory note for the Down Payment Settlement Expense Loan Program. The promissory note will be for \$3,500.

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

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

**Original Loan/Current Balance**

Caridad Morales Nussa \$ 5,000.00/\$ 3,500.00  
1545 E Cold Spring Lane, Baltimore City 21218

BOARD OF PUBLIC WORKS

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**BOARD OF PUBLIC WORKS  
SECRETARY'S  
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*Contacts: Gabe Cohee 410-260-8753 gabe.cohee@maryland.gov  
Matthew Fleming 410-260-8719 matthew.fleming@maryland.gov*

**7. DEPARTMENT OF NATURAL RESOURCES  
*Chesapeake and Atlantic Coastal Bays Trust Fund***

**Project ID:** Shingle Landing Prong Watershed / 14-14-2867 TFC 14

**Recommendation:** That the Board of Public Works approve DNR granting \$482,337 in general obligation bond proceeds to Worcester County for projects to improve stormwater management and install green infrastructure in Ocean Pines.

**Authority:** Annotated Code of MD:§ 8-2A-01 et seq., Natural Resources Article  
§ 8-301, State Finance and Procurement Article

**Grantee:** Worcester County Government

**Location:** Isle of Wight Bay, Worcester County

**Amount:** \$482,337

**Remarks:** The funds will be used to retrofit the existing Bainbridge Pond and associated outfall channels within the Ocean Pines (OP) development, as well as improve flood protection resiliency through new interconnections for this runoff to access a larger pond network.

Through the Chesapeake and Atlantic Coastal Bays Trust Fund, Maryland accelerates Bay restoration by focusing limited financial resources on efficient and cost-effective non-point source pollution control projects. State agencies work with local partners, including local governments and non-profits, to administer the Fund to leverage monies to the greatest extent possible, to target the funds geographically, and to engage the community at large.

The Chesapeake and Atlantic Coastal Bays Trust Fund annually solicits the most effective and cost-efficient non-point source pollution reduction projects in geographically targeted areas of the state. Projects are awarded primarily on the cost-effectiveness defined as cost per pound of reduction per state dollar, geographic targeting, and readiness and ability to proceed. The inter-agency and third-party review panel also consider co-benefits such as habitat creation and environmental justice.

**Fund Source:** Maryland Consolidated Capital Bond Loan of 2014, Chapter 463, Acts of 2014  
Chesapeake and Atlantic Coastal Bays Trust Fund  
Source Code: 13083 \$482,337.00

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**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
February 10, 2021



REVISED

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

8. **MARYLAND ENVIRONMENTAL SERVICE**  
***Central Correctional Facility***

**Construction Contract:** Gravity Sewer Upgrade  
MES Project # 1-21-2-14-5

**Contract Description:** Abandon old sewage pump station and install 1400' of 12" gravity sewer pipe that will tie into the Carroll County sewer system.

**Procurement:** Competitive Sealed Bid

**Bids:**

Johnston Construction Co., Dover, PA	\$471,474.00
Nastos Construction, Inc., Lanham, MD	\$617,479.00
Kiewit Infrastructure Co., Hanover, MD	\$754,825.00
Pipeway Energy Construction, Inc., Baltimore, MD	\$882,180.65

**Award:** Johnston Construction Co., Dover, PA

**Amount:** \$471,474.00

**Term:** 120 calendar days

**MBE Participation:** 17%

**Remarks:** The existing sewage pump station is old and subject to frequent clogs. When this occurs, the Correctional Facility maintenance staff and/or inmates must shut the pump station down for several hours and manually clean out the wet well. When the pump station is down, the inmates must be moved to other buildings not connected to this station, which results in overcrowding and extra work for the facility staff.

**Fund Sources:** ~~MCCBL of 2015~~ and MCCBL of 2020  
MES Infrastructure Improvement Fund (UB00)

**Appropriation Numbers:** ~~15176 (PCA # 11082) - \$182,830~~  
~~20332 (PCA # 12094) - \$288,644~~ **\$471,474.00**

See next page for  
Record Correction  
Letter dated 6/21/21

**Resident Business:** No  
**Tax Compliance No.:** 21-0072-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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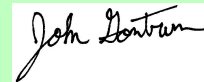
WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Accepted 6/22/2021- JTG

June 21, 2021

 Digitally signed by John T. Gontrum  
Date: 2021.06.22 08:25:00 -04'00'

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

Subject: Changes to the February 10, 2021 Board of Public Works Action Agenda

Dear Mr. Gontrum,

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

BPW February 10, 2021

Item 8

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Maryland Environmental Service  
Central Correctional Facility

FROM: MCCBL of 2015 and MCCBL of 2020

MES *Infrastructure Improvement Fund*

MCCBL 15176 (PCA#11082) - \$182,830

MCCBL 20332(PCA#12094)- \$288,644

TO: MCCBL of 2020

MES *Infrastructure Improvement Fund(UBoo)*

MCCBL 20332(PCA#12094) - \$471,474

Reason: To correct how the fund source was reported.

Sincerely,



Ellen A. Frketic

*Deputy Director, Maryland Environmental Service*

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
February 10, 2021



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

9. **MARYLAND ENVIRONMENTAL SERVICE**  
***Cheltenham Youth Center***

**Construction Contract:** Cheltenham Collection System Rehabilitation  
MES Project # 1-21-2-10-5

**Description:** Rehabilitation of the sanitary sewer system at Cheltenham Youth Center.

**Procurement:** Competitive Sealed Bids

<b>Bids:</b>	BA Construction Inc., Lanham, MD	\$357,443.04
	C&N Associates LLC, Glenn Dale, MD	\$780,100.00
	Mona Contracting LLC, La Plata, MD	\$931,600.00
	Old Line Construction Inc., Dunkirk, MD	\$429,450.20
	Triple R Construction Corporation, Rockville, MD	\$792,646.00

**Award:** BA Construction Inc.

**Amount:** \$357,443.04

**Term:** 180 calendar days

**MBE Participation:** 12.2%

**Remarks:** The Cheltenham wastewater collection system consists of a pump station, a gravity sewer, and a force main network. The existing vitrified clay pipe (VCP) within the sanitary sewer system is approximately 150 years old and the collection system has deteriorated over the years. The deteriorated collection system has several deficiencies, including misaligned joints, cracks, fractures, breaks, and holes. High levels of infiltration and inflow during heavy precipitation and snowmelt have historically been of concern at this facility. Sewer rehabilitation project will reduce extraneous wet weather flows to the treatment plant.

<b>Fund Sources:</b>	MCCBL of 2017, <i>MES Infrastructure Improvement Fund (UB00)</i>
<b>Appropriation Code:</b>	198 MCCBL 17 (PCA # 12037)
<b>Tax Compliance No.</b>	21-0100-0111
<b>Resident Business:</b>	Yes

BOARD OF PUBLIC WORKS

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WITH DISCUSSION

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**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
February 10, 2021**



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

**10. MORGAN STATE UNIVERSITY**  
***Deferred Maintenance – Truth Hall/Chapel Water Infiltration***

***Contract ID:*** Deferred Maintenance, DCM-DTCWI-21-AE

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

***Contract Description:*** This contract is for design services to stop the water infiltration, correcting any storm water issues and to correct the ADA ramp access into Truth Hall and the University Memorial Chapel.

***Procurement Method:*** Competitive Sealed Proposals

<b><i>Proposals:</i></b>	<b>Technical Proposal</b>	<b>Price</b>
Murphy & Dittenhafer	67.00	\$217,430
Wiss, Janney, Elstner, Associates, Inc.	66.67	\$452,904
Ziger Snead Architects	69.00	\$627,529
O&S Associates	58.33	Not Opened
GBR Architects	55.50	Not Opened

***Award:*** Murphy & Dittenhafer Architects, Baltimore, Maryland

***Amount:*** \$217,430

***Contract Term:*** 44 months from issuance of Notice to Proceed.

***MBE Participation:*** 58.98%

***Remarks:*** This is the fifth of several deferred maintenance/site improvement projects. This project is for the design services to repair/replace the underground waterproofing of Truth Hall, the University Memorial Chapel and their associating storm water drainage systems.

Morgan though eMMA solicited for architectural and engineering services to design the repairs to stop the water infiltration, correct any storm water issues and to correct the ADA ramp entrances to both Truth Hall and the Chapel. Five firms submitted technical proposals, with three fee proposals opened. After careful evaluation of the technical proposals, the fee proposals and scope review sessions, it was determined that Murphy & Dittenhafer was evaluated as the best firm for this project. Murphy & Dittenhafer did provide the most responsible design fee.

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**10. MORGAN STATE UNIVERSITY (cont'd)**  
***Deferred Maintenance – Truth Hall/Chapel Water Infiltration***

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

Summary of Deferred Maintenance Projects Awarded to Date:

1. Steam Trap replacement (2/19/2020 – Secretary's Agenda Item 9)	\$473,990
2. West Campus parking lot plus repairs (3/18/2020 – Secretary's Agenda Item 9)	\$495,601
3. Air Handler Unit 14 Replacement (8/12/2020 – Secretary's Agenda Item 16)	\$824,000
4. Chapel Window Preservation (12/02/2020 – Secretary's Agenda Item 22)	\$ 2,550
5. Truth Hall/Chapel Water Infiltration (2/10/2021-Secretary's Agenda - <b>This Item</b> )	\$217,430

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

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

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

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

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

***MD Tax Clearance:*** 21-0166-1111

***Resident Business:*** Yes

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**BOARD OF PUBLIC WORKS**

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**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
February 10, 2021**



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

**11. MORGAN STATE UNIVERSITY**  
***Deferred Maintenance – Schaefer Auditorium Renovation***

***Contract ID:*** Deferred Maintenance, DCM-DMSAR-21-1CO

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

***Contract Description:*** This contract is for construction services to renovate the auditorium in Schaefer Engineering.

***Procurement Method:*** Competitive Sealed Bid

<b><i>Bids:</i></b>	Baltimore Contractors, Inc.	\$ 776,988.00
	PBI Commercial	\$ 869,527.84
	Oakmont Contracting	\$ 946,815.00
	Cooper Building Services	\$1,066,734.00

***Award:*** Baltimore Contractors, Inc., Glen Burnie, Maryland

***Amount:*** \$776,988

***Contract Term:*** Eleven months from issuance of Notice to Proceed.

***MBE Participation:*** 25%

***Remarks:*** This is the sixth of several deferred maintenance/site improvement projects. This project is for construction services to renovate Schaefer Engineering Auditorium: demolition, replacing built-in seats, change lighting to LED, change acoustical wall and ceiling panels, add lighting controls, replace flooring repaint and refinish other surfaces related to the space.

Morgan through eMMA solicited for a general contractor to perform the renovation. Eight companies submitted bids and references, with four determined to be qualified for the project. After careful review of the bid submissions, scope review sessions and price, it was determined that Baltimore Contractors, Inc. was the best company for the project along with providing the most responsible and responsive price.



BOARD OF PUBLIC WORKS  
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**11. MORGAN STATE UNIVERSITY (cont'd)**  
***Deferred Maintenance – Schaefer Auditorium Renovation***

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

Summary of Deferred Maintenance Projects Awarded to Date:

1. Steam Trap replacement (2/19/2020 – Secretary's Agenda Item 9)	\$473,990
2. West Campus parking lot plus repairs (3/18/2020 – Secretary's Agenda Item 9)	\$495,601
3. Air Handler Unit 14 Replacement (8/12/2020 – Secretary's Agenda Item 16)	\$824,000
4. Chapel Window Preservation (12/02/2020 – Secretary's Agenda Item 22)	\$ 2,550
5. Truth Hall/Chapel Water Infiltration (2/10/2021-Secretary's Agenda Item TBD)	\$217,430
6. Schaefer Auditorium Renovation (2/10/2021 - Secretary's Agenda - <b>This Item</b> )	\$776,988

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

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

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

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

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

***MD Tax Clearance:*** 21-0170-1111

***Resident Business:*** Yes

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**BOARD OF PUBLIC WORKS**

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**WITHDRAWN**

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**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
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*Contact: Eric Johnson 410-223-4150  
ejohnson@mdstad.com*

**12. MARYLAND STADIUM AUTHORITY  
*Baltimore City Public Schools  
Montebello Elementary/Middle School  
Bid Package 1***

***Contract ID:*** BCS-02-014-GMP

***Recommendation:*** Approve the award of Guaranteed Maximum Price Bid Package 1 to CAM Construction for the Montebello Elementary/Middle School renovation and addition project.

***Contractor:*** CAM Construction Company, Inc. Timonium, MD

***Prior Approvals:*** Secretary's Agenda, Item 20 (8/12/2020)

***Project:*** 94,000 +/- sq. ft. school building renovation/addition located at 2040 East 32<sup>nd</sup> Street, Baltimore, 21218.

***Bid Package Description:*** Demolition/abatement, temporary electrical, fencing, and site services packages

***Bid Package Amount:*** \$ 3,176,078

***Pre-Construction Amount:*** \$ 113,944

***Revised Amount:*** \$ 3,290,022

***Term:*** 2/2021 – 12/2023

***MBE Goal:*** 30%

***Subgoals:*** African American 8%  
Women 11%

***Remarks:***

This Bid Package represents 3 of the anticipated 26 + trade packages for the project. MSA is planning to return later this spring with the final Bid Package #2 for the remainder of the construction packages. The Stadium Authority's initial estimates identified the total construction cost to be \$28.5 million. As identified in the prior recommendation, MSA outlined the intent to return with a recommendation to award construction services if pre-construction performance was satisfactory and an acceptable Bid Package was negotiated.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
February 10, 2021



**12. MARYLAND STADIUM AUTHORITY (cont'd)**  
***Baltimore City Public Schools***  
***Montebello Elementary/Middle School***  
***Guaranteed Maximum Price (GMP) #1***

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

Construction packages were advertised and documents were issued by the CM for trade contractor participation on November 5, 2020 in the following publications: eMaryland Marketplace, MSA's website, the CM's website, Building Connected/Bid Clerk, Construction Journal, CMD. Numerous trade contractors were directly solicited as well.

MSA and the CM conducted pre-bid and site visit meetings at the project site, and all attendees were provided with summary project information and afforded the opportunity to tour the project site. Additionally, the project was presented at the Schools Program outreach event hosted by MSA in March 2020 regarding contracting, MBE participation, and local hiring opportunities attended by numerous trade contractors as well as Mayor's Office of Employment Development and other representatives and agencies.

On November 24<sup>th</sup>, 2020, competitive, sealed trade contractor bids were received and opened at the CM's offices in Timonium. Post-bid scope review meetings were conducted virtually, and all bid openings and scope reviews were attended by MSA. The CM received 17 bids for the 3 bid packages advertised.

Efforts to maximize Maryland's commitment to protecting the environment and incorporating green building standards to reduce the effects on climate change resulted in the project attaining 30% water use reduction, 27% site storm water runoff reduction, and 32% energy savings by using efficient MEP systems, fixtures, and equipment. Additionally, overall construction waste is being reduced 75% through adaptive reuse and waste diversion.

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

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

***MD Tax Clearance:*** 21-0253-1110

***Resident Business:*** Yes

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
February 10, 2021



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

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

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

<b><i>Original Approval:</i></b>	DGS Agenda, 43-IT-MOD, 12/16/2020
<b><i>Contract:</i></b>	Mobile Devices and Services (MDS) Master Contract
<b><i>Contract ID:</i></b>	060B3490004
<b><i>Approved ADPICS No.:</i></b>	COJ01964
<b><i>Corrected ADPICS No.:</i></b>	COJ06513

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
February 10, 2021



Contact: Peggy Tischler 410.865.2777  
ptischler@mdot.maryland.gov

**14. DEPARTMENT OF TRANSPORTATION**  
***Record Correction***

***Recommendation:*** That the Board of Public Works accept a correction to the record in which incorrect information was reported.

<b><i>Original Approval:</i></b>	MDOT Agenda, Item 22-GM-MOD (01/08/2020)
<b><i>Contract:</i></b>	Renewable Energy Development - Solar
<b><i>Contract ID:</i></b>	MDOT-OOE RED 2018

<b><i>Approved Agency Remarks:</i></b>	Fixed rate (see below)
<b><i>Corrected Agency Remarks:</i></b>	Fixed price (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 task orders' power purchase agreements (PPAs) as being at a fixed rate when instead the PPAs will be fixed-price contracts. Below is the portion of approved agenda item requiring correction along with a corrected version:

*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** for 20-25 years. MDOT will only pay the price agreed to in the resulting PPA for the generated electricity.*

*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 **price** for 20-25 years. MDOT will only pay the price agreed to in the resulting PPA for the generated electricity.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
February 10, 2021



APP 1

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

**A1. DEPARTMENT OF TRANSPORTATION**  
***Maryland Transit Administration***

**Contract ID:** Purple Line Construction Site Maintenance  
ADPICS No. PUR21028ER

**Contract Type:** Construction

**Description:** This contract provides construction site maintenance services to support the Purple Line project.

**Procurement Method:** Emergency

**Emergency Declared:** October 14, 2020

**Award:** Concrete General, Inc., Gaithersburg, MD

**Award Date:** December 3, 2020

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

**Term:** 12/03/2020 - 09/02/2021

**DBE Participation:** 0%

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

**Remarks:**

*Nature of Emergency:* The Purple Line project's former design builder, Purple Line Transit Constructors, LLC (PLTC), was responsible for providing construction site maintenance. Once PLTC ceased operations, MDOT MTA needed to immediately provide this service. With PLTC prematurely departing the project in October 2020, incomplete work and unfinished assets were left behind that were potentially hazardous and could pose imminent danger to MDOT MTA's staff, contractors, and the public.

The contractor will provide the following on-call construction and site maintenance services:

- maintenance of traffic;
- materials handling;
- site maintenance such as temporary lighting, trash removal, & repairs to project facilities;
- security of sites;
- on-call heavy equipment & operator support;

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
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APP 2

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**A1. DEPARTMENT OF TRANSPORTATION (cont'd)**  
***Maryland Transit Administration***

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

- erosion & sediment control;
- patching or repair of roadways & sidewalks;
- repair of storm damaged MDOT MTA properties or project sites; and
- repair & protection of staging areas.

*Basis for Selection:* Current contractors on the Purple Line Project provided MDOT MTA with recommended vendors that could perform this service. MDOT MTA directly solicited multiple vendors, based on the recommendations. Concrete General, Inc. was the only vendor that responded and submitted a bid.

***Tax Compliance No.:*** 20-3063-1111

***Resident Business:*** Yes

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**BOARD OF PUBLIC WORKS ACTION:**

**THIS REPORT WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
February 10, 2021



APP 3

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

**A2. DEPARTMENT OF TRANSPORTATION**  
***Maryland Transit Administration***

**Contract ID:** Purple Line Insurance Support  
ADPICS No. PUR21027ER

**Contract Type:** Services

**Description:** This contract provides insurance broker services to support the Purple Line Project.

**Procurement Method:** Emergency

**Emergency Declared:** September 25, 2020

**Award:** Aon Risk Solutions of Maryland, Inc., Baltimore, MD

**Award Date:** December 15, 2020

**Amount:** \$58,960,561 NTE

**Term:** 12/15/2020- 12/31/2025

**DBE Participation:** 0%

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

**Remarks:**

*Nature of Emergency:* The Purple Line Project's former design builder, Purple Line Transit Constructors, LLC (PLTC), was responsible for providing the Contractor Controlled Insurance Program (CCIP) and the related 26 insurance policies. Once PLTC ceased operations and canceled the CCIP and insurance policies, MDOT MTA needed to immediately replace the program with an Owner Controlled Insurance Program (OCIP) in order to minimize health and safety risks to the public and to protect the State of Maryland, MDOT and MDOT MTA.

This contract may provide for the following services for the Purple Line:

- Insurance brokerage services;
- keep MDOT MTA informed of financial current events & program standing;
- risk control services;
- claims management services;
- loss control and safety services;



BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
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APP 4

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**A2. DEPARTMENT OF TRANSPORTATION (cont'd)**  
***Maryland Transit Administration***

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

- risk management information systems services; and
- coordinated insurance program administrative services as directed by MDOT MTA for the Purple Line Project.

*Basis for Selection:* Under Contract No. AGY-18-003-SR, Aon Risk Solutions of Maryland, Inc. currently provides MDOT MTA with OCIP insurance brokerage services. Due to the limited amount of time and the size of the insurance program, MDOT MTA determined that the same contractor should be used to develop the OCIP for the Purple Line Project.

***Tax Compliance No.:*** 20-3062-1011

***Resident Business:*** Yes

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**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  
February 10, 2021



DNR 1

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

1A. **COMMUNITY PARKS AND PLAYGROUNDS PROGRAM**  
*Prince George's County*

**Recommendation:** Approval to commit \$74,500 for the following **development** project.

***Edmonston Park Improvements – \$74,500***

Town of Edmonston, Prince George's County  
CPP #7118-16-830 MD20200624-0540

**Background:** Improve the park by installing a new rubberized walking/running trail encircling the perimeter of the park. Outdoor fitness stations will be installed along the track to provide users with additional exercise options.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2020, Chapter 537, Acts of 2020  
Community Parks and Playgrounds Program  
Source Code: 20314 \$74,500.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
February 10, 2021



DNR 2

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

**2A. PROGRAM OPEN SPACE STATE SHARE**  
***Cecil County (Sten Trust Property)***

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

***Description:*** This fully forested property contains a small reach of an unnamed tributary to the North East River and will be managed by the Maryland Forest Service as an addition to Elk Neck State Forest. Acquisition will provide long-term water quality protection of the North East River Watershed and contribute to the conservation of a large block of contiguous forest that includes habitat important for Forest Interior Dwelling Species. The property includes direct frontage along Turkey Neck Road and acquisition will improve boundary line management, allow for additional access, and expand public recreational opportunities including hiking and wildlife observation.

***POS Scoring System:*** 85 out of 100

***Targeted Ecological Area:*** Yes

***Grantor:*** Arnold J. Sten and Joyce S. Sten, Trustees of the Sten Revocable Living Trust Under Trust Agreement dated 12/18/2002

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

***Property:*** 13.42 +/- acres, unimproved, POS No. 5735

***Price:*** \$144,000

***Appraisals:*** \$148,000 (9/17/20) – Melody C. Campbell  
\$140,000 (9/23/20) – LouAnne Cline  
All appraisals reviewed by Mary Lou Krozack, Review Appraiser

***Fund Source:*** Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Program Open Space Stateside  
Source Code: 19010 \$144,000

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**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  
February 10, 2021



DNR 3

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

**3A. PROGRAM OPEN SPACE STATE SHARE**  
***Washington County (Tedrick)***

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

***Description:*** This mostly forested property includes road frontage along the Old National Pike (U.S. Route 40) and will be managed by the Maryland Wildlife and Heritage Service as an addition to the Indian Springs Wildlife Management Area. Acquisition will provide additional access, expand public recreational opportunities, and prevent residential development near the hunting area.

***POS Scoring System:*** 81 out of 100

***Targeted Ecological Area:*** Yes

***Grantor:*** Dennis C. Tedrick, Deborah T. Hall, Donald J. Tedrick, Michele D. Kearney, and Maurice Scott Tedrick

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

***Property:*** 3.5+/- acres, improved, POS No. 5597

***Price:*** \$40,000

***Appraisals:*** \$50,000 (10/20/2019) – Terrence W McPherson  
\$29,000 (10/23/2019) – Beth L. Riedel  
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

***Remarks:*** Appraisals are older than a year due to a title issue that Seller has resolved.

***Stabilization funds:*** \$4,000.00

Stabilization funds are authorized to eliminate health and safety hazards, provide public access, and remove existing improvements. DNR plans to use a portion of the funds to dispose of some improvements. This is DNR's plan at the time of acquisition to dispose of improvements. See Natural Resources Article §5-904(e).

***Fund Source:*** Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Program Open Space Stateside  
Source Code: 19010 \$44,000

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**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  
February 10, 2021



DNR 4

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

**4A. PROGRAM OPEN SPACE STATE SHARE**  
***Temporary Easements***

***Recommendation:*** That the Board of Public Works approve the acceptance of temporary easements all adjacent to Casselman River Bridge State Park in Garrett County to facilitate the repair of the Casselman River Bridge, including the payment of consideration for one easement.

***Property:*** Town of Grantsville temporary easement: 0.031 acre  
Penn Alps, Inc. temporary easement: 2.950 acres  
Miller temporary easement: 0.005 acre

***Grantor:*** Town of Grantsville; Penn Alps, Inc.; Joanna Miller

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

***Consideration:*** \$ 0.00 (Town of Grantsville)  
\$ 0.00 (Penn Alps, Inc.)  
\$ 500.00 (Joanna Miller)  
\$ 2000.00 (NTE Miller property restoration costs)  
\$2,500.00 (NTE total)

***Authority:*** Request is made to the Board that this project be exempt from the appraisal requirements of Natural Resources Article, §1-109(b) pursuant to subsection (f) of the same section because of the small amount being approved, and the temporary nature of the easements. The cost of obtaining two appraisals of the value of the temporary easement upon 0.005 acre of land at this location would result in paying considerably more than the amount of money being approved.

***Background:*** The Town of Grantsville, Penn Alps, Inc., and Joanna Miller are each owners of property adjacent to property owned by the State of Maryland to the use of the Department of Natural Resources, which contains the historic Casselman River Bridge (the 'Bridge') located within the Casselman River Bridge State Park. The Bridge is considered an important historical and cultural resource and monument in Maryland with national prominence; being constructed in 1817 for the National Road and placed on the National Register of Historic Places in 1963. The Bridge has experienced significant deterioration and requires re-mortaring and reconstruction due to settlement, leaking, extensive cracking and movement.

This project will phase for a period of three years with work scheduled to begin in the spring of 2021. DNR is seeking permission to temporarily utilize a portion of the property belonging to the Town of Grantsville, Penn Alps, Inc., and Joanna Miller. Access through these properties is necessary in order to allow equipment access and staging, scaffold erection, repair work and minor vegetative clearing to be performed in repairing the Bridge. All disturbance resulting from the construction work shall be restored.

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
February 10, 2021



**4A. PROGRAM OPEN SPACE STATE SHARE (cont'd)**  
***Temporary Easements***

The Town of Grantsville and Penn Alps, Inc. have agreed to grant the temporary easements upon their property adjacent to the Bridge. Ms. Miller has agreed to grant a temporary easement upon 0.005 acre of her property upon condition that she is paid \$500.00 consideration plus an agreement to repair any damage to her property caused by the repair work, not to exceed \$2,000.00.

***Clearinghouse:*** No Clearinghouse Review was required as the easements are temporary.

***Fund Source:*** Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019  
Item 004 not to exceed \$2,500.00

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**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  
February 10, 2021



DNR 6

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

**5A. RURAL LEGACY PROGRAM FUNDS**  
***Calvert County***

**Recommendation:** Approval to grant \$464,837.65 to the Board of County Commissioners of Calvert County, Maryland from Rural Legacy Funds to acquire a 78.00 acre conservation easement.

***Calvert Creeks Rural Legacy Area – American Chestnut Land Trust, Inc.***

**Prior Approval:** Calvert Creeks Rural Legacy Area Grant for easement acquisitions:  
DNR-RP Item 5A (8/5/2015) \$1,781,906 for FY2016  
DNR-RP Item 8A (10/19/2016) \$1,135,239 for FY2017

**Project Description:** Acquisition of this conservation easement will protect productive forestlands, provide public trail access, preserve 3,379 linear feet of forested stream buffers to Governor's Run and provide 775 feet of tidal buffer along the Chesapeake Bay. This Rural Legacy easement, RL No. 5684, will be held by Board of County Commissioners of Calvert County and the Calvert Nature Society.

**Easement Value:** \$422,850.00 (\$5,421.43/acre)

**Purchase Price:** \$422,850.00 (\$5,421.43/acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$ 12,685.50
	Incidental:	\$ 22,959.40
	Compliance:	<u>\$ 6,342.75</u>
		\$ 41,987.65

**Amount Requested:** \$464,837.65

**Fund Sources:** Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Rural Legacy Program  
Source Code: 19012 \$464,837.65

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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  
February 10, 2021



DNR 7

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

**6A. RURAL LEGACY PROGRAM FUNDS**  
***Queen Anne's County***

**Recommendation:** Approval to grant \$420,791.84 to **Queen Anne's County** from Rural Legacy Funds to acquire a 97.37 acre conservation easement.

***Foreman Branch Rural Legacy Area – Everett & Fisher***

**Prior Approval:** Rural Legacy Area Grant for easement acquisitions:  
DNR-RP Item 3A (1/8/2020) \$1,079,509 for FY 2020

**Project Description:** Acquisition of this conservation easement will protect 97.37 acres of productive agricultural and forested lands. The property includes approximately 1,320 linear feet of existing riparian buffers along Brown's Branch, a tributary to Southeast Creek and then the Chester River. This Rural Legacy easement, RL No. 5823, will be held by the Department of Natural Resources and the Board of County Commissioners of Queen Anne's County. The County is paying administrative and program compliance costs.

**Easement Value:** \$407,786.00 (\$4,188.00 per acre)

**Purchase Price:** \$407,786.00 (\$4,188.00 per acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$ 0.00
	Incidental:	\$13,005.84
	Compliance:	<u>\$ 0.00</u>
		\$13,005.84

**Amount Requested:** \$420,791.84

**Fund Sources:** Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Rural Legacy Program  
Source Code: 19012 \$420,791.84

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**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  
February 10, 2021



DNR 8

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

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

**Recommendation:** Approval to grant \$114,043.51 to Washington County from Rural Legacy Funds to acquire a 43.89 acre conservation easement.

***Mid-Maryland Washington Rural Legacy Area – Kraft, Nathan & Natalie***

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

**Project Description:** Acquisition of this conservation easement will protect productive agricultural and forestlands, and 1,100 linear feet of forested and grassed stream buffers along Dog Creek, a tributary to Antietam Creek. This Rural Legacy easement, RL No. 5825, will be held by the County Commissioners of Washington County.

**Easement Value:** \$104,896.95 (\$2,390/acre)

**Purchase Price::** \$104,896.95 (\$2,390/acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$ 3,146.91
	Incidental:	\$ 4,426.20
	Compliance:	<u>\$ 1,573.45</u>
		\$ 9,146.56

**Amount Requested:** \$114,043.51

**Fund Sources:** Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Rural Legacy Program  
Source Code: 19012 \$114,043.51

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**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  
February 10, 2021



DNR 9

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

**8A. RURAL LEGACY PROGRAM FUNDS**  
***Washington County***

**Recommendation:** Approval to grant \$582,535.07 to Washington County from Rural Legacy Funds to acquire a 184.12 acre conservation easement.

***Mid-Maryland Washington Rural Legacy Area – Olden, Drew S.***

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

**Project Description:** Acquisition of this conservation easement will protect productive agricultural and forestlands, and 1,600 linear feet of forested and grassed stream buffers along unnamed tributaries to Antietam Creek. This Rural Legacy easement, RL No. 5822, will be held by the County Commissioners of Washington County.

**Easement Value:** \$675,977.40 (\$3,671.55 acre)

**Purchase Price:** \$546,360.00 (\$3,000/acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$ 16,390.80
	Incidental:	\$ 11,588.87
	Compliance:	<u>\$ 8,195.40</u>
		\$ 36,175.07

**Amount Requested:** \$582,535.07

**Fund Sources:** Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Rural Legacy Program  
Source Code: 19012 \$582,535.07

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**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  
February 10, 2021



DNR 10

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

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

**Recommendation:** Approval to grant \$452,038.97 to **Charles County** from Rural Legacy Funds to acquire a 167.59 acre conservation easement.

***Zekiah Rural Legacy Area – Swann Property***

**Prior Approval:** Zekiah Rural Legacy Area Grant for easement acquisitions:  
DNR-RP Item 8A (10/19/16) \$1,185,000 for FY2017

**Project Description:** Acquisition of this easement will protect ecologically significant forest lands, and provide permanent protection to 4,000 linear feet of stream buffer on Zekiah Swamp Run, a tributary of the Potomac River. The Zekiah Swamp is considered to be one of the most important ecological areas on the East Coast by the Smithsonian Institution. This easement, RL No. 5824, will be held by the County Commissioners of Charles County. The County is paying program compliance costs.

**Easement Value:** \$435,739.20 (\$2,600 per acre)

**Purchase Price:** \$435,739.20 (\$2,600 per acre)

**Total Other Costs:** Administrative: \$13,072.17  
Incidental: \$ 3,227.60  
Compliance: \$ 0.00  
\$16,299.77

**Amount Requested:** \$452,038.97

**Fund Source:** Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Rural Legacy Program  
Source Code: 19012 \$452,038.97

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  
February 10, 2021



DNR 11

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

**10A. MARYLAND ENVIRONMENTAL TRUST**

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

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

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

**Property:** 48.32 acres, Harford County, 2800 Willoughby Beach Road, Edgewood;  
Harford County Tax Map 66, Parcel 496, lots PAR 1, 2 and 3  
Legislative District 34A

**Grantor:** Harford County Chapter Izaak Walton League of America

**Grantees:** Maryland Environmental Trust and Harford Land Trust, Inc.

**Purchase Price:** Donation

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
February 10, 2021



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

**1-RP.        SALISBURY UNIVERSITY**  
***Real Property Acquisition of 106 Pine Bluff Road, Units 11 and 12***

***Recommendation:***     Salisbury University recommends that the Board of Public Works approve the following acquisition of real properties to expand its Richard A. Henson Medical Simulation Center.

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

***Properties:***        106 Pine Bluff Road, Units 11 and 12, Salisbury, MD 21801

***Grantor:***         Unit 11 - O'Neill & Williams, LLC, Gerald O'Neil,  
Unit 12 - Amma-Nana, LLC, Madhavi Valiveti

***Grantee:***         State of Maryland for the use of the University System of Maryland on behalf of  
its constituent institution Salisbury University

***Price:***            \$310,000 (Unit 11 - \$165,000 and Unit 12 - \$145,000)

***Appraised Value:*** W. R. McCain & Associates \$310,000 (Unit 11: \$165,000, Unit 12 \$145,000)  
Trice Group, LLC \$310,000 (Unit 11: \$165,000, Unit 12 \$145,000)

***Fund Source:***    Unrestricted University Funds

***Board of Regents Approval:*** December 18, 2020

***Requesting Institution Remarks:*** Salisbury University requests approval to acquire two condominium units: units 11 and 12, from O'Neill & Williams, LLC and Amma-Nana, LLC. The units are located at 106 Pine Bluff Road, Salisbury. The units (2,487 square feet +/-) are two of seven in a medical office building condo association of which the University owns the remaining units. The University's Richard A. Henson Medical Simulation Center occupies the remaining units.

The University first acquired four of the seven suites in 2010 to have space to create its medical simulation center. The space was renovated, and the Simulation Center was opened in Fall 2011. Subsequently, the University acquired the next adjacent unit in 2015 and expanded the Simulation Center in 2017. This purchase would provide additional space for growth of the Simulation Center and access to much needed parking for the facility which had been reserved for the other units.

Board of Public Works  
University System of Maryland  
Supplement  
February 10, 2021



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**1-RP. SALISBURY UNIVERSITY (cont'd)**  
***Real Property Acquisition of 106 Pine Bluff Road, Units 11 and 12***

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

The property is located immediately south of the campus, adjacent to the recently purchased properties at Court Plaza and 108 Pine Bluff Road, which are to become a new housing project for the University. The property is also strategically located adjacent to the Court Plaza property and Wesley Drive, which will serve as the main corridor for students traveling between the housing development and main campus. The University intends to use the additional units to expand its Richard A. Henson Medical Simulation Center.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
February 10, 2021



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

**2-GM. GENERAL MISCELLANEOUS**

**Recommendation:** That the Board of Public Works approve use of general obligation bond funding proceeds for the following contract totaling: \$227,612

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

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

**Description:** One (1) Seahorse XFe96 Analyzer

**Procurement Method:** Master Contract (Vendor Contract No. 12118)

**Award:** Agilent Technologies, Inc., Wilmington, DE

**Amount:** \$227,612

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

**Resident Business:** No

**MD Tax Clearance:** 20-3999-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**Larry J. Hogan**  
Governor

**Boyd K. Rutherford**  
Lt. Governor

**Gregory Slater**  
Secretary

**BOARD OF PUBLIC WORKS  
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Maryland Transit Administration (MTA)	22 – 27
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DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

**1-GM-MOD. MARYLAND AVIATION ADMINISTRATION**  
***RETROACTIVE Modification: Lease and Concession Contract***

**Contract ID:** Lease and Concession Contract at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-04-001*

**Contract Description:** Lease and concession contract for the rights to lease, develop, and manage food service, retail, and service concessions at BWI Thurgood Marshall.

**Contractor:** Fraport Maryland, Inc.  
Baltimore, MD

**Modification Description:** Supplement No. 4 suspends the Minimum Annual Guarantee (MAG) of the contract from April 1, 2020 to June 30, 2021, extends the contract term for one (1) year to help offset the losses sustained during the pandemic recovery period, providing 15 months of fixed rent relief to the contractor. In addition, this Supplement No. 4 alters the contract terms and conditions to better define the space designated for the contractor's exclusive use, defines the process by which contractor and its subtenants may arrange for telecommunication services and wireless connectivity, amends the buyout provisions at the end of the contract term, and extends the Operational Phase of the contract term for the contractor for one (1) additional year.

**Current Contract Term:** 04/01/2007 - 03/31/2022 (Operational Period)

**Modification Term(s):** 04/01/2020 - 03/31/2023 (with one-year extension)

**Original Contract Amount:** Under the original contract, the contractor pays the greater of a MAG which increased at the start of each contract year or percentage rent of 70% of Sublease Rentals derived from the contractor's operation at BWI Thurgood Marshall.

**Modification Amount:** Supplement No. 4 waives the MAG requirements from April 1, 2020 to June 30, 2021 and establishes a tiered fixed rent structure for the remainder of the term. The 15 months of MAG suspension is a fiscal impact to the State of approximately \$16.4 million.

**Prior Mods/Options:** Supplement No. 1 modified the terms and conditions of the contract to permit full-service banking and automated teller machines. Supplement No. 2 extended the Operational Phase of the contract term to allow adequate time for contractor to recover its investment and capital improvement costs incurred during development of the concession program. Supplement No. 3 required relocation of Silver Diner to facilitate the B/C Connector airport expansion project. Other requests for Board of Public Works (BPW) approval are shown on Attachment I.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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**1-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)**

**Requesting Agency Remarks: RETROACTIVE.** Due to the COVID-19 pandemic and the detrimental revenue impact to the food, beverage, and retail program at BWI Thurgood Marshall, the contractor requested financial relief. The Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) determined for concession operators to continue operating that the MAG suspension should be given from the month immediately following the pandemic impact (April 1, 2020) to the end of the current fiscal year (June 30, 2021) and for the contractor to be provided a one (1) year extension. During the MAG relief period, the contractor shall pay to the Administration 70% of Subtenants Rentals from all operating concessions. During the period of July 1, 2021 until March 31, 2023, the contractor shall pay a tiered MAG as follows: Beginning July 1, 2021 and each calendar year until the end of the contract term, the contractor shall pay to the Administration, the greater of the MAG or 70% of Subtenants Rentals, whichever is greater on a monthly basis, outlined as follows:

- Beginning July 1, 2021 and ending June 30, 2022, MAG will be based on 40% of the contractor's current MAG as of the effective date of this Supplement.
- Beginning July 1, 2022 until the new contract expiration March 31, 2023, MAG will be based on 65% of the contractor's current MAG as of the effective date of this Supplement.

If during the recovery period, the contractor's MAG for any consecutive 12-month period is above 85% of the current MAG, then the MAG as of the effective date of the Supplement is reinstated.

If any federal funding relief is provided to the MDOT MAA specifically for the purposes of supporting COVID-19 pandemic recovery rent relief for concessionaires, the MDOT MAA shall modify the terms and financial obligations and shall raise the MAG equal to the amount of federal funding relief provided or to the MAG as of the effective date of this Supplement.

MDOT MAA received \$87 million dollars in *Coronavirus Aid, Relief, and Economic Security Act (CARES Act)* funding through the Federal Aviation Administration. The \$87 million dollars was derived from BWI Thurgood Marshall's 2019 passenger volumes and more than off-set the loss in revenues resulting from reduced passenger activity and the first nine (9) months of rent relief.

For the *Coronavirus Response and Relief Supplemental Appropriations Act 2021* and/or any other future federal relief efforts to provide supplemental federal funding attributed to rent relief offered to airport concessions, MDOT MAA would seek to apply those funds to offset any future rent relief for the contractor and concessionaires.

In addition, MDOT MAA allowed the contractor's subtenants to close, consolidate operations, and/or change operating hours that best fit their business needs while still maintaining service and convenience to the traveling public. MDOT MAA took very prudent measures to ensure that the contractor and its subtenants could sustain themselves during this COVID-19 pandemic recovery period. In addition to the rent relief, this Supplement No. 4 alters the contract terms and conditions to better define the space designated for contractor's exclusive use, defines the process by which the contractor and its subtenants may arrange for telecommunication services and wireless connectivity, amends the buyout provisions at the end of the contract term, and extends the Operational Phase of the contract term for the contractor for one (1) additional year.

DEPARTMENT OF TRANSPORTATION  
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**1-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)**

In summary, MDOT MAA is seeking:

- 1) Retroactive approval by the BPW for the nine (9) months of initial rent relief; and
- 2) Approval of a one (1) year extension for the contractor; and
- 3) Approval of additional rent relief for the remaining contract years; and
- 4) Approval of applicable changes to the contract terms and conditions.

Upon BPW approval of the above, MDOT MAA will then formally execute the contract modification. Once this modification is executed, the contractor has committed to extend each respective sublease for two (2) years, with a new outside date of December 31, 2027. MDOT MAA will bring those subleases that will extend beyond the contractor's term of March 31, 2023 back to the BPW for approval.

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

**Resident Business:** Yes

**MD Tax Clearance:** 20-3549-0011

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

APPROVED      DISAPPROVED      **DEFERRED\***      WITHDRAWN

**WITH DISCUSSION**      WITHOUT DISCUSSION

**\*Deferred 2-1 vote, Lieutenant Governor voted No**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021**



**ATTACHMENT I**

	<i>Amount</i>	<i>Term</i>	<i>BPW/DCAR Date</i>	<i>Reason</i>
<b>Original Contract</b>	MDOT/MAA receives greater of MAG or 70% of the subtenant rents collected by Contractor.	03/10/2004-03/31/2017	03/10/2004, 10-GM	Original Contract
<b>Modification No. 1</b>	No change to Contractor financial obligation	02/02/06-3/31/2017	02/01/2006 10-GM	Allows contractor to solicit for a full-service banking and automated teller machine (ATM) service provider
<b>Modification No. 2</b>	No change to Contractor financial obligation	04/01/2007-03/31/2022	12/06/2006 16-GM	Clarifies the food, retail, and services concession contract; provided contract Operational Phase Commencement Date of April 1, 2007 and extended term of Operational Phase from 10 years to 15 years, subject to MDOT MAA's right to terminate.
<b>Revised Amount</b>	Revenue generated from additional 5 years extension: \$62M			
<b>Modification No. 3</b>	Silver Diner Relocation: NTE\$2,334,848 Additional relocation payment: NTE \$1.2M Total NTE: \$3,534,848	03/07/2012-03/31/2022	03/07/2012 18-GM	Provides for reimbursements to contractor for: (1) relocating Silver Diner due to B/C connector construction; and (2) authorize additional payment for Silver Diner construction

**DEPARTMENT OF TRANSPORTATION  
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**ATTACHMENT I (cont'd)**

	<i>Amount</i>	<i>Term</i>	<i>BPW/DCAR Date</i>	<i>Reason</i>
Approval of Sublease Term (No change to Contractor terms)	N/A	N/A	11/18/2015 5-GM	Allowed contractor to enter into nine new subleases and extend two existing subleases beyond the contract term date 3/31/2022 and not beyond 12/31/2025.
Approval of Sublease Term (No change to Contractor terms)	N/A	N/A	09/21/2016 22-GM	Allowed contractor to enter into seven new subleases with terms that extend beyond the contract term date 3/31/2022 and not beyond 12/31/2024.
Approval of Sublease Term (No change to Contractor terms)	N/A	N/A	11/15/2017 15-GM	Allowed contractor to enter into seven new subleases and extend three existing subleases beyond the contract term date 3/31/2022 and not beyond 12/31/2025.
Approval of Sublease Term (No change to Contractor terms)	N/A	N/A	7/24/2019 7-GM	Allowed contractor to enter into three new subleases and extend three existing subleases beyond the contract term date 3/31/2022 and not beyond 12/31/2025.
<b>Modification No. 4 (This Modification)</b>	\$16.4 M fiscal impact; offset by CARES Act funding	04/01/2020 -03/31/2023	02/10/2021 xx-GM	Retroactive Rent Relief (COVID-19); One year term extension; approve extending each subtenant for two years - not beyond 12/31/27; changes to financial and operational terms

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

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

**Contract ID:** Operation and Management of the BWI Thurgood Marshall Rail Station Parking Garage and the Public Automobile Parking Facilities at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport, *MAA-LC-15-022*

**Contract Approved:** DOT Agenda 12/03/2014 Item 14 – GM  
Supplement No. 1 – Clarified Contract language  
DOT Agenda 10/04/2017 Item 19 – GM (Supplement No. 2)  
DOT Agenda 09/04/2019 Item 02 – GM (Supplement No. 3)  
DOT Agenda 06/17/2020 Item 17-MOD (Supplement No. 4)

**Contractor:** SP Plus Corporation  
Cleveland, OH

**Contract Description:** Lease and concession contract for the non-exclusive right to operate and manage the BWI Marshall Rail Station Parking Garage and Public Automobile Parking Facilities at BWI Thurgood Marshall.

**Reason for Request: RETROACTIVE.** The Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) is requesting approval for a modification (Supplement No. 5) to Contract No. MAA-LC-15-022. Due to the COVID-19 pandemic impact on the parking operations and change in the financial structure of the parking contract, as approved by the BPW on June 17, 2020, MDOT MAA must now modify a specific contract provision to waive a contractor obligation that is no longer applicable.

**Original Contract Term:** 01/01/2015 - 12/31/2019

**Modification Term(s):** 01/01/2020 - 06/30/2020 (Supplement No. 3)  
07/01/2020 - 06/30/2021 (Supplement No 4)

**Original Contract Amount:** The contractor collected on behalf of MDOT MAA, all revenues and monies due and payable for the operation and management of the entire public automobile parking facilities, except for the BWI Thurgood Marshall Rail Station Parking Garage, which is owned by Maryland Department of Transportation Maryland Transit Administration (MDOT MTA). The contractor was required to pay the greater of a Minimum Monthly Guarantee (MMG) of \$4M or 87.1% of gross revenues generated from all public automobile parking facilities (except BWI Marshall Rail Station) at BWI Thurgood Marshall. The MMG adjusted annually to either 85% of the prior contract year's concessions fees, or \$4M, whichever is greater.

**Fiscal Impact Amount:** \$64,300

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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**2-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)**

**Prior Mods/Options:** Modification No. 1 clarifies system requirements for the contractor's rapid approval credit card system and to provide for contractor access to MDOT MAA's road salt deicing agent inventory. Modification No. 2 provides for the implementation of a Valet Parking Service and Frequent Parker Program. Modification No. 3 extended the contract term for six (6) months to allow additional time to complete the competitive solicitation process. Modification No. 4 ratified the second modification, provided rent relief, extended the contract term for one (1) year to allow additional time for MDOT MAA to revise the open solicitation to reflect the projected impacts of COVID-19 on the travel industry, and modified the financial and operational conditions of the contract, rendering it revenue neutral for the remainder of the contract term. The contractor's ongoing management of the parking facilities has been procured under a separate contract as an expenditure contract.

**Requesting Agency Remarks:** The contractor is the parking management company managing parking lots and garages at BWI Thurgood Marshall. During the term of their parking revenue contract, the contractor was required to use the services of a "certified sheltered workshop" [COMAR 21.11.05.01B(2)] for cleaning the parking garages at BWI Thurgood Marshall.

The Employment Works Program (Sheltered Workshop) provides maximum annual billing rates for janitorial services that will be provided under the parking contractor. These maximum costs to the contractor are then added to the contract and accrued for each year during the term. At the end of each year, the contractor is required to pay MDOT MAA any applicable surplus (unspent balance) between the actual costs and accrued rates.

Due to the COVID-19 pandemic impact on parking operations, the parking revenue levels turned insufficient to support the Employment Works Program, under the revenue contract, during the January 1, to June 30, 2020 term, but the obligation of providing any surplus remained in the contract. MDOT MAA waived any applicable surplus at the end of the June 30, 2020 contract term. Effective July 1, 2020, the parking contract was changed from a concession (revenue) to service (expenditure) contract to continue managing the parking facilities and providing customer service. The expenditure contract requires the contractor to provide MDOT MAA actual sheltered workshop costs on an ongoing basis, with no accrual of maximum billing rates.

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



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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**2-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)**

***Resident Business:*** Yes

***MD Tax Clearance:*** 20-1347-1111

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

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

**Contract ID:** Lease and Concession Contract; MAA-LC-20-018

**Contract Description:** Modification of the lease and concession contract granting the non-exclusive right for the design, development, financing, construction, management/operation and maintenance of a (new) Convenience Store with Gasoline Station (Site #1) and Redevelopment, Operation/Management and Maintenance of an (existing) Gasoline Station and Convenience Store (Site #2) at Baltimore-Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport in response to COVID-19 related impacts.

**Contractor:** PMG BWI Airport Plaza Developers, LLC  
Woodbridge, VA

**Contract Approved:** DOT Agenda 01/29/2020, Item 1-GM

**Original Contract Term:** Pre-Construction Period: 180 days from effective date  
Construction Period: maximum of 1.5 years (Site 1) and  
maximum 1 year (Site 2)  
Operational Period: 25 years (Site 1) and 10 years (Site 2)

**Modification Term(s):** Pre-Construction Period: 230 days from effective date  
Construction Period: maximum of 1.5 years (Site 1) and  
maximum 1 year (Site 2)  
Operational Period: 25 years (Site 1) and 10 years (Site 2)

**Original Contract Amount:** The Greater of:  
Minimum Annual Guarantee (MAG) of \$120,000 per year for  
Site 1 (starting Year 1 of Operational Period)

MAG of \$90,000 per year for Site 2

OR 5.75% of Gross Revenues derived from operation.

Following the first contract year, the MAG will be based on the total monthly Percentage Rent paid to Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) during the previous 12-month period, multiplied by 85% and divided by 12.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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**3-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)**

**Modification Amount:** For Site 1: MAG of \$400,000 (Year 1 of Operational Period), escalated by \$20,000 every five (5) years of the Operational Period.

**Prior Mods/Options:** N/A

**Reason for Request: RETROACTIVE.** In response to the contractor's request for relief due to the impacts of the COVID-19 pandemic, MDOT MAA waived the MAG requirement for Site 2 from April 1, 2020 to December 31, 2020 and would like to modify the contract terms to allow for the delay of the Operational Period of the contract term for Site 1 and 2. In addition, MDOT MAA and the contractor wish to modify the financial model and contract terms to allow the contractor to sublet Site 1 to a nationally-recognized gas station and convenience store concept to provide diverse options to its consumers. Effective with this modification, the contract will be subject to a prorated Minimum Annual Guarantee (MAG) for Site 1. The contract is also modified to waive Site 1's 25% ACDBE Participation Goal.

**ACDBE Participation:** 25% Goal (applicable to Site 2 only)

**Requesting Agency Remarks:** Due to the impact that the COVID-19 pandemic has had on revenues to the contractor's existing gas station operations (Site 2), MDOT MAA is requesting retroactive approval to waive the fixed rent requirement for Site 2 from April 1, 2020 to December 31, 2020, and to change the pre-construction period from the 180 days to 230 days for Site 1 and 2.

MDOT MAA and the contractor wish to modify the financial model and contract terms to allow the contractor to sublet Site 1 to a nationally recognized gas station and convenience store concept to provide diverse options to consumers. The contractor originally proposed for one brand to operate Site 1 and Site 2, which are less than two (2) miles apart. In order to provide for more diverse options, the contractor has solicited interested parties willing to sublease Site 1 and has solidified the business terms with the interested party. This change required a significant change to the financial terms regarding Site 1. MDOT MAA and the contractor must now modify the contract terms to allow for subletting Site 1 and change the rent structure to a prorated and escalating fixed based rent. The contract must also be modified to waive the 25% ACDBE Participation Goal applicable to Site 1, based on the contractor's inability to negotiate a sublease that includes this requirement. By approving these changes, MDOT MAA is ensuring that this amenity will be successful after the pandemic period and until the end of the contract and offer the best solution to the State of Maryland. Based on the projected revenue from this new model, MDOT MAA does not anticipate any fiscal impact.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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**3-GM-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)**

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

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

***Resident Business:*** Yes

***MD Tax Clearance:*** 20-3883-0000

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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**ATTACHMENT I**

	<b>Amount</b>	<b>Term</b>	<b>BPW/DCAR Date</b>	<b>Reason</b>
<b>Original Contract</b>	\$3,900,000	02/01/2020-01/31/2046 (Site 1, subject to design/construction completion) 02/01/2020-01/31/2031 (Site 2, subject to redesign/construction completion)	01/29/2020 1-GM	Original Contract
<b>Modification No. 1</b>	\$11,075,000	12/01/2020-11/30/2046 (Site 1, subject to design/construction completion) 12/1/2020-11/30/2031 (Site 2, subject to redesign/construction completion)		This Modification
<b>Revised Amount</b>	\$11,075,000 per year			

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

**4-GM-MOD. MARYLAND AVIATION ADMINISTRATION**

***RETROACTIVE Modification: Lease and Concession Contract***

**Contract ID:** Lease and Concession Contract to Establish and Operate a Quiet Haven Concession at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; MAA-LC-20-029

**Contract Description:** Lease and concession contract granting the non-exclusive right to establish and operate a quiet haven concession within the terminal building at BWI Thurgood Marshall that provides staffed and secure individual workstation rooms, which have accommodations for short term relaxation, sleeping and social distancing.

**Modification Description:** Modification No. 1 modifies the contract term to establish the Date of Beneficial Occupancy as October 1, 2020 and establishes the construction and operational periods due to delays related to the COVID-19 pandemic. Modification No. 1 also provides for the suspension of the contractor's fixed rent (Minimum Monthly Guarantee) for the entire contract term due to the pandemic's long term economic impact to this contract.

**Contract Approved:** DOT Agenda 07/24/2019; Item 11-GM

**Contractor:** Minute Suites BWI, LLC d/b/a Minute Suites  
Lake Forest, IL

**Original Contract Term:** 08/15/2019 – 07/31/2026

**Modification Term(s):** 07/26/2019 – 09/30/2020 (Effective Date and Construction Period)  
10/01/2020 - 09/30/2027 (Date of Beneficial Occupancy and Operational Period)

**Original Contract Amount:** The contractor shall pay the greater of Minimum Monthly Guarantee (MMG) in the amount of \$2,083.33 (approx. \$25,000 annually) or percentage rent of 10% of the aggregate amount of gross revenues for its rooms and limited retail products.

**Modification Amount:** The contractor shall pay percentage rent of 10% of its gross revenues. The MMG requirement is waived.

**Fiscal Impact Amount:** \$175,000

**Prior Mods/Options:** None

**Reason for Request:** **RETROACTIVE.** The Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) is requesting retroactive approval for a modification to the contract.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

***Reason for Request (cont'd.):***

Due to the COVID-19 pandemic and its detrimental impact on revenue due to the decline in air travel and the decrease in number of both domestic and international airline passengers utilizing the Airport, the MDOT MAA acted quickly to negotiate rent relief for certain concessionaires in order to maintain customer amenities at BWI Thurgood Marshall. Since the pandemic effects came without warning, it took some time to consider the financial impacts and negotiate the appropriate deals that result in this retroactive request.

***Requesting Agency Remarks:*** MDOT MAA seeks to meet passenger demand by offering high-quality unique concession concepts at BWI Thurgood Marshall. Our leisure and frequent business passengers need a comfortable setting away from the stress of travel. This concept provides a quiet place to work and/or rest before their flight. It now also provides an area to allow for more social distancing at the Airport.

Minute Suites is a new concept at BWI Thurgood Marshall, and its sustainability is directly tied to the volume of employees and passengers at the Airport who desire this type of amenity. The contractor was preparing to begin construction just before the pandemic, which impacted the timing and financial business model of this concept. Even with the setback from the pandemic, the contractor continued with its buildout and was able to open this concept on October 1, 2020.

Due to the delays and anticipate slow recovery, the contractor requested rent relief and alteration of the construction and operational periods on the lease. MDOT MAA altered the contract to reflect the actual construction and operational periods.

In response to the rent relief request from the contractor, MDOT MAA agreed to suspend the fixed rent requirement (MMG) during the lease term. The contractor would only be required to pay its contractual percentage rent on gross sales but not on the fixed amount that is typically guaranteed upfront every month. By offering this rent relief, MDOT MAA is ensuring that this passenger amenity will be sustained amid the reduced number of passengers and be successful after the pandemic period and until the end of the contract. However, these measures change the financial obligations within the contract and have a fiscal impact on the revenue submitted to the Transportation Trust Fund (TTF). The fiscal impact to the TTF of this rent relief totals \$175,000.

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

*Resident Business:* Yes

*MD Tax Clearances:* 20-3544-0100

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BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**REVISED**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

**5-GM-MOD. MARYLAND AVIATION ADMINISTRATION**

***RETROACTIVE Modification: Lease and Concession Contract***

**Contract ID:** Lease and Concession Contract at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-20-062*

**Contract Description:** Lease and concession contract granting non-exclusive right to manage and operate a Registered Traveler Security Screening Expedited Passenger Program at BWI Thurgood Marshall.

**Modification Description:** Modification No. 1 provides for suspension of the contractor's prorated Minimum Annual Guarantee (MAG) for the months of **May and June** due to the pandemic.

**Contract Approved:** DOT Agenda 04/01/2020; Item1-GM

**Contractor:** Alclear, LLC  
New York, NY

**Original Contract Term:** 05/01/2020 – 04/30/2025

**Modification Term(s):** None

**Original Contract Amount:** The contractor shall pay the greater of MAG of \$1,000,000 (prorated over 12 months) or 10.5% of gross revenues generated from membership fees.

**Modification Amount:** The contractor shall pay on percentage rent of gross revenues generated from membership fees for the month of May and June 2020.

**Fiscal Impact Amount:** \$166,667

**Prior Mods/Options:** None

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



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

**Requesting Agency Remarks:** The contractor has operated an expedited security screening service at BWI Thurgood Marshall since 2015, enrolling thousands of members and generating over a million dollars in revenues to MDOT MAA. Its prior approved contract was expiring at the end of April and the new contract term started at the height of the pandemic. In response to the rent relief request from the contractor, MDOT MAA agreed to suspend the fixed rent (MAG) for the months of May and June 2020, which were the first two (2) months of the new contract term. The contractor would only pay its contractual percentage rent on (membership) sales but not on the fixed amount that is typically guaranteed upfront every month. This provided two (2) months of relief before the MAG was reinstated, and the contractor could continue to provide service amid the reduced number of passengers. However, these measures change the financial obligations within the contract and have a fiscal impact to the revenue submitted to MDOT MAA and the Transportation Trust Fund (TTF).

The fiscal impact to the TTF of this two-month relief totals \$166,667.

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

**Resident Business:** Yes

**MD Tax Clearances:** 20-0237-0110

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

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

**Contract ID:** Airfield Lighting Electrical System Repairs and Maintenance at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-MC-21-024*  
ADPICS NO.: MAAMC21024

**Contract Description:** This contract provides for all labor, supervision, tools, equipment, parts, materials, wiring, bonding, insurance, and expertise required to perform specialized airfield lighting and electrical repairs and maintenance at BWI Thurgood Marshall and MTN Airports. The work must be performed in compliance with the National Electrical Code (NEC), the Institute of Electrical Electronic Engineers (IEEE), the National Electrical Manufacturer's Association (NEMA), and the Federal Aviation Regulations (FAR) Part 139.

**Award:** Glenelg Construction, Inc.  
Hanover, MD

**Contract Term:** 03/13/2021 - 03/12/2024

**Amount:** \$3,885,818 NTE (Base Term, 3 Years)  
\$2,727,329 NTE (Renewal Option, Two (2) years incl. 2.4% CPI)  
\$6,613,147 NTE (Aggregate Total, including two (2) year renewal option)

**Procurement Method:** Competitive Sealed Multi-Step Bid (*Single Responsive Bid Received*)

**Bids:** Glenelg Construction Inc.  
Hanover, MD

**Living Wage Eligible:** Yes

**MBE Participation:** 0% (Single Element of Work)

**Performance Security:** 100% Performance Bond (Annualized)

**Incumbent:** John W. Tieder  
Cambridge, MD

DEPARTMENT OF TRANSPORTATION  
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**6-M. MARYLAND AVIATION ADMINISTRATION (cont'd)**

**Requesting Agency Remarks:** The Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) advertised a procurement for these services in May 2020. One (1) bid was received from the incumbent contractor on June 18, 2020. Subsequent to the lack of competition, MDOT MAA requested and obtained feedback as to why potential bidders chose not to bid on the project. MDOT MAA discovered the increased frequencies and hours set forth in the bid document were excessive and precluded competition for this on call contract. The MDOT MAA determined that rejecting the single bid was in the State's best interest because the proposed amendments to the solicitation were of such magnitude that a new solicitation would be desirable. No protest was filed.

Since MDOT MAA reverted to the original hours in the contract, it was determined, exercising the two (2) year renewal option would be more efficient than revising the contract specifications and advertising the project again. MDOT MAA sent the renewal option to the incumbent for execution. However, the incumbent refused to honor the renewal option as he stated his current pricing (single bid received) is 300% higher than the market price he previously provided on contract MAA-MC-18-013. Because MDOT MAA did not notify Tieder 120 days in advance of contract expiration, as required by the contract provisions, MDOT MAA does not have any legal recourse to enforce the renewal option.

MDOT MAA re-advertised the solicitation on November 4, 2020 via eMMA and directly solicited companies. Two (2) bids were received on December 3, 2020 with a bid opening date of December 10, 2020. One (1) bidder was deemed not acceptable for not meeting the minimum requirements leaving MDOT MAA with one (1) responsive bid. The non-acceptable bidder did not meet the five (5) years company experience as set forth in the contract provisions. Therefore, in accordance with COMAR 21.06.02.03, the bid was deemed non-responsive and rejected on December 9, 2020. No protest was filed.

Subsequent to receiving only two (2) bids, MDOT MAA requested and obtained feedback as to why potential bidders chose not to bid on the project. MDOT MAA discovered bidders could not meet the five (5) years of experience as a company working on an airfield. Historically, MDOT MAA received three (3) bids for this service. The contractors were DVORAK, LLC, Enterprise Electric and John W. Tieder. Enterprise Electric was purchased by Hatzel and Buehler, Inc. who submitted a non-acceptable bid on this procurement.

The Procurement Officer performed market research to ascertain if the hourly rates provided by Glenelg Construction, Inc. (Glenelg) are reasonable. In comparing Glenelg's hourly rates to the hourly rates in the current contract, the previous contract and cancelled contract for this specialized service, it was determined that Glenelg pricing is lower. Glenelg has confirmed its pricing.

For the reasons stated above, MDOT MAA has determined Glenelg's price to be fair and reasonable.

No MBE goal was established for this contract due to the specialized nature of the work that must be performed in compliance with FAA regulations.

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

*Agency Remarks (cont'd):*

The contract amount is based on the final budget amount.

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

**Appropriation Code:** J06I00002

**Resident Business:** Yes

**MD Tax Clearance:** 20-4020-0111

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BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

**7-RP.      MARYLAND AVIATION ADMINISTRATION**  
***Real Property – Easement***

**Recommendation:** That the Board of Public Works approve the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) granting a perpetual sewer easement.

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

**Property:** MC# 20-3043  
Former Chesapeake Park, (± 0.771 acres), located at MD 587 and Wilson Point Road, Middle River MD 21220 in Baltimore County.

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

**Grantee:** Baltimore County

**Consideration:** \$22,400

**Appraised Value:** \$22,400 – George Peabody, Selected  
William Caffrey, Review Appraiser

**Special Conditions:** N/A

**Legislative Notice:** N/A

**State Clearinghouse:** The Clearinghouse conducted an intergovernmental review of the project under MD20200507-0348. It is recommended to declare the +/- 0.771-acre perpetual sewer easement surplus to the needs of the State – contingent upon consideration of the Maryland Department of the Environment’s qualifying comments – for improvement of a sewer pumping station (former Chesapeake Park) located at MD 587 and Wilson Point Road.

**Requesting Agency Remarks:** MDOT MAA proposes to grant Baltimore County the perpetual sewer easement in support of Baltimore County improvements to an existing sewer pumping station. The pumping station currently operates near Martin State Airport on MDOT MAA property under a perpetual easement (0.543 acres +/-) executed on January 26, 1950. Prior to upgrading the pumping station, the County proposes to reconfigure and increase the limits of the existing easement. This easement was approved for surplus by BPW on November 4, 2020, under MDOT 6-RP.

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

**8-C-MOD. MARYLAND TRANSIT ADMINISTRATION**  
***Modification: Construction Contract***

**Contract ID:** North Avenue Corridor Improvements; T-1489-0340  
ADPICS No: CO384452

**Contract Approved:** DOT Agenda 05/22/2019; Item 16-C

**Contractor:** P. Flanigan & Sons, Inc.  
Baltimore, MD

**Contract Description:** This contract provides for various improvements to be made along the North Avenue bus stop corridor in Baltimore City, MD.

**Modification Description:** Modification No. 1 increases the contract authority and extends the contract for 70 days in order to complete the project.

**Original Contract Term:** 06/06/2019- 06/05/2021

**Modification Term:** 02/11/2021 – 08/14/2021

**Original Contract Amount:** \$ 9,777,283

**Modification Amount:** \$ 3,104,096

**Prior Mods/Options:** None

**Revised Contract Total:** \$12,881,379

**Percent +/- Change:** 32%

**Overall Percent +/-:** 32%

**Original Procurement Method:** Competitive Sealed Bidding

**DBE Participation:** 29%

**DBE Compliance:** 30%

DEPARTMENT OF TRANSPORTATION  
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**8-C-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)**

**Requesting Agency Remarks:** This contract provides for improvements along North Avenue between Hilton Parkway and North Rose Street as part of a joint venture between the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) and the City of Baltimore Department of Transportation, to increase transit and economic development opportunities.

The work under this contract includes:

- reconstruction of sidewalks, ramps, and dedicated bus lanes;
- installation of landscaping for streetscape and hardscape items;
- installation of roadway drainage improvements;
- street lighting upgrades;
- traffic signal improvements; and
- installation of pavement markings for bus lanes, bike lanes, & pedestrian crossings.

In order for MDOT MTA to ensure that the project is completed, 70 additional days and contract authority are required. During the construction, it was determined that additional work was required.

The additional work includes:

- pedestrian scale lighting;
- modified signal rebuilds;
- streetscaping & Americans with Disabilities Act improvements;
- resurfacing & pavement markings;
- the application of transit red methyl methacrylate to the bus-only lanes; and
- the accounting of the actual quantities of materials used rather than the bid estimates.

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

**Approp. Code:** J05H0105

**Resident Business:** Yes

**MD Tax Clearance:** 20-4043-1110

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



Contact: William L. Parham, Jr. 410-767-8374  
wparham@mdot.maryland.gov

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

**Contract ID:** Light Rail Plumbing Repairs and Maintenance; LR-20-013-MT  
ADPICS No.: LR20013MT

**Contract Description:** This contract provides for plumbing maintenance and repair services for the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Light RailLink stations and facilities.

**Award:** G.A. Mechanical, Inc.  
Kingsville, MD

**Contract Term:** 02/25/2021\* – 02/24/2024 (\*or earlier upon BPW approval)

**Amount:** \$479,700

**Procurement Method:** Competitive Sealed Bidding

**Bids:** G.A. Mechanical, Inc. \$479,700  
Kingsville, MD

Denver-Elek, Inc. \$541,480  
Essex, MD

Definitive Mechanical, LLC \$705,040  
Largo, MD

**Living Wage Eligible:** Yes

**MBE Participation:** 15%

**Hiring Agreement Eligible:** Yes

**Incumbent:** Denver-Elek, Inc.  
Essex, MD

**Requesting Agency Remarks:** This solicitation was published on eMaryland Marketplace Advantage on July 22, 2020, notifying 150 vendors. The bid opening was conducted on October 17, 2020 and three (3) bids were received.



DEPARTMENT OF TRANSPORTATION  
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**9-M. MARYLAND TRANSIT ADMINISTRATION (cont'd)**

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

In accordance with COMAR 21.06.02.03B.(1), one (1) was bid deemed not responsible and rejected due to the vendor not meeting the minimum qualifications, the vendor's financial records, and bid price concerns. The rejected bidder filed a protest asserting that the firm's references and previous MDOT contracts should prove that the firm is indeed responsible and provided some additional background surrounding MDOT MTA's concerns. MDOT MTA found this assertion to be correct. MDOT MTA sustained the protest and the bid was deemed responsive.

This contract provides for plumbing maintenance at MDOT MTA's Light RailLink stations and facilities, located in Baltimore County, Baltimore City, and Anne Arundel County.

The contractor will provide the service at 33 Light RailLink stations, 15 park and ride lots, two (2) Light RailLink vehicle mechanical shops & administrative offices, six (6) construction office trailers, two (2) station trackside operator restrooms, and two (2) storage buildings. MDOT MTA requires the vendor to be available to service these properties 24 hours per day and seven (7) days a week including holidays and during emergency situations.

The contractor will repair and maintain the following:

- plumbing systems;
- car wash services systems;
- sanding systems; and
- air compressor stations, compressors, & hose reels.

The MBE goal established for this contract is 15% and G.A. Mechanical, Inc. has committed to this goal.

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

***Approp. Code:*** J05H0104

***Resident Business:*** Yes

***MD Tax Clearance:*** 20-2484-0111

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



Contact: William L. Parham, Jr. 410-767-8374  
wparham@mdot.maryland.gov

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

**Contract ID:** Bus Shelter Maintenance and Repair; OPS-20-012-MT  
ADPICS No.: OPS20012MT

**Contract Description:** This contract provides for the maintenance and repair of various Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) bus shelters throughout the Baltimore metropolitan area and surrounding counties.

**Award:** J. Ziemiński Construction Inc.  
Baltimore, MD

**Contract Term:** 02/25/2021\* - 02/24/2024 (\*or earlier upon BPW approval)  
(with two, 1-year options)

**Amount:** \$1,425,750 (Base Contract, 3 Years)  
\$ 475,250 (Renewal Option No. 1, Year 4)  
\$ 475,250 (Renewal Option No. 2, Year 5)  
\$2,376,250 (Aggregate Total, 5 Years)

**Procurement Method:** Competitive Sealed Bidding

**Bids:** J. Ziemiński Construction Inc. \$2,376,250  
Baltimore, MD  
  
Hawkeye Construction LLC. \$2,763,700  
Baltimore, MD

**Living Wage Eligible:** Yes

**MBE Participation:** 5%

**Incumbent:** J. Ziemiński Construction Inc.  
Baltimore, MD

**Requesting Agency Remarks:** This solicitation was published on eMaryland Marketplace Advantage on April 23, 2020, notifying 276 vendors. Copies of the solicitation notice were sent directly to seven (7) prospective vendors. The bid opening was conducted on June 5, 2020.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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**10-M.      MARYLAND TRANSIT ADMINISTRATION (cont'd)**

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

Bus shelters protect passengers from changing weather conditions as they await their commute. The shelters are outdoors and subject to the elements of the public, weather, vandalism, and on occasion, they are hit and damaged by moving vehicles. Bus shelters need to be repaired and maintained on a regular basis in order to ensure passenger safety and well-being.

The MBE goal established for this contract is 5% and J. Ziemi Construction Inc. has committed to this goal.

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

***Approp. Code:***                      J05H0102

***Resident Business:***                No

***MD Tax Clearance:***                20-2713-0111

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

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021**



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

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

**Contract ID:** Survey and Engineering Services, District 3; *BCS 2017-01 B and BCS 2017-01 D*  
ADPICS No. SBCS1701B and SBCS1701D

**Contract Description:** These contracts are two (2) of nine (9) open-ended, work-order based contracts to provide survey and engineering services for the Maryland Department of Transportation State Highway Administration (MDOT SHA).

**Awards:** Prime AE Group, Inc. (Contract B)  
Baltimore, MD

Rummel, Klepper & Kahl, LLP (Contract D)  
Baltimore, MD

**Contract Term:** 02/25/2021 – 02/24/2026

**Amount:** \$ 5,400,000 NTE (Contract B)  
\$ 5,400,000 NTE (Contract D)  
\$10,800,000 NTE - Aggregate Total

**Procurement Method:** Qualification Based Selection

***Proposals:***

	<b><i>Technical Proposal Rating (Max 100)</i></b>	<b><i>Technical Ranking</i></b>	<b><i>Award</i></b>
Brudis & Associates, Inc. Columbia, MD	87.83	1	Contract A Approved at the 12/16/2020 BPW
PRIME AE Group, Inc. Baltimore, MD	85.90	2	\$5,400,000 NTE (Contract B)
KCI Technologies, Inc. Sparks, MD	84.68	3	Contract C Approved at the 01/06/2021 BPW
Rummel, Klepper and Kahl, LLP Baltimore, MD	84.46	4	\$5,400,000 NTE (Contract D)
Century Engineering, Inc. Hunt Valley, MD	84.42	5	Contract E
McCormick Taylor, Inc. Baltimore, MD	84.33	6	Contract F

**DEPARTMENT OF TRANSPORTATION  
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**11-AE.                    STATE HIGHWAY ADMINISTRATION (cont'd)**

***Proposals: (cont'd.)***

	<b><i>Technical Proposal Rating (Max 100)</i></b>	<b><i>Technical Ranking</i></b>	<b><i>Award</i></b>
Whitney, Bailey, Cox & Magnani, LLC/Dewberry Engineers, Inc. Baltimore, MD	83.58	7	Contract G Approved at the 12/16/2020 BPW
AECOM Technical Services, Inc Hunt Valley, MD	82.31	8	Contract H
STV Incorporated Laurel, MD	80.59	9	Contract I Approved at the 01/06/2021 BPW
Pennoni Associates, Inc./ Sabra & Associates, Inc. Baltimore, MD	79.81	10	
Johnson, Mirmiran & Thompson, Inc Hunt Valley, MD	78.51	11	
Gannett Fleming, Inc/Stantec Consulting Services, Inc. Baltimore, MD	78.49	12	
Whitman, Requardt & Associates, LLP Baltimore, MD	77.70	13	
A. Morton Thomas and Associates, Inc. Towson, MD	77.50	14	
Wallace Montgomery & Associates, LLP Hunt Valley, MD	77.36	15	
ATCS, P.L.C/WSP USA, Inc. Timonium, MD	76.88	16	
A.B Consultants, Inc/The Wilson T. Ballard Company Lanham, MD	76.23	17	
Jacobs Engineering Group Inc/EBA Engineering, Inc. Baltimore, MD	72.75	18	
Volkert, Inc. Columbia, MD	65.83	19	
Urban Engineer, Inc./Alpha Corporation Baltimore, MD	61.12	20	

DEPARTMENT OF TRANSPORTATION  
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11-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

**DBE Participation:** 27% (Contract B)  
27% (Contract D)

**Incumbents:** McCormick Taylor, Inc./Prime Engineering, Inc./STV Group, Inc.

**Requesting Agency Remarks:** On September 24, 2018, the solicitation was advertised in The Daily Record, on MDOT SHA's web page, and eMaryland Marketplace. A total of 532 firms were directly solicited on March 28, 2019.

The consultant shall perform survey and engineering services, District 3 (Prince Georges and Montgomery Counties). These services shall include preliminary and final engineering services, such as concept development, highway design, traffic engineering, landscape architecture, structural design, water resources design and review, environmental design and assessments, project planning, pavement design, providing and/or procuring services for the following: preparation of right of way plats and appraisals, collection of topographical and metes and bounds surveys for right of way acquisition, utility designation and test pits, geotechnical investigations, constructability reviews, construction management inspection, preparation of construction contract plans, engineering estimates, special provisions and other contract documents, etc. This is not an all-inclusive list as this contract may include all professional services and activities related to construction management and inspection.

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

**Approp. Code:** J02B0101 & J02B0102

**Resident Business:** Yes

See next page for  
Record Correction  
Letter dated 6/30/25

**MD Tax Clearance:** Prime AE Group, Inc. 20-4042-0111  
Rummel, Klepper & Kahl, LLP 20-3984-1101

BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

*John Gontrom*



Wes Moore  
Governor  
Aruna Miller  
Lieutenant Governor  
Paul J. Wiedefeld  
Secretary  
William Pines, P.E.  
Administrator

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## EXECUTIVE MEMORANDUM

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**TO:** EXECUTIVE SECRETARY JOHN GONTRUM  
**FROM:** SHA PROCUREMENT DIRECTOR JADA WRIGHT  
**SUBJECT:** NOTICE OF CORRECTION – MDOT 11-AE, 02/10/2021 BPW MEETING  
**DATE:** JUNE 30, 2025

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### **PURPOSE OF MEMORANDUM**

To advise the BPW staff of the following clerical error, a second appropriation code was inadvertently left off in the Department of Transportation's Action Agenda item previously approved by the Board of Public Works.

### **MDOT Agenda 02/10/2021, Item 11-AE**

**Approved Approp. Code:** J02B0101  
**Corrected Approp. Code:** J02B0101 & J02B0102

Thank you for your attention to this matter. If additional information is required, please do not hesitate to contact me at (410) 545-0330 or [jwright18@mdot.maryland.gov](mailto:jwright18@mdot.maryland.gov).

Requested by:

*Jada Wright*

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Jada Wright, Director  
Office of Procurement and Contract Management

Concurrence:

*Scott Pomento*

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Scott Pomento, P.E.  
Chief Financial Officer

Approval:

*William Pines*

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William Pines, P.E.  
Administrator

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

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

**Contract ID:** Janitorial/Custodial Service for the MDOT SHA District 3 Office and Maintenance Facilities; *D3JANT2020*

ADPICS NO: D3JANT2020

**Contract Description:** This contract provides the Maryland Department of Transportation State Highway Administration (MDOT SHA) District 3 Office and Maintenance Facilities with janitorial/custodial services.

**Awards:** CHI Centers, Inc.  
Silver Spring, MD

**Contract Term:** 02/20/2021\* – 02/19/2024

**Amount:** \$755,916 NTE

**Procurement Method:** Preferred Provider

**Bids/Proposals:** No

**Living Wage Eligible:** No

**MBE Participation:** 0%

**Performance Security:** None

**Incumbent:** CHI Centers, Inc.  
Silver Spring, MD

**Requesting Agency Remarks:** This is a contract to provide the Maryland Department of Transportation State Highway Administration District 3 Office and Maintenance Shops with janitorial/custodial services. District 3 covers Montgomery and Prince George's counties and comprises the Greenbelt Headquarters and the Fairland, Gaithersburg, Laurel and Upper Marlboro Maintenance Facilities. Janitorial services are mission-critical to these facilities in providing a safe and healthy environment for employees and the many visitors to these offices. The current contract expires on February 19, 2021. MDOT SHA is requesting that the Board approve award of a Preferred Provider contract to Chi Centers, Inc. to provide all labor, materials, and equipment necessary to perform janitorial services at SHA District 3 Headquarters and four (4) other facilities.



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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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:* 20-3989-1111

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BOARD OF PUBLIC WORKS ACTION – THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
February 10, 2021



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

**13-M. STATE HIGHWAY ADMINISTRATION**  
***RETROACTIVE Maintenance Contract***

**Contract ID:** Janitorial/Custodial Service for the MDOT SHA Headquarters; *EMJANHQ21*  
ADPICS NO: EMJANHQ21

**Contract Description:** To provide the Maryland Department of Transportation State Highway Administration (MDOT SHA) with janitorial/custodial and carpet care services to the Headquarters Complex located at 707 N. Calvert Street and 211 E. Madison Street, Baltimore, MD.

**Awards:** Alliance, Inc.  
Nottingham, MD

**Contract Term:** 12/01/2020 – 04/11/2021

**Amount:** \$205,826 NTE

**Procurement Method:** Preferred Provider

**Bids/Proposals:** No

**Living Wage Eligible:** No

**MBE Participation:** 0%

**Performance Security:** None

**Incumbent:** Alliance, Inc.  
Nottingham, MD

**Requesting Agency Remarks: RETROACTIVE** This is a retroactive maintenance contract to provide the Maryland Department of Transportation State Highway Administration with janitorial/custodial and carpet care services to the Headquarters Complex located at 707 N. Calvert Street and 211 E. Madison Street, Baltimore, Maryland. The previous contract expired on November 30, 2020. The period of this contract from December 01, 2020 through February 10, 2021 is retroactive. A bridge contract was executed on January 14, 2021 for continuity of services to cover the entire retroactive period of performance until BPW approval is granted. The contract term is December 1, 2020 through April 11, 2021 to allow MDOT SHA sufficient time to execute a new three (3) year contract with Preference Vendor Alliance, Inc. MDOT SHA is seeking ratification from the BPW for this contract as voidable instead of void.

DEPARTMENT OF TRANSPORTATION  
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13-M. **STATE HIGHWAY ADMINISTRATION** (*cont'd*)

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

***Approp. Code:*** J02B0101 / J02B0102 / J02B0104

***Resident Business:*** Yes

***MD Tax Clearance:*** 20-4022-0110

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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**  
**February 10, 2020**

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<i>9</i>	<i>Construction</i>	<i>11 - 12</i>
<i>10 - 16</i>	<i>Services</i>	<i>13 - 31</i>
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**DEPARTMENT OF GENERAL SERVICES  
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February 10, 2021**



Contact: Jack Howard 410-767-0979  
jack.howard@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 Council of the City of Aberdeen**

Aberdeen Family Swim Center (Harford County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement and capital equipping of the Aberdeen Family Swim Center, located in Harford County”*

*Maryland Consolidated Capital Bond Loan of 2020 (LSI– Chapter 537, Acts of 2020)  
DGS Item 276 (SL-016-200-038)                      \$ 100,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 100,00
	<b>20-276 (This Action)</b>	<b>\$ 100,000 (Non-match)</b>
	Local Cost	\$ 0

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
February 10, 2021**



Contact: Jack Howard 410-767-0979  
jack.howard@maryland.gov

**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 Haven Ministries, Inc.**

Haven Homes (Queen Anne's County)

*"For the acquisition, planning, design, construction, repair, renovation,  
reconstruction, site improvement, and capital equipping of Haven Ministries'  
Housing Assistance Program Facilities, located in Queen Anne's County."*

*Maryland Consolidated Capital Bond Loan of 2020 (LSI – Chapter 537, Acts of 2020),  
DGS Item G124; (SL-017-200-038)                      \$ 150,000*

**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 Haven Ministries, Inc. has over \$150,000 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$ 752,934
	<b>20-G124 (This Action)</b>	<b>\$ 150,000 (match)</b>
	Local Cost	\$ 602,934

**Remarks:**

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

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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February 10, 2021**



*Contact: Jack Howard 410-767-0979  
jack.howard@maryland.gov*

### **3-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of Trustees of the Maryland Zoological Society, Inc.**

Maryland Zoo in Baltimore – Infrastructure Improvements (Baltimore City)

*“To assist in funding the design, construction, and equipping of infrastructure improvements for the exhibits and operations of the Maryland Zoo in Baltimore.”*

*Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)*

*DGS Item 166 (SL-015-190-038)*

**\$ 5,050,000**

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 31,550,000
	<b>20-166 (This Action)</b>	<b>\$ 5,050,000 (Non-match)</b>
	19-162 (Prior Action)	\$ 5,000,000 (Non-match)
	18-151 (Prior Action)	\$ 4,000,000 (Non-match)
	17-128 (Prior Action)	\$ 4,000,000 (Non-match)
	16-127 (Prior Action)	\$ 3,500,000 (Non-match)
	15-136 (Prior Action)	\$ 5,000,000 (Non-match)
	14-041 (Prior Action)	\$ 5,000,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: 11/20/19 (DGS 11-CGL); 10/17/19 (DGS 13-CGL); 09/06/17 (DGS 22-CGL); 11/16/16 (DGS 14-CGL); 10/21/15 (DGS 23-CGL); 11/12/14 (DGS 13-GL); 12/18/13 (DGS 17-CGL))

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. Invoices should be submitted to the Department of General Services for the disbursement of funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Jack Howard 410-767-0979  
jack.howard@maryland.gov*

#### **4-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

***County Executive and County Council of Montgomery County***  
*Montgomery County Pre-Release Center (Montgomery County)*  
*“To construct and equip renovations to the Pre-Release Center’s Dietary Center.”*  
*Maryland Consolidated Capital Bond Loan of 2018 (LJDC - Chapter 9, Acts of 2018)*  
*DGS Item G159; (SL-059-150-038)                                      \$ 1,618,000*

**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 County Executive and County Council of Montgomery County has submitted documentation that Montgomery County Maryland has appropriated over \$1,618,000 in its Fiscal Year 2019 budget to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$ 7,005,000
	<b>18-G159 (This Action)</b>	<b>\$ 1,618,000 (match)</b>
	17-G164 (Prior Action)	\$ 1,204,000 (match)
	16-G192 (Prior Action)	\$ 403,000 (match)
	15-G149 (Prior Action)	\$ 280,000 (match)
	Local Cost	\$ 3,500,000

Prior Actions: 12/20/17 (DGS 20-CGL); 04/05/17 (DGS 12-CGL)

**Remarks:**

1. This grant received a one-year emergency extension on July 1, 2020 Board of Public Works meeting.
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-3250 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.





**DEPARTMENT OF GENERAL SERVICES  
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**4-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

5. The Office of Comptroller may not disburse State funds until after it verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
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**February 10, 2021**



**REVISED**

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

Contact: Jack Howard 410-767-0979  
jack.howard@maryland.gov

**5-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 Catoctin Furnace Historical Society, Inc.***

*Museum of the Ironworker (Frederick County)*

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Museum of the Ironworker, located in Frederick County.”*

*Maryland Consolidated Capital Bond Loan of 2020 (LHI - Chapter 537, Acts of 2020)*

*DGS Item G174; (SL-018-200-038)*

**\$ 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 Catoctin Furnace Historical Society, Inc. has submitted documentation that has over \$14,000 in a financial institution and has submitted documentation that it received a **\$30,000.00** commitment letter to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$ 353,000 (Obtain from Grant App)
	<b>20-G174 (This Action)</b>	<b>\$ 50,000 (\$38,000 Match)</b>
	Local Cost	\$ 303,000

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-3250 to 328, *State Finance and Procurement Article, Annotated Code of Maryland*, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. The Office of Comptroller may not disburse State funds until after it verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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February 10, 2021**



*Contact: Jack Howard 410-767-0979  
jack.howard@maryland.gov*

**6-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

**Board of Trustees of Notre Dame of Maryland University**

Maryland Independent College and University Association – Notre Dame of Maryland University (Baltimore City)

*“For the design, construction, and equipping of renovations to the Knott Science Building.”*

*Maryland Consolidated Capital Bond Loan of 2020 (MISC – Chapter 537, Acts of 2020), DGS Item G002; (SL-014-200-038)*

**\$4,000,000**

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2022 and the Board of Public Works to certify a matching fund. The Board of Trustees of Notre Dame of Maryland University has submitted evidence that it has over \$4,000,000 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$9,000,000
	<b>20-G002 (This Action)</b>	<b>\$4,000,000 (match)</b>
	Local Cost	\$5,000,000

**Remarks:**

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

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Jack Howard 410-767-0979  
jack.howard@maryland.gov*

**7-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works enter into a grant agreement for the following grant:

**Board of County Commissioners of Washington County**

Washington County Public Service Academy – New Training Facility (Washington County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, expansion, site improvement, and capital equipping of a new Washington County Public Service Academy, including an Incident Command Room”*

*Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)  
DGS Item 191 (SL-015-200-038)                      **\$ 500,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 12,000,000
	<b>20-191 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	Local Cost	\$ 11,500,000

**Remarks:**

1. The grant agreement has been revised as follows: 16. Indemnification. To the extent permitted by law (including Courts and Judicial Proceedings Article, §5-301 et seq. the Local Government Tort Claims Act; Article §25A, 1A; and Courts and Judicial Proceedings Article, §5-509; Annotated Code of Maryland, as amended from time to time), and subject to the availability of appropriations, Grantee...
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 the 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  
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*Contact: Lauren Buckler 410-767-3274  
lauren.buckler@maryland.gov*

**8-AE-MOD. ARCHITECTURAL ENGINEERING SERVICES MODIFICATION**  
***Department of General Services***

**Contract ID:** Fort Frederick Wall Repair & Stabilization; P-012-140-001  
ADPICS No.: COJ08686

**Contract Approved:** DPRB, 09/07/2016

**Contractor(s):** EBA Engineering, LLC; Laurel, MD  
(Certified Minority Business Enterprise)

**Contract Description:** Structural evaluation of walls and foundations, determination of repointing method, recommended methods to replace the waterproofing at the top of the 18th century stone wall, approximately 18' high and 3' wide at the base, as well as 16,500' long at Fort Frederick State park in Washington County. Also included in the scope of work is a determination of the best method to clean the wall surface and replace the fort gate, in accordance with existing details prepared by DNR in 1982.

**Modification Description:** Perform structural analysis and design the Fort Frederick State Park Entrance Gate connection supports, hinges, and foundation for the gate post. Coordinate drawings with Maryland Historical Trust (MHT).

**Original Contract Term:** 09/08/2016 - 02/08/2018

**Modification Term:** 02/25/2021\* - 05/11/2021 (\*Or earlier upon BPW approval)

**Original Contract Amount:** \$176,612.97

**Modification Amount:** \$ 24,856.19

**Total Contract Amount:** \$201,469.16

**Prior Mods/Options:** None

**Percent +/- (This Item):** 14.07%

**Total Percent Change:** 14.07%

**Original Procurement Method:** Maryland Architectural and Engineering Services Act

**MBE/VSBE Participation:** 10% / N/A      **MBE/VSBE Compliance:** 0% / N/A



**DEPARTMENT OF GENERAL SERVICES  
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**8-AE-MOD. ARCHITECTURAL ENGINEERING MODIFICATION (cont'd)**

**Requesting Agency Remarks:** At the time of initial approval, the construction associated with this project was expected to start in August 2018. Construction funding coordination between DGS and DNR delayed the construction start until May 2020; at which time, DGS awarded the construction project. This contract was extended to ensure the engineer who initially designed the project would be available to answer questions and provide specification clarifications, as necessary. The engineer has solely been paid for services rendered.

This modification provides additional funding to complete added scope for this project. The gate was originally to be a design/build by the contractor; however, during the process it was recognized that the design team would need to be involved to coordinate the structural attachment of the gate and the coordination with Historic Trust.

**Fund Source:** POS18, Item 007

**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: Lauren Buckler 410-767-3174  
lauren.buckler@maryland.gov*

**9-C-OPT.     CONSTRUCTION OPTION**  
***Department of General Services***

**Contract ID:** General Construction and Related Services; *DGS-18-306-IQC*  
ADPICS No.: COJ08059, COJ08095, COJ08093, COJ08113, COJ08112,  
COJ08124, COJ08115, COJ08116, COJ08117, COJ08118, COJ08119,  
COJ08122, COJ08123, COJ08100

**Contract Approved:** DGS 3-C, 03/28/2018

**Contractor:**

Baltimore Contractors, Inc.; Glen Burnie, MD	(SBE)
Brawner Builders, Inc; Hunt Valley, MD	
Colossal Contractors, Inc.; Burtonsville, MD	(MBE, SBE)
Garcete Construction, Inc.; Bladensburg, MD	(MBE, SBE)
Hayes Construction, Inc.; Phoenix, MD	
JB Contracting, Inc.; Silver Spring, MD	(SBE)
Jeffrey Brown Contracting; Towson, MD	(SBE)
M&S Enterprises, Inc.; Crofton, MD	(MBE, SBE)
Meltech Corp., Inc.; Landover, MD	
North Point Builders, Inc.; Baltimore, MD	
Paige Industrial Services; Landover, MD	(MBE)
Tito Contractors, Inc.; Baltimore, MD	(MBE, SBE)
Total Contracting, Inc.; Lanham, MD	(MBE)
Warwick Supply & Equip.; Hunt Valley, MD	(MBE, SBE)

**Contract Description:** Provide general construction and related services for the Department of General Services. Individual task orders will be competitively bid.

**Option Description:** Exercise the first of two renewal options.

**Original Contract Term:** 03/26/2018 - 03/25/2021 (w/two 1-year renewal options)

**Option Term:** 03/26/2021 - 03/25/2022

**Original Contract Amount:** \$15,000,000 NTE

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

**Total Contract Amount:** \$45,000,000 NTE



**DEPARTMENT OF GENERAL SERVICES  
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**9-C-OPT.     CONSTRUCTION OPTION (cont'd)**

**Prior Mods/Options:**            \$25,000,000 (Mod. #1: Increased ceiling of this Master Contract to allow various task orders executed per Governor Hogan's Executive Order; DGS 2-C-MOD, 06/17/2020)

**Percent +/- (This Item):**        33.3%

**Total Percent Change:**        200%

**Original Procurement Method:**    Competitive Sealed Proposals

**MBE/VSBE Participation:**    Determined per task order.

**MBE/VSBE Compliance:**    Determined per task order.

**Requesting Agency Remarks:**    DGS is satisfied with the performance of the contractors.

**Fund Sources:**                    Determined per task order.

**Approp. Codes:**                  Determined per task order.

**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**  
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**February 10, 2021**

**REVISED**



*Contact: Jeanne Mullen-Archer 301-429-7659  
 jeanne.mullen-archer@maryland.gov*

**10-S. SERVICES CONTRACT**

***Department of Housing and Community Development, Division of Credit Assurance***

**Contract ID:** Sub-Servicer for Single Family Housing Loans; *S00R0600021*  
 ADPICS No.: S00B0600096

**Contract Description:** Provide sub-servicing of single-family housing loans funded in connection with the issuance of bonds that are part of the Maryland Mortgage Program's loan portfolio.

**Award:** Dovenmuehle Mortgage, Inc.; Lake Zurich, IL

**Term:** 03/15/2021 - 07/31/2025 (w/two 3-year renewal options)

**Amount:** \$12,462,075.60 (Base)  
 \$ 8,644,708.80 (Renewal Option #1, 3-years)  
\$10,007,107.92 (Renewal Option #2, 3-years)  
 \$31,113,892.32 (Total)

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

**MBE/VSBE Participation:** 15% / N/A

**Performance Security:** N/A

**Incumbents:** Same

**Requesting Agency Remarks:** An RFP for these services was advertised on eMaryland Marketplace Advantage on November 22, 2019, electronically notifying 150 vendors. The Department of Housing and Community Development (DHCD) sent direct solicitations to 35 prospective offerors. DHCD received two proposals; however, one proposal was disqualified for incurable deficiencies in its Minority Business Enterprise submission.

Servicing of government mortgage loans is a demanding and niche industry. There are only about 50 mortgage servicers that the Department of Housing and Urban Development rates as Tier I or Tier II, and most of these companies only service their own portfolio. DHCD has historically had a very limited number of proposals submitted in response to its RFPs for these services. In response to the RFP that DHCD published for these services in 2014, it received only three responses; one of those Offerors subsequently went out of business.



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
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**REVISED**



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

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

While under some circumstances it may be beneficial to issue a new RFP to encourage more offers, this is not likely to be the case. Considering the COVID-19 crisis, the risk of the re-issuance resulting in a substantial increase in pricing was substantial. The scale of the economic fallout of the COVID-19 pandemic is still uncertain but is already beginning to impact loan servicing operations. The predicted increase in unemployment is very likely to impact the size and average delinquency status of the MMP's mortgage loan portfolio. The federal Coronavirus Aid, Relief and Economic Security (CARES) Act includes loan forbearance measures to reduce or suspend mortgage payments for 180 days or more on loans backed by the federal government. These COVID-19 loan forbearance measures are estimated to result in approximately 1,500 of the MMP loans serviced under this contract requiring modification (a sophisticated, labor intensive process) within 6-12 months after the forbearance period ends. For comparison, the greatest number of modifications to MMP loans performed in any given year throughout the period following the 2008 Financial Crisis was approximately 500. Additionally, DHCD currently expects the mortgage defaults likely to result from this economic crisis to take a further one to two years to resolve.

The uncertainty resulting from this economic impact may very likely result in vendors increasing prices in response to a renewed solicitation to account for unknown financial risk. Given the increased amount of work to be generated—and with pricing on a per-loan basis—any increase in pricing because of a reissued RFP would have a very high financial impact. DMI, however, remains ready, willing, and committed to moving forward with the pricing that it submitted. DMI did not change any of its original pricing in its April 3, 2020 Best and Final Offer (“BAFO”).

DMI's Financial Proposal has been compared to Financial Proposals submitted for DHCD's 2014 RFP for these same services. In 2014, DHCD received Financial Proposals from only three firms as outlined below. Cenlar **did not receive** the award of the 2014 contract. Bogman, Inc. has since gone out of business.

<i>Historical Reference</i>	
<i>2014 Proposal Rates Applied to 2020 Loan Portfolio</i>	
DMI	\$8,075,760.00
Bogman, Inc.	\$13,278,975.00
Cenlar	\$12,947,460.00



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**REVISED**



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

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

While other fees are factored into the proposed price of the current RFP, servicing fees make up the bulk of the contract cost. Changes in the number and delinquency of loans in MMP's loan portfolio over the years prevent a direct comparison of proposed prices between the three 2014 Financial Proposals and DMI's 2020 Financial Proposal. However, the overall estimated servicing fees can be compared between Financial Proposals when applied to the data for MMP's loan portfolio at the time the current RFP was issued.

DMI's servicing rates have roughly increased to an amount similar to its competitors from 6-years ago but are still overall lower. For this reason, DHCD finds DMI's current price proposal to be fair and reasonable when compared to previously known pricing for these services.

***Fund Source:*** 100% Special (General Bond Reserve Fund)

***Approp. Code:*** S00.A22.02

***Resident Business:*** No

***MD Tax Clearance:*** 20-1203-0000

**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: Debbie Thornton 410-230-3322  
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**11-S. SERVICES CONTRACT  
*Department of Juvenile Services***

**Contract ID:** Dentist Services, 20-SH-004  
ADPICS No.: V00B1600045

**Contract Description:** Provide dental services for male youth detained at the Baltimore City Juvenile Justice Center (BCJJC) and female youth detained at Thomas J.S. Waxter Children's Center (Waxter) and transported to BCJJC for dental services.

**Award:** Dentrust Dental Maryland, P.A.; Pipersville, PA

**Contract Term:** 03/01/2021 - 02/28/2026

**Amount:** \$562,475

**Procurement Method:** Competitive Sealed Bidding

***Bids:***

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
Dentrust Dental Maryland, P.A.; Pipersville, PA	\$562,475
Dental Power; Carrboro, NC	\$633,330
Cassandra Burnett, DDS, P.A.; Baltimore, MD	\$750,050

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 5% / N/A

**Performance Security:** N/A

**Incumbents:** Cassandra Burnett, DDS, P.A.; Baltimore, MD

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage.com on October 2, 2020. Three bids were received and opened on November 4, 2020. Dentrust Dental Maryland, PA (Dentrust) has been found responsible and its bid responsive. The bid pricing has been confirmed.



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

***Fund Source:*** 100% General

***Approp. Code:*** V00G0101

***Resident Business:*** No

***MD Tax Clearance:*** 20-3612-0000

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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*Contact: Anna Lansaw 443-525-6802  
anna.lansaw@maryland.gov*

**12-S. SERVICES CONTRACT  
*Department of Public Safety and Correctional Services***

**Contract ID:** Western Region Television Services; BPM020964  
ADPICS No.: Q00B1600087

**Contract Description:** Provide satellite television services in cell and dayrooms for the six Western Region Institutions including: Western Correctional Institution (WCI), North Branch Correctional Institution (NBCI), Maryland Correctional Institution-Hagerstown, Maryland Correctional Training Center (MCTC), Roxbury Correctional Institution (RCI), and Harold E. Donnel Building and Emergency Housing.

**Award:** Friendship Cable of Texas, Inc dba Correctional Cable TV  
Tyler, TX

**Term:** 02/26//2021\* - 02/25/2026 (\*Or earlier upon approval)

**Amount:** \$1,783,847

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i><b>Bidders</b></i>	<i><b>Amount</b></i>
Friendship Cable of Texas, Inc.; Tyler, TX	\$1,783,847.00
Buford Satellite Service, L.P.; Tyler, TX	\$2,309,265.87
College Cable Services, Inc.; Nicholasville, KY	\$2,436,769.20

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

**Performance Security:** N/A

**Incumbents:** Dish Network (NBCI and WCI); Friendship (RCI);  
Antietam (MCTC Library)

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage.com on September 30, 2020 with direct notification to six potential bidders. Friendship Cable of Texas, Inc. dba Correctional Cable TV has been found responsible and its bid responsive. The bid pricing has been confirmed.

The contract provides 23 television stations and all equipment and repairs necessary during the contract term.



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

***Fund Source:***                      100% Special (Inmate Welfare)

***Appropriation Codes:***        R1213 1280  
    R2213 1280  
    R3213 1280  
    R4213 1280  
    R5213 1280

***Resident Businesses:***        No

***MD Tax Clearances:***        20-3597-0001

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**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**13-S. SERVICES CONTRACT**  
***Department of Human Services, Local Department of Social Services  
Operations, Residential Child Care Maintenance Payment Program***

**Contract ID:** Residential Child Care Services; SSA/RCCSS-21-002  
ADPICS No.: N00B1600106

**Contract Description:** **RETROACTIVE** approval to provide continued Residential Child Care (RCC) services for two transition aged youth diagnosed with intellectual disabilities - Mild, Unspecified Anxiety Disorder, Attention Deficit/Hyperactivity Disorder, and Oppositional Defiant Disorder, both are placed with an in-state provider.

**Award:** Living Sans Frontier, Inc.; Windsor Mills, MD

**Contract Term:** 10/01/2020 - 09/30/2022

**Amount:** \$ 18,240 (**Retroactive**)  
\$538,000 (Proactive)  
\$556,240 Total

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

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

**Performance Security:** N/A

**Incumbents:** Same

**Requesting Agency Remarks:** The primary circumstances that contributed to this contract being retroactive was due to a delay in being notified that this youth had been placed with this provider and the time it took to process the contract paperwork.

The Maryland State Department of Health, Developmental Disabilities Administration (DDA) is the sole agency of the State responsible for setting rates for the DDA program services contracts to ensure that equal rates are paid for equal services regardless of the location of the facility.

This is a not-to-exceed per diem contract where the provider is paid solely per child, per day, DHS will not be charged for any unused capacity.





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

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

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

According to the State Finance and Procurement § 13-107 and COMAR 21.05.05.02A (Sole Source Contracts); in order to provide continuity of human or social services care to current clients, the procurement officer shall, before the contract with the current provider expires, attempt to negotiate a sole source contract with the current provider. Based on an assessment by a licensed or certified health practitioner, the head of a funding unit determines that a change in the human or social services provider would have a detrimental impact on those clients currently being served by the provider. The licensed or certified health practitioner shall be a psychologist, social worker, physician, nurse, or qualified developmental disabilities professional, as defined in COMAR 10.22.02.11A.

It is in the best interest of the State to approve this retroactive Sole Source contract as it will enable DHS to continue delivering the support and services that this contract provides.

***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:*** 80% General; 20% Federal

***Approp. Code:*** N00G0001

***Resident Business:*** Yes      ***MD Tax Clearance:*** 20-2397-0111

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

**14-S-OPT. SERVICES OPTION**

***Department of Human Services - Child Support Administration***

**Contract ID:** Privatization of Child Support Services in Baltimore City; CSA/PR/18-001-A1  
ADPICS No.: N00B1600286

**Contract Approved:** DBM 9-S, 11/15/2017

**Contractor:** Veritas, HHS, LLC; Denver, CO

**Contract Description:** Provide full range of child support services including location of parents, establishment of paternity, establishment and enforcement of child support, medical support obligations, decentralized collections, and review and adjustments of child support obligations.

**Option Description:** Exercise the first of two renewal options.

**Original Contract Term:** 12/01/2017 - 02/28/21 (w/two 1-year renewal options)

**Option Term:** 03/01/2021 - 02/28/2022

**Original Contract Amount:** \$23,232,480

**Option Amount:** \$ 7,918,874

**Total Contract Amount:** \$31,151,354

**Prior Mods/Options:** N/A

**Percent +/- (This Item):** 34%

**Total Percent Change:** 34%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:** 29% / 1%

**MBE/VSBE Compliance:** 23% / 2.73%



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**14-S-OPT.    SERVICES OPTION (cont'd)**

**Requesting Agency Remarks:** The services that this contract provides are required per Federal mandate. If the services are not continued, the financial well-being of the families and children served would be greatly impacted resulting in them seeking additional State funded resources.

It is in the best interest of the State to approve this renewal option to continue these services at the established renewal option prices that were established during the Contract award.

**Fund Source:** 66% Federal (Title IV-D); 34% Special (CSA Offset)

**Approp. Code:** N00H0008

**Resident Business:** No

**MD Tax Clearance:** 21-0049-0111

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**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 410-767-7408  
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**15-S-OPT. SERVICES OPTION**

***Department of Human Services - Child Support Administration***

**Contract ID:** State Genetic Paternity Testing Services; CSEA/DNA-17-001-A2  
ADPICS No.: N00B1600265

**Contract Approved:** DBM 3-S, 01/04/2017

**Contractor:** Laboratory Corporation of America Holdings, Inc. (LabCorp)  
Burlington, NC

**Contract Description:** Provide genetic paternity testing services for establishing paternity in contested child support cases statewide.

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

**Original Contract Term:** 03/01/2017 - 02/29/2020 (w/two 1-year renewal options)

**Option Term:** 03/01/2021 - 02/28/2022

**Original Contract Amount:** \$ 750,825

**Option Amount:** \$ 250,275

**Total Contract Amount:** \$ 1,251,375

**Prior Mods/Options:** \$ 250,275 (Renewal Option #1: 03/01/2020-02/28/2021; DBM 16-S-OPT, 06/03/2020)

**Percent +/- (This Item):** 33.3%

**Total Percent Change:** 66.6%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:** 2% / N/A



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**15-S-OPT. SERVICES OPTION (cont'd)**

**MBE/VSBE Compliance:** 0% / N/A

**Requesting Agency Remarks:** Prior to the COVID pandemic, genetic testing samples were collected from child support customers onsite at the local child support office and a few Courthouses including the Baltimore City Juvenile Courthouse. Samples were collected by taking a swab of the client's mouth. Since the pandemic, there has been a reduction in the number of hours that the Child Support Administration (CSA) employees spent working in the local child support offices and a limit on the number of CSA customers that are seen in the office. There is also the risk of the swab collection exposing both the CSA client and the subcontractor's employee to COVID.

Customers requiring genetic samples were sent directly to LabCorp's statewide laboratories. This eliminated the need for the subcontractor to collect the samples on site. Additionally, CSA stopped sample collections for several months, unless a Court Case was scheduled. The Courthouses reopened for limited services in June of 2020 and implemented very limited hearings again in November 2020. Unfortunately, these actions have severely hampered genetic testing sample collection volumes. The Department recognizes that these factors will continue to serve as a hindrance in LabCorp's ability to meet the established 2% MBE subcontracting goal.

It remains in the best interest of the State to approve the second renewal option. If the services are discontinued, the Department would not be able to collect child support payments if there are no means by which paternity can be determined. Child support customers directed to obtain their own test results could lead to fraud and customers would have to bear the increased cost of testing on their own. The price for these services has been determined to be fair and reasonable compared to other genetic testing services in this region and across the country.

**Fund Source:** 100% Special (Child Support Reinvestment)

**Approp. Code:** N00G0006

**Resident Business:** No

**MD Tax Clearance:** 20-0344-1111

**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: Athos Alexandrou 410-767-5369  
athos.alexandrou@maryland.gov*

**16-S-OPT. SERVICES OPTION**

***Department of Health, Office of Pharmacy Services***

**Contract ID:** Point-of-Sale Electronic Claims Management System; DHMH/OPASS-07-9030  
ADPICS No.: COJ06349

**Contract Approved:** DBM 7-S, 05/17/2006

**Contractor:** Conduent State Healthcare LLC; Dallas, TX  
(local office in Baltimore, MD)  
(formerly Xerox State Healthcare, LLC)

**Contract Description:** Continue development, operation, and management of Point-of-sale (POS) Pharmacy System for Medicaid enrollees and other program enrollees.

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

**Original Contract Term:** 08/01/2006 - 02/04/2007 (Transition Period - MOD #1)  
02/05/2007 - 07/31/2009 (w/two 2-year renewal options)

**Option Term:** 03/01/2021 - 05/31/2021

**Original Contract Amount:** \$10,076,159

**Option Amount:** \$ 1,816,774

**Prior Mods/Options:** \$ 65,059,862 (See Attachment I)

**Total Contract Amount:** \$ 76,952,795

**Percent +/- (This Item):** 18.03%

**Total Percent Change:** 663.71%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:** 17% / N/A

**MBE/VSBE Compliance:** 15.3% / N/A



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**16-S-OPT. SERVICES OPTION (cont'd)**

**Requesting Agency Remarks:** In October 2019, the Board approved the new contract for these services and the incumbent was awarded the contract. After the kickoff meeting of the new contract, a review of the implementation timeline identified gaps in the vendor's implementation project plan related to multiple overlaps in project milestones, including requirement for gathering, development, testing and operational readiness testing, which added significant risk to a successful implementation.

After additional review of the MDH staff tasks, it was determined that MDH does not have adequate staff to support the original 6-month implementation window. This was exacerbated by the COVID pandemic, which further pulled MDH staff from the project. To allow sufficient time for thorough and complete testing, the Department is requesting the execution of the extension period for 3-months as requested in the original modification which was approved by the BPW on August 12, 2020.

It is in the State's best interest to modify the current contract to allow MDH to implement a new system successfully. In addition, the vendor continues to satisfactorily perform these services on behalf of the State.

The pharmacy claims are adjudicated in real time and recipients can begin the needed drug therapy right away and any interruption in this service can have a significant impact to the recipient's health and well-being.

**Fund Source:** 60% Federal; 40% General

**Approp. Code:** M00Q01.03

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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**16-S-OPT. SERVICES OPTION (cont'd)**

**ATTACHMENT 1**

<b>Mod./Opt.</b>	<b>Amount</b>	<b>Action</b>
Mod. #1	\$156,500	Extend transition period to obtain final files from incumbent vendor. Term was changed to 02/05/07-07/31/09. (DBM 7-S-MOD, 12/06/2006)
Mod. #2	\$524,781	Allow changes to recipient eligibility determination system for implementation of Medicaid expansion. 01/20/09 – 07/01/09 (DBM 5-S-MOD, 07/07/2009)
Option #1	\$6,647,038	08/01/09 – 07/31/11 (DBM 12-S-OPT, 06/17/2009)
Mod. #3	\$1,048,316	Implement Phase I related to collection and reporting of drug manufacturer rebates associated with Health Care Reform enacted on 03/23/10. 12/2/10 – 07/31/11 (DBM 7-S-MOD, 12/01/2010)
Mod. #4	\$389,067	Implement Phase II (described above with Phase I) and provide enhancements to the notices for the Primary Adult Care (PAC) program automated eligibility processing system. 04/21/11 - 07/31/11 (DBM 10-S-MOD, 04/20/2011)
Option #2	\$9,351,059	Exercise the second two-year renewal option. 08/01/2011 - 07/31/2013 (DBM 9-S-OPT, 07/06/2011)
Mod. #5	\$10,255,996	Upgrade system and make changes to enable the program to meet and comply with the ACA; add additional staff to meet policy changes affecting the prescribing of Antipsychotic drugs; and extend the contract term by 24 months to effectively and cost efficiently implement the upgrade to the POS system. 07/01/2012 - 07/31/2015 (DBM, 24-S-MOD 06/06/2012)





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**16-S-OPT.    SERVICES OPTION (cont'd)**

**ATTACHMENT I (cont'd)**

<b>Mod./Opt.</b>	<b>Amount</b>	<b>Action</b>
Mod. #6	\$0	Upgrade the system and make changes to enable the program to meet and comply with the ACA. 07/01/2012 - 07/31/2015 Approved by MDH on 08/26/2013.
Mod. #7	\$23,351	Maintain eligibility for newly eligible adults after January 2014 when the PAC program will cease, and the participants will convert to the ACA's newly eligible adult's coverage group with full Medicaid benefits. Because of unforeseen delays in the Maryland Health Benefit Exchange's electronic eligibility system, also known as Maryland Health Connection or the HIX, the eligibility verification system in current use for PAC must be used as a back-up system for the newly eligible adults' coverage group. These eligibility records will eventually be converted and maintained in the HIX. Approved by MDH.
Mod. #8	\$330,000	Revise and enhance the Maryland Medicaid Program "SmartPA" solution to support the transition to the International Statistical Classification of Diseases and Related Health Problems (ICD) "ICD-10" code sets by October 1, 2014. 02/06/2014 – 07/31/2015 (DBM 11-S-MOD, 02/05/2014)
Mod. #9	\$6,047	Update the eligibility system to process applications in the new ACA "Childless Adult" coverage group. 03/15/2014 - 07/31/2015. Approved by MDH.
Mod. #10	\$244,661	Change the existing rebate system in order to identify and report drug rebates for patients that are part of the Affordable Care Act (ACA) Medicaid Expansion. Reporting requirements begin July 1, 2014. 05/01/2014 - 07/31/2015 (DBM 7-S-MOD, 04/30/2014)



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**16-S-OPT. SERVICES OPTION (cont'd)**

**ATTACHMENT I (cont'd)**

<b>Mod./Opt.</b>	<b>Amount</b>	<b>Action</b>
Mod. #11	\$8,670,744	Add six staff members to meet the January 1, 2015 implementation of changes affecting the prescribing of certain behavioral health drugs and to extend the contract term by 18 months with four six-month renewal options. 01/01/2015 – 01/31/2017 (DBM Item 19-S-MOD, 12/03/2014)
Mod. #12	\$34,129	1) Change the "SAS 70" audit to a statement for attestation engagement 16 (SSAE 16) audit and specify the audit period. 2) Enhance the current lock-in functionality of the claims processing system to communicate between programs. 03/13/2015 - 01/31/2017 Approved and reported on the March 2015 PAAR.
Mod. #13	\$0	Bridge the contract term in order to submit an agenda item to the Board of Public Works for approval of exercising the available renewal options in Mod #11. 02/01/2017 – 02/28/2017 Approved by MDH.
Options #3/4	\$5,585,918	Exercise the first two of four six-month renewal options as contained in Mod #11. 03/01/2017 - 2/28/2018 (DBM 18-S-OPT, 02/08/2017)
Mod. #14	\$962,042	Transition to an Actual Acquisition Cost methodology and to implement Drug Utilization Review of Opioids. 03/01/2017 - 02/28/2018. Retroactive Approval (DBM 7-S-MOD. 03/22/2017)
Options #5/6	\$6,501,815	Exercise the final two of four six-month renewal options as contained in Mod #11. 03/01/2018 - 02/28/2019 (DBM 7-S-OPT, 2/7/2018)



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**16-S-OPT.    SERVICES OPTION (cont'd)**

**ATTACHMENT I (cont'd)**

<b>Mod./Opt.</b>	<b>Amount</b>	<b>Action</b>
Mod. #15	\$7,061,304	Extend the Contract from 03/01/2019 - 02/29/2020 with one additional six-month renewal option exercisable at the sole discretion of the Department to allow the Department to complete the competitive procurement process for replacing the current POS System. (DBM 26-S-MOD, 12/19/18)
Mod. #16	\$0	Re-purpose the two pharmacy technicians, which were under contract to handle the call volume related to Opioid Edits as part of Modification #14. OPASS approved 08/30/2019.
Option #6	\$3,633,547	Execute the six-month option period from 03/01/2020 to 8/31/2020. (DBM 32-S-OPT, 01/29/20)
Mod. #17	\$0	Update new SSAE auditor with MBE.
Mod. #18	\$3,633,547	Extend the contract to 02/28/2021 w/one 6-month renewal option. (DBM 39-S-MOD, 08/12/2020)
<b>Total</b>	<b>\$65,059,862</b>	



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*Contact: Valerie Roddy 410-767-5256  
valerie.rodny@maryland.gov*

**17-IT.      INFORMATION TECHNOLOGY CONTRACT  
*Department of Health, Developmental Disabilities Administration***

**Contract ID:** Support Intensity Scale Online Tool; MDH/OPASS- 21-18946  
ADPICS No.: M00B0600499

**Contract Description:** Support Intensity Scale Online Tool offers a standardized platform for statewide assessment of individuals receiving funding from Developmental Disabilities Administration. It differs from other assessment approaches as it does not measure an individual's deficits but focuses on the support needs for the individual to live an everyday life.

**Award:** American Association on Intellectual and Developmental Disabilities (AAIDD); Washington, DC

**Contract Term:** 03/01/2021 - 02/28/2026

**Amount:** \$399,766.33

**Procurement Method:** Sole Source

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

**Performance Security:** N/A

**Incumbent:** Same

**Requesting Agency Remarks:** The Supports Intensity Screening Tool (SIS/SIS-A) is published exclusively by the American Association on Intellectual and Developmental Disabilities (AAIDD) and is a standardized assessment designed to measure the pattern and supports an adult with intellectual disabilities required to be successful in community settings.

By uniquely assessing individuals in this manner, the tool complements a person-centered individual support planning process by addressing what is important to and for the individual. The SIS fills a unique niche not covered by adaptive or other measurement scales available in the field. Adaptive measures identify skills that a person has learned, i.e., what the person can or cannot do whereas the SIS identifies what supports it will take for the person to perform the task in question. While an adaptive behavior scale is used to diagnose a developmental/intellectual disability and identify relevant educational and training goals, the Support Intensity Scale is used to determine a person's support needs in different areas of life to develop individualized support plans.



**DEPARTMENT OF GENERAL SERVICES  
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**17-IT.      INFORMATION TECHNOLOGY (cont'd)**

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

The AAIDD online tool is customizable to meet the needs of the state and can be integrated with an existing state case management system without having to re-develop core functionality.

This contract will allow the DDA to continue using the current version of the SIS/SIS-A evaluation tool as part of person-centered planning and the SIS/SIS-A Online application will give the DDA critical visibility into the needs of the individuals across the state.

***Fund Source:***                      57.5 % General, 42.5% Federal

***Approp. Codes:***                      M00M01.02

***Resident Business:***                      No

***MD Tax Clearance:***                      20-2640-11110

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**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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February 10, 2021**



*Contact: Mallela Ralliford 410-768-7252  
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**18-IT-OPT. INFORMATION TECHNOLOGY OPTION**  
***Department of Transportation Motor Vehicle Administration***

**Contract ID:** Enterprise Management System Project Management Office Services;  
V-HQ-12037-S  
ADPICS No.: COJ06125

**Contract Approved:** DOIT 3-IT, 03/06/2013

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

**Contract Description:** Assist plan and administer implementation of an Enterprise Management system to modernize the Maryland Department of Transportation Motor Vehicle Administration's enterprise legacy systems, processes, and overall IT infrastructure.

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

**Original Contract Term:** 03/11/2013 - 03/10/2018 (w/five 1-year renewal options)

**Option Term:** 03/11/2021 - 03/10/2022

**Original Contract Amount:** \$10,174,939

**Option Amount:** \$ 800,000

**Total Contract Amount:** \$19,754,145

**Prior Mods/Options:**

- \$ 2,172,724 (Mod. #1, Increase authority for base years four and five to capacity to support two simultaneous implementation teams; DOIT 3-IT-MOD, 02/08/2017)
- \$ 2,158,699 (Renewal Option #1, DOIT 3-IT-OPT, 02/07/2018)
- \$ 2,201,873 (Renewal Option #2, DOIT 3-IT-OPT, 03/06/2019)
- \$ 2,245,910 (Renewal Option #3, DOIT 29-IT-OPT, 03/04/2020)

**Percent +/- (This Item):** 7.86%

**Total Percent Change:** 94%



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

**Original Procurement Method:**      Competitive Sealed Proposals

**MBE/VSBE Participation:**    34% / N/A

**MBE/VSBE Compliance:**    38% / N/A

**Requesting Agency Remarks:** The Maryland Department of Transportation Motor Vehicle Administration (MDOT MVA) is nearing completion of the implementation of Customer Connect. The Vehicle Services piece was rolled out in July 2020 and the Driver Services piece is expected to roll out in December 2021. During this option term, Mathtech, Inc. will continue to provide planning and oversight services as required for the full implementation of the Project Core Modernization.

It is in the best interest of the State to exercise this fourth, one-year renewal option to complete the process of providing a seamless transition into development, integration, and implementation of this very important IT modernization project.

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

**Approp. Code(s):**                      J04E0001

**Resident Business(es):**              No

**MD Tax Clearance:**                    20-3983-0110

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
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**February 10, 2021**

**REVISED**



*Contact: Samantha Buchanan 410-260-7552  
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## **19-IT.      INFORMATION TECHNOLOGY**

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

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

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

**1.0 Master Contract:**      ***Consulting and Technical Services Plus (CATS+)***  
Contract No.: 060B2490023  
**Approved:** DoIT 3-IT, 04/03/2013  
**Term:** 04/22/2013 – 04/21/2028  
*\*\*As of publication, the remaining balance of this master contract is \$452,043,243.*

**1.1 Using Agency:** Department of Information Technology (DoIT)  
**Description:** Provide a 24/7 Network Operations Center to monitor the network, technical support staff to maintain and remediate issues with networkMaryland, and engineering resources to expand and enhance the program, which supplies agencies with high-speed data services to State agencies. Additionally, this contract supports DoIT's Security Operations Center and Managed Firewall Service *F50B5400037, COJ07276*  
**Mod. Description:** Increase the contract ceiling for the remainder of the term by \$500,000 and extend the term of performance by 9-months from its current expiration date at a not to exceed amount of \$10,000,000. This extension will provide the time necessary to complete the new procurement of the contract and a transition.  
**Award:** Skyline Network Engineering, LLC; Glen Burnie, MD  
**Original Amount:** \$42,500,000  
**Mod. Amount:** \$10,500,000  
**Total Contract Amount:** \$94,000,000  
**Prior Options/Mods:** \$ 0 (Mod. 1, Correct BPO number; Delegated Authority, 04/16/2015)  
\$29,000,000 (Mod. 2, increased funding; Delegated Authority, 10/04/2016)  
\$ 0 (Mod. 3, Administrative - IRS Publication; Delegated Authority, 04/20/2018)  
\$12,000,000 (Mod #4, Increase funds and extend task order for 1-year to 03/31/21; DGS 23-IT 1.1, 03/03/2020)





**DEPARTMENT OF GENERAL SERVICES**  
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**REVISED**



**19-IT.      INFORMATION TECHNOLOGY (cont'd)**

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

**Original Term:** 04/01/2015 - 03/31/2020  
**Modification Term:** 04/01/2021 - 12/31/2021  
**MBE/VSBE Participation:** 25% / 3%  
**MBE/VSBE Compliance:** 32% / 3%  
**Resident Business:** Yes  
**Funding Source:** 100% General

**1.2      Using Agency:** Office of the Comptroller  
**Description:** IT consulting services to assist in managing the Compass project, including coordination of resources and oversight of the Compass project's implementation contractor; COM2021-02.10; J01B9400035  
**Option Description:** Execute the second renewal option  
**Award:** Business Solutions Group, Inc. (BSGI); Annapolis, MD  
*(Certified Minority Business, Certified Small Business)*  
**Original Amount:** \$ 7,195,652  
**Option Amount:** \$ 2,256,645  
**Total Contract Amount:** \$12,460,028  
**Prior Mods/Options:** \$ 3,007,731 (Renewal Option #1, DGS 25-IT 1.2, 01/18/2020)  
**Original Term:** 03/02/2017 - 02/28/2020 (w/two 1-year renewal options)  
**Option Term:** 03/01/2021 - 02/28/2022  
**MBE/VSBE Participation:** 22.5% / 1%  
**MBE/VSBE Compliance:** 45.4% / 1.4%  
**Resident Business:** Yes  
**Funding Source:** 100% Operating Budget



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**REVISED**

**19-IT.      INFORMATION TECHNOLOGY (cont'd)**

**2.0      *Master Contract:*      *Hardware/Associated Equipment & Services 2012***

Contract No. 060B2490022

*Approved:*                      DoIT 4-IT, 10/31/2012

*Term:*                              11/15/2012 - 11/14/2027

**\*\*As of publication, the remaining balance of this master contract is \$98,473,469.**

**2.1      *Using Agency:***                      Department of Information Technology (DoIT)

***Description:***                      Ciena PORFP for 100G Phase 1B Eastern Shore Redundancy; F50P1600212 Phase 1B builds on that core capacity to deliver services closer to the subscribing Agencies in strategic locations. During this phase, this solution will be extended to Salisbury to provide full Eastern Shore Network Redundancy. The project will also Upgrade Edge to Core Integrations from 10G to 40G, enabling networkMaryland's ability to provide more internet bandwidth. Phase 1A of this project deployed 100G services across 9 core network locations to provide high speed connectivity between them.

***Award:***                                      Presidio Networked Solutions, LLC; Fulton, MD

***Number of Qualified***

***Master Contractors:***                      9

***Number of Bids:***                              3

***Amount:***                                      \$369,375.63

***Term:***    Delivery within 30 days of NTP

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

***Resident Business:***                      Yes

***Funding Source:***                              100% Reimbursable (Using Agencies)

**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: Wendy Scott-Napier 410-767-4088  
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**20-LT. TENANT LEASE**

*Department of Education, Division of Rehabilitative Services*

**Recommendation:** Approve new lease for continued use of office space by MSDE.

**Prior Board Action:** DGS 8-LT, 02/23/2011

**Landlord:** Crystal Executive Properties, LLC  
116 W Main St, Salisbury, MD 21801

**Property Location:** 116 W Main St, Salisbury, MD 21801

**Space Type:** Office w/client interaction space (3,454 sq. ft.)

**Lease Type:** New (Continued Use of Property)

**Term:** 03/01/2021 - 02/28/2024 (w/6-month hold-over)

**Future Option Term:** N/A

**Annual Rent:** \$75,124.50      **Square Foot Rate:** \$21.75/sq. ft.

**Fund Source:** 100% Federal      **Approp. Code:** U2505

**Utilities/Custodial Responsibility:** Tenant/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:** The agency has been at this location since 2011, which serves as a regional office in promoting the support, economic self-sufficiency, and independence of individuals with disability. The lease has been in extended holdover, with the prior rental rate remaining flat for 10 years and continuing a month-to-month basis. The new rental rate represents an increase of \$4.75 per square foot but is considered a market rate. This rate will remain flat throughout the new lease 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  
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February 10, 2021**



*Contact: Wendy Scott-Napier 410-767- 4088  
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**21-LT.      TENANT LEASE  
*Department of Assessments & Taxation***

***Recommendation:***                      Approve a new 10-year lease for continued use of office space.

***Prior Board Action:***                      9-LT, 11/18/2009

***Landlord/Owner:***                      JWH Properties, LLC, P.O. Box 1475, Easton MD 21601

***Property Location:***                      29466 Pintail Drive, Easton MD 21601

***Space Type:***                              Office (2,224 sq. ft.)

***Lease Type:***                                New (Continued Use of Property)

***This Term:***                                 03/01/2021 – 02/28/2031 (w/6-month holdover)

***Future Option Term:***                      03/01/2031 – 02/29/2036

***Annual Rent Office:***                      \$49,016.96                      ***Square Foot Rate:***      \$22.04/sq. ft.

***Fund Source:***                              50% General    50% Special

***Approp. Code:***                            E50C00.02 2700 1301 27012

***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:*** The agency has been at this location since 2010. This space has been used to assist homeowners in Talbot County with real property tax assessments and the assessment appeal process. The lease expired on December 31, 2019 and has been in extended hold-over since that time. The annual rental rate will escalate for years 6-10 to \$23.69 per sf.

**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  
February 10, 2021**



*Contact: Wendy Scott-Napier 410-767-4088  
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**22-LT.      TENANT LEASE  
*Prescription Drug Affordability Board***

**Recommendation:** Approve a new 5-year lease.

**Landlord:** MSTC IV, LLC., 2560 Lord Baltimore Drive,  
Windsor Mill, Maryland 21244

**Property Location:** 16900 Science Drive, Bowie, Maryland 20715

**Space Type:** Office w/ client interaction (1,642 sq. ft.)

**Lease Type:** New

**Term:** 03/01/2021 - 02/28/2026 (w/ 6-month hold-over)

**Future Option Term:** 03/01/2026 - 02/28/2031

**Annual Rent:** \$51,312.50 (Year 1)      **Square Foot Rate:** \$31.25 SF (Year 1)

**Fund Source:** 100% Special      **Approp. Code:** PCA U1228

**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:** The 2019 General Assembly created a new State agency - the Prescription Drug Affordability Board. The new Board requires office space to house the five new positions and to accommodate meetings with pharmacy and health care representatives. PDAB has requested that this space be in the Bowie area, with convenient access to Annapolis and Baltimore. The rental rate for the new term will escalate at 2.5% annually and will include several energy efficiency improvements to the space including LED lighting.

*This Item was withdrawn as DGS Item 31-LT from the 01/27/2021 Agenda.*

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
February 10, 2021**



*Contact: Wendy Scott-Napier 410-767-4088  
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**23-LT-MOD TENANT LEASE MODIFICATION**  
*Department of the Environment*

**Recommendation:** Approve 2-year modified renewal option period of Supplemental Lease Agreement.

**Prior Board Action:** DGS 7-LT, 01/06/2010

**Landlord:** Chesapeake Development Associates, LLC  
409 Race St, Cambridge, MD 21613

**Property Location:** 407 Race St, Cambridge, MD 21613

**Space Type:** Office w/client interaction (5,105 sq. ft.)

**Lease Type:** Renewal Option (2-years, reduced from 5-years)

**Term:** 03/01/2021 – 02/28/2023 (w/6-month hold-over)

**Future Option Term:** N/A

**Annual Rent:** \$80,607.95

**Square Foot Rate:** \$15.79/sq. ft.

**Fund Source:** 100% General

**Approp. Code:** PCA 44521

**Utilities/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:** This office serves as administrative office space for MDE's Eastern Shore personnel. The holdover of the existing lease term is scheduled to terminate on February 28, 2021. The rental rate for the new term will remain flat throughout the term and will include the energy efficiency improvement of digital programmable thermostats.

**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  
February 10, 2021**



*Contact: Lauren Buckler 410-767-3174  
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**24-GM.      GENERAL OBLIGATION BOND PROCEEDS**

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

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

**1.0    Agency:**                      Department of General Services  
**Fund Source:**                  MCCBL 2019 *Provide funds for the construction contingency funds to be Administered in accordance with 3-609 of the state finance Procurement article.* Item 102

**1.1    Contract ID:**                  Catonsville District Court Construction; BC-230-080- 001  
**Description:**                      When the Board of Public Works originally approved the award of this \$54,485,000 contract funding was available only in the amount of \$24,187,000. Further encumbrances of \$16,000,000 and \$12,019,000 have been applied to this contract. Construction Contingency Funds are now available and Board of Public Works authorization to apply these funds to the contract is requested.  
**Procurement Method:**              Competitive Sealed Bidding  
**Award:**                                  Costello Construction, Inc.; Columbia, MD  
**Amount:**                                \$2,500,000  
**Resident Business:**                  Yes

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**