

BOARD OF PUBLIC WORKS
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MARCH 9, 2022

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

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*Contact: Pamela Sidle 410-767-2116
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**1. DEPARTMENT OF AGING
*Senior Center Capital Improvement Grant***

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

Recipient: Baltimore County

Project: Edgemere Senior Center HVAC Equipment Replacement
6600 North Point Road, Sparrows Point, MD 21219

Amount: \$250,000

Purpose: Renovation

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

Funding Sources:	Baltimore County – local government	\$ 250,000
	MCCBL 2021 (this Item)	<u>\$ 250,000</u>
		\$ 500,000

Description: The Baltimore County Department of Aging seeks to replace the HVAC system and all related plumbing and electrical work at the Edgemere Senior Center located in Sparrows Point. The HVAC system is original to the building constructed in 1998. It is inefficient in terms of energy usage and does not distribute treated air in an efficient manner. In the past several years, there have been multiple requests for repairs to the system.

The equipment replacement will allow the facility to remain available to the older adults in the community and help address social isolation. In addition, there are staff, community members, instructors, and entertainers who visit the center regularly. This project will enhance participant comfort and ensure older adults will attend health and social programs.

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Pamela Sidle 410-767-2116
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2. **DEPARTMENT OF AGING**
Senior Center Capital Improvement Grant

Recommendation: That the Board of Public Works approve the following grant to replace the HVAC system at the Overlea-Fullerton Senior Center.

Recipient: Baltimore County

Project: Overlea-Fullerton HVAC Equipment Replacement
4314 Fullerton Avenue, Baltimore, MD 21236

Amount: \$55,000

Purpose: Renovation

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

Funding Sources: Baltimore County – local government \$ 55,000
MCCBL 2021 (this item) **\$ 55,000**
\$ 110,000

Description: Baltimore County is replacing the original HVAC system at the Overlea-Fullerton Senior Center in Baltimore County. The existing system is original to the building, constructed in 1987, and is outdated and in a deteriorating condition. Continued issues with the HVAC system will result in higher operating costs, continual systemic failures, and will detract from the interior environmental conditions.

The Overlea-Fullerton Senior Center provides a vital service to the older adults of the community, ensuring they remain active and engaged. Additionally, the center is occupied by staff and those who provide services to the members. The new system will improve participant comfort, as well as improve environmental efficiency and reduce operating costs.

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

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*Contact: Jason Keppler 410-841-5864
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**3. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program - Grants***

Recommendation: That the Board of Public Works approve funding for 25 individual grants under the Maryland Agricultural Cost-Share Program.

Amount: \$530,351.67

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

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

County	Grantee	Agreement #	Amount
Carroll	G. Wayne Wilhide	MP-2022-2406	\$400.00
	Tyler N. Bruchey	MP-2022-2402	\$94,802.75
		MP-2022-2403	\$4,800.00
		MP-2022-2404	\$23,700.00
		MP-2022-2405	\$100,000.00
Cecil	Heritage Hill Farm, LLC	AT-2022-2494	\$1,600.00
Frederick	Jeffrey W. Long	MP-2022-2505	\$3,000.00
	Martha M. Zecher Revocable Living Trust	MP-2022-2430	\$4,600.00
		MP-2022-2431	\$700.00
		MP-2022-2434	\$7,100.00
		MP-2022-2439	\$500.00
	MP-2022-2446	\$5,300.00	
Mildred J. Murphy LLLP	MP-2022-2495	\$16,800.00	
Harford	Christopher R. Dixon	LS-2022-2367	\$88,048.92
Kent	Bell Rose Farm, LLC	AT-2022-2264	\$12,800.00
	Iron Hill Farms, LLC	CH-2022-2396	\$50,000.00
Queen Anne's	C. Temple Rhodes, Jr.	AT-2022-2506	\$3,600.00
		AT-2022-2507	\$2,100.00

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3. DEPARTMENT OF AGRICULTURE (cont'd)

County	Grantee	Agreement #	Amount
Queen Anne's (cont'd)	C. Temple Rhodes, Jr.	AT-2022-2508	\$12,900.00
	Country Fields, Inc.	CR-2022-2504	\$2,400.00
	Patterson Farms, Inc.	CH-2022-2496	\$4,300.00
Somerset	Tracy Chan	PR-2022-2470-B	\$23,400.00
St. Mary's	Jessica Vallandingham Myers	PA-2022-2468	\$21,700.00
Washington	Paul F. Miller	AT-2022-2478	\$33,900.00
	Robert E. Martz	UP-2022-2510-R	\$11,900.00

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

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*Contact: Jason Keppler 410-841-5864
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**4. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program- Additional Funding***

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

Amount: \$ 8,613.16

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

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

County	Recipient	Agreement #	Amount
Carroll	Kevin J. Henley	PB-2021-2235	\$6,508.86
Garrett	Andrew L. Sebold	AT-2021-2531	\$318.80
Talbot	Holt Farms, LLC	CH-2022-2108	\$1,785.50

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

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

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

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

Department of Transportation *January 2022*

Authority: COMAR 21.02.01.05

Remarks: The content of the reports may be accessed on the Board of Public Works website: www.bpw.maryland.gov

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

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

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

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

ANNE ARUNDEL COUNTY

20-0062 *BALTIMORE GAS AND ELECTRIC (BGE)* – To ratify the Emergency Wetlands License issued by BPW on January 24, 2020 (#20-0062EX) in order to repair and replace an existing submerged electrical cable.

Annapolis, Severn River

Special conditions: Requirements for jetting the cable.

21-0063 *ANNE ARUNDEL COUNTY DEPT. OF PUBLIC WORKS* – To improve navigable access by providing mechanical maintenance dredging, providing a six-year license, and collecting sediment cores.

Millersville, Severn River

Special conditions: Time of year restriction. Requirements for transport of dredge material, maintenance dredging, staking, post dredge bathymetric survey, and disposal of dredge material.

21-0125 *BRIAN SIVERLING* – To improve navigable access by mechanically dredging and providing a six-year license.

Millersville, Severn River

Special conditions: Time of year restriction. Requirements for transport of dredge material, maintenance dredging, staking, post dredge bathymetric survey, and disposal of dredge material.

21-0126 *POINT FIELD LANDING COMMUNITY ASSOCIATION INC.* – To improve navigable access by mechanically maintenance dredging, performing new dredging, and providing a six-year license.

Millersville, Severn River

Special conditions: Time of year restriction. Requirements for transport of dredge material, maintenance dredging, staking, post dredge bathymetric survey, and disposal of dredge material.

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6. **BOARD OF PUBLIC WORKS** (cont'd)

ANNE ARUNDEL COUNTY (cont'd)

21-0293 *JAMES O'NEILL* – To improve navigation by mechanically maintenance dredging and providing a six-year license.
Millersville, Severn River
Special conditions: Time of year restriction. Requirements for transport of dredge material, maintenance dredging, staking, post dredge bathymetric survey, and disposal of dredge material.

21-0295 *THOMAS BRANDT JR.* – To improve navigable access by mechanically maintenance dredging and providing a six-year license.
Millersville, Severn River
Special conditions: Time of year restriction. Requirements for transport of dredge material, maintenance dredging, staking, post dredge bathymetric survey, and disposal of dredge material.

BALTIMORE COUNTY

20-0842 *BALTIMORE COUNTY DEPT. OF RECREATION AND PARKS*– To protect the shoreline from erosion by constructing a stone revetment.
Essex, Back River
Special conditions: Requirements for design and construction of stone revetment. Restrictions on use of asphalt rubble.

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*Contact: Bill Morgante 410-260-7791
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7. BOARD OF PUBLIC WORKS

Wetlands License -- #20-1123 – Anne Arundel County Department of Public Works

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board approve a tidal wetlands license to construct a sand ramp, sand containment groin, and stone revetment, and additionally recommends mitigation to improve habitat by placing 32 reef balls to offset impacts to 488 square feet of shallow water habitat.

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

- Application received October 14, 2020
- Public comment period ended September 1, 2021
- MDE Report and Recommendation received February 4, 2022

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.

Mitigation: The sand ramp and containment groin will result in new impacts to 488 square feet of shallow water habitat. MDE recommends that the Licensee mitigate the 488 square feet of impact to shallow water habitat at a 2:1 ratio (COMAR 23.02.04.11.B). The required mitigation is 976 square feet – the requirement was exceeded with the installation of 1,005 square feet covered by 32 reef balls, improving shallow water habitat.

488 square feet x 2 = 976 square feet mitigation requirement
Mitigation requirement was exceeded with 1,005 square feet of reef balls

ANNE ARUNDEL COUNTY

20-1123 ANNE ARUNDEL COUNTY DEPT. OF PUBLIC WORKS – To allow for public water access, improved navigable access, and improved habitat by constructing a sand ramp with a sand containment groin and a stone revetment, placing reef balls as mitigation, and installing hazard signs.

Pasadena, Sloop Cove/Stoney Creek

Special Conditions: Requirements for design and construction of stone revetment, groin, and sand ramp, turbidity curtain, benthic survey, monitoring of mitigation site, construction of hazard signs, approval of soil erosion and sediment control plan and buffer management plan, Restrictions on use of asphalt rubble in the revetment.

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**8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
*Energy Efficient Homes Construction Loan Program***

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

Borrower: Requity Foundation, Inc.

Project: Carver House
2212 Presstman Street, Baltimore City

Authority Sections 4-2001 - 4-2006, Housing and Community Development Article, Annotated Code of Maryland; COMAR 05.03.08, *The Energy Efficient Homes Construction Loan Program makes loans to rehabilitated or new construction projects that achieve low energy use (Home Energy Rating System score of 50 or less) or net zero upon completion.*

Loan Amount: \$170,000

Fund Source: MCCBL 2019: 19326 Net Zero – Housing and Building Energy Programs

Collateral: Deed of Trust

Description: The Project is the gut renovation of an abandoned row house across from Carver Vocational High School in the Matthew A. Henson Neighborhood of Baltimore City. The project will be constructed using Passive House Construction Techniques to meet the program guidelines. The project is the first in a series of units developed in a cooperative effort with Baltimore Public Schools to provide workforce development training to high school students in the development and construction of high performance and high efficiency building techniques.

Sources	Amount
Energy Efficient Homes Construction Loan Program (this Item)	\$170,000
Baltimore Regional Neighborhood Initiative (BRNI)	\$100,000
Maryland Department of Education – CTE Innovation	\$ 6,000
United Way of Central Maryland	\$ 10,000
Maryland Institute College of Art (MICA)	\$ 5,000
Owner equity	\$ 14,300
Private financing	\$ 5,000
Total	\$310,300

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9. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Neighborhood BusinessWorks

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

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

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

Borrower: 1700 W. 41st Street, LLC

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

Loan Amount: \$2,200,000

Fund Source: MCCBL 2021: *Provide funds for grants and loans to fund community-based economic development activities in revitalization areas designed by local governments*; Item SA24(B).

Collateral: Second lien position on project property.

Project Description: On January 8, 2020, the Union Collective project was approved by BPW for \$3 million in NBW-Classic funds (Secretary's Agenda, Item 7) to supplement the NBW-Community Development Administration bondable loan in the amount of \$10 million for the permanent financing of the project. The \$3 million in State appropriated capital required BPW approval and DHCD was to close on the \$10 million bondable loan. The approved permanent financing structure was to provide significant savings to the project as it reached stabilization. Unfortunately, the COVID19 pandemic hit the nation and had a devastating impact all across the globe.

DHCD is now preparing to close on the Community Development Administration loan which has been increased to \$10.5 million. In addition, the project now requires the installation of a new roof. Three bids have been obtained by the borrower and the NBW Loan Committee has approved the financing up to an additional \$2.2 million for the roof replacement. The project is now 100% leased and the total funding utilizing

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

Project Description (cont'd):

NBW-Classic funding is now \$5.2 million including the current request of \$2.2 million. Only the NBW-Classic funding requires BPW approval.

The Union Collective project has weathered the COVID-19 pandemic and is in a much stronger financial position than it was pre-COVID. NBW has increased the NBW-Community Development Administration loan to \$10.5 million as the project is stabilized and 100% occupied. We are now looking at a March-April 2022 timeframe to finalize the transaction with Enterprise Community Loan Fund (current lender) and the borrower, and close on the \$10,500,000 NBW-Community Development Administration loan.

DHCD remains committed to the Union Collective permanent financing transaction that will contribute to the continued revitalization of the Medfield neighborhood in Baltimore City by providing terms that will allow continued growth and affordable rents to existing and prospective manufacturers/tenants. The improved future cash flow will ensure that 1700 W. 41st Street LLC can retain/attract small manufacturing businesses that will serve to bolster the local economy and provide much needed jobs to the area.

Union Collective is a collaborative manufacturing and retail facility. It is home to some of the city's most exciting businesses which include Union Craft Brewing, The Baltimore Whiskey Company, The Charmery (ice cream makers), Vent Coffee Roasters, Johns Hopkins University, Earth Treks (indoor climbing, gym, and yoga studio) and The Wine Collective. The proposed permanent financing will allow the borrower to continue to offer attractive lease options by reducing their current monthly debt in order to improve financial stability.

The new roofing system will be installed in accordance with industry and manufacturer standards. The roof insulation will achieve an average R value of 20.5 to ensure efficiency. All existing membrane roofing, roof insulation, composition flashing and sheet metal flashings will be completely removed. All work will be monitored by Community Development Administration inspectors until completion. Without NBW's support, the project will require a longer stabilization phase.

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10. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Rental Housing Works Program

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

Borrower: New Overlook Owner, LP

Project: Overlook Manor
101 Tilman Place, City of Frederick 21703
Frederick County

Rental Housing Works Authority: Sections 4-401 *et seq.*, Housing and Community Development Article, Annotated Code of Maryland, as amended, and the regulations promulgated for the Multifamily Bond Program at COMAR 05.05.02

The Rental Housing Works Program finances rental housing that will be occupied by households with incomes up to 80% of area median income.

Loan Amount: \$1,500,000

Fund Source: MCCBL 2021: *Rental Housing Works Program*

Collateral: Deed of Trust

Description: The Project consists of the acquisition and rehabilitation of 63 family units in the City of Frederick, Frederick County. The Project targets family households and offers a mix of three-, and four-bedroom units. The Project is sponsored by The NHP Foundation.

Pursuant to Maryland's commitment to reduce greenhouse gas emissions, conserving water resources, and enhancing Maryland's environment, the Project includes the following:

- Project will follow Home Energy Rate Standards criteria in achieving 15% Energy improvement compliance for each unit.
- Air sealing and insulation scope of work testing will be performed by State recognized RESNEC consultant.
- All windows will be double panes Energy Star rated.
- All faucets and bath fixtures will use 'Water Sense' labeled products.
- All appliances will be Energy Star Rated including refrigerators, ranges, bath exhaust fans as well as washers and dryers.
- Energy Star rated lighting fixtures will be installed in all units and common areas.
- The mechanical systems are designed to be highly rated efficiency 16 SEER DX with programmable thermostats, and as well as insulated plumbing pipes.

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

Sources	Amount
Rental Housing Works (this Item)	\$1,500,000
HOME	\$2,500,000
First Mortgage – AGM/HUD T/TE	\$10,500,000
LIHTC Equity	\$6,392,000
MEEHA EmPOWER	\$323,977
Deferred Developer Fee	\$340,100
Interim Income	\$100,000
HUD Working Capital Reserve	\$210,000
Total	\$21,866,077

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11. **DEPARTMENT OF NATURAL RESOURCES**
Resiliency through Restoration Initiative

Recommendation: That the Board of Public Works approve the Department of Natural Resources granting general obligation bond proceeds to construct one restoration project.

Project ID: Hurst Creek / CRP 03-17

Prior Approval: Secretary's Agenda, Item 4, 9/20/2017; \$80,000

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

Grantee: County Council of Dorchester County

Location: Choptank River, Hurst Creek, Cambridge, Dorchester County

Amount: \$1,390,000

Fund Source: MCCBL 2019 (Chapter 14, Acts of 2019): *Coastal Resiliency Program*
\$1,390,000
Source Code: 19319

Remarks: This project is to construct a 1,200 linear foot climate-resilient living shoreline at the mouth of Hurst Creek along the Choptank River with sandy dredged material from Hurst Creek to protect residential infrastructure from extreme weather and climate-related events, facilitate natural adjustment following coastal storm events, and demonstrate beneficial use of local dredged material.

The Resiliency through Restoration Initiative (formerly Coastal Resiliency Program) was developed to address escalating risks to Maryland's coastal and inland communities and public resources from extreme weather and climate-related events. This Program implements on-the-ground natural and nature-based projects in priority areas where nature can help communities become more resilient to impacts from water. Targeting models, such as the Coastal Resiliency Assessment, identify areas where restoration can provide the greatest protection benefits for infrastructure, communities, businesses, and habitats. Datasets, such as impervious cover, highlight urban and inland areas where green infrastructure is needed to address more intense rain events. Projects will protect both public and private investments, while demonstrating a suite of nature-based projects that will enhance the ability of communities to respond to or recover from extreme hazards like storms and more frequent and intense rain events, or chronic hazards like nuisance flooding and sea level rise.

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11. **DEPARTMENT OF NATURAL RESOURCES** (*cont'd*)

Remarks (*cont'd*):

The Resiliency through Restoration Initiative will provide technical assistance and grant funds to entities to design and construct living shoreline, marsh enhancement, green infrastructure, and nature-based projects. These projects will reduce the impacts of flooding on vulnerable communities across the state. DNR is seeking approval to award construction funds for the Hurst Creek living shoreline project. After construction, DNR will return to the Board for approval to award adaptive management funds if warranted.

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matthew.dryer@maryland.gov

12. **DEPARTMENT OF INFORMATION TECHNOLOGY**
Resource Sharing Agreement, RSA Program

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

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

Award: T-Mobile Northeast, LLC

Term: 03/09/2022 – 03/08/2032 (10-year base)
03/09/2032 – 03/08/2037 (Option 1)
03/09/2037 – 03/08/2042 (Option 2)
03/09/2042 – 03/08/2047 (Option 3)
03/09/2047 – 03/08/2052 (Option 4)

Amount: Value of Agreement over thirty years = \$2,159,167.46

Compensation to State
\$642,482.93 (10-year base)
\$299,671.45 (Option 1)
\$347,401.35 (Option 2)
\$402,733.37 (Option 3)
\$466,878.36 (Option 4)
\$2,159,167.46

Property location: 1100 Baltimore Blvd., Westminster; Carroll County

Requesting Agency Remarks: This revenue generating transaction results from a resource sharing agreement between Maryland Department of State Police and T-Mobile Northeast, LLC. For this proposal, the benefit to the State is the monetary compensation for use of tower space in support of telecommunications antennas located at 1100 Baltimore Blvd., Westminster, Carroll County. Since the monetary value of the lease over the 30-year term is more than \$100,000, this item was submitted to the Legislative Policy Committee for review and comment and was posted on *eMarylandMarketplace*.

Fund Source: Revenue Generating- MITDP

MD Tax Clearance: 22-0453-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 9, 2022



Contact: Kenny Toro 410-729-8926
koro@menv.com

13. **MARYLAND ENVIRONMENTAL SERVICE**
Eastern Correctional Institution, Somerset County

- Construction Contract:** ECI Cogen Equipment – Boiler Burners and Economizers
MES Project # 1-21-4-37-2
- Original Approval:** Secretary’s Agenda, Item 14 (1/27/2021)
- Award:** Delval Equipment Corporation, West Norriton, PA
- Contract Description:** Furnish new dual fuel burners, economizers, fuel trains, and controls for each of the existing boilers at the ECI Cogeneration plant as part of fuel conversion to natural gas.
- Modification Description:** Update to equipment based on code compliance and safety concerns raised during the technical submittal review process, including: changes to material used in equipment fabrication to comply with ASME B31.1, changes to controls equipment to comply with NFPA 85 and 70, addition of a second natural gas monitoring station to provide operational redundancy, and addition of equipment offloading since the new equipment exceeds the lifting capacity of ECI’s forklifts.
- Original Contract Term:** 11 months from Notice to Proceed (NTP)
- Modified Contract Term:** 12 additional months
- Original Contract Amount:** \$845,731.68
This Modification: \$613,541.46
Revised Total Amount: \$1,459,273.14
- Percentage Increase:** 72.5%
- MBE Goal:** 0%

Remarks: The changes to the existing contract presented in this change order are based on equipment code compliance and safety concerns raised during the technical submittal review process. At the recommendation of the A/E, MES requested code interpretations from the Authority Having Jurisdiction (AHJ) in August 2021. This included the Maryland Department of Labor, Division of Labor and Industry, Boiler and Pressure Vessel Safety Unit and Somerset County Government Planning and Zoning Department.

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 9, 2022**



13. MARYLAND ENVIRONMENTAL SERVICE (cont'd)

Remarks (cont'd):

The code interpretations provided to MES required changes to some of the equipment specifications to remain in compliance with ASME B31.1 (Power Piping Code) and NFPA 70 (National Electric Code) under certain criteria defined by NFPA 85 (Boiler and Combustion Systems Hazards Code).

Items captured in this request include:

- (1) Changes to some of the material used in equipment fabrication is necessary to comply with ASME B31.1; \$260,905.00
- (2) Changes to some of the controls equipment to comply with NFPA 85 and 70; \$257,595.00
- (3) A second natural gas monitoring station to provide operational redundancy due to the critical nature of the facility; and \$84,481.46
- (4) Equipment offloading since the new equipment exceeds the lifting capacity of ECI's forklifts. \$10,560.00

Fund Source: MCCBL of 2020, *MES Infrastructure Improvement Fund (UB00)*
MCCBL of 2021, *MES Infrastructure Improvement Fund (UB00)*

Appropriation Codes: 332 MCCBL 2020 (PCA 12091) \$75,000.00
542 MCCBL 2021 (PCA 12201) \$538,541.46

This item was withdrawn as Secretary's Agenda, Item 13 from the 02/16/22 BPW meeting.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 9, 2022



REVISED

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

14. **MORGAN STATE UNIVERSITY**
Energy Performance Contract

Contract ID: OES-CAMP-21-02-MCEC

Recommendation: That the Board of Public Works approve:
1) The award of a contract in the amount of \$9,903,725 for the purchase and installation of capital equipment, of which a portion is part of an Energy Performance Contract (“EPC”), and
2) The Board of Public Work approve the related financing of \$10,300,000, through the Maryland Clean Energy Center (“MCEC”), consisting of a \$4,000,000 EPC component and a \$6,000,000 non-EPC component, and \$300,000 in issuance costs.

Contract Description: Implement Energy Conservation Measures (“ECMs”) and monitor success through measurement and verification.[..]

Project: This Energy Performance Contracting (“EPC”) project is for work associated with making building improvements that reduce energy and water use while increasing operational efficiency. Improvements will include equipment replacement, lighting upgrade, chiller optimization, steam generation enhancement, steam distribution repair, controls upgrade, and building recommissioning.

Authority: Section 11-203(e), State Finance & Procurement Article, Annotated Code of Maryland

Section 14-104(c), Education Article, Annotated Code of Maryland

Award: Maryland Clean Energy Center (“MCEC”)

Siemens Group USA
Baltimore, MD

Amount: \$9,903,725 capital purchases (Recommendation 1)

\$10,300,000 financing, which includes cost of issuance (Recommendation 2)

Procurement Method: Request for Qualifications procured by MCEC.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 9, 2022



REVISED

14. MORGAN STATE UNIVERSITY (cont'd)

Contract Term: 03/24/2022 – 06/15/2023

MBE Participation: 25%

Fund Source: Debt repayment from MSU operating budget to MCEC /Siemens Financial Services with \$4M savings guaranteed by Siemens Group USA.

Remarks: The project will impact campus exterior lighting and the building systems of Banneker Hall, Student Center, Richardson Library, and Morgan Commons Chilled Water Plant. Like most EPCs, this project will be partially funded by guaranteed savings.

To develop and execute a plan for campus comprehensive energy efficiency enhancement and sustainability, Morgan State University (MSU) partnered through an MOU with the Maryland Clean Energy Center (MCEC), an instrumentality of the State with the mission to advance the adoption of clean energy products, services, and technologies that create jobs and positive environmental benefits for Maryland. MCEC assisted MSU to engage appropriate and qualified vendors and contractors to achieve the desired outcomes of increase energy efficiency and operational savings.

At the request of MSU, MCEC developed and executed a Request for Qualifications process to identify and select a vendor with the appropriate experience to enter into a Master Services Agreement with MCEC to provide services to MSU. Only the nine vendors that have been pre-qualified for the State of Maryland Indefinite Delivery Contract (IDC) were invited to respond to the RFQ process. All nine companies responded with written proposals. Those proposals were considered through a rigorous evaluation process to narrow the field to three vendors, who were invited to give an oral presentation. Representatives from MSU and MCEC were included on the evaluation committee. This group selected Siemens Group USA as the most qualified and desirable among the final three vendors.

MCEC is contracting with Siemens Group USA on behalf of MSU to perform various tasks related to the overall campus comprehensive energy and sustainability vision and plan, along with the design and execution, including this specific Task Order to perform EPC work for the MSU campus. The task order system enables the University to address long overdue deferred maintenance projects that are part of the University's deferred maintenance plan.

Through Requests for Proposal, Siemens Group USA will competitively bid and evaluate all trade work for each project initiated for Morgan's review and approval with MCEC. This procurement method which involved MCEC and MSU includes competitive bid pricing and follows the open book pricing method required by the State EPC contract (IDC 8.0). This approach is consistent with the master service agreement (MSA) Siemens Group USA has with MCEC. In addition, Morgan hired, through its procurement process, an engineering consulting

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 9, 2022



REVISED

14. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

firm to review and benchmark the project at the request of Morgan State University. This firm, NV5, is also contracted by DGS. While commending the design and benefits of the project, NV5 has provided excellent advice and experience in making sure that pricing is not only competitive but in line with the expectations of the MCEC and MSU.

At the request of MSU, MCEC developed and executed a Request for Quote process to identify and select a financial services company experienced in EPC financing to provide financing for the capital purchases. Seven financing vendors were invited to respond to the RFQ process. Those proposals were considered through a rigorous evaluation process resulting in the selection of Siemens Financial Services (SFS), a separate legal entity to Siemens Group USA.

The \$10.3M financing from SFS covers two components of the project – and EPC component (\$4M) and a non-EPC component (\$6M). The \$4M EPC component is to be repaid via savings guaranteed by Siemens Group USA with the \$6M balance to be used for various deferred maintenance projects to be repaid from Morgan’s operating budget.

Section 11-203(e) of the State Finance & Procurement Article of the Annotated Code of Maryland (SF&P) obligates Morgan to seek BPW approval of contracts in excess of \$1 million for capital improvements and services.

Section 11-101(t)(3) SF&P provides that “services” does not include “energy performance contracts.”

This project is subject to two authorities: first, the contract of Siemens Group to install the equipment (that is 11-203(e) SF&P) and second the borrowing by Morgan, through MCEC, of the \$6M non-EPC amount. Section 14-104(c) of the Education Article provides that BPW approval is necessary for Morgan to borrow money. \$4M of this project is considered EPC, and understood to be exempt from BPW approval since it is not a service.

The Morgan State University Board of Regents approved this EPC and associated financing on March 7, 2022.

MD Tax Clearance: 22-0708-1111

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 9, 2022**



*Contact: Gary McGuigan 410-223-4118
gmcguigan@mdstad.com*

**15. MARYLAND STADIUM AUTHORITY
*Hagerstown Multi-Use Sports and Events Facility***

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority purchasing real property required for the Hagerstown Multi-Use Sports and Events Facility.

Project: Design and construction of a new Multi-Use Sports and Events Facility in Hagerstown.

Authority: §10-622, Economic Development Article, Annotated Code of MD

Owner: Board of County Commissioners of Washington County

Ownership Interest: Fee Simple

Property: 80 West Baltimore Street, Hagerstown, MD 21740

Property Description: Parcels 2046 on Tax Map 312, Hagerstown, Washington County
One 12,580 square foot Office Building on 63,510 square feet of land

Amount: \$1,800,000

Fair Market Offer: \$1,635,400

Counter Offer: \$1,800,000

Appraised Value: Associated Appraisers (dated 9/22/21) \$1,675,000
Newmark Knight Frank (dated 10/14/21) \$1,635,400

Fund Source: MCCBL 2021: (Chapter 63, Acts of 2021) – *Hagerstown Minor League Baseball Stadium* – Capital Grants Funds

Remarks: The Maryland Stadium Authority and the Board of County Commissioners of Washington County have negotiated in good faith a mutually agreeable sales price in the amount of \$1,800,000. Based on the agreed upon purchase price, we recommend acquisition of the real property.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 9, 2022**



REVISED

*Contact: Gary McGuigan 410-223-4118
gmcguigan@mdstad.com*

**16. MARYLAND STADIUM AUTHORITY
*Hagerstown Multi-Use Sports and Events Facility
Design-Build (D/B) Services***

Contract ID: CP-004-HAG-002

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority awarding a **design and preconstruction services** contract for the Hagerstown Multi-Use Sports & Events Facility project in Hagerstown.

Project: Design and construction of a new Multi-Use Sports and Events Facility in Hagerstown, MD

Contract Description: Professional **Services - Design and Preconstruction**

Authority: §10-622, Economic Development Article, Annotated Code of MD; Chapter 353, Acts of 2021

Contractor: Turner Construction Company

Amount: \$3,306,243.53

Term: 3/2022 – 3/2024

Procurement Method: Competitive Sealed Proposals

Proposals:

Offeror	Technical Ranking	Price Score	Overall Score	Total Fee:
Turner Construction Company <i>New York, NY</i>	2	1	1	\$3,306,243.53
Gilbane Building Company <i>Baltimore, MD</i>	3	2	2	\$3,447,499.50
Barton Malow Builders, LLC <i>Southfield, MI</i>	1	3	3	\$4,275,245.10

MBE Goal: 29% overall

Subgoals: 7% African American
10% Women-Owned

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 9, 2022



REVISED

16. **MARYLAND STADIUM AUTHORITY** (cont'd)

Remarks: The Stadium Authority recommends the Board of Public Works approve the award of a contract to Turner Construction Company for **design and preconstruction services** for the Hagerstown Multi-Use Sports and Events Facility project. The procurement process proceeded as follows:

The RFP for this Project was issued on September 21, 2021, and four firms submitted technical proposals. After reviewing technical proposals, the Selection Committee determined it would be in the best interest to short-list three firms. The Selection Committee held oral presentations and requested financial proposals and Best and Final offers from the three firms. **Financial proposals included a fixed fee for design and pre-construction services, estimated general conditions and percentage mark-ups for bonds and insurances, contingency and fee to be included with negotiated Guaranteed Maximum Price packages.** Turner was deemed the Offeror to provide the overall best value based on technical and financial proposals received. **The Stadium Authority intends to return with a recommendation to award construction services upon negotiating acceptable Guaranteed Maximum Price packages, which are estimated to total \$60 million to \$65 million excluding owner contingency.**

Fund Source: Non-Budgeted Funds; Hagerstown Multi-Use Sports and Events Facility tax-exempt Lease Revenue Bonds, Series 2022A, pursuant to ED 10-646.2(d)

Tax Compliance No.: 22-0362-1101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 9, 2022



APP 1

*Contact: Amanda Sadler 301-429-7780
amanda.sadler@maryland.gov*

A1. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Contract ID: Homeowner Assistance Fund (HAF) Management System

~~ADPICS No.: S00R2600002~~

BPO #S00B2600064

See next page for Record
Correction Letter dated
3/17/22.

Contract Type: Information Technology Services

Description: Solution to support and manage the disbursement of federal homeowner assistance funds to eligible applicants, including call center & staffing services in support of the assistance program itself.

Procurement Method: Emergency

Proposals:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Price and Financial Ranking</i>	<i>Overall Ranking</i>	<i>Proposed Scope of Work Components*</i>
Tetra Tech, Inc. Maitland, FL	1	\$14,988,532.25 (5)	1	All services offered
IndiSoft LLC Columbia, MD	2	\$ 5,493,454.72 (3)	2	All services offered, but staffing was not priced into final price total
Speridian Technologies Rockville, MD	3	\$18,399,246.22 (6)	3	All services offered
HOTB Software Solutions, LLC Irvine, CA	4	\$ 8,423,600.00 (4)	4	All services offered, but some proposed prices were subject to change
Deloitte & Touche LLP Baltimore, MD	5	\$26,714,917.32 (7)	5	All services offered
ProLink Solutions, Inc. Englewood, CO	6	\$ 1,695,140.00 (1)	6	All services offered, but staffing pricing did not incorporate the entire project
The Workforce Group, LLC Baton Rouge, LA	7	\$30,588,511.00 (8)	7	All services offered

March 17, 2022

John Gontrum, Esquire
Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 117
Annapolis, Maryland 21401-1991

Accepted 3/18/2022- JTG



Digitally signed by
John T. Gontrum
Date: 2022.03.18
16:05:13 -04'00'

SUBJECT: Record Correction – March 9, 2022 Board of Public Works Action Agenda

Dear Mr. Gontrum:

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

BPW – March 9, 2022 **Secretary's Appendix Item A1**
Homeowner Assistance Fund (HAF) Management System

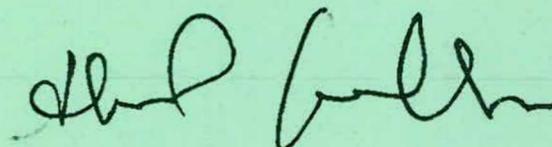
FROM: ADPICS No.: S00R2600002
TO: BPO #S00B2600064.

BPW – March 9, 2022 **DGS Agenda, Item 33-IT-MOD**
Homeowner Assistance Fund (HAF) Management System

FROM: ADPICS No. S00R2600002
TO: ADPICS No.: COJ51289

REASON: Clerical error.

Regards,



Abdul Sylla
Deputy Director
Division of Finance and Administration



**BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 9, 2022**



APP 2

A1. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)

Proposals (cont'd):

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Price and Financial Ranking</i>	<i>Overall Ranking</i>	<i>Proposed Scope of Work Components*</i>
GrantCare, Inc. Houston, TX	8	\$ 2,535,151.68 (2)	8	All services offered, but no estimated quantities for staffing were provided
*Some proposals omitted or underestimated Staffing services in their final price total. This accounts for much of the variation in pricing.				

Award: Tetra Tech, Inc.
Maitland, FL

Amount: \$14,837,797.25 Not to Exceed (NTE)

Term: 10/28/2021 – 10/27/2026 (Five Years)

Date Emergency Declared: 7/21/21

Contract Award Date: 10/28/2021

Date Emergency Reported: 11/15/2021

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% Federal Funds - American Rescue Plan Act of 2021 (ARPA)

Appropriation Code: S00A2503

Remarks: *Nature of Emergency – COVID-19:* The Department of Housing and Community Development is the “eligible entity” tasked by the US Treasury with administration of the Homeowner Assistance Fund (HAF) which is funded by the American Rescue Plan (ARPA). This program will provide \$250 million to assist Marylanders who are delinquent on their mortgages as a result of the COVID-19 pandemic with the goal of avoiding displacement caused by foreclosure action.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 9, 2022



APP 3

A1. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)

Remarks (cont'd):

To administer the program effectively and efficiently, the Department must procure a vendor who will provide support services to maximize assistance to Maryland borrowers facing foreclosure. The vendor will provide an IT solution which will enable homeowners to apply for assistance through a web-based portal as well as receive additional information required to make decisions on assistance proposals from mortgage servicers and other partners. A vendor may also provide the capacity needed to process applications. Application packages will be reviewed for compliance by the Department before the Department makes a final determination of eligibility. The vendor will then approve the application and process payments. Lastly, the Department will record loan documents and transfer the files for asset management. The system in place will also need to facilitate the generation of data so the Department can meet the reporting requirements of the US Treasury.

The State of Maryland must be prepared to launch the program as soon as practicable to assist homeowners when they will be in need of assistance. The risk of foreclosure and displacement has been mitigated since March of 2020 through the state and federal actions including the State's "state of emergency" and regulations promulgated by US Treasury and the Consumer Financial Protection Bureau. Some of these protections have been terminated or will be terminated over the next four months. Forbearance status for most borrowers ends after 18 months, which is now occurring for some borrowers. In addition, the lifting of the state of emergency on July 1, 2021 has reopened the state's Notice of Intent to foreclose process. Federal regulations are intended to be in place through the end of the calendar year but do not apply to all homeowners who may need assistance. As a result, the Department has determined that the HAF program must be open for applications no later than December 2021. This expedited timeline cannot be met through normal procurement methods.

Basis for Selection: In order to avoid or to mitigate serious damage to public health, safety, and welfare that might otherwise result from the large-scale displacement of individuals and families who have been financially impacted by the ongoing pandemic, the Department has conducted an emergency procurement through a competitive sealed proposal process, under the emergency procurement guidelines, and chose Tetra Tech to be the most advantageous to the State.

Resident Business: Yes **Tax Compliance No.:** 21-3640-1111

This Item was withdrawn as Secretary Appendix, Item A1 at the 12/15/2021 BPW Meeting.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 9, 2022



APP 4

Contact: Joh Sedtal 443-469-5864
Joseph.Sedtal@maryland.gov

A2. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

Contract # ID: Excavation and Repair of Steam System at MCI-H
ADPICS No.: Q00P2603946

Contract Type: Maintenance

Description: Provide exploratory excavation to expose and repair major steam leak at Maryland Correctional Institution, Hagerstown (MCI-H).

Procurement Method: Emergency

Bids: Callas Contractors, LLC, Hagerstown, MD \$150,000.00
D.L. George & Sons, Waynesboro, PA \$150,000.00

Award: Callas Contractors LLC, Hagerstown, MD

Amount: \$150,000

Term: 1/13/2022 – 2/13/2022

Date Emergency Declared: 1/6/2022

Contract Award Date: 1/13/2022

Date Emergency Reported: 2/8/2022

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

Fund Source: General Funds: 01 ~ R1420 ~ 8125 Building Exterior

Remarks: Nature of Emergency: A major steam leak was discovered in the steam system that is vital to the operation of the boiler plant which supplies heat and hot water to the Hagerstown Correctional Complex, including the central kitchen as well as the Maryland Correctional Enterprises laundry facility. This leak has been measured at 40,000 gallons per day. There was a need to act immediately to provide the necessary heating to the above-referenced facilities. Regional Maintenance Manager, Terry Heffner, performed a detailed analysis of the current situation and determined excavation and repair of the boiler plant were necessary.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
March 9, 2022



APP 5

A2. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
(cont'd)

Remarks (cont'd):

DPSCS was first made aware of an issue with the underground condensate line in November of 2021, but it was manageable. Multiple attempts to repair the line were attempted by in house maintenance staff to no avail. As the recent bout of extreme cold weather necessitated a dramatic increase in the demand for heat for the facilities, DPSCS could no longer wait for a repair and required immediate correction.

Basis for Selection: Cost analysis and lowest time & materials pricing. Callas Contractors LLC submitted the lowest-priced bid based on relevant line items.

Resident Business: Yes

Tax Clearance: 22-0255-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 9, 2022



DNR 1

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

1A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Anne Arundel County

Recommendation: Approval to commit \$2,688,000 for the following **development** projects.

1. Quiet Waters Park Improvements - \$2,088,000

Anne Arundel County
LPPI# LPPI-2-6

Background: Renovate the existing facilities at Quiet Waters Park to increase ADA accessibility, improve the trails, picnic areas, and pavilions, develop the newly acquired retreat area, and provide other upgrades to enhance passive and active recreational opportunities for park users.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$2,088,000

2. Odenton (GORC) Park Improvements - \$600,000

Anne Arundel County
LPPI# LPPI-2-9

Background: Update and expand the park to accommodate increased use and future demands. Improvements to include removal of an existing basketball court, construction of a new basketball court, new playground equipment consistent with National Playground Safety Standards and the Americans with Disabilities Act, gazebo, reconfiguration of fields, new field lighting, an extension of water and sewer into the park, landscaping, signage, new parking, and other related site improvements. Lighting will be designed to perform its intended function, be energy efficient, and minimize light pollution

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$600,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 9, 2022



DNR 2

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

2A. PROGRAM OPEN SPACE LOCAL SHARE
Dorchester County

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

2022 Land Preservation, Parks and Recreation Plan - \$25,000

Dorchester County

POS #6980-9-176 MD20190626-0530

Background: Additional funding to complete Dorchester County's Land Preservation, Parks and Recreation Plan to fulfill State requirements.

Prior Approvals: \$25,000 (DNR-RP Item 2A [August 14, 2019])
\$25,000 (DNR-RP Item 1A [January 27, 2021])

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$25,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 9, 2022



DNR 3

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

3A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Frederick County

Recommendation: Approval to commit \$220,000 for the following **development** projects.

1. Doubs Meadow Park Hiker/Biker Trail - \$50,000

Town of Myersville
LPPI# LPPI-10-32

Background: Resurface the existing asphalt multiuse trail at Doubs Meadow Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure Source Code: 21523 \$50,000

2. Bullivant Park – Treeland Trail – \$80,000

Town of Myersville
LPPI# LPPI-10-33

Background: Design and construct a new asphalt multiuse trail at Bullivant Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure Source Code: 21523 \$80,000

3. Grindstone Run Park Trail and Pedestrian Bridge - \$40,000

Town of Myersville
LPPI# LPPI-10-34

Background: Construct a new trail and pedestrian bridge at Grindstone Run Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure Source Code: 21523 \$40,000

4. Young Nature Preserve Trail Extension - \$50,000

Town of Myersville
LPPI# LPPI-10-35

Background: Extend the existing asphalt trail at the Young Nature Preserve to extend the Myersville Greenway system to a new town park. Project will include informational signage and landscaping.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure Source Code: 21523 \$50,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 9, 2022



DNR 4

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

4A. PROGRAM OPEN SPACE LOCAL SHARE
Montgomery County

Recommendation: Approval to commit \$1,675,000 for the following **planning** and **development** projects.

1. *Montgomery County - 2022 Land Preservation, Parks, and Recreation Plan – \$25,000*

M-NCPPC (Montgomery County)
POS #6780-15-695 MD20180419-0256

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

Prior Approvals: \$25,000 (DNR-RP Item 6A [June 20, 2018])
\$25,000 (DNR-RP Item 1A(1) [January 23, 2019])
\$25,000 (DNR-RP Item 4A [June 3, 2020])
\$25,000 (DNR-RP Item 4A(1) [January 27, 2021])

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$14,026.14

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$10,973.86

2. *Columbia Local Park Renovation – \$1,650,000*

M-NCPPC (Montgomery County)
POS #7374-15-730 MD20211223-0931

Background: Renovate the underutilized northern section of the park. Improvements to include converting two existing tennis courts into a paved dog park with separate large and small dog areas, and transforming a large abandoned paved area into one tennis court with pickleball striping overlays, four purpose-built pickleball courts, a soccer court, and a small gathering area with a shade structure and site furnishings. Work will also include enhancements to stormwater management facilities, parking lot and access routes, and other existing park amenities.

Fund Source: Maryland Consolidated Capital Bond Loan of 2010, Chapter 483, Acts of 2009
Program Open Space Local
Source Code: 10055/10056 \$387,316.03

Board of Public Works
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DNR 5

4A. **PROGRAM OPEN SPACE LOCAL SHARE** (cont'd)

Fund Source (cont'd):

Maryland Consolidated Capital Bond Loan of 2011, Chapter 396, Acts of 2010
Program Open Space Local
Source Code: 11052 \$471,350.93

Maryland Consolidated Capital Bond Loan of 2015, Chapter 495, Acts of 2015
Program Open Space Local
Source Code: 15162 \$77,337.90

Outdoor Recreation Land Loan 2017, Chapter 143, Acts of 2016
Program Open Space Local
Source Code: 17009 \$87,995.14

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$626,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 9, 2022



DNR 6

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

5A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Worcester County

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

1. Northern Worcester Athletic Complex - Bullpens - \$25,000

Worcester County
LPPI# LPPI-23-1

Background: Construct two bullpens on the Senior League baseball field.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$25,000

2. Northern Worcester Athletic Complex - Lighting - \$860,000

Worcester County
LPPI# LPPI-23-2

Background: Retrofit existing lighting systems on the Senior League baseball field and one multipurpose field and purchase and install athletic field lighting systems for two multi-purpose fields. Lighting will be designed to perform its intended function, be energy efficient, and minimize light pollution

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$860,000

3. Showell Park – Fencing and Batting Cage - \$55,000

Worcester County
LPPI# LPPI-23-3

Background: Construct a permanent batting cage and extend the baseball/softball fencing on field two to protect visitors.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$55,000

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5A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE** (cont'd)

4. John Walter Smith Park - Batting Cage - \$35,000

Worcester County
LPPI# LPPI-23-4

Background: Construct a permanent batting cage at John Walter Smith Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$35,000

5. Stockton Park - Fencing - \$25,000

Worcester County
LPPI# LPPI-23-5

Background: Replace fencing to protect visitors from vehicular traffic.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$25,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 9, 2022



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

6A. PROGRAM OPEN SPACE STATE SHARE
Allegany County (Barnett, et al. a.k.a. Pond Hill LLC)

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

Description: This predominantly wooded property is located within an area identified by the National Audubon Society as an Important Bird Area and will be managed by the Wildlife and Heritage Service as an addition to Dan’s Mountain Wildlife Management Area. Portions of the property border Dry Run, a tributary to the North Branch Potomac River. Acquisition will improve access for emergency response and other management needs, protect long-term water quality, allow for forest regeneration, and provide additional public recreational opportunities.

POS Scoring System: 91 out of 100

Targeted Ecological Area: Yes

County Approval: The Commissioners of Allegany County approved this acquisition pursuant to Natural Resources Article, §5-910, Annotated Code of Maryland.

Grantor: Eric Barnett, Carol J. Beard, Richard Beard, Jack I. Mullen, II, and Jenny A. Mullen

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

Property: 329.7 +/- acres, unimproved, POS No. 5760

Price: \$610,000

Appraisals: \$692,000 (1/7/2021) – Gary R. Anglemyer
\$410,000 (1/13/2021) – Terry R. Dunkin
\$528,000 (3/10/2021) – Terrence W. McPherson
All appraisals reviewed by David Wallenberg, Chief Review Appraiser

Stabilization funds: \$61,000

Stabilization funds are authorized to stabilize the structural integrity of improvements existing on land at the time of acquisition, eliminate health and safety hazards, protect water quality, and provide public access. See Natural Resources Article §5-903(f).

Board of Public Works
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6A. PROGRAM OPEN SPACE STATE SHARE (cont'd)

Fund Source: Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018
Program Open Space Heritage Conservation Fund
Source Code: 19010 \$311,621.00

Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019
Program Open Space Heritage Conservation Fund
Source Code: 20010 \$298,379.00

Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019
Program Open Space Stateside
Source Code: 20010 \$61,000

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 9, 2022



DNR 10

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

7A. PROGRAM OPEN SPACE STATE SHARE

Recommendation: That the Board of Public Works approve the Department of Natural Resources granting to the Trust for Public Land an initial grant for appraisal and title expenses for a potential real property acquisition under negotiation (POS 5827).

Grantee: Trust for Public Land

Reimbursements to Land Trust: \$169,630 (total not to exceed)
Appraisals \$106,390
Title \$ 63,240

Background: When DNR purchases real property using a land trust, DNR seeks approval from the Board of Public Works to acquire the property interest and to reimburse the land trust for expenses related to the transaction. In this case, DNR has partnered with the Trust for Public Land to negotiate a real property acquisition. Because of the length of time and complexity of the transaction, DNR seeks to enter into an agreement with the Trust for Public Land to reimburse those expenses.

Upon successful initial negotiations, DNR will present the next phase of reimbursable due diligence expenses to the Board of Public Works for approval. Upon successful purchase negotiations, DNR will present the final agreement to purchase, together with any remaining reimbursable due diligence expenses, to the Board of Public Works for approval.

Authority: §5-903, Natural Resources Article, Annotated Code of Maryland

DNR, with the approval of the Board of Public Works, “may use acquisition funds to make matching or refundable grants to land trusts.”

Fund Source: Outdoor Recreation Land Loan of 2020, Chapter 570, Acts of 2019
Program Open Space Stateside
Source Code: 20010 \$169,630.00

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
March 9, 2022



DNR 11

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

8A. RURAL LEGACY PROGRAM FUNDS
Calvert County

Recommendation: Approval to grant \$703,988.47 to **Southern Maryland Resource Conservation and Development Board** from Rural Legacy Funds to acquire a 155.96 acre conservation easement.

Calvert Creeks Rural Legacy Area – Yoe

Prior Approval: Calvert Creeks Rural Legacy Area approved grant for easement acquisitions:
DNR-RP Item 12A (10/21/2020) \$857,025 FY 2021

Project Description: Acquisition of this easement will protect valuable agricultural and forest lands. The property includes approximately 5,230 linear feet of riparian buffers along unnamed tributaries of Parkers Creek and the Chesapeake Bay. The easement, RL No. 6444, will be held by the Department of Natural Resources and Southern Maryland Resource Conservation and Development Board.

Easement Value: \$632,589.98 (\$4,056 per acre)

Purchase Price: \$632,589.98 (\$4,056 per acre)

Total Other DNR Costs:

Administrative:	\$18,977.70
Incidental:	\$42,931.94
Compliance:	<u>\$ 9,488.85</u>
	\$71,398.49

Amount Requested: \$703,988.47

Fund Sources: Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019
Rural Legacy Program
Source Code: 20012 \$703,988.47

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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Board of Public Works
 Department of Natural Resources – Real Property
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 March 9, 2022



DNR 12

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

9A. RURAL LEGACY PROGRAM FUNDS
St. Mary's County

Recommendation: Approval to grant \$412,487.17 to **Southern Maryland Resource Conservation and Development Board** from Rural Legacy Funds to acquire a 106.53 acre conservation easement.

Mattapany Rural Legacy Area – Vallandingham

Prior Approval: Mattapany Rural Legacy Area approved grant for easement acquisitions: DNR-RP Item 3A (1/8/2020) \$2,508,762 FY 2020

Project Description: Acquisition of this easement will protect valuable agricultural and forest lands. The property includes approximately 7,735 linear feet of riparian buffers along Carroll Pond, a tributary of the Chesapeake Bay. Preserving this land from development provides additional resiliency to the effects of climate change. The easement, RL No. 6443, will be held by the United States of America and Southern Maryland Resource Conservation and Development Board.

Easement Value: \$712,372.80 (\$6,687 per acre)

Purchase Price: \$712,372.80 (\$6,687 per acre)

Funding Sources:

\$356,186.40	DNR
\$106,855.92	St. Mary's County
\$249,330.48	U.S. Department of the Navy

Total Other DNR Costs:

Administrative:	\$21,371.18
Incidental:	\$24,244.00
Compliance:	<u>\$10,685.59</u>
	\$56,300.77

Amount Requested: \$412,487.17

Fund Sources: Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019
 Rural Legacy Program
 Source Code: 20012 \$412,487.17

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
Department of Natural Resources – Real Property
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DNR 13

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

10A. RURAL LEGACY PROGRAM FUNDS

Charles County

Recommendation: Approval to grant \$67,560.98 to **Charles County** from Rural Legacy Funds to acquire a 20.18 acre conservation easement.

Zekiah Rural Legacy Area – Reynolds Parcel 147 Property

Prior Approval: Zekiah Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 10A (8/22/2018) \$1,846,700 for FY2019

Project Description: Acquisition of this easement will protect ecologically significant agricultural and forest lands, and provide permanent protection for unnamed tributaries of the 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. 6440, will be held by the County Commissioners of Charles County. The County is not requesting reimbursement for program compliance and incidental costs.

Easement Value: \$65,593.19 (\$3,250 per acre)

Purchase Price: \$65,593.19 (\$3,250 per acre)

Total Other Costs: Administrative: \$1,967.79
Incidental: \$ 0.00
Compliance: \$ 0.00
\$1,967.79

Amount Requested: \$67,560.98

Fund Source: Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019
Rural Legacy Program
Source Code: 20012 \$67,560.98

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 9, 2022



DNR 14

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

11A. RURAL LEGACY PROGRAM FUNDS

Charles County

Recommendation: Approval to grant \$782,170.37 to **Charles County** from Rural Legacy Funds to acquire a 223.20 acre conservation easement.

Zekiah Rural Legacy Area – Reynolds Parcel 171-R1 Property

Prior Approval: Zekiah Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 10A (8/22/2018) \$1,846,700 for FY2019

Project Description: Acquisition of this easement will protect ecologically significant agricultural and forest lands, and provide permanent protection to approximately 3,500 linear feet of forested stream buffers of 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. 6442, will be held by the County Commissioners of Charles County. The County is not requesting reimbursement for program compliance funds.

Easement Value: \$725,407.41 (\$3,250 per acre)

Purchase Price: \$725,407.41 (\$3,250 per acre)

Total Other Costs: Administrative: \$21,762.22
Incidental: \$35,000.74
Compliance: \$ 0.00
\$56,762.96

Amount Requested: \$782,170.37

Fund Source: Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019
Rural Legacy Program
Source Code: 20012 \$782,170.37

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 9, 2022



DNR 15

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

12A. RURAL LEGACY PROGRAM FUNDS

Charles County

Recommendation: Approval to grant \$104,602.48 to **Charles County** from Rural Legacy Funds to acquire a 31.25 acre conservation easement.

Zekiah Rural Legacy Area – Reynolds Parcel 171-R3 Property

Prior Approval: Zekiah Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 10A (8/22/2018) \$1,846,700 for FY2019

Project Description: Acquisition of this easement will protect ecologically significant agricultural and forest lands, and provide permanent protection permanent protection for unnamed tributaries of the 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. 6441, will be held by the County Commissioners of Charles County. The County is not requesting reimbursement for program compliance funds and incidental funds.

Easement Value: \$101,555.81 (\$3,250 per acre)

Purchase Price: \$101,555.81 (\$3,250 per acre)

Total Other Costs: Administrative: \$3,046.67
Incidental: \$ 0.00
Compliance: \$ 0.00
\$3,046.67

Amount Requested: \$104,602.48

Fund Source: Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019
Rural Legacy Program
Source Code: 20012 \$104,602.48

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
University System of Maryland
Supplement
March 9, 2022



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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve the award of the following contracts totaling \$980,788.

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

Towson University
Stephens Hall – 2nd Floor Restroom Renovation

Description: Provide all labor, equipment and materials for demolition and renovations to the men’s and women’s restrooms on the second floor of Stephens Hall

Procurement Method: UMB On-Call Minor General Contracting Services Contract

Award : MODCO Specialty Contracting, Columbia, Maryland

Amount: \$143,333

Fund Source: MCCBL 2021: *Provide funds to demolish and renovate restrooms at Institution-owned buildings* Item#101: \$100,333;
Plant Funds: \$43,000

Resident Business: Yes **MD Tax Clearance#** 22-0491-0111

Coppin State University
Physical Education Complex Loading Dock Replacement

Description: Removal and replacement of an existing concrete loading dock at the Physical Education Complex

Procurement Method: Simplified Procurement-Competitive

Award : Priority Construction Corp., Baltimore, MD

Amount: \$49,455

Fund Source: FY 2022 General Funds (PayGo Funding): *Appropriation#22007 CSU Campus Utilities and Upgrades*

Resident Business: Yes **MD Tax Clearance#** 22-0508-0111

Board of Public Works
University System of Maryland
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1-GM. GENERAL MISCELLANEOUS (cont'd)

University of Maryland, College Park
Toll Physics Building Air Handling Units Replacement

Description: Replacement of Air Handling Units 13, 14 and 15 in the John S. Toll Physics Building

Procurement Method: On-Call Mechanical Contracts (Competitive)

Award: W L. Gary Company Inc., Washington, DC

Amount: \$788,000

Fund Source: FY 2021 Deficiency Appropriation (Bond Premium Funds)

Resident Business: No **MD Tax Clearance:** 22-0632-1111

BOARD OF PUBLIC WORKS

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Board of Public Works
University System of Maryland
Supplement
March 9, 2022



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

2-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK
Small On-Call Mechanical Contracting Services
Renewal Option 2-Small Business Reserve

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

Contract Approved: USM Item 2-C (3/20/19) (\$12 million Not to Exceed)
USM Item 2-C-OPT (3/10/21) (\$3 million-Not to Exceed)

Contractors:

Chappelle Mechanical Services, LLC	Dumfries, VA
Patapsco Mechanical, LLC	Hanover, MD
RSC Electrical & Mechanical Contr, Inc.	Landover, MD
Craddock Mechanical, LLC	Mechanicsville, MD
Flo-Tron Contracting, Inc.	Hunt Valley, MD
Kelly HVAC, Inc.	Upper Marlboro, MD

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

Description: Exercise second renewal option.

Original Term: 3/21/19 – 3/20/21 (2-year base w/four 1-year options)

Option Term (this Item): 3/21/22 – 3/20/23 (second renewal)

Original Amount: \$12,000,000 (not to exceed) (2-year base term)
\$3,000,000 (not to exceed) (1st renewal option)
\$3,000,000 (not to exceed) (2nd renewal option)
\$3,000,000 (not to exceed) (3rd renewal option)
\$3,000,000 (not to exceed) (4th renewal option)
\$24,000,000 (not to exceed) Total

Option Amount (this Item): \$3,000,000 (Not to Exceed) – second renewal

Revised Contract Amount: \$18,000,000

Original Procurement Method: Competitive Sealed Proposals

MBE Participation: N/A

Performance Security: Equal to contract amount for projects \$100,000 or greater

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2-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)

Requesting Institution Remarks: Renewal is recommended for the six firms based on satisfactory job performance. All firms are certified Small Business Enterprises. For service calls, a rotational method based on service expertise will be employed.

Note: M&E Sales, Inc. was purchased by Patapsco Mechanical, LLC during the prior renewal period.

Fund Source: Various Fund Sources – Task orders under master orders will not exceed \$1 million

Resident Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
Chappelle Mechanical Services, Inc.	No	22-0313-0101
Patapsco Mechanical, LLC	Yes	22-0315-0000
RSC Electrical & Mechanical Contr, Inc.	Yes	22-0316-0111
Craddock Mechanical, LLC	Yes	22-0317-0111
Flo-Tron Contracting, Inc.	Yes	22-0314-1101
Kelly HVAC, Inc.	Yes	22-0318-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION



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

**3-C. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY
*Sherman Hall Renewal Project***

Contract ID: Construction Management at Risk Services for the Sherman Hall Renewal Project
 RFP #BC-21244-M

Recommendation: Award contract for pre-construction services

Contractor: The Whiting-Turner Contracting Company
 Baltimore, MD

Project: The 41-year old Sherman Hall provides office, classroom, and teaching lab space in support of eight academic programs. The construction of Sherman Hall was completed in 1980. The building is approximately 122,545 gross square feet. Many building services are obsolete or beyond their service. The project will extend the useful life of the building through the restoration of the building envelope, corrections of barriers to accessibility, and replacement and upgrade of mechanical, electrical, plumbing, and life safety systems.

Contract Term: 51 months from Notice to Proceed.

Amount: \$888,020 (pre-construction services)

Procurement Method: Competitive Sealed Proposals

Proposals:

Company	Technically Acceptable	Financial Offer
The Whiting-Turner Contracting Company <i>Baltimore, MD</i>	Yes	\$10,800,000
Gilbane Building Company <i>Baltimore, MD</i>	Yes	\$11,540,471

Funding: MCCBL 2021: *Provide funds to begin design for the renovation of Sherman Hall, Item #518*

MBE Participation Goal: Overall Goal: 15%

Performance Security: A 100% performance bond is required.



3-C. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY (cont'd)
Sherman Hall Renewal Project

Requesting Institution Remarks: This solicitation was advertised on *eMaryland Marketplace Advantage* as well as posted on the University's electronic bid board. Ten technical proposals were received. These proposals were evaluated by a University evaluation committee. Four proposers were found to be susceptible of the award and were invited to oral presentations. Two firms remained shortlisted after oral presentations and were invited to submit a price proposal. Award is recommended to Whiting-Turner Contracting Company as the lowest priced technically acceptable firm. The construction budget for this project is \$67,500,000 including construction fees, general conditions, and trade contracts.

This Item recommends award for pre-construction services only. If the University and the Construction Manager agree to a Guaranteed Maximum Price for construction, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs inclusive of the CM's construction costs.

Resident Business: Yes
MD Tax Clearance: 52-052-9450

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
 University System of Maryland
 Supplement
 March 9, 2022



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

**4-AE. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY
*Architectural/Engineering Services Contract***

Contract ID: Architectural and Engineering Design Services for the
 Sherman Hall Renewal Project - #BC-21243-M

Project: The 41-year old Sherman Hall provides office, classroom, and teaching lab space in support of eight academic programs. The construction of Sherman Hall was completed in 1980. The building is approximately 122,545 gross square feet. Many building services are obsolete or beyond their service. The project will extend the useful life of the building through the restoration of the building envelope, corrections of barriers to accessibility, and replacement and upgrade of mechanical, electrical, plumbing, and life safety systems.

Contract Description: Architectural/engineering services to prepare complete plans and specifications for the Sherman Hall Renewal Project.

Award: EYP Architecture & Engineering P.C
 Washington, DC

Term: 51 months from Notice to Proceed

Amount: \$6,848,811

Fund Source: MCCBL 2021: *Provide funds to begin design for the renovation of Sherman Hall, Item #518*

Procurement Method: USM Policies and Procedures for Architecture/Engineering Procurement

Proposals:

Short-Listed Firms	Ranking
EYP A & E, P.C.	1
Ballinger	2
Design Collective	3
Ayers Saint Gross	4

MBE Participation: 5%

Performance Security: N/A

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4-AE. UNIVERSITY OF MARYLAND, BALTIMORE COUNTY (cont'd)

Requesting Institution Remarks: The solicitation was advertised on *eMaryland Marketplace Advantage* as well as posted on the University's electronic bid board. Eight firms responded. The Qualifications Committee recommended four firms as potentially eligible to provide the required services based upon the firms' qualifications. Interviews were conducted with the four firms and the Qualifications Committee recommended EYP Architecture & Engineering P.C. as the most qualified firm. The price proposal delivered was the result of a negotiated agreement with the University's Negotiations Committee. The AE selection process inclusive of the fee negotiations was reviewed and approved by the University's Executive Review Group, which includes a public member outside of the University. The initial contract will be issued through the bidding phase in the amount of \$4,823,870 and amended later for other project phases.

Sustainability. The project will be designed to meet LEED silver requirements. The design shall incorporate materials and systems into the design that will allow sustainable maintenance and reliability over the next fifty-year life of the facility.

Resident Business: No

MD Tax Clearance: 22-0381-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
University System of Maryland
Supplement
March 9, 2022



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

**5-C-BP. UNIVERSITY OF MARYLAND, BALTIMORE for
TOWSON UNIVERSITY
*7400 York Road Renovation and Administration Building Renovation
Construction Management at Risk: Bid Package 1 of 1***

Contract ID: Construction Management at Risk Services for the Institute for Well Being Relocation to 7400 York Road, RFP #84966-B

Recommendation: Award sole Bid Package for construction.

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

Prior Approval: USM Item 6-C (12/1/2021)

Project: The project consists of a renovation to the 41,000 GSF facility at 7400 York Road and approximately 5,400 GSF at the Towson University Administration Building. The Institute for Well Being (IWB), an interprofessional practice arm of the College of Health Professions which offers a wide spectrum of programs dedicated to promoting and enhancing health and wellness in the community. The Institute is comprised of four centers: Occupational Therapy Center, Hussman Center for Adults with Autism, Speech and Language Center and the Hearing and Balance Center. The renovated space at 7400 York Road will house three centers: the Occupational Therapy Center, Hussman Center for Adults with Autism and the Speech and Language Center. The Hearing and Balance Center will be relocated in their own suite in the renovated space within the Administration Building.

Bid Package Description: This Bid Package includes the full scope of work.

Contract Term: 8 months from issuance of Construction Notice To Proceed

This Bid Package Amount: \$10,278,106

Current Contract Amount: \$33,300

Revised Amount: \$10,311,406

Fund Source: Plant Funds

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

MBE Compliance: 30%
Subgoals: 10% African-American Owned
10% Asian-American Owned



5-C-BP. UNIVERSITY OF MARYLAND, BALTIMORE for TOWSON UNIVERSITY (cont'd)

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for pre-construction services partially through the design phase. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the only bid package anticipated for this project. MBE participation is 30% for this bid package.

Sustainability: The Towson University Institute for Well-Being will occupy an existing university owned building at 7400 York Road. A major factor in the sustainability of the building will lie in the fact that as much of the building will be re-used as possible with interior renovations to accommodate the change in use. The building was built during an era when insulation was not a priority. As part of the renovation, the existing building skin consisting of solid masonry will be fitted with foamed in place insulation that will add R-13 to the total exterior and greatly improve the efficiency and sustainability of the building operation. Existing fluorescent light fixtures will be replaced with LED fixtures leading to reduced energy use. Low VOC emitting materials will be used throughout the finish and material selection process. Landscaping at the building entry will increase shade and lead to an overall decrease in the area dedicated to impervious site materials. Landscaping will use exclusively native species and not require irrigation. Interior finish materials will be selected using the Institute's dedication to wellness as a core value. Durable long-lasting materials that are easily maintained along with systems that lead to overall well-being are an integral part of the design. Accessible design standards will be exceeded due to the nature of the occupants needs. Electrical vehicle charging stations and modifications to parking layouts that allow bus/van drop-off will encourage occupants toward more sustainable modes of transportation.

Resident Business: Yes

MD Tax Clearance: 22-0544-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
March 9, 2022



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

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

Recommendation: That the Board of Public Works approve the University of Maryland, Baltimore redeeming the ground rent on the property located at 609 W. Lexington Street in Baltimore City.

Ground Rent: The ground rent for this property is \$88.88 annually.

Owner/Grantor: Fairway Woods L.L.C.

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

Redemption Price: The redemption price for the ground rent is \$1,481

Remarks: The ground rent is on a property that was acquired by the University of Maryland, Baltimore. The Board of Public Works approved this acquisition on January 8, 2020 (USM Item 5-RP). The acquisition through ground rent redemption will provide UMB with fee simple ownership of this property. Also, it will eliminate annual payments and the administrative costs associated with those payments.

The proposed acquisition was approved by the Chancellor of the University System of Maryland on February 2, 2022. The University System of Maryland Board of Regents delegated to the Chancellor the authority to approve the acquisition of properties for less than \$750,000 within a specified zone without further approval of the Regents. The proposed acquisition of this property is within the authority of the Chancellor to approve.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
March 9, 2022



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

7-C. **TOWSON UNIVERSITY**
Cook Library – 3rd Floor Renovation

Contract ID: Cook Library – 3rd Floor Renovation – TU 2214

Recommendation: Award construction contract

Project Description: The project consists of the renovation of the 3rd floor of Cook Library. The work includes: demolition of interior partitions & finishes, mechanical, electrical, plumbing throughout. New construction includes: new metal stud partitions, interior storefront, finishes, mechanical, electrical, and plumbing.

Contract Description: To provide all labor, equipment, and materials for the renovation of the 3rd floor at Towson University’s Cook Library.

Procurement Method: Task Order Invitation for Bid from UMB On-Call General Contractor Contract

Bidders:

Proposers	Price
A.R. Marani, Baltimore, MD	\$ 2,763,000
Brawner Builders, Towson, MD	\$ 3,186,175
EMJAY Engineering and Construction Co., Inc., Baltimore, MD	\$ 3,141,700

Award: A.R. Marani, Inc.

Term: 3/11/22 – 7/1/22

Amount: \$ 2,763,000

Fund Source: Plant Funds

MBE Participation: 30%

MBE Compliance: 36.52%

Performance Security: 100% performance bond

Board of Public Works
University System of Maryland
Supplement
March 9, 2022



7-C. **TOWSON UNIVERSITY** (cont'd)

Requesting Institution Remarks: The solicitation was sent directly to the Contractors on the UMB On-Call General Contractor Contract on December 27, 2021. Three bids were received on January 25, 2022. Upon review of all the bids, A.R. Marani, Inc was the lowest responsive and responsible bidder.

Sustainability: The lighting system is getting a full upgrade that will include daylighting controls, LED lights and occupancy sensors which will result in energy savings. The lighting system will also be connected to the central campus wide control system for increased control and potential energy savings. The HVAC system is getting reconfigured and controls increased to allow additional control within the renovated space.

Resident Business: Yes

MD Tax Clearance: 22-0487-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

James F. Ports, Jr.
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
March 9, 2022**

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



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

1-E. MARYLAND AVIATION ADMINISTRATION
Equipment Contract

Contract ID: New Flyer of America, Inc., 8 Xcelsior XE40 Heavy Duty Low-Floor 40-Footer Battery-Electric Transit Buses for Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; MAP6204663
ADPICS No.: MAP6204663

Contract Description: This contract provides the purchase and delivery of eight (8) Xcelsior XE40 Heavy Duty Low-Floor 40-Footer Battery-Electric Transit Buses.

Award: New Flyer of America, Inc.
Crookston, MN

Contract Term: 03/24/2022*- 03/23/2023 (*or earlier upon BPW Approval)

Amount: \$6,866,910

Procurement Method: Intergovernmental Cooperative Purchasing Agreement

MBE Participation: 0%

Performance Security: None

Requesting Agency Remarks: The Airport Consolidated Rental Car Facility (CRCF) shuttle service provides no-charge transportation to airport patrons and their luggage between the Airport Terminal Building and the CRCF. The Airport CRCF shuttle service operates seven days a week, 24-hours per day, every day of the year.

The current SR-2378 model buses utilized at BWI Thurgood Marshall Airport have safely and reliably transported more than five (5) million passengers annually between the Airport Terminal Building and the CRCF. This bus procurement will provide the continued confidence for reliability, passenger safety, and comfort currently experienced from the Xcelsior model bus while ensuring increased capacity, better efficiency, and reducing emissions. The Xcelsior XE40 buses' technical configuration matches the current SR-2378 Xcelsior (XD40) buses. The change in the propulsion system from diesel to electric with the higher battery pack will meet the 200-mile range requirement while reducing emissions.

**DEPARTMENT OF TRANSPORTATION
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1-E. MARLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The buses from this procurement are required by the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) to support the growth of the airport by accomplishing multiple goals at BWI Thurgood Marshall Airport. The first will be to reopen the BWI Thurgood Marshall Express Lot, which previously required a contractor bus fleet. Additionally, the buses will be used to replace Daily Garage and Long-Term Lot buses that may be utilized to relocate employees to and from the new employee parking location at the Employee West Lot.

Contract No. 06719 between Washington State and New Flyer of America, Inc., effective April 1, 2021, through March 31, 2023, provides the Xcelsior 40-foot Battery-Electric Transit Bus for a base price of \$804,990.00. After warranty adjustments, upcharge to 525 kWh energy storage system battery, and MDOT MAA options, the configured price is \$858,363.70 per bus, which is a total of \$6,866,909.59 for the eight (8) buses. The lead time of this equipment is 12 months after receipt of the order.

Through market research, MDOT MAA compared the cost of the buses to other state agencies which utilized the Washington contract for their purchases of buses and determined the price offered to MDOT MAA to be fair. Through additional market research, MDOT MAA compared a request for proposal from the Miami Dade County Department of Transportation (Miami Dade) awarded on October 3, 2019, for 75 Battery-Electric 40-Foot Buses in the amount of \$72,176,322.00, which equates to \$962,350.96 per bus, which includes a charging station in the amount of \$63,765.20 for a net price of \$898,586.76 per bus. The cost per bus on the Washington State contract is lower than the Miami Dade contract; therefore, the Procurement Officer deems the intergovernmental price of \$858,363.70 per bus fair and reasonable.

The contract with New Flyer of America, Inc., has been negotiated per COMAR 21.05.09, Intergovernmental Cooperative Purchasing. Utilizing this procurement method will allow MDOT MAA to realize savings in time and money obtaining the buses.

Fund Source: 21% Special Funds (Capital Budget)
79% Volkswagen Grant/Maryland Department of the Environment

Approp. Code: J06I0003

Resident Business No **MD Tax Clearance:** 22-0357-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



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

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

Contract ID: Lease and Concession Contract; *MAA-LC-20-020*

Contract Description: This contract is for the non-exclusive development, operation, and management of an Integrated Passenger Experience Commercial Advertising Program at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport, Martin State (MTN) Airport, and related facilities.

Modification Description: Modification No. 2 establishes the commencement date of the Operational Period of the contract.

Contractor: In-Ter-Space Services, Inc. d/b/a Clear Channel Airports
Allentown, PA

Contract Approved: DOT Agenda 03/04/2020, Item 2-GM

Original Contract Term: 03/04/2020 – 11/30/2020 (Pre-Installation/Installation Phase)
12/01/2020 – 11/30/2030 (Operational Phase)

Modification Term: This modification establishes the Operational Period:
10/01/2021 – 09/30/2031

Original Contract Amount: The contractor pays rent for 47 square feet of storage space in the BWI Thurgood Marshall Airport Terminal Building, plus the greater of a Minimum Annual Guarantee (MAG) of \$1,164,000 (\$97,000 monthly) or the Percentage Concession Fee of 62.5% of monthly advertising gross revenue in the first year of the Operational Period. Thereafter, the MAG is adjusted to 85% of the preceding year's payments. The contractor is required to pay MAA 50% of gross revenues during the Pre-Operational Period (Pre-Installation and Installation Periods).

Modification Amount: No Change

Prior Mods/Options: \$54,167 MMG or 62.5% gross revenue in Operational Period and 50% gross revenue made prior to Operational Period
(**Mod No. 1:** Extended the Pre-Installation Phase for four (4) months; DOT Agenda 12/02/2020, Item 5-GM-MOD)

Total Contract Amount: \$650,004 per annum (\$54,167 monthly) offset by percentage rent

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

Requesting Agency Remarks: RETROACTIVE. Under the contract, the services provided are: (i) commercial advertising services and equipment both within the BWI Thurgood Marshall Terminal Building and outside of the BWI Thurgood Marshall Terminal Building (the Airport's surrounding campus), (ii) the full scope of the MTN Complex, and/or (iii) specific facilities or locations identified by the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) as Out-of-Terminal advertising opportunities.

The contract term includes three distinct phases: The Pre-Installation Phase (which is the effective date of the contract), Installation Phase, and Operational Phase (which confirms the actual Operational Period of the contract). During these phases, the contractor has several deliverables which determine the start and end of each respective phase, such as providing an Airport Advertising Master Plan, obtaining all necessary MDOT MAA, Federal, State, and Local approvals and permits, and installing the respective fixtures and equipment to facilitate the advertising program.

Due to the pandemic impact, MDOT MAA provided the contractor additional time by extending the Pre-Installation Phase. After the Pre-Installation and Installation Period were complete, the Operational Period commenced on October 1, 2021. The MDOT MAA has determined, and the contractor agreed, that the commencement date of the Operation Period was October 1, 2021, which is the date the contractor's installation of its improvements to the advertising program was substantially completed.

Modification No. 2 confirms the date of the ten-year Operational Period, effective October 1, 2021, until September 30, 2031. The reason for retroactive approval is due to the confirmation of the substantial completion of the contractor's installation and the time needed to draft and execute the Supplement for Board of Public Works (BPW) 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 BPW because the contract constitutes the use of State Property under State Finance and Procurement Article, §10-305.

Resident Business: Yes
MD Tax Clearance: 22-0287-0101

BOARD OF PUBLIC WORKS

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

ATTACHMENT I

	<i>Amount</i>	<i>Term</i>	<i>BPW Date</i>	<i>Reason</i>
Original Contract	\$97,000 monthly or 62.5% gross revenue in Operational Period and 50% gross revenue made prior to the Operational Period	Effective: 03/04/2020 10 Year Term will commence upon the end of the Installation Period	03/04/2020, Item 2-GM	Original Contract
Modification No. 1	\$54,167 monthly or 62.5% gross revenue in Operational Period and 50% gross revenue made before the Operational Period	Operational Period to commence on or before 10/01/2021	12/02/2020, Item 5-GM-MOD	Financial Relief: Delay onset of Operational Period by four months and reduce MMG due to ongoing impact of COVID 19
Modification No. 2	No change to financial consideration	10/01/2021 – 09/30/2031	03/09/2022, Item 2-GM-MOD	Confirms the commencement date of Operational Period of the Term <i>(This modification.)</i>
Revised Total Contract Amount	\$650,004 per annum, offset by percentage rent			

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



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

3-GM. MARYLAND AVIATION ADMINISTRATION
Lease Agreement

Contract ID: Lease Agreement with the U.S. Department of the Air Force (USAF), Air Mobility Command (AMC); *MAA-LC-22-002*

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation Maryland Aviation Administration: 1) entering into a lease contract, and 2) receiving delegated authority to exercise the contract's annual one-year renewal options without Board of Public Works approval.

Contract Description: Lease contract to lease space and facilities to USAF AMC in the Terminal Building at Baltimore/Washington International Thurgood Marshall Airport (BWI Thurgood Marshall) Airport.

Contractor: U.S. Department of the Air Force (USAF)
Joint Base McGuire-Dix-Lakehurst, NJ

Contract Term: 05/01/2022 - 04/30/2023 (with nine (9) annual renewal options, but not to extend beyond 04/30/2032)

Contract Amount: Contractor pays rent for space in the BWI Thurgood Marshall Terminal Building in the amount of \$873,002 per annum

Requesting Agency Remarks: The Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) leases space facilities to the USAF AMC to manage the Department of Defense passenger movement on AMC-contracted flights to Europe and Southwest Asia. This is a federal government contract.

The prior contract was approved by the Board of Public Works (BPW) on DOT Agenda 03/08/2017, 7-GM, which will be expiring on April 30, 2022. Under this new contract, USAF AMC will lease 5,099 square feet of space in the Terminal Building. Rental rates for the leased space are the standard published terminal rental rates.

Due to the nature of this federal government contract, MDOT MAA is requesting delegated authority to unilaterally invoke the contract's annual one-year renewal options without requesting BPW approval of each renewal year. This delegated authority shall not go beyond April 30, 2032. Except for space alterations, if USAF AMC makes a material modification to this contract during the renewal option years, then MDOT MAA will submit the revised contract to BPW for approval.

DEPARTMENT OF TRANSPORTATION
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3-GM. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks:

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 BPW because the contract constitutes the use of State Property under State Finance and Procurement Article, §10-305.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



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

4-IT. MARYLAND AVIATION ADMINISTRATION
Information Technology

Contract ID: GCR/CIVIX Licenses; *BWI-22006-IT*
ADPICS No.: BWI22006IT

Contract Description: This contract will provide GCR/CIVIX software as a service product for the Maryland Department of Transportation Maryland Aviation Administration.

Award: Knot Technology Solutions
Churchton, MD

Contract Term: 03/24/2022* - 02/29/2024 (*or earlier upon BPW approval)

Amount: \$289,169

Procurement Method: Competitive Sealed Bidding (Small Business Reserve)

Bids:	Knot Technology Solutions Churchton, MD	\$289,169
	HCGI Hartford. Inc Philadelphia, PA	\$303,873

MBE/VSBE Participation: N/A

Performance Security: N/A

Incumbent: AlixTel, Inc.
Aberdeen, MD

Requesting Agency Remarks: This solicitation was advertised as a Small Business Reserve Procurement on eMaryland Marketplace Advantage on September 14, 2021. The Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) directly solicited two (2) authorized GCR/CIVIX software resellers for bids. Two (2) bids were received and opened on October 12, 2021. Knot Technology Solutions is the responsible bidder with the lowest responsive bid. Knot Technology Solutions' price has been confirmed.

The three software as a service products are:

The Airport Safety & Operations Compliance System which is utilized to efficiently manage resources and assets while ensuring compliance with Federal Acquisition Regulation Part 139, Safety Programs, Code of Federal Regulations (CFR) 1540 and CFR 1542, and general airport operations;

DEPARTMENT OF TRANSPORTATION
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4-IT. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The Aviation System Manager helps state agencies navigate the complexities of administering a system of airports, from managing budgets and grants to tracking aircraft registrations and facilities inspections. Aviation System Manager provides a single application for total system control, increasing efficiency by decreasing the repetitive tasks associated with managing a statewide system of airports; and

The Safety Management System offers a flexible and integrated process that allows airport staff to report and mitigate safety issues before they become costly. Safety Management System also tracks, triages, and analyzes safety issues as they are received and spots incident trends to determine which incidents warrant corrective action.

The Procurement Officer reached out to the incumbent to ascertain why they did not bid. The incumbent stated they missed the deadline for bid submission.

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

Approp. Code: J06I0002

Resident Business: Yes

MD Tax Clearance: 21-4410-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



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

5-M. MARYLAND AVIATION ADMINISTRATION
Maintenance Contract

Contract ID: Inspection, Maintenance and Repair of Compressors at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports;
MAA-MC-22-021

ADPICS No.: MAAMC22021

Contract Description: This contract provides all necessary supervision, labor, parts, tools, material, equipment, transportation, insurance, bonding, and expertise to perform inspections, preventive maintenance, and repair services to compressors at BWI Thurgood Marshall and MTN Airports.

Award: Compressor Maintenance Company Acquisition, LLC
York, PA

Contract Term: 04/01/2022 – 03/31/2027

Amount: \$129,984

Procurement Method: Competitive Sealed Bidding (Single Responsive Bid Received)

Bids: Compressor Maintenance Company \$ 129,984
Acquisition, LLC
York, PA

Living Wage Eligible: Yes

MBE Participation: 0% (Single elements of work)

Performance Security: None

Incumbent: Compressor Maintenance Company, Incorporated
Westminster, MD

Requesting Agency Remarks: The Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) advertised a procurement for these services on July 23, 2021. Two (2) bids were received by the August 19, 2021, due date. A review of the bids revealed both bids were 100% higher than the estimated budget of \$105,000.00 for this project. The MDOT MAA determined that rejecting all bids and canceling the procurement 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.

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

Requesting Agency Remarks (cont'd):

MDOT MAA re-advertised the solicitation as a small business **reserve** procurement on October 22, 2021, via eMaryland Marketplace Advantage (eMMA) and MDOT MAA's website. MDOT MAA directly solicited 10 prospective bidders. One (1) bid was received on December 3, 2021.

The Procurement Officer reached out to prospective bidders during the bidding process to ensure the agency would receive competition on this procurement and requested each firm to provide No Bid feedback should they choose not to bid. MDOT MAA received feedback from a total of 11 firms stating they were not bidding on the procurement for the following reasons:

- Multiple firms stated they don't qualify as a small business;
- Cannot be competitive in this market;
- Cannot provide the services;
- Specifications are too risky for their business; and
- Other commitments precluded participation.

In reviewing the no-bid forms and outreach efforts, it was determined that only one (1) small business planned to submit a bid for the requested services. In an effort to seek competition, the Procurement Officer removed the SBR designation on November 17, 2021, via addenda. The Procurement Officer also notified all interested parties via email advising of the SBR removal. Additionally, the Governor's Office of Small, Minority & Women Business Affairs was made aware of the SBR designation removal.

MDOT MAA reached out to the non-bidders who bid on the first solicitation to ascertain why they did not bid on this procurement and was told "with the shortage of product, the long lead times and constant changes in the pricing of parts, we are not bidding on long-term maintenance projects."

The Procurement Officer conducted extensive market research by reaching out to numerous agencies and universities and performed an internet search to gain comparison pricing. The Procurement Officer discovered that other state and federal agencies and universities' compressor contracts do not include the service "preventative maintenance," and the scope of work only request pricing for the removal, replacement, and repair of the compressor(s). Therefore, MDOT MAA was unable to obtain specific line-item pricing to make a sufficient line-by-line price comparison.

To further determine if the prices from Compressor Maintenance Company Acquisitions, LLC (Compressor) are reasonable, MDOT MAA compared Compressor's prices to its current contract and found that Compressor's cost for on-call hourly labor rates has increased by an average rate of 7.56% compared to the prices bid in 2018. In comparing the prices to a more recent bid, MDOT MAA is obtaining the entire scope of services at the cost of 65% less in comparison to the apparent low bidder's price obtained via the canceled procurement in 2021. For the reasons stated, MDOT MAA has determined Compressor's price to be fair and reasonable.

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

Fund Source: 100% Special Funds (Transportation Trust Funds)
Approp. Code: J06I0002
Resident Business: No
MD Tax Clearance: 22-0415-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022**



MDOT 13

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

**6-S. MARYLAND AVIATION ADMINISTRATION
*Service Contract***

Contract ID: Commercial Facilities and Business Planning Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports;
MAA-SV-22-004

ADPICS NO.: MAASV22004

Contract Description: This contract provides specialized airport commercial facilities business planning and analysis services in accordance with state and federal guidelines, requirements, and standards. The specialized tasks promote the Maryland Department of Transportation Maryland Aviation Administration’s (MDOT MAA) development of a comprehensive strategy to ensure BWI Thurgood Marshall and MTN Airports reach its full potential of new and creative revenue streams.

Award: Landrum and Brown, Inc.
Cincinnati, OH

See next page for
Record Correction
Letter dated 8/1/25

Contract Term: 04/01/2022 - 03/31/2027

Amount: ~~\$5,550,000 NTE~~ **\$5,500,000.00 NTE**

Procurement Method: Competitive Sealed Proposal

Proposals:

	<i>Technical Ranking</i>	<i>Financial Offer Ranking</i>	<i>Overall Ranking</i>
Landrum and Brown, Inc. Cincinnati, OH	1	\$388,000 (1)	1
Jacobs Engineering Group. Baltimore, MD	2	\$396,750 (2)	2
ITnova, LLC Glen Burnie, MD	3	\$433,819 (3)	3

**As stated in the RFP, technical rankings carried a higher weight than the financial offer rankings.*

MBE Participation: 27%

VSBE Participation: 3%

Incumbents: Leigh Fisher, Inc., Burlingame, CA

Landrum and Brown, Inc., Cincinnati, OH

Performance Security: None

John Gontrom



Wes Moore
Governor
Aruna Miller
Lieutenant Governor
Paul J. Wiedefeld
Secretary
Shannetta R. Griffin, P.E.
Executive Director/CEO

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT MAA OFFICE OF PROCUREMENT; PROCUREMENT MANAGER, GAYLE MEALY
SUBJECT: NOTICE OF CORRECTION – MDOT 6-S, BPW MEETING 03/09/2022.
DATE: AUGUST 1, 2025

PURPOSE OF MEMORANDUM

To advise the BPW Staff of a correction to the referenced Action Agenda Item.

The basis for change: Clerical error

MAA is requesting approval to correct a clerical error to the contract amount on the Maryland Department of Transportation action agenda item previously approved by the Board of Public Works.

MDOT Agenda 03/09/2022, Item 6-S

Original Contract Amount: \$5,550,000 NTE
Corrected Contract Amount: \$5,500,000.00 NTE

Thank you for your attention to this matter. If additional information is required, please do not hesitate to contact me at 410-859-7331 or gmealy2@bwiairport.com

Requested by:

[Gayle Mealy](#)

Gayle Mealy
Procurement Manager, Office of Procurement
MDOT MAA

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

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) and MDOT MAA'S website. The MDOT MAA directly solicited nine (9) firms. Three (3) proposals were received. The non-selected firms were debriefed; no protests were filed.

Specific task assignments are expected to vary depending upon the Administration's needs throughout the duration of the contract period. The services may include:

- Airport commercial facility planning, including concessions, public parking, airline space, terminal development, rental car facility, and land use planning;
- Commercial activity demand forecasting;
- Real estate development;
- Airport parking strategies and off-airport competitive analysis;
- Ground transportation planning;
- Economic/financial analyses; forecasting and monitoring;
- Highway traffic and intermodal access analyses (impact of proposed new facilities and/or parking and rental car facilities);
- Project phasing;
- Commercial applications of information systems and technology;
- Development/enhancement of on-airport advertising programs;
- Airport cargo and cargo facilities development analysis;
- Development of methods to enhance customer service through commercial activities; including analysis of e-commerce platforms/applications and opportunities;
- Benefit/cost analyses; cost estimating;
- Lease and other contract preparation;
- Preparation of solicitation documents, including related leases pertaining to the future terminal and/or commercial development;
- Property appraisals and facility condition assessments;
- Feasibility studies for future airport commercial development.

After completing the evaluations, the Selection Panel ranked Landrum & Brown, Incorporated ("L&B") the highest technically, considering the combination of industry-leading expertise, discussion of issues, qualifications, and work product samples. L&B identified and presented three (3) original commercial facility development and business planning issues with a well-written discussion to meet challenges. This discussion creatively demonstrated L&B's experience and familiarity with commercial facility development and business planning. L&B proposed a strong team of professionals with extensive experience with multiple large airports, including BWI Thurgood Marshall. Further demonstrating superior past performance, L&B submitted extensively detailed studies of work product samples. The diverse work product

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

Requesting Agency Remarks (cont'd):

samples provided insight on the expert level of understanding.

The contract amount is based on the final budget amount. The financial proposals are representative bids based on hourly rates. The contractor is bound by the fixed hourly rates proposed for the duration of the contract.

The VSBE goal is 2%; however, L&B committed to exceeding the VSBE participation goal by 1%.

The incumbent contractor, Leigh Fisher, Inc., was acquired by Jacobs Engineering. Jacobs Engineering submitted a proposal for the services.

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

Appropriation Code: J06I0002

Resident Business: No

MD Tax Clearance: 22-0228-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022

REVISED



Contact: Donna DiCerbo 410-537-7814
ddicerbo@mdta.maryland.gov

7-GM-OPT. MARYLAND TRANSPORTATION AUTHORITY
General Miscellaneous Renewal Option

Contract ID: EZ Pass Technology; 20110031
ADPICS No.: N/A

Contract Approved: DOT Agenda 04/04/2012, Item 14-GM

Contractor: Kapsch TrafficCom USA
Duluth, GA

Contract Description: To provide electronic toll collection (ETC) technology and associated subsystem components and services for the MDTA and other EZPass Group members.

Option Description: Exercise the single three-year renewal option.

Contract Term: 04/05/2012 – 04/04/2022 (w/ one 3-year renewal option)

Option Term: 04/05/2022 – 04/04/2025 (3-year option)

Original Amount: \$19,500,000 NTE

Option Amount: \$30,000,000 NTE

Prior Options/Mods: -\$ 2,070,000 NTE (Mod. No. 1: DOT Agenda 05/11/2016, Item 18-GM-MOD)
\$30,060,000 NTE (Mod. No. 2: DOT Agenda 06/19/2019, Item 1-GM-MOD)

Total Contract Amount: \$77,490,000 NTE

Percent +/- Change: 154%

Total Percent +/- Change: 397%

Procurement Method: Competitive Sealed Proposals via Intergovernmental Cooperative Purchasing Agreement (ICPA)

Living Wage Eligible: N/A

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REVISED

7-GM-OPT. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

- MBE/VSBE Participation:** N/A
- MBE/VSBE Compliance:** N/A
- Performance Security:** N/A
- Hiring Agreement Eligible:** N/A

Requesting Agency Remarks: The MDTA has received cost efficiencies for its transponders and associated equipment during the base term of this contract; however, competition is of value moving forward. As members of the EZPass Inter-Agency Group (IAG), the MDTA has and will continue to award contracts via Intergovernmental Cooperative Purchasing Agreements to maximize the effectiveness of the discounted bulk pricing the IAG receives.

The EZ Pass Inter-Agency Group is an association of 24 toll agencies in 14 states operating the EZPass electronic toll collection program. The mission of the IAG is to enable EZ Pass members and affiliated toll operators to provide the public with a seamless, accurate, interoperable electronic method of paying tolls and fees while preserving and enhancing the EZ Pass program.

In October 2020, the IAG awarded a new contract for EZPass Technology with TransCore, Inc. to promote competitive pricing and options for all states that utilize Electronic Toll Collection as members of the IAG. In the near future, MDTA intends to seek approval to utilize the TransCore Contract to provide the same benefits to the MDTA. Further, a “Next Generation” Toll Collection contract will be procured by the IAG and forecasted to be awarded by the end of 2022 as another contract vehicle to further promote competition for competitive pricing.

As these contracts will not be awarded by the expiration of the current Kapsch contract, it is necessary to exercise the three-year Renewal to guarantee the adequate provision of Toll Collection Technology equipment.

- Fund Source:** 100% Special Funds (Toll Revenue)
- Approp. Code:** 29.10.02.01
- Resident Business:** No
- MD Tax Clearance:** 22-0206-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

***Approved 2-1 (Comptroller voted No)**

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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Contact: John Thornton 410-385-4850
jthornton@marylandports.com

8-M. MARYLAND PORT ADMINISTRATION
Maintenance Contract

Contract ID: Lawn Care Services; 222001-S
ADPICS No: P222001

Contract Description: This contract provides lawn care services at various locations throughout the Maryland Department of Transportation Maryland Port Administration.

Award: Dixon Enterprises, LLC (Certified MBE and Small Business)
Owings Mills, MD

Contract Term: 04/01/2022 – 03/31/2027

Amount: \$239,375

Procurement Method: Competitive Sealed Bidding (Small Business Reserve)

Bids:	Dixon Enterprises, LLC Owings Mills, MD	\$ 239,375
	A&A Services, LLC Baltimore, MD	\$ 247,125
	Ascension Landscaping, LLC Baltimore, MD	\$ 266,467
	Sanford Federal, Inc. Stafford, VA	\$1,660,855

Living Wage Eligible: Yes

MBE Participation: 100%

Performance Security: None

Incumbent: LMC Landscaping, Inc.
Baltimore, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage, which directly solicited approximately 126 certified Small Businesses. The scope of work requires the contractor to provide mowing, mulching, fertilizing, weeding, pruning, and

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

Requesting Agency Remarks (cont'd):

leaf pick up/removal at various Maryland Department of Transportation Maryland Port Administration (MDOT MPA) locations other than the World Trade Center Baltimore.

The MBE goal established for this contract is 29%. However, the prime contractor is a certified MBE; therefore, the MBE participation is 100%. The prime contractor has committed to meet the 29% MBE goal with its participation and 14.5% subcontractor participation. Dixon Enterprises, LLC is also a certified Small Business. The incumbent advised that it did not bid on the contract because it experienced staffing issues caused by COVID 19 and could not obtain MBE participation.

A Maryland Works waiver was granted on November 23, 2021.

This award is slated for approval by the Maryland Port Commission on March 1, 2022.

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

Approp. Code: J03D0001

Resident Business: Yes

MD Tax Clearance: 22-0391-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022**



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

**9-S. MARYLAND PORT ADMINISTRATION
*Service Contract***

Contract ID: Broker Services, WTC; 222006-S
ADPICS No: P222006

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

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

Contract Term: 04/01/2022 – 03/31/2027

Amount: \$450,000 NTE

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offeror</i>	<i>Technical Ranking*</i>	<i>Financial Ranking</i>	<i>Overall Ranking</i>
MacKenzie Commercial Real Estate Services, LLC Lutherville, MD	1	2 <i>(See Remarks)</i>	1
KLNB, LLC Baltimore, MD	2	1 <i>(See Remarks)</i>	2

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

MBE Participation: 0% (single element of work)

Incumbent: MacKenzie Commercial Real Estate Services, LLC
Lutherville, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage, which directly solicited approximately 72 vendors. The solicitation was also shared with the Maryland Minority Contractors Association and the Md. Washington Minority Companies Association. MDOT MPA directly solicited seven (7) broker agencies. Two (2) proposals were received. MacKenzie Commercial Real Estate Services, LLC (MacKenzie) has been selected as the offer most advantageous to the State considering technical merit and price.

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9-S. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

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

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

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

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

One-broker (MDOT MPA's broker) scenario:

- 6% - First year
- 4% - Second year
- 4% - Third year
- 3% - Fourth year
- 3% - Fifth year
- 2% - Each subsequent year after the fifth year and for all renewal years to be paid after lease execution and lease commencement. (These rates were written into the RFP by MDOT MPA to reflect the rates approved by the Board in 2007.)

Two-broker (co-broker) scenario:

MDOT MPA's broker:

- 3% - First year
- 2% - Second year
- 2% - Third year
- 1.5% - Fourth year
- 1.5% - Fifth year
- 2% - Each subsequent year, etc.

Tenant's broker:

- 6% - First year
- 4% - Second year
- 4% - Third year
- 3% - Fourth year
- 3% - Fifth year
- 2% - Each subsequent year, etc.

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9-S. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The commission rates submitted by the two offerors are listed below:

One-broker (MDOT MPA's broker) scenario:	MacKenzie	KLNB, LLC
First year	6%	5.75%
Second year	4%	3.75%
Third year	4%	3.75%
Fourth year	3%	2.75%
Fifth year	3%	2.75%
For each subsequent year, etc.	2%	1.9%
Two-broker (co-broker) scenario:		
MDOT MPA's broker:		
First year	3%	2.75%
Second year	2%	2%
Third year	2%	2%
Fourth year	1.5%	1.5%
Fifth year	1.5%	1.5%
For each subsequent year, etc.	2%	1.9%
Tenant's broker:		
First year	6%	6%
Second year	4%	4%
Third year	4%	4%
Fourth year	3%	3%
Fifth year	3%	3%
For each subsequent year, etc.	2%	2%

Although its price is slightly higher than KLNB, LLC, MacKenzie's proposed staff to be assigned to this contract possess more extensive knowledge and experience in the downtown Baltimore market area. MacKenzie's proposal clearly demonstrated a comprehensive understanding of MDOT MPA's requirements and offered unique ideas tailored to the WTC, likely to result in more signed leases. The cost difference between the two proposals is not significant in light of the benefit expected to be derived from obtaining a broker with decades of pertinent experience marketing buildings like the WTC located in the downtown Baltimore market area.

The contract also contains a provision authorizing an extension of the term of the contract, but no increase in the value for a period not exceeding one-third of the original five-year term to spend contract funds unspent at the end of the original five-year term.

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9-S. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

MacKenzie Commercial Real Estate Services, LLC is the incumbent contractor and has provided excellent performance. Prices have been determined to be fair and reasonable as they did not exceed the commission rates approved by the Board of Public Works in 2007. Prices may not increase during the contract term.

This award is slated for approval by the Maryland Port Commission on March 1, 2022.

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

Approp. Code: J03D0001

Resident Business: Yes

MD Tax Clearance: 22-0394-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022**



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

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

Contract ID: Commuter Bus Routes 203 and 204; *OPS-21-060-SR-A & B*
ADPICS No.: OPS2160SRA, OPS2160SRB

Contract Description: These contracts secure the services of a bus company or companies to operate the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) Commuter Bus services for Routes 203 and 204.

Awards:	Dillon’s Bus Service, Inc. Hanover, MD	Contract A (Route 203)
	Atlantic Coast Charters, Inc. Linthicum, MD	Contract B (Route 204)

Contract Term: 03/24/2022* - 04/08/2022 (**or earlier upon BPW approval*)
(15-day Mobilization Period)
04/09/2022* - 04/08/2027 (**or earlier upon BPW approval*)
(5-year base with one, 2-year option)

Amount:	Contract A	\$ 6,714,962 NTE (Base Term, 5 years) <u>\$ 3,065,535 NTE (Renewal Option No. 1, 2 years)</u> \$ 9,780,497 NTE Aggregate Total
	Contract B	\$ 7,380,185 NTE (Base Term, 5 years) <u>\$ 3,253,635 NTE (Renewal Option No. 1, 2 years)</u> \$10,633,820 NTE Aggregate Total

Procurement Method: Competitive Sealed Bidding

Bids:

Contract A – Route 203			
	Base Term	Renewal Option No. 1	Total
Dillon’s Bus Service, Inc Hanover, MD	\$5,994,778	\$2,769,178	\$ 8,763,956 (1)
Atlantic Coast Charters, Inc. Linthicum, MD	\$6,204,442	\$2,734,503	\$ 8,938,945 (2)
Academy Express, LLC. Hoboken, NJ	\$7,865,626	\$3,483,648	\$11,349,274 (3)

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

Bids (cont'd):

<i>Contract B – Route 204</i>			
	<i>Base Term</i>	<i>Renewal Option No. 1</i>	<i>Total</i>
Atlantic Coast Charters, Inc. Linthicum, MD	\$6,509,488	\$2,897,073	\$ 9,406,561 (1)
Dillon’s Bus Service, Inc. Hanover, MD	\$7,161,074	\$3,326,788	\$10,487,862 (2)
Academy Express, LLC. Hoboken, NJ	\$9,424,412	\$4,174,743	\$13,599,155 (3)

MBE Participation: 6% (Contract A)
6% (Contract B)

Performance Security: 35% of Annual Contract Total

Incumbents: Dillon’s Bus Service, Inc., Hanover, MD Route 203
Atlantic Coast Charters, Inc., Linthicum, MD Route 204

Requesting Agency Remarks: This solicitation was advertised via eMaryland Marketplace Advantage on November 2, 2021, notifying 100 potential vendors. Seven (7) vendors were notified of the solicitation by email. On December 2, 2021, three (3) bids were received for Contract A, and three (3) bids were received for Contract B.

One (1) prospective awardee filed a protest asserting that the other prospective awardee is not a responsible firm and should not be eligible for an award. MDOT MTA found this assertion to be untimely and inaccurate and denied the protest. An appeal was not filed.

The routes are as follows:

- Contract A (Route 203)* – Provides service stops between Columbia, MD and Bethesda, MD and consists of five daily south-bound trips (between 5:20 a.m. and 8:56 a.m.) and five daily north-bound trips (between 3:40 p.m. and 7:16 p.m.).
- Contract B (Route 204)* – Provides service stops between Frederick, MD and College Park, MD and consists of five daily south-bound trips (between 5:18 a.m. and 8:42 a.m.) and six daily north-bound trips (between 2:47 p.m. and 6:30 p.m.).

The contract amounts include the prospective awardees’ bid value plus built-in reimbursement costs. The MBE goal for each contract is 6%, and each prospective contractor has committed to the goal.

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

Requesting Agency Remarks (cont'd):

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

Fund Source:	100% Special Funds (Transportation Trust Fund)
Approp. Code:	J05H0102
Resident Businesses:	Dillon's Bus Services, Inc. Yes Atlantic Coast Charters, Inc. Yes
MD Tax Clearances:	Dillon's Bus Service, Inc. 22-0361-0111 Atlantic Coast Charters, Inc. 22-0360-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



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

11-LL. MARYLAND TRANSIT ADMINISTRATION
Lease-Landlord (Extension)

Recommendation: That the Maryland Board of Public Works approve the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) extending a lease for real property as a landlord.

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

Property: MC #21-5107
Amtrak/BWI Rail Station (± 8,097 SF), 7000 Amtrak Way,
Hanover, Anne Arundel County, Maryland

Landlord: State of Maryland, MDOT MTA

Tenant: National Railroad Passenger Corporation (Amtrak)

Space Type: 8,097 SF of land improved with a rail passenger station containing
3,015 SF, a canopy, and adjoining surface parking lot

Lease Type: Lease Extension – 6 months

Lease Term: 11/20/2013 – 09/31/2022

Effective Date: 03/31/2022

Annual Rent: \$1.00 to cover the whole term of the Lease

Special Conditions: Tenant will pay to Landlord a forty percent (40%) portion of the
net retail revenues received from Subleases as set forth in the
Lease Agreement.

Legislative Notice: N/A
State Clearinghouse: N/A

Requesting Agency Remarks: MDOT MTA is requesting to extend the term of the existing lease for an additional six (6) months to allow negotiations to continue a new 30-year lease. The lease was approved by BPW on November 20, 2013, under 12-LL, and was then amended and approved on September 1, 2021, under 8-LL. The lease will expire on March 31, 2022. The extension will not increase any MTA costs.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



MDOT 28
Contact: Matthew A. Lattin 410-767-3698
mlattin@mdot.maryland.gov

12-LT. MARYLAND TRANSIT ADMINISTRATION
Lease/Tenant (Extension)

Recommendation: That the Maryland Board of Public Works approve the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) extending a lease for real property as a tenant.

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

Property: RE #1027 – Perryville, Aberdeen, Edgewood, Glenn L. Martin, Baltimore Penn, BWI, and New Carrollton Stations

Landlord: National Railroad Passenger Corporation (Amtrak)

Tenant: State of Maryland, MDOT MTA

Space Type: Land

Lease Type: Lease Extension – 6 months

Lease Term: 04/01/1991 to 09/30/2022

Effective Date: 03/31/22

Annual Rent: \$1.00 to cover the whole term of the Lease

Special Conditions: N/A

Requesting Agency Remarks: MDOT MTA is requesting an amendment to the Lease Agreement to revise the term of the Agreement from 30 years to 31 ½ years. This ninth (9th) Amendment to the Amtrak Lease Agreement will provide a 6-month extension through September 30, 2022, to allow negotiations to continue on a new 30-year lease. The eighth (8th) amendment was approved by BPW on September 1, 2021, under 9-LT and will expire on March 31, 2022. There is no cost to MTA associated with this extension.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



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

13-C-MOD. STATE HIGHWAY ADMINISTRATION
Modification: Construction Contract

Contract ID: Maintenance and Emergency Repairs on Movable Bridges Statewide; AW7766314
ADPICS No.: CO394630

Contract Approved: DOT Agenda 06/03/2020, Item 10-M

Contractor: Covington Machine & Welding Inc.
Annapolis, MD

Contract Description: This contract is for maintenance and emergency repairs on movable bridges.

Modification Description: Modification #1 will allow the State of Maryland to continue operating and maintaining the Woodrow Wilson Drawbridge by adding additional funds to the contract.

Original Contract Term: 06/17/2020 - 06/30/2022

Modification Term(s): 03/24/2022* - 06/30/2022 (*or earlier upon BPW approval)

Original Contract Amount: \$2,797,839

Modification Amount: \$ 990,500

Prior Mods/Options: None

Revised Total Contract Amount: \$3,788,339

Percent +/- Change: 35.40%

Overall Percent +/-: 35.40%

Original Procurement Method: Competitive Sealed Bidding

MBE Participation: 4.00%

MBE Compliance: 3.84%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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13-C-MOD. STATE HIGHWAY ADMINISTRATION (cont'd)

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace on February 4, 2020, notifying 823 potential contractors, 108 of which were MDOT-certified Minority Business Enterprises. The Maryland Department of Transportation (MDOT) received one bid and awarded the contract to that bidder.

On October 22, 2021, the Virginia Department of Transportation (VDOT) notified MDOT that their contractor that maintains the Woodrow Wilson Bridge, DBI, Inc, went out of business and needed someone to take over this operation. The cost of this operation is shared between the two states equally. This emergency change order requires an MDOT contractor to maintain and operate the Woodrow Wilson Bridge and continue to share these costs with VDOT. In this case, MDOT will pay the contractor the total amount, and VDOT will reimburse MDOT half of this change order amount after the contractor is paid. MDOT needs the total amount to be approved to have enough contract authority to pay the contractor.

- Item 4021.A 02A - WWB Subcontractors for Emergency Maintenance. Added Cost: \$80,000
- Item 4022.A 02A - WWB Materials for Emergency Maintenance. Added Cost: \$300,000.00
- Item 4023.A 02A - WWB Operator for Emergency Maintenance Added Cost: \$196,000.00
- Item 4024.A 02A - WWB Electrician for Emergency Maintenance Added Cost: \$112,000.00
- Item 4025.A 02A - WWB Skilled Labor for Emergency Maintenance Added Cost: \$315,000.00

MDOT is requesting the Board approve Modification #1 in the amount of \$990,500.00.

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

Approp. Code: J02B0101

Resident Business: Yes

MD Tax Clearance: 22-0485-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

ATTACHMENT I

	<i>Amount</i>	<i>Term</i>	<i>BPW/DCAR* Date</i>	<i>Reason</i>
Original Contract	\$2,797,839	06/17/2020 - 06/30/2022	06/03/2020, Item 10-M	Original Contract
Modification No. 1	\$990,500	03/24/2022 - 06/30/2022	03/09/2022, 13-C-MOD	Additional funds <i>(This modification)</i>
Revised Total Contract Amount	\$3,788,339			

**Delegated Contract Action Record (DCAR): Procurement action taken under MDOT's delegated authority.*

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



MDOT 32

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

14-C-MOD. STATE HIGHWAY ADMINISTRATION

Modification: Construction Contract

Contract ID: Miscellaneous Roadway Structure Repairs at Various Locations in Baltimore and Harford Counties; AZ0737414

ADPICS No.: CO394622

Contract Approved: DOT Action Agenda 08/12/2020, Item 28-M

Contractor: PDI- Sheetz
Linthicum, MD

Contract Description: This contract provides miscellaneous Roadway Structure Repairs at Various Locations in Baltimore and Harford Counties.

Modification Description: This modification adds funds to the existing structure repair contract to cover the gap from the end of this existing contract to the “Notice to Proceed” of the new contract.

Original Contract Term: 09/03/2020 - 12/31/2022

Modification Term(s): 03/24/2022* - 12/31/2022 (*or earlier upon BPW approval)

Original Contract Amount: \$1,396,733

Modification Amount: \$ 307,512

Prior Mods/Options: None

Revised Total Contract Amount: \$1,704,245

Percent +/- Change: 22.02%

Overall Percent +/-: 22.02%

Original Procurement Method: Competitive Sealed Bidding

MBE Participation: 4.00%

MBE Compliance: 8.38%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



14-C-MOD. STATE HIGHWAY ADMINISTRATION (cont'd)

Requesting Agency Remarks: The existing contract funding was supposed to last until December 31, 2022. However, MDOT SHA has made significant bridge deck patching repairs and median barrier repairs caused by traffic accidents, including the cleanup of major brush and tree debris at our structures caused by the significant rain events in the last year. The new contract was started in July and was uploaded to the Contract Management System in August. Unfortunately, the contract was slightly delayed because of system errors with the uploaded files. Until the new contract can be awarded, this change order will continue the critical infrastructure repairs and keep our bridges and roadway from flooding.

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

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-0516-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



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

15-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Install, Replace, or Repair Traffic Barriers at Various Locations in Washington County; 4772161424

ADPICS No.: 4772161424

Contract Description: This contract is for the installment, replacement, or repair of traffic barriers at various locations in Washington County.

Awards: L.S. Lee, Inc.
York, PA

Contract Term: 03/24/2022 – 06/30/2024 (829 Calendar Days)

Amount: \$1,791,950 NTE

Procurement Method: Competitive Sealed Bidding

Bids: L.S. Lee, Inc. \$1,791,950
York, PA

Green Acres Contracting Co., Inc. \$2,151,500
Scottsdale, PA

Living Wage Eligible: Yes

MBE Participation: 0% (Limited Subcontracting Opportunities)

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

Incumbent: L.S. Lee, Inc.
York, PA

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on November 9, 2021, notifying 67 potential contractors, 13 of which were MDOT-certified Minority Business Enterprises (MBE's). Bids were opened on December 9, 2021.

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

Requesting Agency Remarks (cont'd):

The Maryland Department of Transportation State Highway Administration has confirmed L.S. Lee, Inc.'s bid price.

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

Approp. Code: J02B0102

Resident Business: No

MD Tax Clearance: 22-0402-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



MDOT 36

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

16-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance and Repair of Highway Lighting at Various Locations in Howard County; 5281371425

ADPICS No.: 5281371425

Contract Description: This contract is for the maintenance and repair of highway lighting at various locations in Howard County.

Awards: Rommel Infrastructure, Inc.
Linthicum, MD

Contract Term: 03/24/2022* – 06/30/2025 (*or earlier upon BPW approval)
(1,194 Calendar Days)

Amount: \$1,186,427 NTE

Procurement Method: Competitive Sealed Bidding

Bids: Rommel Infrastructure, Inc. \$1,186,427
Linthicum, MD

Lighting Maintenance, Inc. \$1,217,698
Linthicum, MD

Living Wage Eligible: Yes

MBE Participation: 0% (Limited Subcontracting Opportunities)

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

Incumbent: Lighting Maintenance, Inc.
Linthicum, MD

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on November 30, 2021, notifying 84 potential contractors, 15 of which were MDOT-certified Minority Business Enterprises (MBE's). Bids were opened on January 6, 2022.

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

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

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

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-0049-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



MDOT 38

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

17-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) disposing of real property as it is excess to the agency’s needs.

Authority: Transportation Article, § 8-309(f)(1)(ii)
Annotated Code of Maryland

Property: MC# 14-2422
Former S. Albert Wenner, (0.159 acres ±), located along the north side of I-68/U. S 40, and the south side of MD 49, 1.5 miles west of Cumberland, Allegany County.

Grantor: State of Maryland, MDOT SHA

Grantee: Timothy Mackie and Susanna Mackie

Consideration: \$1,000

Appraised Value: \$1,000 – Dennis D’Argenio, (Approved)
Casey Fitzpatrick, SHA Review Appraiser

Special Conditions: Being conveyed subject to a perpetual easement for utility installation, operations, and maintenance.

Legislative Notice: N/A

State Clearinghouse: N/A

Requesting Agency Remarks: In 1958, MDOT SHA acquired the site as part of the Cumberland Bypass project. A utility easement encumbers nearly 50 percent of the property. MDOT SHA proposes to dispose of the subject property to the sole adjoining owners, Timothy & Susanna Mackie, through a negotiated sale of \$1,000, which is 100 percent of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



MDOT 39

Contact: Olu Okunola 410-545-8754
ookunola@mdot.maryland.gov

18-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) disposing of real property as it is excess to the agency's needs.

Authority: Transportation Article, § 8-309(f)(1)(ii)
Annotated Code of Maryland

Property: MC# 19-1089
Former Alma Serio-Nolte, (0.619 acres ±), located along the east side of I-97, just south from the intersection of Wellham Avenue and Olen Drive in Ferndale, Anne Arundel County.

Grantor: State of Maryland, MDOT SHA

Grantee: GMM Properties, LLC, a Maryland limited liability company

Consideration: \$28,000

Appraised Value: \$28,000 – Kathleen Kohler (Selected)
Neil Mengel, SHA Review Appraiser

Special Conditions: N/A

Legislative Notice: N/A

State Clearinghouse: N/A

Requesting Agency Remarks: In 1990, MDOT SHA acquired the subject property as a highway improvement project for I-97 in Anne Arundel County. MDOT SHA intends to convey this property to the sole adjoining owner, GMM Properties, LLC, through a negotiated sale of \$28,000, which is 100% of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022

REVISED



MDOT 40
Contact: Olu Okunola 410-545-8754
ookunola@sha.state.md.us

19-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) disposing of real property as it is excess to the agency’s needs.

Authority: Transportation Article, § 8-309(f)(1)(ii)
Annotated Code of Maryland

Property: MC# 20-2700
Former Alan Hancock, (0.83 acres ±) located at 7170 Worcester Highway, Newark, Worcester County.

Grantor: State of Maryland, MDOT SHA

Grantee: Kevin Timmons & Rebecca Timmons

Consideration: **\$100,013.44**

Appraised Value: \$112,000 – Braxton Dees, (Selected)
\$100,000 – Georgia Nichols (Approved)
Neil Mengel, SHA Review Appraiser

Special Conditions: N/A

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on January 19, 2022. The 45-day review period expired on March 5, 2022.

State Clearinghouse: N/A

Requesting Agency Remarks: In 2014, MDOT SHA acquired the landlocked site, improved by a residential dwelling, as part of a project to dualize U.S 113 between Berlin and Snow Hill. MDOT SHA proposes to dispose of the subject property to an adjoining owner, Kevin Timmons & Rebecca Timmons, through a competitive sealed bid sale of \$100,013.44, which is 89% of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEFERRED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 9, 2022



MDOT 41
Contact: William Parham 410-767-8374
wparham@mdot.maryland.gov

20-GM. MARYLAND DEPARTMENT OF TRANSPORTATION

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

Procurement Method: Task Order under Master Contract

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

1.0 Master Contract: **MARC-Ancillary Repairs, Maintenance and Construction;**
MDOT MTA Contract No. MRC-15-055-AN
Approved: MDOT Item 26-GM (08/16/2017)
Term: 09/07/2017* - 09/06/2022 (*or earlier upon BPW approval)
Fund Source: 80% Federal; 20% Special Funds (Transportation Trust Fund)

1.1 Using Agency: MDOT MTA
Description: MARC Frederick Facility Yard Air Installation – This task order provides for the installation of a new containerized compressed air system, subsequent piping, and air connections located at the MARC service center facility located in Frederick, MD. The new compressed air system will support rolling stock and yard operations (**OFS No. 17**).

Number of Qualified Master Contractors: 3
Number of Bids: 3
Award: Brawner Builders, Inc., Hunt Valley, MD
Amount: \$384,365
Term: 03/24/2022* - 06/30/2022 (*or earlier upon BPW approval)
DBE/VSBE Participation: 0% / 0%
Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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**DEPARTMENT OF GENERAL SERVICES
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Item#	Category	Pages
<i>1 - 14</i>	<i>Capital Grants and Loans</i>	<i>1 - 14</i>
<i>15 - 18</i>	<i>Construction</i>	<i>15 - 21</i>
<i>19 - 29</i>	<i>Services</i>	<i>22 - 44</i>
<i>30 - 35</i>	<i>Information Technology</i>	<i>45 - 62</i>
<i>36</i>	<i>Maintenance</i>	<i>63 - 64</i>
<i>37</i>	<i>General/Miscellaneous</i>	<i>65</i>
<i>38</i>	<i>Real Property</i>	<i>66</i>
<i>39 - 42</i>	<i>Tenant Lease</i>	<i>67 - 73</i>



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 9, 2022



Contact: Deirdra Bell 410-767-4107
deirdra.bell@maryland.gov

11-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 Brunswick

Brunswick Emergency Operations Center (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new emergency operations center in the City of Brunswick, located in Frederick County.”

Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020), as amended by Chapter 576, Acts of 2021

DGS Item 20-G079, (SL-035-190-038) \$ 476,000

Matching Fund: The matching fund has been removed effective June 1, 2021.

Background:	Total Project	\$ 4,483,000
	20-G079 (This Action)	\$ 476,000 (Non-match)
	19-137 (Prior Action)	\$ 483,000 (Non-match)
	Local Cost	\$ 3, 524,000

(Prior Actions: 01/29/20 Agenda, Item 2-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 § 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 matching fund requirement for this grant was removed by the House Bill 1374, ACT of 2021, Chapter 576, effective June 1, 2021.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022**



*Contact: Mindy Kim-Woo 410-767-6862
mindy.kim-woo@maryland.gov*

**12-CGL. CAPITAL GRANTS AND LOANS
*Department of Health***

Recommendation: That the Board of Public Works approve a grant of \$123,075.00 to *Community Services for Autistic Adults and Children, Inc.* (“CSAAC, Inc.”) (*Montgomery County*).

Project: The acquisition of a real property located at 9568 Autumn Berry Place, Montgomery Village, MD 20886; once the residential build is complete. This project will provide housing for three individuals with developmental disabilities.

Appraisals:	Contract of Sale	\$163,300
	Daniel O’Donoghue	\$163,300
	Sarah J. Walshe	\$163,300
	DGS accepted appraisal	\$163,300
	Eligible Cost	\$164,100*

*Includes the lesser of the DGS accepted fair market value or the contract price at \$163,300.00, and the cost of the appraisals at \$800.00

Fund Source: The Maryland Department of Health has determined the grantee is responsible for providing 25% of the eligible project cost.

Total Project Cost	\$164,100
Eligible Project Cost	\$164,100
State Share (75%)	\$123,075 MCCBL 2021 CB-12709-02
Grantee Share (25%)	\$ 41,025 Cash Reserves

Remarks:

1. Grantee is a nonprofit organization and provides housing for individuals with developmental disabilities.
2. In accordance with § 24-606(d) of the Health-General Article of the Annotated Code of Maryland, the Board’s approval is further contingent upon the State’s right of recovery being recorded among the Land Records of Montgomery County.
3. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022



Contact: Mindy Kim-Woo 410-767-6862
mindy.kim-woo@maryland.gov

13-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of \$43,232.00 to *Housing Unlimited, Inc. (Montgomery County)*.

Project: The replacement of five HVAC units at 411 Christopher Avenue, Unit 24, Gaithersburg, MD 20879; 8608 Kelseo Terrace, Gaithersburg, MD 20877; 13711 Palmetto Circle, Germantown, MD 20874; 18206 Paladin Drive, Olney, MD 20832; and 19620 Galway Bay Circle, Unit 402, Germantown, MD 20874, and the renovation of the facility at 19620 Galway Bay Circle, Unit 402, Germantown, MD 20874.

Fund Source: The Maryland Department of Health has determined the grantee is responsible for providing 43% of the eligible project cost.

Total Project Cost	\$76,205
State Share (57%)	\$43,232
Grantee Share (43%)	\$32,973 Cash

This Acton **\$43,232** MCCBL 2021 CB-20809-08-12

Remarks:

1. Grantee is a nonprofit organization.
2. The houses are used to provide housing for individuals with psychiatric disabilities.
3. In accordance with § 24-606(d) of the Health-General Article of the Annotated Code of Maryland, the Board’s approval is further contingent upon the State’s right of recovery being recorded among the Land Records of Montgomery County.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022**



*Contact: Courtney League 410-767-5516
courtney.league@maryland.gov*

**15-C. CONSTRUCTION CONTRACT
*Department of the Environment***

Contract ID: Lower Sand Spring Run Stream Sealing Project; F-001-215-004
ADPICS No.: 001B2600371

Contract Description: Seal the streambed with a geo-synthetic clay liner to prevent loss of water to underground mine cavities at Lower Sand Spring Run in Allegany County.

Award: First Fruits Excavating, Inc.; Ridgeley, WV

Contract Term: 180 Calendar Days

Amount: \$560,903.50

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
First Fruits Excavating, Inc.; Ridgeley, WV	\$ 560,903.50
Ecotone Inc.; Forest Hill, MD	\$ 597,142.44
Excavating Associates Inc.; Ellerslie MD	\$ 623,467.00
Environmental Quality Resources, LLC; Millersville, MD	\$ 758,980.00
Shamrock Environmental Corporation; Browns Summit, NC	\$1,302,794.60

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

Performance Security: Performance and payment bonds for 100% of contract amount.

Incumbents: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage on October 29, 2021. Six bids were received and opened on December 10, 2021. One bid was rejected because the bidder submitted a defective bid bond. The bidder submitted a protest on January 19, 2022, asserting its failure to include a solicitation number or brief description of the project on its bid bond is a minor irregularity the Department is required to waive or allow it to cure; and the Department lacks the authority to award a contract to any vendor. On January 26, 2022, the Procurement Officer issued a final decision denying the protest on its merits. The decision was not appealed. First Fruits Excavating, Inc. has been found responsible, its bid responsive and the bid pricing was confirmed.



DEPARTMENT OF GENERAL SERVICES
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15-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: MCCBL 2016 *Provide funds to design, construct, and equip active and passive measures to remediate damage to water quality related to abandoned mining operations.* Item 16175 (\$74,561.82)

MCCBL 2017 *Provide funds to design, construct, and equip active and passive measures to remediate damage to water quality related to abandoned mining operations.* Item 17196 (\$500,000.00)

MCCBL 2018 *Provide funds to design, construct, and equip active and passive measures to remediate damage to water quality related to abandoned mining operations.* Item 18264 (\$42,432.03)

Resident Business: No

MD Tax Clearance: 22-0034-0101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022**



*Contact: Courtney League 410-767-5516
courtney.league@maryland.gov*

**16-C. CONSTRUCTION CONTRACT
*Maryland State Police***

Contract ID: Maryland State Police-Prince Frederick, Barrack “U” - Tank Replacement; TK-001-150-001

ADPICS No.: 001B2600358

Contract Description: Removal and replacement of existing 35-year-old underground storage tank [..] with a new 12,000 gallon above ground tank and dispensing system. The two existing 31-year-old boilers and generators will also be replaced as part of the conversion from oil to natural gas.

Award: Rainbow Construction Corporation of Waldorf; Waldorf, MD

Contract Term: 300 Calendar Days

Amount: \$1,590,725

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Rainbow Construction Corporation of Waldorf; Waldorf, MD	\$1,590,725
W.M. Schlosser Company, Inc.; Hyattsville, MD	\$1,693,000

MBE/VSBE Participation: 15% / N/A

Performance Security: Performance and payment bonds for 100% of contract amount.

Incumbents: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage (eMMA) on November 3, 2021. Two bids were received and opened on December 9, 2021. Rainbow Construction Corporation of Waldorf has been found responsible and its bid responsive. The bid pricing has been confirmed.



DEPARTMENT OF GENERAL SERVICES
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16-C. CONSTRUCTION CONTRACT (cont'd)

Fund Sources:

- MCCBL 2014 *Provide funds for the State capital facilities renewal program, Item 012 - \$173,975*
- MCCBL 2019 *Provide funds to design, construct, and equip State-owned fuel storage tank replacements, Item 104 - \$370,450.60*
- MCCBL 2020 *Provide funds for the repair and rehabilitation of State-owned capital facilities, Item 104 - \$350,000*
- MCCBL 2020 *Provide funds to design, construct, and equip State-owned fuel storage tank replacements, Item 105 - \$131,331*
- MCCBL 2021 *Provide funds to design, construct, and equip State-owned fuel storage tank replacements, Item 104 - \$564,968.40*

Resident Business: Yes

MD Tax Clearance: 22-0233-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022**



*Contact: Courtney League 410-767-5516
courtney.league@maryland.gov*

**17-C-MOD. CONSTRUCTION MODIFICATION
*Department of General Services***

Contract ID: State Office Complex, Lawyers' Mall; BA-000-130-001
ADPICS No.: COJ49771

Contract Approved: Secretary's Agenda A1, 09/05/2018

Contract Description: Labor, materials, and equipment to replace underground steam and condensate lines, chilled water and condensate lines in Bladen Street, College Avenue, and Lawyers Mall; install concrete vaults, electrical duct banks, and other related underground utility work within Lawyers Mall; traffic plan to re-route vehicle and pedestrian traffic; dispose of excavated materials according to environmental regulations.

Modification Description: Replace 30-year-old boiler 3. The deaerator, which removes air and dissolved gasses from the feedwater for the steam boiler, will also be replaced at Central Services.

Award: CPF, LLC; Prince Frederick, MD

Original Contract Term: 180 Calendar Days

Modification Term: 120 Calendar Days

Original Amount: \$3,328,850

Modification Amount: \$ 741,005

Prior Options/Mods: \$ 9,439,847.63

Total Contract Amount: \$13,509,702.63

Percent +/- (This Item): 22.26%

Total Percent Change: 305.84%

Procurement Method: Emergency

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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17-C-MOD. CONSTRUCTION MODIFICATION (cont'd)

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

Requesting Agency Remarks: The existing boiler and deaerator have deteriorated to a point that they can't provide the heating needs of the Annapolis campus. Replacement of both of these pieces of equipment will provide the Central Services plant with the ability to provide the heating that the campus needs. CPF, LLC will include this replacement in their overall warranty of the Annapolis Complex work.

Fund Source: MCCBL 2020 *Provide funds to complete design and construction of underground infrastructure and utilities, as well as associated site work, in and near Lawyers Mall.* Item 106

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022**



*Contact: Yasin Mohammed 410 767-3586
yasin.mohammed@maryland.gov*

**19-S. SERVICES CONTRACT
*Department of General Services***

Contract ID: State Medical Director and Occupational Medical Services; 001B26000360
ADPICS No.: 001B26000360

Contract Description: Comprehensive network of professional medical services for proper management of medical aspects of the State workforce. Provides services on a Statewide basis and several additional services specifically to the Department of Transportation.

Award: Occupational Medical Centers of the Southwest, PA
dba Concentra Medical Centers; Addison, TX
(Local Office in Linthicum, MD)

Contract Term: 04/01/2022 - 03/31/2023

Amount: \$2,195,559

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 17.5% / 1%

Performance Security: N/A

Incumbents: Pivot; Newark, DE

Requesting Agency Remarks: This contract provides occupational medical services for applicants and employees across all State agencies. All services are available during normal working hours and on a limited basis on weekends and evenings. Certain services are also available on a 24-hour-a-day, 7-day-a-week basis. They include providing the statutorily required position of State Medical Director, plus providing employee physicals, drug and alcohol tests for commercial drivers governed by US Department of Transportation regulations, psychological examinations for police officer applicants, and bloodborne pathogen training for Department of Juvenile Services.

The requested approval amount for this contract is based on fixed unit prices for each service multiplied by an estimated, not guaranteed, number of services to be performed per a pricing model created by the State.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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19-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

State agencies will determine not only which employees will be referred but also whether this contract is the most appropriate means of obtaining the needed medical services. Concentra has provided occupational medical services for State agencies in the past, most recently from 2011-2017.

A sole source award is being recommended to ensure no interruption in these critical services would occur. OSP contacted the incumbent who indicated they would not be submitting a proposal for these services at this time. The Department is conducting a competitive procurement with the intention of awarding a multi-year contract and the Request for Proposals (RFP) was published on December 16, 2021. A replacement award is anticipated by early 2023. This sole source contract may be terminated early to allow the competitively awarded contract to commence.

Although the established MBE participation goal for this contact is 13%, the vendor has committed to exceeding it by 4.5% to reach a 17.5% MBE participation.

A price analysis was conducted, and the proposed pricing represents a 4.4% increase. In light of the significant pandemic related market pressures and overall medical sector cost escalation over the last several years, a 4.4% increase over pricing initially proposed in 2016 represents a reasonable increase.

Fund Source: Various

Approp. Code: Various

Resident Business: Yes

MD Tax Clearance: 22-0439-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022**



*Contact: Nneka Willis-Gray 410-767-7675
nneka.willisgray@maryland.gov*

**20-S. SERVICES CONTRACT
*Department of Human Services, Social Services Administration***

Contract ID: Residential Child Care Services, SSA/RCCSS-22-002
ADPICS No.: N00B2600254

Contract Description: Continuity of care for seven clients placed with the provider.

Award: United States Fellowship, Inc.; Clear Spring, MD

Contract Term: 04/01/2022 - 06/30/2023

Amount: \$702,240

Procurement Method: Sole Source (Continuity of Care)

Living Wage Eligible: Yes

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

Performance Security: N/A

Incumbents: Same

Requesting Agency Remarks: United States Fellowship Inc. is a long-term group home that specializes in the treatment of youth ages 14-18 with challenges involving delinquency and familial disruptions due to a variety of causes.

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 and DHS will not be charged for any unused capacity.

The proposed price for this contract is fair and reasonable because the price is set by the Interagency Rates Committee (IRC), using the same established methodology in price setting for all In-State providers.

Fund Source: 100% General



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20-S. SERVICES CONTRACT (cont'd)

Approp. Code: N00G0001
Resident Business: Yes
MD Tax Clearance: 22-0007-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION



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*Contact: Brian Howard 410-865-1130
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**21-S. SERVICES CONTRACT
*Department of Transportation, The Secretary's Office***

Contract ID: Environmental Programming Consultant Services; *MDOT-OE-23*
ADPICS No.: J01B2600023

Contract Description: Transportation policy and environmental program consultant services.

Award: ICF Incorporated, LLC; Rockville, MD

Contract Term: 04/01/2022* - 03/31/2027 (**or earlier upon BPW approval*)

Amount: \$4,999,448.30

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Proposals (Rankings)*</i>	<i>Overall Rankings</i>
ICF Incorporated, LLC; Rockville, MD	1	\$4,999,448.30 (3)	1
AECOM; Hunt Valley, MD	3	\$4,997,446.38 (2)	2
Rummel, Klepper & Kahl/ANCHOR QEA Environmental Transportation (JV); Baltimore, MD	2	\$5,279,204.22 (4)	3
EcoLogix Group, Inc.; Parkton, MD	4	\$4,027,408.92 (1)	4

**Technical and financial rankings were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / N/A

Performance Security: N/A

Hiring Agreement Eligible: Yes

Incumbents: N/A



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21-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace on April 26, 2021. Four proposals were received and opened on June 25, 2021. One proposal was deemed not reasonably susceptible of being selected for award because they did not submit the required MBE documents. A protest was filed and after review, the rejection was overturned, and the offeror was reinstated in the evaluation process.

ICF Incorporated, LLC presented the strongest technical response to requirements and work plan. They offered key personnel with stronger experience in the necessary environmental and energy areas of transportation and program/policy development. They further demonstrated that some of their key personnel have work experience at MDOT TSO and provided a detailed outline of the experience and responsibilities of their subcontractors.

Work will focus on a core set of transportation policy and environmental responsibilities which MDOT may require support and subject matter expertise, including the following:

- General Program Support;
- Water Resources;
- Natural Environmental Resources;
- Energy;
- Sustainability;
- Climate Risk Management and Resilience; and
- Environmental Compliance

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

Fund Source: 100% Special (Transportation Trust)

Approp. Code: A0103

Resident Business: Yes

MD Tax Clearance: 22-0521-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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*Contact: Joseph Sedtal 443-468-0090
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**22-S. SERVICES CONTRACT
*Department of Public Safety and Correctional Services***

Contract ID: Food Order and Management System; *BPM018109*
ADPICS No.: Q00B2600062

Contract Description: Provide food products and an inventory management system capable of tracking and managing delivery and inventory for all 22 Department of Public Safety and Correctional Services facilities throughout the State.

Award: Aramark Correctional Services, LLC; Downers Grove, IL

Term: 03/10/2022 - 03/09/2027

Amount: \$141,213,023.59

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Proposals</i>	<i>Overall Rankings</i>
Aramark Correctional Services, LLC Downers Grove, IL	1	\$141,213,023.59 (1)	1
Trinity Services Group, Inc. Oldsmar, FL	2	\$199,226,609.00 (2)	2

**Technical and financial rankings were weighted equally.*

MBE/VSBE Participation: 25% / 1%

Performance Security: Yes

Hiring Agreement Eligible: Yes

Incumbents: N/A

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace on January 31, 2020, and two proposals were received. Both proposals were reasonably susceptible of being selected for award, Aramark Correctional Services, LLC provided a superior proposal and is recommended for award. Their technical proposal and work plan were very detailed and will be an asset with the use of their software which can resolve billing errors and invoice disputes. Additionally, they will purchase from local farmers and vendors including MCE.



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22-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: [...]

This contract incorporates a goal to support Maryland farms under the Certified Local Farm Enterprise Program, which was recently enacted by the Maryland General Assembly. Aramark has committed to meeting the goal of 20% of its total food spend going to Maryland Certified Local Farm Enterprises.

Currently, food products are purchased on a weekly basis through the requisition process. The overall goal of this contract is to maximize savings, standardize food deliveries, and implement an inventory management system.

Fund Source: 100% General

Approp. Codes: Various

Resident Business: No

MD Tax Clearance: 22-0257-101

This item was withdrawn as DGS 21-S from the 02/16/2022 Board of Public Works agenda

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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*Contact: Dennis J. Krysiak 410-260-7807
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**23-S-OPT. SERVICES OPTION
*Comptroller of Maryland, General Accounting Division***

Contract ID: Corporate Purchasing Card Services; *OC-2019-01*
ADPICS No.: E00B2600021

Contract Approved: DBM 1-S, 04/03/2019

Contract Description: Revenue generating contract to obtain a corporate purchasing card (CPC) program for use by all state agencies and the University Systems of Maryland (USM) to make small purchases generally less than \$5,000 per transaction.

Option Description: Exercise the sole renewal option.

Award: U.S. Bank, N.A.; Minneapolis, MN

Original Contract Term: 05/01/2019 - 04/30/2022 (w/one 3-year renewal option)

Option Term: 05/01/2022 - 04/30/2025

Original Contract Amount: \$15,897,350

Option Amount: \$16,914,295

Prior Options/Mods: N/A

Total Contract Amount: \$32,811,645

Prior Mods/Options: 106.40%

Total Percent Change: 106.40%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

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

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



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23-S-OPT. SERVICES OPTION (cont'd)

Performance Security: N/A

Requesting Agency Remarks: Maryland, through its agencies and departments, makes small purchases through the use of a purchasing card (P-card). The volume for the 2018 contract year included 757,000 transactions totaling \$285 million in spending. The corporate purchasing card (CPC) program is available for use by all State agencies and departments, including the University System of Maryland. There are approximately 78 departments with a total of 8,400 cards currently issued. Local government agencies also have the ability to use the CPC program. This program benefits the State by generating an annual purchasing rebate on all eligible purchases. The rebate generated for 2018 was \$5.68M.

Fund Source: 100% Revenue Generating

Approp. Code: E00A0201

Resident Business: No

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*Contact: Webster Ye 410-767-6481
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**24-S-OPT. SERVICES OPTION
*Department of Health, Office of Pharmacy Services***

Contract ID: Preferred Drug List and Supplemental Rebate Development and Management for Maryland Medicaid Fee-for-Service-Participants; *OPASS #16-14239*
ADPICS No.: COJ43675

Contract Approved: DBM 5-S, 12/17/2014

Contract Description: Manage the supplemental rebate program and negotiate supplemental rebates with drug manufacturers and facilitate the discussions of the Pharmacy and Therapeutic (P&T) Committee meetings.

Option Description: Exercise the final renewal option.

Award: Provider Synergies, LLC; Glen Allen, VA

Original Contract Term: 07/01/2015 - 06/30/2018 (w/three 2-year renewal options)

Option Term: 07/01/2022 - 06/30/2024

Original Contract Amount: \$3,113,475.00

Option Amount: \$2,267,006.06

Prior Mods/Options: \$2,137,559.50 (Renewal Option #1: 07/01/2018 - 06/30/2020, DBM 10-S-OPT, 05/16/2018)
\$2,201,326.28 (Renewal Option #2: 07/01/2020 - 06/30/2022, DGS 15-S-OPT, 06/03/2020)
\$ 0.00 (Mod. #1: Incorporate an additional required step in the process for generating and submitting all rebate invoices, Delegated Authority - MDH, 12/16/2020)

Total Contract Amount: \$9,719,366.84

Percent +/- (This Item): 72.8%

Total Percent Change: 212.2%

Original Procurement Method: Sole Source



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24-S-OPT. SERVICES OPTION (cont'd)

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

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

Requesting Agency Remarks: Provider Synergies, LLC has the clinical, technical, quality assurance, financial, legal and data processing resources and pharmacy management expertise to continue to successfully achieve all of Maryland's Preferred Drug List (PDL), Supplemental Rebate (SR) Negotiation, Pharmacy & Therapeutics (P&T) Committee Management, Clinical Pharmacy Consultation, and reporting requirements. They have consistently demonstrated their ability to carry out each of these program support services in a way that empowers OPS to decrease overall drug costs without compromising patient care or increasing the administrative functions of Maryland's healthcare providers. OPS has formed a Contract Fulfillment Team (CFT) and has started drafting specifications for the replacement contract.

Fund Source: 50% General, 50% Federal

Approp. Code: 32.17.01.03

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Webster Ye 410-767-6481
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**25-S-OPT. SERVICES OPTION
*Department of Health, Office of Pharmacy Services***

Contract ID: Drug Use Review, Analyses, Evaluations & Interventions for the Medicaid Participants; *OPASS #19-17828*
ADPICS No.: COJ42622

Contract Approved: DBM 5-S, 06/19/2019

Contract Description: Development, operation and management of the Drug Use Review Analyses, Evaluations and Interventions for Maryland Medicaid participants and maintenance of the Fee for Service (FFS) Preferred Drug List (PDL) and the HealthChoice Managed Care Organizations (MCO) formularies on the Formulary Navigatory™ Formulary Listing Service software.

Option Description: Exercise the first renewal option.

Award: Keystone Peer Review Organization (KEPRO); Harrisburg, PA

Contract Term: 08/01/2019 - 07/31/2022 (w/two 2-year renewal options)

Option Term: 08/01/2022 - 07/31/2024

Original Amount: \$2,219,998

Option Amount: \$1,604,599

Prior Options/Mods: \$ 429,000 (Mod. #1: Additional services under Managed Care Organization oversight to support the Centers for Medicare and Medicaid Services; DGS 17-S-MOD, 11/18/2020)

Total Contract Amount: \$4,253,597

Percent +/- (This Item): 72.3%

Total Percent +/- Change: 91.6%

Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 10% / N/A



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25-S-OPT. SERVICES OPTION (cont'd)

MBE/VSBE Compliance: 12.5% / N/A

Performance Security: N/A

Requesting Agency Remarks: Continued services will enable the Office Pharmacy Services (OPS) to avoid disruption of the Medicaid participant’s care.

Keystone Peer Review Organization (KEPRO) is best prepared to continue to provide reliable, clinically appropriate, and cost-effective services. Drug Use Review Analyses is a continuous process and an interruption in service can delay timely intervention to promote evidenced-based best clinical practice, identify patterns of fraud, abuse, gross overuse, and use of inappropriate or suboptimal treatment.

They have the clinical, technical, quality assurance, financial, legal and data processing resources and the pharmacy management expertise to continue to successfully achieve all requirements. They consistently demonstrated their ability to carry out each of these program support services in a way that empowers OPS to decrease overall drug costs without compromising patient care or increasing the administrative functions of Maryland’s healthcare providers.

Fund Source: 50% General, 50% Federal

Approp. Code: M00Q0103, 32.17.01.03

Resident Business: No

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*Contact: William Parham 410-767-8374
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**26-S-OPT. SERVICES OPTION
*Department of Transportation, Maryland Transit Administration***

Contract ID: Third Party Administrator Services for Transit Liability Claims; *AGY-15-043-SR*
ADPICS No.: COJ45583

Contract Approved: DBM 4-S, 06/20/2018

Contract Description: Professional Third-Party Administrator (TPA) services that will provide experienced and professional claims adjusting staff to administer transit liability claims asserted against Maryland Department of Transportation Maryland Transit Administration which it may be deemed legally responsible under Maryland Tort Law.

Option Description: Exercise the final renewal option.

Award: Johns Eastern Company, Inc.; Lakewood Ranch, FL

Original Contract Term: 06/23/2018 - 06/30/2021 (w/two 1-year renewal options)

Option Term: 07/01/2022 - 06/30/2023

Original Contract Amount: \$ 7,552,061 NTE

Option Amount: \$ 2,747,598 NTE

Prior Options/Mods: \$ 2,668,326 NTE (Renewal Option #1: 07/01/2021 - 06/30/2022;
DGS 40-S-OPT, 05/19/2021)

Total Contract Amount: \$12,967,985 NTE

Percent +/- (This Item): 36.4%

Total Percent Change: 71.7%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 17% / 1%

MBE/VSBE Compliance: 17.16% / 1.2%



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26-S-OPT. SERVICES OPTION (cont'd)

Requesting Agency Remarks: During operations bus and rail incidents arise that create automobile, bodily injury, general liability, and property damage claims asserted against MDOT MTA. This contract provides a contractor to act as a Third-Party Administrator (TPA) of transit liability claims under the supervision of MDOT MTA’s Transit Insurance Group Department.

The TPA of transit liability claims provides experienced and professional claims adjusting staff to thoroughly investigate, document, and settle claims within its delegated authority. Also make recommendations for the settlement of claims exceeding its delegated authority for incidents MDOT MTA may be deemed legally responsible under Maryland Tort Law.

Fund Source: 100% Special (Transportation Trust)

Approp. Code: J05H0101

Resident Businesses: No

BOARD OF PUBLIC WORKS

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*Contact: Debbie Thornton 410-230-3322
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**27-S-MOD. SERVICES MODIFICATION
*Department of Juvenile Services***

Contract ID: Community-Based Sex Offender Treatment Services; 20-BH-011
ADPICS No.: COJ43896

Contract Approved DGS 4-S, 10/02/2019

Contract Description: Provide community-based sex offender treatment services for male and female youth, ages 10 through 20, who are alleged or adjudicated offenders for four regional areas. Services are court-ordered or recommended by Department of Juvenile Services staff.

Modification Description: Increase funding to support increased scheduling for individual and parent sessions beyond original estimates.

Award: Compass Mental Health Consultants, LLC; Rockville, MD (MBE)

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

Modification Term: 03/15/2022 - 10/31/2022

Original Contract Amount: \$264,600

Modification Amount: \$ 93,000

Prior Mods/Options: \$ 49,700 (Mod. #1: Add funds to ensure continuation of the services; Delegated Authority - DJS, 04/28/2021)
\$ 50,000 (Mod. #2: Add funds to ensure service continuation, bridge to the next BPW meeting. Delegated authority - DJS, 12/21/2021)

Total Contract Amount: \$457,300

Percent +/- (This Item): 35.15%

Total Percent Change: 72.83%

Original Procurement Method: Multi-Step Competitive Sealed Bidding

MBE/VSBE Participation: 100%* / N/A

**The prime contractor is a certified Minority Business Enterprise.*



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27-S-MOD. SERVICES MODIFICATION (cont'd)

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

Requesting Agency Remarks: Additional funds are necessary to continue the services that provide sex offense specific treatment for youth in the Metro Region who have been alleged to have committed a sex offense or have been adjudicated delinquent of committing a sex offense. Discontinuing treatment will remove from the region the necessary services for youth, which will lead to a potential increase of the probability of juvenile recidivism and put youth and the Department in jeopardy of violating the Juvenile Court’s order.

The increased spending occurred due to the emergent need to provide individual and parent sessions during the COVID-19 pandemic instead of utilizing group sessions because there was no capacity for youth and families to attend onsite sessions at the provider’s office resulting in an immediate shift to a virtual platform. In order to make this initial shift without loss of treatment time, all sessions became individual instead of group sessions. Also, the needs of youth and families increased due to the stress of the pandemic and more crisis sessions are utilized. Conducting group sessions virtually raised confidentiality concerns given the sensitive nature of the treatment being provided. The modification was needed only for the Metro region, as it is the only one impacted.

Fund Source: 100% General

Approp. Code: VOOE0101

Resident Business: Yes

BOARD OF PUBLIC WORKS

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*Contact: Vern Shird 443-769-1039
vshird@maryland529.org*

**28-S-MOD. SERVICES MODIFICATION
*Maryland 529***

Contract ID: Maryland College Investment Plan Program Manager; R60B7400002
ADPICS No.: R60B7400002

Contract Approved: DBM 7-S, 01/25/2017

Contract Description: Provide exclusive program management services for the Maryland College Investment Plan (MCIP) to include financial services, account administration, marketing, and customer service.

Modification Description: Contractor has agreed to lower its Program Management Fee from 0.05% to 0.03%.

Award: T Rowe Price Associates Inc; Baltimore, MD

Original Contract Term: 07/01/2017 - 06/30/2024 (w/two 2-year renewal options)

Modification Term: 04/15/2022 - 06/30/2024

Original Contract Amount: \$ 17,912,419 Estimated Revenue to State*
\$191,285,353 Estimated Revenue to T. Rowe Price**
\$209,197,772 Total revenue estimate for base period (7-years)

**State revenue based on 0.05% of participant fees.*

***T. Rowe Price revenue based on a weighted average investment expense ratio.*

Modification Amount: -\$2,525,255 Reduction to Estimated Revenue to T. Rowe Price
This is the estimated cost reduction of the Program Management Fee for the remainder of the base period as a result of lowering the fee percentage from 0.05% to 0.03%. The new Estimated Revenue to T. Rowe Price is \$182,173,948.

***T. Rowe Price revenue based on a weighted average investment expense ratio.*

Prior Mods/Options: \$ 0 (Mod. #1: Database support termination, Delegated Authority - MD 529, 06/29/2017)
\$ 0 (Mod. #2: Licensing and terms and conditions agreement for GoTuition® online gifting portal termination, Delegated Authority - MD529; 09/20/2017)



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28-S-MOD. SERVICES MODIFICATION (cont'd)

Prior Mods/Options (cont'd):

- \$ 6,586,151 (Mod. #3: Reduction to T. Rowe Prices estimated revenue and reduction of investment fees and addition of a program manager fee, DGS 15-S-MOD, 10/08/2020)

\$ 275,000 (Mod. #4: One-time fee to provide participants and additional investment option; DGS 39-S-MOD, 09/01/2021)

Total Contract Amount: \$ 17,912,419 Estimated Revenue to State*
 \$182,173,948 New Estimated Revenue to T. Rowe Price**
 \$200,086,367 Total revenue estimate of base through 6/30/2024
 *State revenue based on 0.05% of participant fees.

Percent +/- (This Item): -1.2%

Total Percent Change: -4.4%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 2% / N/A

MBE/VSBE Compliance: 2% / N/A

Requesting Agency Remarks: Fees associated with the College Investment Plan are not appropriated by the State. The program administration and oversight costs are paid by account holders as a percentage of the assets they hold in each of the underlying investments. Account holders in the Maryland College Investment Plan currently pay fees:

- i) on the underlying investments,
- ii) an administrative fee (.05% that is remitted to Maryland 529 to offset the cost of running the agency and providing program oversight), and
- ii) a program fee (now to be 0.03% that is remitted to the Program Manager, to offset the cost of running the program and providing operational support).



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*Contact: Webster Ye 410-767-6481
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**29-S-MOD. SERVICES MODIFICATION
*Department of Health***

Contract ID: Surge Planning Consultant; M00B1600315
ADPICS No.: COJ48017

Contract Approved: Secretary's Agenda A13, 03/24/2021

Contract Description: Consulting services for hospital surge and alternative care sites, planning for the State's monoclonal antibodies program, documenting the efforts surrounding the hospital surge activities since the onset of the COVID-19 pandemic, and conducting other retrospective, pandemic-related analyses and tasks.

Modification Description: Increase funds to continue the pandemic-related work due to recent COVID-19 case surges.

Award: Berkeley Research Group, LLC; Hunt Valley, MD

Original Contract Term: 08/15/2020 - 06/30/2020

Modification Term: 03/24/2022* - 12/31/2022 (*or earlier upon BPW approval)

Original Contract Amount: \$ 330,000

Modification Amount: \$1,000,000 NTE

Total Contract Amount: \$2,432,000 NTE

Percent +/- (This Item): 303%

Total Percent Change: 637%

Prior Mods/Options: \$254,000 (Mod #1: Extend contract 04/29/21 - 09/30/2021 with one 3-month option, add associated funding; Secretary's Agenda A2; 09/01/2021)
\$ 0 (Mod #2, Extend term 09/30/2021 - 10/20/2021; Delegated Authority - MDH, 08/15/2021)
\$348,000 (Mod #3: Extend contract 10/06/2021 - 06/30/2022 with one 6-month option and add associated funding; DGS 45-S-MOD, 09/15/2021)
\$500,000 (Mod #4: Extend contract 12/16/2022 - 12/31/2022 and add associated funding; DGS 36-S-MOD, 12/15/2021)



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29-S-MOD. SERVICES MODIFICATION (cont'd)

Original Procurement Method: Emergency

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

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

Requesting Agency Remarks: Continued consulting services for hospital surge and alternative care site planning and documentation of hospital surge capacity, including statewide pediatric bed capacity. Also continue planning for the State’s monoclonal antibodies program, in light of the changes in Federal allocation process and changes in allowable uses. Includes monitoring the new capacity created in two alternative care sites, documenting the State’s efforts surrounding the hospital surge activities since the onset of the COVID-19 pandemic.

DGS OSP Remarks: The Department of General Services Office of State Procurement (DGS OSP) inadvertently revised DGS 36-S-MOD on the December 15, 2021, to reflect a contract total value of \$1,780,500. As of the approval granted by the Board of Public Works on December 15, 2021; the accurate contract total was \$1,432,500. A record correction has been submitted. The current contract total reflect on this agenda item accounts for this correction.

Fund Source: 100% Federal

Approp. Code: 32.0603

Resident Business: Yes

BOARD OF PUBLIC WORKS

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Joseph Sedtal 443-4695864
joseph.sedtal@maryland.gov*

**30-IT. INFORMATION TECHNOLOGY CONTRACT
*Department of Public Safety and Correctional Services***

Contract ID: Drone/Unmanned Aerial Vehicle Detection System; Q00B2600053
ADPICS No.: Q00B2600053

Contract Description: Unmanned Aerial Vehicle (UAV) detection and response system.

Award: 911 Security; Dallas, TX

Contract Term: 03/24/2022 - 03/23/2027

Amount: \$8,400,000 NTE

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
911 Security; Dallas, TX	1	\$ 8,400,000.00 (2)	1
eSTS, Hyattsville, MD	2	\$ 7,351,743.78 (1)	2
Sentinel, New York, NY	3	\$ 8,918,237.50 (3)	3
MyDefence, Cary, NC	4	\$10,998,000.00 (4)	4
ITSoftnet, Glen Burnie, MD	5	\$14,311,041.15 (5)	5

**Technical factors received greater weight than financial rankings.*

Living Wage Eligible: Yes

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

Performance Security: N/A

Incumbents: N/A

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage on April 17, 2020. Eleven proposals were received and opened on August 28, 2020, and five were deemed reasonably susceptible of being selected for award and six were deemed not reasonably susceptible for award,

Four vendors proposed a system that failed to meet specific required criteria in the RFP and two vendors failed to respond to requests for scheduling of site demonstrations as required in RFP.



**DEPARTMENT OF GENERAL SERVICES
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30-IT. INFORMATION TECHNOLOGY CONTRACT (cont'd)

Agency Remarks (cont'd):

The detection system provides security against drones and UAV systems that may approach and enter DPSCS facility properties.

911 Security’s proposal included multiple features that provide unique benefit to the State or outperformed other proposals during site demonstrations. They include use of a wired network, which provides reliability over other systems, such as those that rely on cellular notifications. It also includes the non-reliance on a library to recognize drones, which enables broad detection capabilities and the ability to quickly recognize the pilot of a drone as soon as the remote is turned on. It offers the ability to “Geofence” certain areas, which minimizes or eliminates false alarms arising from the close proximity some facilities have with residential areas. Their system can provide the make/model/serial number and possible payload capacity of a drone. It has the demonstrated ability to detect more drones at one time than other offerors and prioritize threats as warnings or alerts. Additionally, it can identify common takeoff locations and repeat offenders. Their proposal offers a guaranteed one-hour technical support callback response; software updates at no additional cost; the ability to permit multiple users on the system without administrative access. Also training for multiple users and no use of subcontractors, which expedites the problem resolution process.

Fund Source: 100% Special (MITDP)

Approp. Code: F50A0101

Resident Business: No

MD Tax Clearance: 22-0578-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Latesa Thomas 410-767-7050
latesa.thomas@maryland.gov*

**31-IT. INFORMATION TECHNOLOGY CONTRACT
*Department of Labor, Division of Unemployment Insurance***

Contract ID: Develop Customer Service Survey for Unemployment Insurance Division; *LABOR-FY-2022-005*

ADPICS No.: P00B2600036

Contract Description: Develop a customer service survey for the Unemployment Insurance Division.

Award: Medallia, Inc.; McLean, VA

Contract Term: 03/10/2022 - 03/09/2023 (w/one 1-year renewal option)

Amount: \$393,800 (Base: 1-year)
\$280,700 (Renewal Option #1: 1-year)
\$674,500 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Proposals</i>	<i>Overall Rankings</i>
Medallia, Inc.; McLean, VA	1	\$674,500 (1)	1
Qualtrics LLC; Provo, Utah	2	\$799,520 (2)	2

**Technical and financial rankings were weighted equally.*

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

Performance Security: N/A

Incumbent: N/A

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace on September 13, 2021. A copy of the solicitation notice was also directly emailed to four vendors. Two proposals were received in response on October 4, 2021, and both were determined to be reasonably susceptible of being selected for award and the evaluation committee met to evaluate the technical proposals.

Medallia, Inc. met all of the technical requirements and their price proposal was the lowest. After a thorough review of the proposals and the overall ratings, Medallia Inc.'s proposal was determined to be the most advantageous.



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31-IT. INFORMATION TECHNOLOGY CONTRACT (cont'd)

Agency Remarks (cont'd):

During the Maryland General Assembly 2021 Session, an emergency bill was passed to enforce Insurance Revisions and a Special Enrollment Period for Health Benefits. The Maryland Department of Labor (MDOL) administers the State Unemployment Insurance (UI) Program, and this emergency bill requires MDOL to take specified actions in administering these changes from survey feedback to enhance applicant, claimant services and general program administrative procedures.

Medallia is currently under contract with the Department of Veterans Affairs (VA) with the value of \$4.3M. for similar services. Medallia helped the VA put in place a near real-time understanding of the current customer and employee experience, to adjust and improve service delivery and recovery at a more rapid pace. The VA needed to radically transform its relationship with their customers just as MDOL does.

Fund Source: 100% Federal

Approp. Code: P00H0101

Resident Business: No

MD Tax Clearance: 22-0484-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Kenya DeCosta 410-767-2072
kenyatta.decosta@maryland.gov*

**32-IT. INFORMATION TECHNOLOGY CONTRACT
*RETROACTIVE - Maryland State Department of Education***

Contract ID: Support and Maintenance for MDK12 and Report Card Websites; *R00B2600015*
ADPICS No.: R00B2600015

Contract Description: *RETROACTIVE* approval for support and maintenance for MDK12 and Report Card websites. This platform is used for local school systems to analyze their data and provide information to support improved performance and outcomes for all students. The Report Card website is the platform that MSDE and local school systems use to help gauge school improvement and accountability across the state.

Award: The Canton Group; Baltimore, MD

Contract Term: 07/01/2020 - 03/09/2022 (*Retroactive:* 1-year, 8-months, 8-days)
03/10/2022 - 09/30/2022 (Proactive: 9-months, 20-days)

Amount: \$480,000 (*Retroactive*)
\$518,000 (Proactive)
\$998,000 Total

Procurement Method: Sole Source

MBE/VSBE Participation: N/A N/A

Performance Security: N/A

Incumbent: Same

Requesting Agency Remarks: The previous contract expired without an extension in June 2020 due to a managerial oversight during the State of Emergency. The Maryland State Department of Education accepts responsibility for this oversight and has taken steps to ensure this does not occur in the future. A lapse in support and maintenance would be detrimental to the agency and required federal and State reporting would be jeopardized including release of school report cards.

A replacement sole source contract is currently being conducted and is anticipated to be in place by the end of this contract.



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32-IT. INFORMATION TECHNOLOGY CONTRACT (cont'd)

Agency Remarks (cont'd):

MSDE researched similar positions on the internet to compare our contract with current salaries in the industry of similar job titles that match the resource skill set:

Labor Category	BAFO Price-Annual	Comparison-Averages
Project Manager	\$73,831.95 (600 hours)	Glassdoor.com \$80,854 annually Salary.com \$74,859.00 annually Indeed.com \$89,033 annually
Quality Assurance Testing Specialist	\$26,270.75 (350 hours) Annualized \$157,624.50	Glassdoor.com \$76,270 annually Salary.com \$69,832 annually Indeed.com \$107,031 annually
Sr. IT Architect	\$225,001.22 (2,080 hours)	Glassdoor.com \$122,570 annually Salary.com \$134,089 annually Indeed.com \$133,011 annually
Sr. Internet Site Developer-3 resources	\$176,786.67 (2,080 hours – 1 resource)	Glassdoor.com \$116,529 annually Salary.com \$82,623 annually Indeed.com \$134,539 annually

MSDE has reviewed the major labor categories and labor rates comparing them to private industry and State of Maryland contract awards. MSDE believes the pricing to be fair and reasonable based on the past performance and expertise of the team.

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

Fund Source: 100% Federal **Approp. Code:** A0104
Resident Business: Yes **MD Tax Clearance:** 22-0298-0011

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 9, 2022**



*Contact: Amanda Sadler 301-429-7780
amanda.sadler@maryland.gov*

**33-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Housing and Community Development***

Contract ID: Homeowner Assistance Fund Management System and Program Related Services;
S00B2600064

ADPICS No.: ~~S00R2600002~~
COJ51289

See next page for Record
Correction Letter dated 3/17/22

Contract Approved: Secretary's Agenda A1, 03/09/2022 - *this agenda*

Contract Description: Support and manage the disbursement of Federal Homeowner Assistance Funds (HAF) to eligible applicants. Also includes call center and staffing services.

Modification Description: Eliminate payment processing as a part of the contract's scope of work.

Award: Tetra Tech, Inc.; Maitland, FL

Original Contract Term: 10/28/2021 - 10/27/2026

Modification Term: 03/24/2022 - 10/27/2026

Original Contract Amount: \$14,837,797.25 NTE

Modification Amount: -\$ 60,000.00

Prior Options/Mods: N/A

Total Contract Amount: \$14,777,797.25

Percent +/- (This Item): -0.40%

Total Percent Change: -0.40%

Original Procurement Method: Emergency

Living Wage Eligible: Yes

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

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

Performance Security: N/A

March 17, 2022

John Gontrum, Esquire
Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 117
Annapolis, Maryland 21401-1991

Accepted 3/18/2022- JTG



Digitally signed by
John T. Gontrum
Date: 2022.03.18
16:05:13 -04'00'

SUBJECT: Record Correction – March 9, 2022 Board of Public Works Action Agenda

Dear Mr. Gontrum:

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

BPW – March 9, 2022 **Secretary's Appendix Item A1**
Homeowner Assistance Fund (HAF) Management System

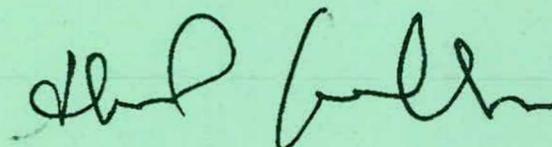
FROM: ADPICS No.: S00R2600002
TO: BPO #S00B2600064.

BPW – March 9, 2022 **DGS Agenda, Item 33-IT-MOD**
Homeowner Assistance Fund (HAF) Management System

FROM: ADPICS No. S00R2600002
TO: ADPICS No.: COJ51289

REASON: Clerical error.

Regards,



Abdul Sylla
Deputy Director
Division of Finance and Administration





**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Joseph Sedtal 443-469-5864
joseph.sedtal@maryland.gov*

**34-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Public Safety and Correctional Services***

Contract ID: Sex Offender Registry Replacement – OffenderWatch – SaaS; *Q00B9400087*
ADPICS No.: COJ45439

Contract Approved: DoIT 6-IT, 12/19/2018

Contract Description: Provide new Maryland Sex Offender Registry [OffenderWatch] to replace the current registry.

Modification Description: Add OffenderWatch National Crime Information Center (NCIC) Boost services to identify and correct erroneous or missing sex offender data.

Award: Watch Systems, LLC; Covington, LA

Original Contract Term: 01/01/2019 - 12/31/2023 (w/three 1-year renewal options)

Modification Term: 03/24/2022* - 12/31/2023* (*Or earlier upon BPW approval)

Original Contract Amount: \$1,389,146

Modification Amount: \$ 175,000

Prior Mods/Options: \$ 30,000 (Mod #1 Add "Booking Alerts" to the system;
Delegated Authority - DPSCS, 12/22/2020)

Total Contract Amount: \$1,594,146

Percent +/- (This Item): 12.60%

Total Percent Change: 15.12%

Procurement Method: Sole Source

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

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

Performance Security: N/A



**DEPARTMENT OF GENERAL SERVICES
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34-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Requesting Agency Remarks: NCIC Boost is an additional service to the OffenderWatch IT-based solution system that will allow the State to identify, collect, and correct erroneous or missing sex offender data at the National Sex Offender Registry (“NSOR”). NCIC Boost will help the State comply with the FBI requirement that the NSOR record contains the most accurate and complete information from the offender’s record in the State’s registry.

Fund Source: Federal Grant 2020-AW-BX-0046

Approp. Code: Q00A0102

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022**



REVISED

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

35-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 \$246,817,225.25.*

1.1 Using Agency: Comptroller of Maryland

Description: Information Technology (IT) management consulting services to provide daily hands-on project management and leadership for the Compass project. The Compass project assists in modernizing its operations by delivering updated technology and improved business processes. Major Compass components include continued implementation of the Integrated Tax System (ITS), managing the integration of the ITS into existing infrastructure systems and business processes, and planning and managing the retirement of systems and processes made obsolete by the new ITS. Compass is funded as a Major IT Development Project (MITDP) through the Department of Information Technology (DoIT).

COTS ITS will replace the Agency's State of Maryland Tax (SMART) system, Computer Assisted Collection System (CACS), certain web applications, and other outdated tax processing systems and integrate with a robust data warehouse to both continue and expand revenue generating projects and provide enhanced reporting functionality. The ITS will allow the agency to efficiently administer all taxes, licenses, permits, and fees.; **E00B2600030**

Award: Serigor, Inc.; Baltimore, MD

Number of Qualified:

Master Contractors: 4 **Base Amount:** \$17,953,000.

Number of Bids: 4 **Option #1** \$ 1,994,000

Amount: ~~\$19,947,000~~ **Total Amount:** \$19,947,000

Term: ~~03/24/2022* - 04/06/2027 (w/one 1-year renewal option)~~

(*or earlier upon BPW approval) **3/24/22* - 3/23/26 (w/one**

MBE/VSBE Participation: 26% / N/A **renewal option ending 4/6/27)**

Resident Business: Yes **Fund Source:** 100% Special (MITDP)

See next page for
Record Correction
Letter dated
8/26/24



**DEPARTMENT OF GENERAL SERVICES
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REVISED

35-IT. INFORMATION TECHNOLOGY (cont'd)

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

- 1.2 *Using Agency:*** Department of General Services, Office of State Procurement
- Description:*** Project Manager will continue to provide technical project management services for all eProcurement application development, maintenance and operations, and related eCommerce Initiatives that are part of the State's eMaryland Marketplace Advantage (Emma) eProcurement Solutions; 001B2600329.
- Option Description:*** Exercise first renewal option.
- Modification Description:*** **RETROACTIVE** approval for Modification #1 exercise without appropriate authority, reduce renewal option amount, recognize amount not needed as disclosed.
- Award: Business*** Business Solutions Group, Inc.; Ridge, MD (*MBE, SBE*)
- Original Term:*** 03/12/2019 - 03/11/2022 (w/two 1-year renewal options)
- Option Term:*** 03/12/2022 - 03/11/2023
- Original Amount:*** \$ 772,720.00
- Option Amount:*** \$ 174,160.00
- Prior Options/Mods:*** \$ 267,697.28 (**RETROACTIVE** Mod#1 increased funds to continue service; actions on 07/15/2021)
- Total Contract Amount:*** \$1,214,577.28
- Percent +/- Change:*** 22.54%
- Overall Percent Change:*** 57.18%
- MBE/VSBE Participation:*** N/A / N/A
- MBE/VSBE Compliance:*** N/A / N/A
- Resident Business:*** Yes
- Fund Source:*** PCA 13109
- Agency Remarks:*** The intent of the modification was to add \$99,000.00; however, a clerical error occurred when adding additional funds. The fund certification was issued in the amount of \$267,697.28 to increase the amount of the contract. In error a change order was created in the amount of \$267,697.28. At the time of the modification, there was \$182,32.57 left on the contract. The amount of Option#1 is \$273,160.00, DGS wants to reduce the amount of the Option by \$99,000.00 bringing the total to \$174,160.00. These funds are MITDP funds, we understood it needed to be encumbered for the FY22 expenses. DGS understood that, if the money was not encumbered, it would roll back to the MITDP and not be accessible until the November/December time frame. Consequently, there was a concern that by not adding the full amount of the FY expected spend, we could either lose the money or have its release delayed. Either scenario would cause a delay in our ability to pay the contractor for our Project Manager resource.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

35-IT. INFORMATION TECHNOLOGY (cont'd)

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

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

2.0 *Master Contract: Delivery Program Management Services; F50B0600039*
(Secondary Master from CATS+ 060B2490023)

Approved: DGS 41-IT, 1.0 and 1.4; 07/28/2021

Term: 08/21/2021 - 08/11/2024

***As of publication, the remaining balance of this secondary Master is \$99,919,171.00*

2.1 *Using Agency:* Department of Information Technology

Description: Program/Project Management services for the Department of Health. The Sr. Project Manager will oversee the full project management life cycle and software development life cycle for the implementation of highly complex, large-scale, strategic IT initiatives in the Office of Enterprise Technology (OET); *F50B0600039-06*.

Award: Navitas Business Consulting, Inc.; Herndon, VA (MBE)

Number of Qualified

TO Contractors: 3

Number of Bids: 3

Amount: \$ 76,366.08 (Base)
\$227,280.00 (Renewal Option #1)
\$227,280.00 (Renewal Option #2)
\$530,926.08 Total NTE

Term: 03/10/2022 - 06/30/2022 (w/two 1-year renewal options)

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

Resident Business: No

Fund Source: 100 % Federal



DEPARTMENT OF GENERAL SERVICES
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REVISED

35-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 *Master Contract:* **Commercial Off-the-Shelf Software (COTS) 2012**

Contract No. 060B2490021

Approved: DoIT 6-IT, 09/19/2012

Term: 10/01/2012 - 09/30/2027

****As of publication, the remaining balance of this master contract is \$51,095,340.78.**

3.1 *Using Agency:* Department of Education

Description: **RETROACTIVE** approval for SAP Business Objects Software. This software is a reporting tool, and it also provides MSDE access to the Child Care Administration Tracking System (CCATS) database.; *R00R2600768*

Award: En-Net Services; Frederick, MD

Number of Qualified

Master Contractors: 8

Number of Bids: 4

Amount: \$17,626 (***Retroactive***)

\$52,877 (***Proactive***)

\$70,503 Total

Term: 12/30/2021 - 03/09/2022 (***Retroactive***)

03/10/2022 - 12/ 29/2022 (***Proactive***)

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

Resident Business: Yes

Agency Remarks: This task order is retroactive due to contract management oversight by MSDE. MSDE accepts responsibility for this oversight and has taken steps to ensure that this does not occur in the future.

Funding Source: 100% Federal

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.

3.2 *Using Agency:* Department of Information Technology

Description: **RETROACTIVE approval for** Manufacturer's Software Maintenance for Pulse Secure, LLC. This software allows remote access that seamlessly integrates into existing infrastructure. Pulse Secure ensures mobile workforce can reach applications and resources in the cloud and data center for hybrid IT access. The pricing provided by Skyline Technology Solutions was compared to pricing submitted in the previous year \$239,736.38 and the manufacturer listed price of \$304,120.00. Based on this comparison, the price has been determined to be fair and reasonable; *F50P2600199*



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REVISED

35-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 *Master Contract: Commercial Off-the-Shelf Software (COTS) 2012*

Award: Skyline Technology Solutions; Glen Burnie, MD

Number of Qualified Master Contractors: 2

Number of Bids: 1 (*Single Bid Received*)

Amount: \$81,682.07 (***Retroactive***)
 \$163,364.13 (Proactive)
 \$245,046.20 Total

Term: 11/15/2021 - 03/09/2022 (***Retroactive: 4-months***)
 03/10/2022 - 11/14/2022 (Proactive: 8-months)

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

Resident Business: Yes

Fund Source: 100% Reimbursable (Using Agencies)

Agency Remarks: The previous contract expired without an extension due to a managerial oversight. DoIT accepts responsibility and regrets it did not start the procurement process sooner so a successor contract could have been in place before the prior year's contract expiration

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.

3.3 *Using Agency:* Maryland State Police Aviation Command

Description: **RETROACTIVE approval for** Flight Vector Renewal for AW139 Aircraft. Unlimited site license for the Maryland State Police Aviation Command (MSPAC) for the Softech Flight Vector Computer Aided Dispatch (CAD), Flight Vector read only CAD, Flight Vector Map, Flight Duty Tracker and Flight Vector Tracker. MSPAC requires CAD software for call intake, data entry, data storage and data mining for the utilization of the AW-139 Helicopters fleet in the performance of our five-tier mission platform which consists of EMS, Law Enforcement, Search & Rescue, Homeland Security and Disaster Assessment. The CAD software integrates with the satellite tracking system in the AW-139 Helicopters and provides an integrated moving weather map overlay.



**DEPARTMENT OF GENERAL SERVICES
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REVISED

35-IT. INFORMATION TECHNOLOGY (cont'd)

**4.0 *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 \$64,831,361.32.

**4.1 *Using Agency:* Department of Information Technology
Description: Purchase Palo Alto Split Ciena Equipment Firewall. It provides Enterprise level security protections for the DoIT network. A device currently resides in the Tierpoint Baltimore data center and to provide high availability security, DoIT will be installing a second set of Palo Alto firewalls in the Tierpoint BWI data center; *F50P2600240*
Award: EN NET; Frederick, MD
Number of Qualified Master Contractors: 3
Number of Bids: 2
Amount: \$203,433.29
Term: One Time Purchase (Anticipated Delivery November 2022)
MBE/VSBE Participation: N/A / N/A
Resident Business: Yes
Funding Source: 100% General**

**4.2 *Using Agency:* Department of Transportation
Description: Purchase six Cisco 1120 appliances for Intrusive Prevention Systems (IPS) and two HA pairs of 4115 NGFW. The 1120 devices will replace the McAfee IPS devices and Network Security Manager, which is at end of life. The 4415 NGFW's are replacing the Cisco Adaptive Security Appliances (ASA) 5545 devices at Glen Burnie and TSO for the upgrade to a 10GB network. IPS provides network security to detect and prevent identified threats taking preventative action to protect the MDOT Virtual Private Network (VPN). By replacing the existing IPS system with upgraded Cisco ASA's that include IPS functionality, MDOT can cover the network with fewer devices, streamline its network infrastructure and can achieve full IPS coverage at a lower price.; *J01P1600068*.
Award: Applied Technology Solutions (ATS); Middle River, MD (*MBE, SBE*)
Number of Qualified Master Contractors: 21
Number of Bids: 2
Amount: \$495,999.00
Term: One Time Purchase (Anticipated Delivery 03/23/2022)
MBE/VSBE Participation: N/A / N/A
Resident Business: Yes *Fund Source:* 100% Capital**



**DEPARTMENT OF GENERAL SERVICES
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REVISED

35-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 Master Contract: Hardware/Associated Equipment & Services 2012

4.3 Using Agency: Department of Public Safety and Correctional Services
Description: Inventu Flynet Viewer annual software support. Inventu Viewer+ is used by law enforcement and criminal justice organizations to access criminal and other important databases in a timely and secure manner, **Q00P2604463**
Modification Description: Extend current contract for three months to allow DPSCS to complete the procurement process and award a new contract.
Award: Applied Technology Solutions (ATS); Middle River, MD (MBE, SBE)
Original Term: 03/21/2019 - 03/20/2022
Modification Term: 03/21/2022 - 06/20/2022
Original Amount: \$198,148
Modification Amount: \$ 16,967
Prior Options/Mods: N/A
Total Contract Amount: \$215,115
MBE/VSBE Participation: N/A / N/A
MBE/VSBE Compliance: N/A / N/A
Resident Business: Yes
Fund Source: 100% General

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022**



*Contact: Debbie Thornton 410-230-3322
debbie.thornton@maryland.gov*

**36-M. MAINTENANCE CONTRACT
*Department of Juvenile Services***

Contract ID: HVAC and Boiler Maintenance at Charles Hickey Jr. School; *21-MX-H01*
ADPICS No.: V00B26000033

Contract Description: HVAC and boiler maintenance at Charles H. Hickey Jr. School in Baltimore.

Award: RF Warder, Inc.; White Marsh, MD

Contract Term: 04/01/2022 - 03/31/2025

Amount: \$210,474.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
RF Warder, Inc.; White Marsh, MD	\$210,474
Flo-Tron Contracting, Inc.; Hunt Valley, MD	\$249,420

Living Wage Eligible: Yes

MBE/VSBE Participation: 2% / N/A

Performance Security: N/A

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DJS website and eMaryland Marketplace Advantage on August 11, 2021. Copies of the IFB were also emailed to 62 prospective bidders including 28 MBE firms. Two bids were received and opened on October 5, 2021. RF Warder, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

The facility needs to ensure water going into the boiler is treated in order to reduce hardness and alkalinity to avoid scaling which typically slows down the functionality of the boiler. The softener reduces the scale formation inside the boiler. The water will be treated/softened to help maintain the life of the boiler.



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36-M. MAINTENANCE CONTRACT (cont'd)

Fund Source: 100% General

Approp. Code: V00E0102

Resident Business: Yes

MD Tax Clearance: 22-0495-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 9, 2022



*Contact: Courtney League 410-767-5516
 courtney.league@maryland.gov*

37-GM. GENERAL OBLIGATION BOND PROCEEDS

Recommendation: That the Board of Public Works approve use of general obligation bond proceeds for the following contract.

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

1. Agency: Department of General Services
Fund Source: MCCBL 2020 Provide funds for the repair and rehabilitation of State-Owned capital facilities. Item 104

1.1 Contract ID: Elevator Modernization, Fifth Regiment Armory; *M-341-210-001*

Description: Design package to upgrade and refurbish the 40-year-old elevator at the Fifth Regiment Armory in Baltimore. Includes replacing obsolete equipment, parts and controls, and refurbishing the cab.

Procurement Method: Qualification Based Selection, DGS-21-010-IQC

Award: Arundel Inspection Services, LLC, Millersville, MD (SBE)

Amount: \$38,730

Resident Business: Yes

2. Agency: Department of General Services
Fund Source: CA2022 To provide funding to the Department of General Services for facilities renewal that will repair and rehabilitate State-Owned facilities. Item 050

2.1 Contract ID: Replace Chillers and Associated Equipment at the Thomas B. Finan Center, *MA-701-220-002*

Description: Design to remove and replace existing 23-year-old chiller and associated equipment and controls at the Thomas B. Finan Center in Allegany County.

Procurement Method: Qualification Based Selection, DGS-19-004-IQC

Award: Burdette, Koehler, Murphy & Associates; Baltimore, MD

Amount: \$72,985

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 9, 2022



REVISED

Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov

38-RP. REAL PROPERTY
Department of Health (File # 00-8709)

Recommendation: Declare property surplus.

Property: +/- 458.98 Acres with 69 Buildings totaling 800,521 square feet known as the Crownsville Hospital Center, located at 1520 Crownsville Road, Crownsville, Maryland, 21032, Anne Arundel County.

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

Remarks: Approval is requested to declare 458.98 acres of the total 544 acre campus known as Crownsville Hospital Center surplus to the needs of the State of Maryland. The Crownsville Hospital Center was established in 1911, and hospital operations ceased in 2004. It is recorded in the Maryland Inventory of Historic Properties as a historic district. MDH has determined that the property is surplus to its needs. Maryland Public Television (MPT), MDOT/SHA, and the Maryland Institute for Emergency Medical Services System (MIEMSS) have requested that portions of the property comprising 85.02 acres be retained by the State and titled to these agencies, and The Maryland Environment Trust (MET) has requested a conservation easement over portions of the property. The Maryland Environmental Service (MES) currently provides water/wastewater service to the 100 Community Place State office building, the daycare center, and various leased areas on the property and that service will continue.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20211012-0822. It is recommended to declare the Crownsville Hospital Center Campus (+/- 544 acres with 69 buildings totaling 800,521 square feet) surplus to the needs of the State [...] upon consideration of the Maryland Department of the Environment's, the Maryland Department of Transportation's, the Maryland Department of Planning's, the Maryland Environmental Services', and the Maryland Environmental Trust's qualifying comments; the Maryland Historical Trust's requirements; and the Maryland Environmental Trust's, Maryland Public Television's, and Anne Arundel County's requests. Maryland Public Television expressed interest in acquiring a portion of the property; Anne Arundel County expressed interest in acquiring the entire property. Also, in response to notifications to state legislators in whose district the property is located, a company, Bennett's Curse, expressed interest in acquiring the property.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

*** Approved 2-1 (Comptroller voted No)**



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**39-LT. TENANT LEASE
*Department of Human Services***

Recommendation: Approve a new lease agreement

Prior Board Action: September 21, 2016, Item 11-LT

Landlord: Garrett County, Maryland Community Action Committee, Inc.
Oakland, MD

Property Location: 28 Hershberger Lane, Suite 200, Grantsville, Maryland 21536

Space Type: Office Space

Lease Type: New (w/standard 6-month holdover)

Term: 04/01/2022 - 03/31/2032

Annual Rent: \$57,944.25 (w/ 2% yearly increases)

Sq. Ft. Rate: \$15.75

Fund Source / Appropriation Code:

Appropriation Code	General (%)	Federal (%)
G0010	45	57
G3010	83	17
G4100	12	88
G5000	63	37
G0101	34	66
G0010	45	57

Approp. Code: PCA 010,G3010,G4100,G5000,G6010

Utilities/Custodial Responsibility: Landlord/Tenant

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02D; DGS Space Mgmt. Manual ¶ 6-605 E



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REVISED

39-LT. TENANT LEASE (cont'd)

Remarks: The agency currently leases 3,679 square feet of office space since March 12, 2001, as a satellite office for the Garrett County Department of Social Services offering Family Investment Administration (FIA) programs. FIA administers food stamps, Medicaid, cash and emergency assistance programs. The lease incorporates thirty-four (34) use-in-common parking spaces free of charge.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**40-LT. TENANT LEASE
*Department of Health***

Recommendation: Approve a license agreement option

Prior Board Action: DGS 40 LT-OPT, 01/05/2022; DGS 62-LT-OPT, 09/15/2021; and Secretary's Agenda Item A-1, 05/19/2021,

Landlord: Jericho Baptist Church Ministries A/K/A Jericho Baptist
8501 Jericho City Drive; Landover, MD

Property Location: 8501 Jericho City Drive; Landover, MD

Space Type: Former School Building (30,000 square feet)

Lease Type: Renewal (Continued use)

Term: 03/26/2022 - 06/25/2022 (3 months)

Annual Rent: \$113,610 * ***Sq. Ft. Rate:*** \$9.00 sq ft.
(*Annual rent includes \$22,500 in rent charges, \$12,870 security, guard services, and \$2,500 for utility charges for a total of \$37,870)

Fund Source: 100% Federal
Approp. Code: PCA W1435

Utilities/Custodial Responsibility: Landlord

Termination for Convenience Clause: No

Procurement Method: Sole Source
See COMAR 21.05.05.02A (1); DGS Space Mgmt. Manual ¶ 6-605 E

Remarks: This license agreement will permit the Maryland Department of Health (MDH) to continue to use an estimated 30,000 sf comprising the entire 1st floor of the school building and second floor hallway alcove above the gymnasium for COVID-19 activities, including but not limited to testing, infusions, and vaccinations.

A single property was capable of providing the square-footage required, parking accommodations, and was based centrally in Prince George's County in order to conduct COVID-19 activities, including but not limited to testing, infusions, and vaccinations.



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40-LT. TENANT LEASE (cont'd)

Agency Remarks (cont'd):

It has been determined that this sole source license agreement is in compliance with COMAR 21.05.05.02A(1) as the only existing source which meets the space requirement. The rental rate has increased from \$3.00 to \$9.00 per sf. The increased rental rate of \$9.00 per sf plus security and utility expenses is still considered a below market rent for this space, with most rates in this area at a minimum of \$25.00 per square foot.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

41-LT. TENANT LEASE
Department of Education, Department of Veterans Affairs

Recommendation: Approve a new parking lease agreement

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

Prior Board Actions: DGS 19-LT, 03/20/2019

Property Location: 210-218 W. Baltimore Street; Baltimore, MD 21201

Space Type: Garage Parking (164 spaces), continued use

Lease Type: Parking Lease Agreement (w/standard 6-month holdover)

Term: 04/01/2022-03/31/2024

Annual Rent: \$255,840.00 **Rate/Month:** \$130.00/space/month

Fund Source: MSDE 100% Federal **Appropriation Code:** PCA-B5763
MDVA 100% General PCA-111BA

Utilities/Custodial Responsibility: Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02D; DGS Space Mgmt. Manual ¶ 6-605 E

Remarks: These spaces are used by state employees located at 217 E. Redwood Street, Baltimore City. MSDE has been parking at this location since 1990 and MDVA since 2018. The number of spaces complies with the 1:3 ratio established for this area.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 9, 2022**



*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**42-LT. TENANT LEASE
*Department of Health***

Recommendation: Approve a short-term lease agreement.

Prior Board Action: Secretary's Agenda, A-2, 05/19/2021

Landlord: Outlet Village of Hagerstown Limited Partnership, a Delaware limited partnership DBA Hagerstown Premium Outlets
495 Prime Outlets Blvd.; Hagerstown, MD

Property Location: 495 Prime Outlets Blvd., Unit 900; Hagerstown, MD

Space Type: Retail Building (67,320 square feet)

Lease Type: Renewal (Continued use)

Term: 03/09/2022 - 09/08/2022 (6 months)

Annual Rent: \$60,000 * **Square foot rate:** \$1.78 sq ft.
(*Rent shown is for a six-month period at \$10,000 per month)

Fund Source: 100% Special (Local Income Tax Reserve Fund)

Approp. Code: PCA W143S

Utilities/Custodial Responsibility: Landlord

Termination for Convenience Clause: No

Procurement Method: Sole Source
See COMAR 21.05.05.02A (1); DGS Space Mgmt. Manual ¶ 6-605 E

Remarks: This short-term lease agreement will permit the Maryland Department of Health (MDH) to continue to use an estimated 67,320 sf at the Hagerstown Premium Outlets for ongoing storage of COVID-19 PPE. If needed, the site may also be used for testing, infusions, and vaccinations.

A single property was capable of providing the square-footage required, parking accommodations, and was based centrally in Washington County in order to conduct COVID-19 activities, including but not limited to testing, infusions, and vaccinations.



DEPARTMENT OF GENERAL SERVICES
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42-LT. TENANT LEASE (cont'd)

Agency Remarks (cont'd):

It has been determined that this sole source short term lease is in compliance with COMAR 21.05.05.02A(1) as the only existing source which meets the space requirement. The rental rate of \$1.78 per sf is considered a below market rent for this space, with most rates in this area at a minimum of \$18.00 per square foot.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION