BOARD OF PUBLIC WORKS

TABLE OF CONTENTS

MARCH 9, 2022

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

| | 100 STATE CIRCLE, ANNAPOLIS, MID 214 | G .: | O-: 11 | | | |
|------------------------------|---|--|----------------------------------|--|--|--|
| Item | | Section page no. | Overall page no. | | | |
| | SECRETARY'S AGENDA | | | | | |
| 1-2 | Department of Aging | | 1 | | | |
| 3-4 | | | | | | |
| 5 | Board of Public Works - PAAR | | | | | |
| 6-7 | Board of Public Works - Wetlands | | , | | | |
| 8-10 | Department of Housing & Community Development | | 10 | | | |
| 11 | Department of Natural Resources | | 1: | | | |
| 12 | Department of Information Technology | | 1′ | | | |
| 13 | Maryland Environmental Service | | 18 | | | |
| 14 | Morgan State University | | 20 | | | |
| 15-16 | Maryland Stadium Authority | | 2. | | | |
| | APPENDIX | | | | | |
| A1 | Department of Housing and Community Development | APP1 | 2 | | | |
| A1 A2 | Department of Public Safety & Correctional Services | APP4 | 2 | | | |
| | DEPARTMENT OF NATURAL RESOURCES/REAL F | KOI LIKI I | | | | |
| 1 | Local Parks and Playground Infrastructure | DNR1 | 3 | | | |
| 2 | Program Open Space Local Share | D. ID. 4 | 5 | | | |
| 3 | | DNR2 | | | | |
| 4 | Local Parks and Playground Infrastructure | DNR2 DNR3 | 3 | | | |
| 5 | | | 3. | | | |
| | Local Parks and Playground Infrastructure | DNR3 | 3: 3: 3: | | | |
| 6-7 | Local Parks and Playground Infrastructure Program Open Space Local Share | DNR3 DNR4 | 3 3 3 | | | |
| | Local Parks and Playground Infrastructure Program Open Space Local Share Local Parks and Playground Infrastructure | DNR3 DNR4 DNR6 | 3 3 3 3 3 | | | |
| 6-7 | Local Parks and Playground Infrastructure Program Open Space Local Share Local Parks and Playground Infrastructure Program Open Space State Share Rural Legacy Program Funds SUPPLEMENT | DNR3 DNR4 DNR6 DNR8 DNR11 | 3 3 3 3 3 | | | |
| 6-7 | Local Parks and Playground Infrastructure Program Open Space Local Share Local Parks and Playground Infrastructure Program Open Space State Share Rural Legacy Program Funds | DNR3 DNR4 DNR6 DNR8 DNR11 | 3: 3: 3: 3: 3: | | | |
| 6-7 | Local Parks and Playground Infrastructure Program Open Space Local Share Local Parks and Playground Infrastructure Program Open Space State Share Rural Legacy Program Funds SUPPLEMENT | DNR3 DNR4 DNR6 DNR8 DNR11 | 3 3 3 3 3 4 | | | |
| 6-7 8-12 | Local Parks and Playground Infrastructure Program Open Space Local Share Local Parks and Playground Infrastructure Program Open Space State Share Rural Legacy Program Funds SUPPLEMENT UNIVERSITY SYSTEM OF MARYLAND | DNR3 DNR4 DNR6 DNR8 DNR11 | 3 3 3 3 3 4 | | | |
| 6-7 8-12 | Local Parks and Playground Infrastructure Program Open Space Local Share Local Parks and Playground Infrastructure Program Open Space State Share Rural Legacy Program Funds SUPPLEMENT UNIVERSITY SYSTEM OF MARYLAND General Miscellaneous | DNR3 DNR4 DNR6 DNR8 DNR11 | 33 33 34 34 42 | | | |
| 6-7 8-12 1 2 | Local Parks and Playground Infrastructure Program Open Space Local Share Local Parks and Playground Infrastructure Program Open Space State Share Rural Legacy Program Funds SUPPLEMENT UNIVERSITY SYSTEM OF MARYLAND General Miscellaneous University of MD, College Park | DNR3 DNR4 DNR6 DNR8 DNR11 | 3: 3: 3: 3: 3: 4: | | | |
| 6-7 8-12 1 2 3-4 | Local Parks and Playground Infrastructure Program Open Space Local Share Local Parks and Playground Infrastructure Program Open Space State Share Rural Legacy Program Funds SUPPLEMENT UNIVERSITY SYSTEM OF MARYLAND General Miscellaneous University of MD, College Park University of MD, Baltimore County | DNR3 DNR4 DNR6 DNR8 DNR11 USM1 USM3 USM5 | 3 3 3 3 3 4 | | | |

BOARD OF PUBLIC WORKS TABLE OF CONTENTS

MARCH 9, 2022

| Item | | Section page no. | Overall page no. |
|-------|--|------------------|------------------|
| | MARYLAND DEPARTMENT OF TRANSPORTAT | ION | |
| | | | |
| 1-6 | Maryland Aviation Administration (MAA) | MDOT1 | 60 |
| 7 | Maryland Transportation Authority (MDTA) | MDOT16 | 75 |
| 8-9 | Maryland Port Administration (MPA) | MDOT18 | 77 |
| 10-12 | Maryland Transit Administration (MTA) | MDOT24 | 83 |
| 13-19 | State Highway Administration (SHA) | MDOT29 | 88 |
| 20 | Task Order Agreements (TOA) | MDOT41 | 100 |

DEPARTMENT OF GENERAL SERVICES/ OFFICE OF STATE PROCUREMENT

| 1-14 | Capital Grants and Loans | OSP1 | 102 |
|-------|--------------------------|-------|-----|
| 15-18 | Construction | OSP15 | 116 |
| 19-29 | Services | OSP22 | 123 |
| 30-35 | Information Technology | OSP45 | 146 |
| 36 | Maintenance | OSP63 | 164 |
| 37 | General/Miscellaneous | OSP65 | 166 |
| 38 | Real Property | OSP66 | 167 |
| 39-42 | Tenant Lease | OSP67 | 168 |



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

1. **DEPARTMENT OF AGING**

Senior Center Capital Improvement Grant

That the Board of Public Works approve the following grant to replace Recommendation:

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

Renovation Purpose:

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) \$ 250,000

\$ 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 DISAPPROVED **DEFERRED**

WITHDRAWN

WITH DISCUSSION



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

2. <u>DEPARTMENT OF AGING</u>

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-Fullterton 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.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



Contact: Jason Keppler 410-841-5864 jason.keppler@maryland.gov

3. <u>DEPARTMENT OF AGRICULTURE</u>

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 | County Grantee | | Amount |
|--------------|---|--------------|------------------|
| | G. Wayne Wilhide | MP-2022-2406 | \$400.00 |
| | | MP-2022-2402 | \$94,802.75 |
| Carroll | | MP-2022-2403 | \$4,800.00 |
| | Tyler N. Bruchey | MP-2022-2404 | \$23,700.00 |
| | | MP-2022-2405 | \$100,000.0 0 |
| Cecil | Heritage Hill Farm, LLC | AT-2022-2494 | \$1,600.00 |
| | Jeffrey W. Long | MP-2022-2505 | \$3,000.00 |
| | | MP-2022-2430 | \$4,600.00 |
| | Martha M. Zecher Revocable Living Trust | MP-2022-2431 | \$700.00 |
| Frederick | | 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 |
| T7 | Bell Rose Farm, LLC | AT-2022-2264 | \$12,800.00 |
| Kent | Iron Hill Farms, LLC | CH-2022-2396 | \$50,000.00 |
| 0 4 1 | C.T. 1.D. 1. I | AT-2022-2506 | \$3,600.00 |
| Queen Anne's | C. Temple Rhodes, Jr. | AT-2022-2507 | \$2,100.00 |



3. <u>DEPARTMENT OF AGRICULTURE</u> (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 |
| Washington | 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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contact: Jason Keppler 410-841-5864 jason.keppler@maryland.gov

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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contact: Gabriel Gnall 410-260-7335 gabriel.gnall@maryland.gov

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

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.



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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contacts: Scott Falvey 301-429-7739 scott.falvey@maryland.gov Jean Peterson 301-429-7667 jean.peterson@maryland.gov

8. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u>

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 |

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contacts: Mike Haloskey 301-429-7523 michael.haloskey@maryland.gov Jean Peterson 301-429-7667 jean.peterson@maryland.gov

9. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u> 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



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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contacts: Gregory Hare 301-429-7775 gregory.hare@maryland.gov Brien O'Toole 301-429-7761 brien.otoole@maryland.gov Ed Barnett 301-429-7714 edwardbarntte@maryland.gov Jean Peterson 301-429-7667 jean.peterson@maryland.gov

10. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u> 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 Sections 4-401 et seq., Housing and Community Development Article,

Works Authority: 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.



10. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u> (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 |

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contact: Nicole Carlozo 410-260-8726 nicole.carlozo@maryland.gov Emily H. Wilson 410-260-8436 emilyh.wilson@maryland.gov

11. <u>DEPARTMENT OF NATURAL RESOURCES</u>

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.



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.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

12. <u>DEPARTMENT OF INFORMATION TECHNOLOGY</u>

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



Contact: Kenny Toro 410-729-8926 ktoro@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.



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 | \$260,905.00 |
|-----|--|--------------|
| | to comply with ASME B31.1; | |

| (2) | Changes to some of the controls equipment to comply with NFPA 85 and | \$257,595.00 |
|-----|--|--------------|
| | 70; | |

(3) A second natural gas monitoring station to provide operational redundancy \$84,481.46 due to the critical nature of the facility; and

(4) Equipment offloading since the new equipment exceeds the lifting capacity \$10,560.00 of ECI's forklifts.

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



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.



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 prequalified 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



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



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

REVISED

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



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 New York, NY | 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 Southfield, MI | 1 | 3 | 3 | \$4,275,245.10 |

MBE Goal: 29% overall

Subgoals: 7% African American

10% Women-Owned

REVISED

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



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



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

Information Technology Services 3/17/22.

Solution to support and manage the disbursement of federal Description:

homeowner assistance funds to eligible applicants, including call center & staffing services in support of the assistance program

itself.

Procurement Method: Emergency

Proposals:

Contract Type:

| Offeror | Technical Ranking | Price and Financial Ranking | Overall Ranking | Proposed Scope of Work Components* |
|--|----------------------|--------------------------------|--------------------|---|
| 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 |



LARRY HOGAN
Governor

BOYD K. RUTHERFORD

KENNETH C. HOLT Secretary

OWEN McEvoy Deputy Secretary

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

John Dontram

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.

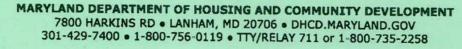
Regards,

Abdul Sylla

Deputy Director

Division of Finance and Administration









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

Proposals (cont'd):

| Offeror | Technical Ranking | Price and Financial Ranking | Overall Ranking | Proposed Scope of Work Components* |
|--------------------------------|----------------------|-----------------------------|--------------------|--|
| 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.



A1. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u> (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



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

A2. <u>DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES</u>

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: $01 \sim R1420 \sim 8125$ 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.



A2. <u>DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES</u> (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 (

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

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



DNR₂

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

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



DNR₃

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

3A. <u>LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE</u> 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



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



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 DISAPPROVED **DEFERRED**

WITHDRAWN

WITH DISCUSSION



DNR 6

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

5A. <u>LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE</u>

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



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

DISAPPROVED

DEFERRED

THIS ITEM WAS:

WITHDRAWN

WITH DISCUSSION

APPROVED



DNR 8

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).



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



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



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: \$9,488.85 \$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 DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



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: \$10,685.59 \$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:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



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 DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



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:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



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:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



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



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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu

2-C-OPT. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u>

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



2-C-OPT. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u> (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:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu

3-C. <u>UNIVERSITY OF MARYLAND, BALTIMORE COUNTY</u> Sherman Hall Renewal Project

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 Baltimore, MD | 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. <u>UNIVERSITY OF MARYLAND, BALTIMORE COUNTY</u> (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:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu

4-AE. <u>UNIVERSITY OF MARYLAND, BALTIMORE COUNTY</u>

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



4-AE. <u>UNIVERSITY OF MARYLAND, BALTIMORE COUNTY</u> (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:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

5-C-BP. <u>UNIVERSITY OF MARYLAND, BALTIMORE for</u> TOWSON UNIVERSITY

7400 York Road Renovation and Administration Building Renovation Construction Management at Risk: Bid Package 1 of 1

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. <u>UNIVERSITY OF MARYLAND, BALTIMORE for</u> <u>TOWSON UNIVERSITY</u> (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



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu

6-RP. <u>UNIVERSITY OF MARYLAND, BALTIMORE</u> 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



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu

7-C. <u>TOWSON UNIVERSITY</u>

Cook Library – 3rd Floor Renovation

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



7-C. <u>TOWSON UNIVERSITY</u> (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

DISAPPROVED

DEFERRED

WITHDRAWN

WITH 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

| | <u>Pages</u> |
|--|--------------|
| Maryland Aviation Administration (MAA) | 1 – 15 |
| Maryland Transportation Authority (MDTA) | 16 – 17 |
| Maryland Port Administration (MPA) | 18 – 23 |
| Maryland Transit Administration (MTA) | 24 – 28 |
| State Highway Administration (SHA) | 29 – 40 |
| Task Order Agreements (TOA) | 41 |



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

1-E. <u>MARYLAND AVIATION ADMINISTRATION</u> *Equipment Contract*

Contract ID: New Flyer of America, Inc., 8 Xcelsior XE40 Heavy Duty Low-Floor 40-Foot 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-Foot 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.



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:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



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



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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

ATTACHMENT I

| | Amount | Term | BPW Date | Reason |
|----------------------------------|--|--|------------------------------|---|
| 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 (This modification.) |
| Revised Total Contract Amount | \$650,004 per annum, offset by percentage rent | | | |



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.



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

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

4-IT. <u>MARYLAND AVIATION ADMINISTRATION</u>

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 \$289,169

Churchton, MD

HCGI Hartford. Inc \$303,873

Philadelphia, PA

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;



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

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

5-M. <u>MARYLAND AVIATION ADMINISTRATION</u>

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.



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.



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

DISAPPROVED

DEFERRED

THIS ITEM WAS:

WITHDRAWN

WITH DISCUSSION

APPROVED



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

6-S. <u>MARYLAND AVIATION ADMINISTRATION</u> 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

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

Amount: \$5,550,000 NTE

Procurement Method: Competitive Sealed Proposal

Proposals:

| | Technical Ranking | Financial Offer Ranking | Overall Ranking |
|---|----------------------|----------------------------|--------------------|
| 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



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



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

REVISED

DEPARTMENT OF TRANSPORTATION ACTION AGENDA March 9, 2022



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 Agenda05/11/2016, 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

REVISED

DEPARTMENT OF TRANSPORTATION ACTION AGENDA March 9, 2022



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<mark>*</mark>

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

8-M. <u>MARYLAND PORT ADMINISTRATION</u>

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 \$ 239,375

Owings Mills, MD

A&A Services, LLC \$ 247,125

Baltimore, MD

Ascension Landscaping, LLC \$ 266,467

Baltimore, MD

Sanford Federal, Inc. \$1,660,855

Stafford, VA

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



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



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:

| Offeror | Technical Ranking* | Financial Ranking | Overall Ranking |
|--|-----------------------|----------------------|--------------------|
| MacKenzie Commercial Real Estate Services, LLC Lutherville, MD | 1 | (See Remarks) | 1 |
| KLNB, LLC Baltimore, MD | 2 | (See Remarks) | 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.



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:

| vo-blokel (co-blokel) seeliallo. | |
|----------------------------------|---------------------------------|
| MDOT MPA's broker: | Tenant's broker: |
| 3% - First year | 6% - First year |
| 2% - Second year | 4% - Second year |
| 2% - Third year | 4% - Third year |
| 1.5% - Fourth year | 3% - Fourth year |
| 1.5% - Fifth year | 3% - Fifth year |
| 2% - Each subsequent year, etc. | 2% - Each subsequent year, etc. |
| | |



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.



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



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. Contract A

Hanover, MD (Route 203)

Atlantic Coast Charters, Inc. Contract B Linthicum, MD (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)

\$ 3,065,535 NTE (Renewal Option No. 1, 2 years)

\$ 9,780,497 NTE Aggregate Total

Contract B \$ 7,380,185 NTE (Base Term, 5 years)

\$ 3,253,635 NTE (Renewal Option No. 1, 2 years)

\$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) | |



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

Bids (cont'd):

| Contract B – Route 204 | | | | |
|---|-------------|-------------------------|------------------|--|
| | Base Term | Renewal Option No. 1 | Total | |
| 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.



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

DISAPPROVED

DEFERRED

THIS ITEM WAS:

WITHDRAWN

WITH DISCUSSION

APPROVED



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



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



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%



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



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

ATTACHMENT I

| | Amount | Term | BPW/DCAR* Date | Reason |
|----------------------------------|-------------|----------------------------|--------------------------|--------------------------------------|
| 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 (This modification) |
| Revised Total Contract Amount | \$3,788,339 | | | |

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



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

14-C-MOD. <u>STATE HIGHWAY ADMINISTRATION</u>

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%



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



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

15-M. <u>STATE HIGHWAY ADMINISTRATION</u>

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

Scottdale, 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.



15-M. <u>STATE HIGHWAY ADMINISTRATION</u> (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



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

16-M. <u>STATE HIGHWAY ADMINISTRATION</u>

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.



16-M. <u>STATE HIGHWAY ADMINISTRATION</u> (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

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

17-RP. <u>STATE HIGHWAY ADMINISTRATION</u> 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, $(0.159 \text{ acres } \pm)$, 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

WITHDRAWN

WITH DISCUSSION



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

18-RP. <u>STATE HIGHWAY ADMINISTRATION</u> 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, $(0.619 \text{ acres } \pm)$, 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

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

REVISED

DEPARTMENT OF TRANSPORTATION ACTION AGENDA March 9, 2022



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:

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





| Item# | Category | Pages |
|-----------|--------------------------|-----------------------|
| 1 - 14 | Capital Grants and Loans | 1 - 14 |
| 15 - 18 | Construction | 15 - 21 |
| 19 - 29 | Services | 22 - 44 |
| 30 - 35 | Information Technology | 45 - 62 |
| 36 | Maintenance | 63 - 64 |
| <i>37</i> | General/Miscellaneous | 65 |
| 38 | Real Property | 66 |
| 39 - 42 | Tenant Lease | 67 - 7 <mark>3</mark> |





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

1-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and City Council of the City of Annapolis

Annapolis Flood Mitigation (Anne Arundel County)

"For the planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of flood mitigation projects near City Dock in Annapolis."

Maryland Consolidated Capital Bond Loan of 2018 (MISC– Chapter 9, Acts of 2018) DGS Item 127, (SL-156-180-038) \$ 2,000,000

Matching Fund: No match is required.

Background: Total Project \$8,500,000

18-127 (This Action) \$ 2,000,000 (non-match)

Local Cost \$ 6,500,000

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to § 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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

2-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Prince George's African American Museum and Cultural Center (Prince George's County)

African American Museum and Cultural Center

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the African American Museum and Cultural Center, located in North Brentwood."

Maryland Consolidated Capital Bond Loan of 2021 (MISC- Chapter 63, Acts of 2021)
DGS Item 21-120, (SL-097-210-038)
\$ 500,000

Matching Fund: No match is required.

Background: Total Project \$500,000

21-120 (This Action) \$ 500,000 (Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to § 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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

3-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Archway Station, Inc.

Allegany Oxford House (Allegany County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Allegany Oxford House facility, located in Allegany County."

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

DGS Item 20-284, (SL-149-200-038) \$ 50,000

Matching Fund: No match is required.

Background: Total Project \$110,000

20-284 (This Action) \$ 50,000 (Non-match)

Local Cost \$ 60.000

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to § 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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

4-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The Pimlico Merchant's Association, Incorporated

Pimlico Market Café (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Pimlico Market Café, located in Baltimore City."

Maryland Consolidated Capital Bond Loan of 2021 (MISC- Chapter 63, Acts of 2021) DGS Item 21-423, (SL-095-210-038) \$ 175,000

Matching Fund: No match is required.

Background: Total Project \$ 175,000

21-423 (This Action) \$ 175,000 (Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to § 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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

5-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Fort Meade Alliance (FMA) Foundation, Inc.

Resiliency and Education Center at Kuhn Hall (Anne Arundel County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Resiliency and Education Center at Kuhn Hall on Fort Meade, located in Anne Arundel County."

Maryland Consolidated Capital Bond Loan of 2021 (MISC- Chapter 63, Acts of 2021) \$ 250,000

DGS Item 315, (SL-113-170-038)

Matching Fund: No match is required.

Total Project Background: \$ 4,837,641

> **21-315 (This Action)** \$ 250,000 (Non-match) 18-172 (Prior Action) \$ 250,000 (Non-match) \$ 500,000 (match removed) 17-G093 (Prior Action)

Local Cost \$ 3,837,641

(Prior Actions: 02/19/20, Agenda Item 15-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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

6-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The Compound, Inc.

The Compound (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of an arts complex, located in Baltimore City." Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021) DGS Item 21-429, (SL-069-180-038) \$ 200,000

Matching Fund: No match is required.

Background: Total Project \$1,242,418

21-429 (This Action) \$ 200,000 (Non-match)

18-207 (Prior Action) \$ 250,000 Local Cost \$ 792,418

(Prior Actions: 07/24/19, Agenda Item 41-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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

7-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The Coppin Heights Community Development Corporation

Coppin Heights West North Avenue Revitalization Project (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Coppin Heights West North Avenue Revitalization."

Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021) DGS Item 21-211, (SL-100-210-038) \$ 300,000

Matching Fund: No match is required.

Background: Total Project \$300,000

21-211 (This Action) \$ **300,000 (Non-match)**

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to § 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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

8-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors and the Board of Trustees of the Maryland Center for History and Culture

Maryland Center for History and Culture - Building Renovations (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of facility and infrastructure improvements at the Maryland Center for History and Culture."

Maryland Consolidated Capital Bond Loan of 2021 (MISC- Chapter 63, Acts of 2021)

DGS Item 21-144, (SL-101-210-038) \$ 2,000,000

Matching Fund: No match is required.

Background: Total Project \$9,907,000

21-144 (This Action) \$ 2,000,000 (Non-match)

Local Cost \$ 7,907,000

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to § 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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

9-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Young Men's Christian Association of the Chesapeake, Inc.

Kent County Family YMCA (Kent County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Kent County Family YMCA, located in Kent County."

Maryland Consolidated Capital Bond Loan of 2021 (MISC- Chapter 63, Acts of 2021)

DGS Item 21-465, (SL-099-210-038) \$ 250,000

Matching Fund: No match is required.

Background: Total Project \$14,478,649

21-465 (This Action) \$ 250,000 (Non-match)

Local Cost \$ 14,228,649

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to § 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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

10-CGL. CAPITAL GRANTS AND LOANS

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

Board of Trustees of the Baltimore Museum of Industry, Inc.

Baltimore Museum of Industry (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Baltimore Museum of Industry, including repairs to the Platt Cannery building's roof, located in Baltimore City."

Maryland Consolidated Capital Bond Loan of 2021 (MISC- Chapter 63, Acts of 2021)

DGS Item 21-261, (SL-098-210-038) \$ 413,500

Matching Fund: No match is required.

Background: Total Project \$413,500

21-261 (This Action) \$ 413,500 (Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to § 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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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:

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

12-CGL. <u>CAPITAL GRANTS AND LOANS</u> 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.

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

^{*}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





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

13-CGL. <u>CAPITAL GRANTS AND LOANS</u> 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





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

14-CGL. <u>CAPITAL GRANTS AND LOANS</u> Department of Health

Recommendation: That the Board of Public Works approve a grant of \$1,300,000 to Tuerk House, Inc. (Baltimore City)

Project: Construction to expand and renovate Tuerk House, Inc.'s main campus at 730 Ashburton Street, Baltimore, MD 21216, a 100-room former Lutheran Hospital building that Tuerk House acquired in 1993.

Funding Source: The Maryland Department of Health has determined the Grantee is responsible for providing 50% of the eligible project cost.

Total Eligible Project Cost \$ 2,625,328 State Share (50%) \$ 1,300,000

Grantee Share (50%) \$ 1,325,328 Foundation, DHCD Loans

This Action \$ 1,300,000 (MCCBL 2021, CB-28107-01)

Remarks:

- 1. Grantee is a nonprofit organization.
- 2. Grantee provides comprehensive inpatient and outpatient substance use disorder treatments.
- 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 Baltimore City.
- 4. This project will increase long term and intermediate residential capacity from 69 beds to 95 beds and serve an additional 150 individuals annually once the project is completed. Outpatient/intensive outpatient capacity will crease by an additional 160 individuals served annually.
- 5. 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





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:

| Bidders | Amounts | |
|--|----------------|--|
| 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.





15-C. <u>CONSTRUCTION CONTRACT</u> (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





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

16-C. <u>CONSTRUCTION CONTRACT</u>

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:

| Bidders | Amounts |
|--|-------------|
| 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.





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





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





17-C-MOD. <u>CONSTRUCTION MODIFICATION</u> (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

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

18-C. <u>CONSTRUCTION CONTRACT</u> Department of General Services

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

Authority: State Finance and Procurement Article,

Annotated Code of Maryland, § 13-113; COMAR 21.05.13.06

Procurement Method: Task Order under Master Contract

1.0 Master Contract: General Construction and Related Services, Statewide

Contract No.: DGS-18-306-IQC

Approved: DGS 3-C, 03/28/2018 *Term:* 03/26/2018 - 03/25/2022

**As of publication, the remaining balance of this master contract is \$20,000,000.

1.1 Using Agency: Department of Public Safety and Correctional Services

Description: Roof and exterior trim repair at Administrative Building, Police and Correctional Training Commissions, Public Safety Education and Training Center in Sykesville. Includes repairing or replacing all exterior wood, including windows and doors, and metal windows and doors; *TA-225-190-003*.

Award: Hayes Construction Company; Phoenix, MD (SBE)

Number of Qualified

Master Contractors: 13 (Central Region)

Number of Bids: 4

Amount: \$249,820

Term: 150 Calendar Days

MBE/VSBE Participation: 15% / N/A

Resident Business: Yes

Fund Source: Using Agency

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





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.





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





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





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:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Brian Howard 410-865-1130 bhoward2@mdot.maryland.gov

21-S. <u>SERVICES CONTRACT</u>

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:

| Offerors | Technical Rankings | Financial Proposals (Rankings)* | Overall Rankings |
|--------------------------------------|-----------------------|---------------------------------|---------------------|
| 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); | 2 | \$5,279,204.22 (4) | 3 |
| Baltimore, MD | | | |
| 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





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





Contact: Joseph Sedtal 443-468-0090 joseph.sedtal@maryland.gov

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:

| Offerors | Technical Rankings | Financial Proposals | Overall Rankings |
|------------------------------------|-----------------------|------------------------|---------------------|
| Aramark Correctional Services, LLC | 1 | \$141,213,023.59 (1) | 1 |
| Downers Grove, IL | | | |
| Trinity Services Group, Inc. | 2 | \$199,226,609.00 (2) | 2 |
| Oldsmar, FL | | | |

^{*}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.





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:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Dennis J. Krysiak 410-260-7807 dkrysiak@marylandtaxes.gov

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





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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Webster Ye 410-767-6481

webster.ye@maryland.gov

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





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:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Webster Ye 410-767-6481

webster.ye@maryland.gov

25-S-OPT. <u>SERVICES OPTION</u>

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 NavigatoryTM 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





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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

26-S-OPT. <u>SERVICES OPTION</u>

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%





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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Debbie Thornton 410-230-3322 debbie.thornton@maryland.gov

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.





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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Vern Shird 443-769-1039 vshird@maryland529.org

28-S-MOD. <u>SERVICES MODIFICATION</u>

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

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)





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).





28-S-MOD. <u>SERVICES MODIFICATION</u> (cont'd)

Agency Remarks (cont'd):

The original estimated program management fee in dollars for the base period was \$10,976,919, based on 0.05%. The new estimated program management fee in dollars for the base period is \$8,451,664, based on 0.03%.

This contract modification will reduce the cost to participants of the MD529 program, by approximately \$2.5 million dollars over the remaining 2.5 years in the base contract, without a reduction in services.

Fund Source: 100% Revenue Generating

Approp. Code: R60H0041

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Webster Ye 410-767-6481

webster.ye@maryland.gov

29-S-MOD. <u>SERVICES MODIFICATION</u>

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)





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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Joseph Sedtal 443-4695864 joseph.sedtal@maryland.gov

30-IT. <u>INFORMATION TECHNOLOGY CONTRACT</u>

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:

| Offerors | Technical Rankings | Financial Offers (Rankings) | Overall Rankings |
|----------------------------|-----------------------|--------------------------------|---------------------|
| 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.





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





Contact: Latesa Thomas 410-767-7050 latesa.thomas@maryland.gov

31-IT. <u>INFORMATION TECHNOLOGY CONTRACT</u>

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:

| Offerors | Technical Rankings | Financial Proposals | Overall Rankings |
|----------------------------|-----------------------|------------------------|---------------------|
| 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.





31-IT. <u>INFORMATION TECHNOLOGY CONTRACT</u> (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





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.





32-IT. <u>INFORMATION TECHNOLOGY CONTRACT</u> (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





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

See next page for Record

33-IT-MOD. <u>INFORMATION TECHNOLOGY MODIFICATION</u>

Department of Housing and Community Development

Contract ID: Homeowner Assistance Fund Management System and Program Related Services;

S00B2600064

ADPICS No.: \$00R2600002

COJ51289

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



LARRY HOGAN
Governor

BOYD K. RUTHERFORD

KENNETH C. HOLT Secretary

OWEN McEvoy Deputy Secretary

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

John Dontrum

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.

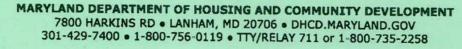
Regards,

Abdul Sylla

Deputy Director

Division of Finance and Administration











33-IT-MOD. <u>INFORMATION TECHNOLOGY MODIFICATION</u> (cont'd)

Requesting Agency Remarks: The Homeowner Assistance Fund (HAF) is funded by the American Rescue Plan (ARPA) and will provide \$248.6 million to assist Marylanders who are delinquent on their mortgages as a result of the COVID-19 pandemic avoid displacement caused by foreclosure.

The Department is presenting the original emergency report and this proactive modification on this agenda.

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

Approp. Code: S00A2503

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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 – Offender Watch – SaaS; Q00B9400087

ADPICS No.: COJ45439

Contract Approved: DoIT 6-IT, 12/19/2018

Contract Description: Provide new Maryland Sex Offender Registry [Offender Watch] 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





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





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

See next page for Record Correction Letter dated 8/26/24

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 renewal option ending 4/6/27)

MBE/VSBE Participation: 26% / N/A renewal option ending 4/6/
Resident Business: Yes Fund Source: 100% Special (MITDP)



COMPTROLLER of MARYLAND

Brooke E. Lierman Comptroller

Wayne P. Green, CPA Director Administration & Finance

August 26, 2024

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

Accepted 8/29/2024- JTG

Digitally signed by John Gontrum

Dear John Guntrum:

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

BPW - March 9, 2022 DGS Agenda, Item 35-IT, 1.1

> CATS+; E00B2600030 Award: Serigor, Inc.

Correction:

Term: 03/24/2022* - 04/06/2027 (w/one 1-year renewal option) FROM:

(*or earlier upon BPW approval)

Amount: \$19,947,000.00

TO: Term: 03/24/2022* - 03/23/2026 (w/one renewal option ending 4/6/2027)

(*or earlier upon BPW approval)

Amount: Base: \$17,953,000.00

> Option 1: 03/24/2026-04/06/2027 \$ 1,994,000.00 Total: \$19,947,000.00

REASON: Clerical Error.

Best Regards,

Digitally signed by Patti Patti Tracey Tracey Date: 2024.08.26 11:28:05

Patti Tracey

Chief Procurement Officer







REVISED

35-IT. <u>INFORMATION TECHNOLOGY</u> (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.



OFFICE OF STATE PROCUREMENT ACTION AGENDA March 9, 2022



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





REVISED

35-IT. <u>INFORMATION TECHNOLOGY</u> (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*





REVISED

35-IT. <u>INFORMATION TECHNOLOGY</u> (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.



35-IT.

OFFICE OF STATE PROCUREMENT ACTION AGENDA March 9, 2022



REVISED

INFORMATION TECHNOLOGY (cont'd)

3.0 Master Contract: Commercial Off-the-Shelf Software (COTS) 2012

The Flight Vector CAD system has been the sole system utilized by the MSPAC since January 2012. Applied Technology Services is the only Vendor on the COTS Software Master Contract to offer Softtech, Inc. aka Flight Vector. The entire fleet uses this and would be grounded without it, *W00P2600722*.

Award: Applied Technology Services; Middle River, MD (MBE, SBE)

Number of Qualified

Master Contractors: 1 (Functional Areas I & III)

(Single Qualified Master Contractor)

Number of Bids: 1

Amount: \$ 52,471 (Retroactive)

\$251,528 (Proactive)

\$304,000.00

Term: 01/05/2022 - 03/09/2022 (*Retroactive*: 2-months, 4-days)

03/10/2022 - 01/04/2023 (Proactive: 9-months, 24-days)

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

Resident Business: Yes

Fund Source: 100% Special (MEMSOF)

Agency Remarks: The lapse and delay in the Board of Public Works submission occurred due to several administrative hurdles and a key employee out for an extended period of time. 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.



35-IT.

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



REVISED

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



35-IT.

OFFICE OF STATE PROCUREMENT ACTION AGENDA March 9, 2022



REVISED

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, <u>O00P2604463</u>

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





Contact: Debbie Thornton 410-230-3322 debbie.thornton@maryland.gov

36-M. <u>MAINTENANCE CONTRACT</u>

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:

| Bitts. | |
|---|-----------|
| Bidders | Amounts |
| 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.





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





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





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 know 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<mark>*</mark>

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

* Approved 2-1 (Comptroller voted No)



March 9, 2022



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

September 21, 2016, Item 11-LT Prior Board Action:

Landlord: Garrett County, Maryland Community Action Committee, Inc.

Oakland, MD

Property Location: 28 Hershberger Lane, Suite 200, Grantsville, Maryland 21536

Office Space Space Type:

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 (%) |
|-----------------------|-----------------|-----------------|
| <i>G0010</i> | <mark>45</mark> | <u>57</u> |
| <i>G3010</i> | <u>83</u> | <u>17</u> |
| <i>G4100</i> | <u>12</u> | <mark>88</mark> |
| G5000 | <u>63</u> | 37 |
| <i>G0101</i> | 34 | <mark>66</mark> |
| G0010 | <u>45</u> | <u>57</u> |

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





39-LT. <u>TENANT LEASE</u> (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





Contact: Wendy Scott-Napier 410-767-4088 wendy.scott-napier@maryland.gov

40-LT. <u>TENANT LEASE</u> 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% FederalApprop. 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.





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





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





Contact: Wendy Scott- Napier 410-767-4088 wendy.scott-napier@maryland.gov

42-LT. <u>TENANT LEASE</u> 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.





42-LT. <u>TENANT LEASE</u> (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