

BOARD OF PUBLIC WORKS
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NOVEMBER 16, 2022

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

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Contact: Jason Keppler 410-841-5864
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1. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program - Grants

Recommendation: That the Board of Public Works approve funding for 19 individual grants under the Maryland Agricultural Cost-Share Program.

Amount: \$ 665,000

Fund Source: MCCBL of 2019: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 19344

County	Grantee	Agreement #	Amount
Carroll	Rasche Brothers Farms, Inc.	MP-2023-2290	\$40,300
	Wooden Hill Farms, LLC	MP-2023-2337	\$20,500
	Aaron Stair	RS-2023-2338	\$66,000
	J. Trevor Hoff	MP-2023-2339	\$6,300
		MP-2023-2340	\$42,400
		MP-2023-2341	\$6,400
		MP-2023-2342	\$6,200
Cecil	Cochran Land Company, LLC	AT-2023-2270	\$47,700
	Michael J. Rzucidlo	AT-2023-2278	\$30,500
Harford	Melvin R. Huber, Jr.	AT-2023-2308	\$5,100
		AT-2023-2309	\$6,700
		AT-2023-2310-C	\$93,700
		AT-2023-2311	\$102,900
Kent	Jones Farming, LLC	SA-2023-2314	\$11,300
Montgomery	Whispering Springs Farm, LLC	AT-2023-2293	\$48,700
		AT-2023-2294	\$11,400
		AT-2023-2295	\$35,000
		AT-2023-2296	\$41,600
		AT-2023-2297	\$42,300

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Jason Keppler 410-841-5864
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2. 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 six grantees under the Maryland Agricultural Cost-Share Program.

Amount: \$117,968.87

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

County	Recipient	Agreement #	Amount
Dorchester	Charles A. McCurdy	NW-2022-2202	\$25,000.00
	Richard L. Willey	NW-2022-2201	\$25,000.00
Queen Anne's	Clinton B. Simpson, Jr.	CR-2021-2489	\$12,609.83
St. Mary's	Jessica V. Myers	PA-2022-2468	\$23,687.57
	Raymond M. Norris	AT-2022-2466	\$786.49
		AT-2022-2467	\$12,758.69
Washington	David T. Jacobs	UP-2022-2542	\$18,126.29

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

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

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

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Contact: Jason Keppler 410-841-5864
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3. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program- Reversion

Recommendation: That the Board of Public Works approve reverting the balances on 45 projects canceled under the Maryland Agricultural Cost-Share Program.

Amount: \$807,817.90

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

County	Recipient	Agreement #	Amount	Status
Allegany	Adam T. Yonker	AT-2019-2459	\$4,900.00	Canceled
	Justin L. Morton	AT-2018-2607	\$3,953.60	Canceled
Calvert	Phillip H. Jones, Jr	PA-2020-2093	\$25,700.00	Canceled
		PA-2020-2094	\$2,000.00	Canceled
Carroll	Fritz Farm, LLC	MP-2018-3030	\$56,613.38	Canceled
	John C. Few	MP-2018-3107	\$28,158.81	Canceled
		MP-2018-3108	\$51,800.00	Canceled
		MP-2018-3109	\$9,700.00	Canceled
	Stanley E. Culp	MP-2019-2157	\$16,125.73	Canceled
		MP-2019-2158	\$8,199.52	Canceled
	William T. Naecker	MP-2019-2344	\$27,669.69	Canceled
		MP-2019-2345	\$45,900.00	Canceled
		MP-2019-2346	\$14,100.00	Canceled
		MP-2019-2347	\$6,800.00	Canceled
Cecil	Meadow Bluff Farm	AT-2020-2092	\$12,800.00	Canceled
Charles	Jonathan Schmidt	AT-2019-2244	\$21,100.00	Canceled
Frederick	G. Kaye Staley	MP-2019-2278	\$33,700.00	Canceled
Harford	Lawrence Bowman	AT-2019-2266	\$19,400.00	Canceled
Howard	Fred T. Lewis	PA-2021-2025	\$5,700.00	Canceled

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3. **DEPARTMENT OF AGRICULTURE** (cont'd)

County	Recipient	Agreement #	Amount	Status
Kent	Alan D. Deckelman	AT-2021-1857	\$21,100.00	Canceled
		AT-2021-1858	\$19,900.00	Canceled
		AT-2021-1859	\$19,400.00	Canceled
	Clark Family Farm, LLC	AT-2020-2622	\$5,000.00	Canceled
		AT-2021-1873	\$14,200.00	Canceled
		CH-2020-2593	\$6,100.00	Canceled
		CH-2020-2594	\$6,100.00	Canceled
	John H. Radebaugh, Inc.	SA-2020-2553	\$1,600.00	Canceled
	Linda Bontrager	AT-2021-2119	\$11,500.00	Canceled
	Morton H. Fetterolf, III	CH-2020-2395	\$5,100.00	Canceled
		CH-2020-2396	\$5,100.00	Canceled
		CH-2020-2397	\$1,600.00	Canceled
	Richard Frederick	AT-2021-2068	\$9,200.00	Canceled
	Stonehill Farms, LLC	CH-2020-2520	\$3,300.00	Canceled
		CH-2020-2521	\$1,200.00	Canceled
		CH-2020-2522	\$8,800.00	Canceled
		CH-2020-2524	\$1,200.00	Canceled
		CH-2020-2525	\$3,800.00	Canceled
		CH-2020-2526	\$1,500.00	Canceled
Prince George's	Lucy Stonestreet	PA-2019-2621	\$2,733.17	Canceled
Queen Anne's	Thomas W. Bramble	CR-2020-2047	\$13,000.00	Canceled
	William D Galloway	CH-2021-2033	\$4,300.00	Canceled
Talbot	Middle Spring, LLC	CR-2018-2773	\$12,400.00	Canceled
Washington	Robert E. Martz	UP-2021-2354	\$135,364.00	Canceled
		UP-2021-2355	\$50,000.00	Canceled
		UP-2021-2356	\$50,000.00	Canceled

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3. **DEPARTMENT OF AGRICULTURE** (*cont'd*)

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

Remarks: The Maryland Department of Agriculture has confirmed that each of these projects has been canceled by the recipient and any unspent balance could be made available for other eligible for cost-share projects.

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WITHOUT DISCUSSION

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ACTION AGENDA
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Contact: David Bohannon 410-260-7335
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4. BOARD OF PUBLIC WORKS
2022 Employment Determination

Recommendation: That the Board of Public Works determine the seasonally adjusted total employment from the Current Employment Statistics series as reported by the U.S. Bureau of Labor Statistics for the 6-month period of April 2022 through September 2022 was positive as compared with the immediately preceding six-month period.

Authority: § 3-413.1, Labor & Employment Article,
Annotated Code of Maryland.

Remarks: The monthly average of seasonally adjusted total employment from the Current Employment Statistics series as reported by the U.S. Bureau of Labor Statistics* for the period April 1, 2022 through September 30, 2022 for Maryland was 2,724,800. For the immediately preceding six-month period of October 1, 2021 through March 31, 2022, the monthly average of seasonally adjusted total employment for Maryland was 2,689,800. This increase of 35,100 in average monthly employment supports a determination by the Board of Public Works that seasonally adjusted total employment for the most recent six-month period is positive as compared with the immediately preceding six-month period.

*Based upon U.S. Bureau of Labor Statistics Series SMS240000000000000001

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Contact: David Bohannon 410-260-7335
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5. BOARD OF PUBLIC WORKS

Office of Administrative Hearings

Compensation to Erroneously Confined Individual, Mr. David Morris.

Recommendation: That the Board of Public Works pay Mr. David Morris compensation for erroneous confinement in the amount of \$1,466,936.68, and Hansel Law, LLC attorney's fees in the amount of \$27,625.

Authority: State Finance & Procurement Article, § 10-501(e)

"The Board of Public Works shall pay the compensation ordered [by the Office of Administrative Hearings] under subsection (d) of this section in:

(1) one initial payment equal to the annual amount of the State's most recent median household income to be paid within 60 days after receiving the order; and

(2) (i) after the initial payment under item (1) of this subsection, installments paid over a period not to exceed 6 fiscal years; or

(ii) in accordance with an expedited payment schedule recommended under subsection (d)(1)(iv) of this section."

Order Received: October 14, 2022

Note: if an appeal is filed by November 13, this item will be withdrawn.

Amount: \$ 1,466,936.68 – Compensation
\$ 27,625.00 – Attorney's Fees
\$ 1,494,561.68 Total

Compensation Payment Schedule:

Payment	Date	Amount
1	Within 60 days of OAH Order (13 December 2022) (FY 2023)	\$ 90,203.00
2	By June 30, 2023 * (FY 2023)	\$ 604,815.28
3	By July 31, 2023 (FY 2024)	\$ 257,306.14
4	By September 29, 2023 (FY 2024)	\$ 257,306.13
5	By January 31, 2024 (FY 2024)	\$ 257,306.13

Attorney's Fees Payment Schedule:

Payment	Date	Amount
6	By June 30, 2023 * (FY 2023)	\$ 27,625.00

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

Fund Source: BPW Contingent Fund (\$39,241 of Payment 1)	D05E01.02
BPW Settlements and Judgements (all other payments) *	D05E01.15

* Payments 2 & 6 pending FY 2023 deficiency appropriation by the General Assembly; and Payments 3, 4, & 5 pending future fiscal year appropriation by the General Assembly

Remarks: *Conviction.* In 2005, the Baltimore City Circuit Court convicted Mr. David Morris of felony murder in the course of a robbery.

Release. Following an investigation, the Baltimore City State's Attorney's Conviction Integrity Unit determined that DNA evidence did not match Mr. Morris, and that neither an alternative suspect nor a statement by a potentially exonerating witness had been properly disclosed to his defense. Mr. Morris was released in November 2021 after the Circuit Court granted a *Writ of Actual Innocence* and ordered a new trial, and the State's Attorney subsequently entered a *nolle prosequi* as to all charges and issued a "Certification of Conviction in Error."

Actual Innocence. Upon reviewing the testimony of Mr. Morris and the documentary evidence he submitted, the Administrative Law Judge found "no evidence connected the Claimant to the underlying felony... The Claimant did not commit the felony and was not an accessory or accomplice."

Compensation. The Administrative Law Judge found that: (1) Mr. Morris was confined for 5,936 days, (2) the current annual median household income figure to use is \$90,203, and (3) under the statutory formula Mr. Morris is entitled to \$1,466,936.68 in compensation.

Recommended Expedited Compensation Payment Schedule. Under SFP § 10-501(d)(1)(iv), if an Administrative Law Judge determines it is in the best interests of the exoneree, they are to include a recommendation for an expedited payment schedule in their order. Accordingly, "Based on the interests of the Claimant, including his time wrongfully incarcerated, his current significant financial need, his age, and his overall health..." the decision *In the Matter of the Wrongful Conviction of David Morris, Claimant v. Board of Public Works* recommends an expedited payment schedule over two fiscal years (the statutorily required payment of \$90,203 within 60 days of the decision; \$90,203 by January 31, 2023; \$257,306.14 by March 31, 2023, \$257,306.14 by May 31, 2023; \$257,306.14 by July 31, 2023; \$257,306.13 by September 29, 2023; and final payment of \$257,306.13 by January 31, 2024).

The Department of Budget and Management has recommended the compensation schedule contained on Page 1 of this item.

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

Remarks (cont'd):

Attorney's Fees. Under SFP § 10-501(d)(1), orders for compensation and benefits shall include reasonable attorney's fees and expenses associated with the action brought under this section. The decision *In the Matter of the Wrongful Conviction of David Morris, Claimant v. Board of Public Works* ordered payment of attorney's fees in the amount of \$27,625.

The Department of Budget and Management has recommended the Board of Public Works pay ordered attorney's fees upon approval by the General Assembly of a deficiency appropriation into the FY 2023 Operating Budget.

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact: Gabriel Gnall 410-260-7335
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6. BOARD OF PUBLIC WORKS
Procurement Agency Activity Reports

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

Department of Transportation

June – September 2022

Authority: COMAR 21.02.01.05

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

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

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

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

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

TALBOT COUNTY

21-1548 *HELM PROPERTIES INC* – To improve navigable access by removing an existing pier and associated structures, constructing a new pier, mechanically maintenance dredging three areas, and providing for a six-year wetlands license.
Trappe, Trappe Creek
Special conditions: Requirements for transporting dredged material, staking dredged area, disposal of dredged material, a post dredge bathymetric survey, removing an existing pier and associated structures prior to construction, and maintenance dredging.

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
November 16, 2022



Contact: Steven Hardy 410-462-8422
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8. BALTIMORE CITY COMMUNITY COLLEGE
Deferred Maintenance - Encumbrance of Capital Funds

Recommendation: That the Board of Public Works approve the expenditure of Deferred Maintenance funds for three projects at Baltimore City Community College.

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

1. Contract ID:	BCCC-FY22-WP-16
Description:	Furnish and install a 46-ton chiller at the West Pavilion
Procurement Method:	Competitive Sealed Bid (SBR- Designated)
Award:	Control Sources, LLC; Essex, MD
Award Date:	February 16, 2022
Contract Amount:	\$108,118
Term:	275 Days from issuance of Notice to Proceed
Fund Source:	MCCBL 2022, Item #520 (BCCC PCA: E9628)
Resident Business:	Yes

Remarks: This contract will provide all labor, equipment, tools, materials, and supplies to remove and replace a non-functional 46-ton chiller and two pumps at the West Pavilion building at the Liberty Campus.

This solicitation was advertised on eMaryland Marketplace Advantage on November 10, 2021, and designated as a Small Business Reserve (SBR) with a 10% MBE goal. A total of seven bids were received on January 14, 2022. The contract was approved by the Board of Trustees at its February 16th, 2022 meeting under the state procurement law exemption provided in § 11-203 of the State Finance and Procurement Article for contracts awarded under \$500,000.

The Notice to Proceed was issued on March 16th, 2022. Due to the long lead time, the equipment is expected to ship November 30th, 2022.

Due to an internal oversight, this item is being submitted for retroactive approval of the expenditure of general obligation bond funds.

This is one of nine Deferred Maintenance projects approved by the Department of Budget and Management for Baltimore City Community College in FY 2022. The Department of General Services transferred \$1,000,000 of the \$4,000,000 in FY 2022 Deferred Maintenance funds to BCCC for three projects under \$500,000.

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8. **BALTIMORE CITY COMMUNITY COLLEGE** (*cont'd*)

2. Contract ID:	BCCC-FY22-SP-11
Description:	Furnish and install a new roof at the South Pavilion
Procurement Method:	Competitive Sealed Bid (SBR-Designated)
Award:	Dynamic General Contracting, LLC; Millersville, MD
Award Date:	February 16, 2022
Contract Amount:	\$436,722
Term:	60 Days from issuance of Notice to Proceed
Fund Source:	MCCBL 2022, Item #520 (BCCC PCA: E9628)
Resident Business:	Yes

Remarks: This contract will provide all labor, equipment, tools, materials, and supplies required for roof replacement including removing the existing roof and installing a new TPO roof located at 2600 Liberty Heights Avenue, Baltimore.

This solicitation was advertised on eMaryland Marketplace Advantage on November 3, 2021, and designated as a Small Business Reserve (SBR) with a 10% MBE goal. A total of four bids were received on January 14, 2022. The contract was approved by the Board of Trustees at its February 16, 2022 meeting under the state procurement law exemption provided in § 11-203 of the State Finance and Procurement Article for contracts awarded under \$500,000.

The Notice to Proceed was issued on April 12th, 2022, and the project was substantially complete May 28, 2022. The final completion was June 12, 2022, and the roof was inspected by the manufacturer on July 11, 2022.

Due to an internal oversight, this item is being submitted for retroactive approval of the expenditure of general obligation bond funds.

This is one of nine Deferred Maintenance projects approved by the Department of Budget and Management for Baltimore City Community College in FY 2022. The Department of General Services transferred \$1,000,000 of the \$4,000,000 in FY 2022 Deferred Maintenance funds to BCCC for three projects under \$500,000.

3. Contract ID:	BCCC-FY22-WP-21
Description:	Furnish and install a new fire alarm system at the West Pavilion
Procurement Method:	Competitive Sealed Bid (SBR-Designated)
Award:	Hopeday, LLC; Washington, DC
Contract Amount:	\$458,000
Term:	120 Days from issuance of Notice to Proceed
Fund Source:	MCCBL 2022, Item #520 (BCCC PCA: E9628)
Resident Business:	No

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8. BALTIMORE CITY COMMUNITY COLLEGE (cont'd)

Remarks: This contract will improve life safety and provide all labor, equipment, tools, materials, and supplies required to replace the non-functional Fire Alarm System, Fire Pump, and Controller for the West Pavilion located at 3100 Towanda Avenue, Baltimore.

This solicitation was advertised on eMaryland Marketplace Advantage on June 27th 2022, and designated as a Small Business Reserve (SBR) with a 15% MBE goal. A total of three bids were received on August 3, 2022. The contract was approved by the Board of Trustees at its October 19, 2022 meeting under the state procurement law exemption provided in § 11-203 of the State Finance and Procurement Article for contracts awarded under \$500,000.

The recommended vendor, Hopeday, LLC has provided satisfactory performance on another project for the College.

This is one of nine Deferred Maintenance projects approved by the Department of Budget and Management for Baltimore City Community College in FY 2022. The Department of General Services transferred \$1,000,000 of the \$4,000,000 in FY 2022 Deferred Maintenance funds to BCCC for projects under \$500,000.

BOARD OF PUBLIC WORKS

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ACTION AGENDA
November 16, 2022



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

Recommendation: The Department of Housing and Community Development recommends that the Board of Public Works approve two National Capital Strategic Economic Development Fund awards for Fiscal Year 2023.

Authority: Housing and Community Development Article, §§6-701 -6-710, Annotated Code of Maryland; § 8-301, State Finance and Procurement Article, Annotated Code of Maryland; Maryland Consolidated Capital Bond Loan (MCCBL) 2022

Fund Source: MCCBL 2022

Awards:

1. Awardee: **The County Executive and County Council of Montgomery County**

Amount: \$1,500,000

Description: The acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Burtonsville Crossing Shopping Center (*Montgomery County*).

2. Awardee: **The Hyattsville Community Development Corporation**

Amount: \$1,500,000

Description: The acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of mixed-use residential, office, art studio, and retail space in Downtown Hyattsville (*Prince George's County*).

Remarks: The National Capital Strategic Economic Development Fund ("NED") is a program for the greater National Capital region of Maryland that provides competitive funding for strategic investment in local housing and businesses to encourage healthy, sustainable communities with a growing tax base and enhanced quality of life. The program focuses on targeted areas within Prince George's and Montgomery counties where modest investment and coordinated strategies will have an appreciable neighborhood revitalization impact.

Combined, the awards total \$3 million in general obligation bond proceeds.

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

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development lending general obligation bond proceeds as described.

Borrower: Bon Secours Apartments Consolidated Limited Partnership

Project: Bon Secours Apartments
1801 West Baltimore Street
Baltimore City, 21223

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

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

Loan Amount: \$3,200,000

Fund Source: MCCBL 2022 - The Rental Housing Works Program

Collateral: Deed of Trust

Description: The Project consists of the rehabilitation of 117 family units in Baltimore City. The Project targets family households at or below 60% Area Median Income (AMI) and offers a mix of one-, two-, three-, and four-bedroom units. The Project is sponsored by Unity Properties, Inc.

Pursuant to Maryland's commitment to reducing greenhouse gas emissions, conserving water resources, and enhancing Maryland's environment. The Project will use green building criteria from National Green Building Standards and obtain a bronze certification. The Project will consist of the following:

- Programmable thermostats installed
- HVAC units replaced with SEER 16/90 AFUE
- Energy Star-compliant appliances will be installed
- All units are to receive air-sealing improvements

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

Description (cont'd):

There are no Recognized Environmental Conditions requiring immediate remediation on the project; however, following construction, building radon presence testing and the implementation of an operations and management manual for asbestos containing material mitigation is recommended.

Sources	Amount
Rental Housing Works (this Item)	\$3,200,000
National Housing Trust Funds	\$1,325,000
First Mortgage	2,400,000
Baltimore City	750,000
Rollover Reserves	400,000
LIHTC Equity	6,471,000
Deferred Developer Fee	244,703
Assumed Debt	5,105,708
Interim Income	30,000
Total	\$19,926,411

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11. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Shelter and Transitional Housing Facilities Grant Program

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development lending general obligation bond proceeds as described.

Borrower: Episcopal Housing Corporation

Project:
17. W Mulberry
17 W. Mulberry Street
Baltimore MD 21201

Authority: Housing and Community Development Article, §2-102(a)(7), Annotated Code of Maryland, as amended; Ch. 9, Laws of 2018; Ch. 14, Laws of 2019; Ch. 537, Laws of 2020; Ch. 63, Laws of 2021.

Shelter and Transitional Housing Facilities Grant Program (STHFGP) shall provide capital grant financing, in the amount of \$1,000,000 for local governments and nonprofit organizations to develop shelter, transitional, and other housing facilities for homeless individuals and families.

Amount: \$1,000,000

Fund Source: MCCBL 2020- Shelter and Transitional Housing Facilities Grant Program

Collateral: Deed of Trust

Description: The 17 W. Mulberry project's scope of work consists of a gut rehabilitation of a vacant building located at 17 W. Mulberry Street in Baltimore City. This four-story townhouse building will house nine special needs units. The building is a 7,408 square feet brownstone row home and situated on a .10 acre site. After completion, this facility will serve individuals that have experienced chronic homelessness.

Repayment of the capital assistance is not required and is forgiven as long as the project is used as a shelter, transitional housing, or other housing facility for homeless households for 15 years.

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning on July 8, 2021.

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

Description (cont'd):

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

1. Mechanical systems will be high efficiency units with programmable thermostats.
2. All appliances will be Energy Star qualified.
3. All windows will be Energy Star qualified
4. All faucets and bath fixtures will use water sense labeled products.

There are no Recognized Environmental Concerns requiring remediation on this project.

Project Funding Sources:

Type of Funds	Source of Funds	Grant Amount
Shelter and Transitional (this Item)	Maryland DHCD	\$1,000,000
MEEHA	Maryland DHCD	\$ 26,100
CHDO	Baltimore City	\$ 380,000
Grant	Weinberg Foundation	\$ 600,000
Grant	Abell Foundation	\$ 65,000
Grant	France-Merrick	\$ 150,00
Developer's Equity	Episcopal Housing Corp.	\$ 254,812
TOTAL		\$2,475,912

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

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development lending general obligation bond proceeds as described.

Borrower: Perkins Homes Phase IIA, LLC

Project: Perkins Phase IIA
226 Caroline Street
Baltimore, MD, 21231

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

The Rental Housing Works Program finances rental housing that will be occupied by individuals with incomes at or below 30%, 50%, and 60% of area median income.

Partnership Rental Housing Program Authority: Sections 4-1201 et seq. of the Housing and Community Development Article Annotated Code of Maryland, COMAR 05.05.05

The Partnership Rental Housing Program finances rental housing that will be occupied by individuals with incomes at or below 50% of statewide median income.

Loan Amounts: \$5,000,000 – Rental Housing Works
\$1,500,000 – Partnership Rental Housing Program (“PRHP”)

Fund Source: MCCBL 2021

Collateral: Deed of Trust

Description: The Project consists of the new construction of 89 family units in the City of Baltimore. The Project targets family households with income levels at or below 30%, 50%, and 60% Area Median Income (AMI) and 50% of statewide median income. The Project will contain a mix of one-, two-, three-, and four-bedroom units. There will be 56 units with rental assistance in the form of project based vouchers (PBV) and HOME funds. In addition, there will be 13 units targeted to persons with disabilities and 28 market rate units.

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

Description (cont'd):

The Project is sponsored by McCormack Baron Salazar, Inc. The Project will entail the new construction of a four-story building with elevator service.

The project will follow the ICC-700 National Green Building Standard Guidelines. Pando Alliance has been engaged to be the third-party reviewer for the project to ensure the guidelines per the scorecard in the application will be achieved. Certificate will be provided at end of construction.

- Each unit will be provided with a high efficiency, Energy Star-compliant heat pump for heating and cooling. Each HVAC unit will be provided with an Energy-Star qualified programmable thermostat.
- All installed appliances, including vented kitchen and bathroom exhaust fans, will be Energy Star qualified.
- All installed windows will be Energy Star qualified in accordance with current applicable Energy Star Standards.
- Compliance of green products with referenced low toxic and VOC standards will be verified by the Architect during the submittal review and construction verification process.
- The project will incorporate alternative energy, solar panels, to reduce utility consumption of water heating, heating and cooling and electric.

Sources	Amount
Rental Housing Works (this Item)	\$5,000,000
Partnership Rental Housing Program funds (this Item)	\$1,500,000
First Mortgage	\$12,930,000
HOME (Baltimore HCD)	\$2,000,000
Seller Note (HABC)	\$1,800,000
Choice Neighborhood Initiative (CNI)	\$2,121,340
LIHTC Equity	\$14,023,598
Deferred Developer Fee	\$910,000
Freddie Mac Forward Refund	\$260,000
Total	\$40,545,038

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

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development lending general obligation bond proceeds as described.

Borrower: Perkins Homes Phase IIB, LLC

Project: Perkins Phase IIB
1500 Claremont Street, Baltimore, MD, 21231

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

The Rental Housing Works Program finances rental housing that will be occupied by individuals with incomes at or below 30%, 50%, and 60% of area median income.

Partnership Rental Housing Program Authority: Sections 4-1201 et seq. of the Housing and Community Development Article Annotated Code of Maryland, COMAR 05.05.05

The Partnership Rental Housing Program finances rental housing that will be occupied by individuals with incomes at or below 50% of statewide median income.

Loan Amounts: \$5,200,000 – Rental Housing Works
\$3,000,000 – Partnership Rental Housing Program (“PRHP”)

Fund Source: MCCBL 2021

Collateral: Deed of Trust

Description: The Project consists of the new construction of 67 family units in the City of Baltimore. The Project targets family households at 30%, 50% and 60% Area Median Income (AMI) and 50% of statewide median income. The Project will contain a mix of one-, two-, and three-bedroom units. There will be 26 units with rental assistance in the form of project based vouchers (PBV) and HOME funds. In addition, there will be eight units targeted to persons with disabilities and 12 market rate units.

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13. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Description (cont'd):

The Project is sponsored by McCormack Baron Salazar, Inc. The Project will entail the new construction of a four-story building with elevator service.

The project will follow the ICC-700 National Green Building Standard Guidelines. Pando Alliance has been engaged to be the third-party reviewer for the project to ensure the guidelines per the scorecard in the application will be achieved. Certificate will be provided at end of construction.

- Each unit will be provided with a high efficiency, Energy Star-compliant heat pump for heating and cooling. Each HVAC unit will be provided with an Energy-Star qualified programmable thermostat.
- All installed appliances, including vented kitchen and bathroom exhaust fans, will be Energy Star qualified.
- All installed windows will be Energy Star qualified in accordance with current applicable Energy Star Standards.
- Compliance of green products with referenced low toxic and VOC standards will be verified by the Architect during the submittal review and construction verification process.
- The project will incorporate alternative energy, solar panels, to reduce utility consumption of water heating, heating, and cooling and electric.

Sources	Amount
Rental Housing Works (this Item)	\$5,200,000
Partnership Rental Housing Program funds (this Item)	\$3,000,000
HOME (MD DHCD)	\$1,000,000
First Mortgage	\$7,130,000
Housing Trust Fund (Baltimore HCD)	\$1,000,000
Seller Note (HABC)	\$1,300,000
Choice Neighborhood Initiative (CNI)	\$503,161
Tax Increment Funds	\$2,210,000
LIHTC Equity	\$11,690,308
Deferred Developer Fee	\$470,000
Accrued Soft Interest	\$51,614
Freddie Mac Forward Refund	\$150,000
Total	\$33,705,183

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

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development lending general obligation bond proceeds as described.

Borrower: Rosemont Limited Partnership

Project: The Rosemont
1121 N Ellamont Street
Baltimore City, 21216-3840

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

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

Partnership Rental Housing Program Authority: Sections 4-1201 through 4-1209 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended, and COMAR Chapter 05.05.05

The Partnership Rental Housing Program finances rental housing that will be occupied by households with incomes at or below 50% of area median income.

Loan Amounts: \$3,500,000 – Rental Housing Works
\$1,200,000 – Partnership Rental Housing Program (“PRHP”)

Fund Source: MCCBL 2022

Collateral: Deed of Trust

Description: The Project consists of the rehabilitation of 106 family units in Baltimore City. The Project targets family households at or below 60% Area Median Income (AMI) and offers a mix of three-, four-, and five-bedroom units. A project based rental subsidy contract will be provided for all the units.

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

Description (cont'd):

The Project is sponsored by Telesis Baltimore Corporation and will entail a community meeting space and recreation space.

Pursuant to Maryland's commitment to reduce greenhouse gas emissions, conserving water resources, and enhancing Maryland's environment, the project intends to integrate Green and Sustainable features by complying with Green/Energy Standards requirements contained in CDA's QAP section 3.13.2 Base Level Green Standards and section 3.14.1 Base Level Energy Standards. The Project will consist of the following:

- All windows will be Energy Star rated.
- All faucets and bath fixtures will be low flow fixtures.
- All appliances will be Energy Star rated.
- Energy Star rated light fixtures in all units and common areas.
- HVAC systems will be 15 seer high efficiency units, with programmable thermostats.

The project has a lead-free certification. There are no Recognized Environmental Conditions requiring immediate attention. There is potential asbestos in the drywall mastic that will be disturbed during the UFAS remodeling work. An operations manual for asbestos containing material mitigation is recommended.

Sources	Amount
Rental Housing Works (this Item)	\$3,500,000
Partnership Rental Housing Program (this Item)	\$1,200,000
MEEHA	191,333
First Mortgage	10,428,409
HABC	9,675,000
LIHTC Equity	17,402,837
Deferred Developer Fee	500,000
Interim Income	490,000
Total	\$43,387,579

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15. DEPARTMENT OF NATURAL RESOURCES
Resiliency through Restoration Initiative

Recommendation: That the Board of Public Works approve the Department of Natural Resources granting \$533,349 in general obligation bond proceeds to construct one restoration project.

Project ID: Honeysuckle Drive / CRP 01-21

Prior Approval: Secretary's Agenda, Item 11 (October 7, 2020); \$38,837.35

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

Grantee: Arundel Rivers Federation

Location: South River, Mayo, Anne Arundel County

Amount: \$533,349

Fund Source: MCCBL of 2022 (Acts of 2022): *Resiliency through Restoration Initiative*
\$533,349.00
Source Code: 22119

Remarks: This project is to construct a 600 linear foot living shoreline with dune and headland breakwater features to address erosion and flooding along Honeysuckle Drive, enhance natural buffers surrounding transportation and residential infrastructure, and address sea level rise and coastal storm impacts while preserving access to Mayo Beach Park. DNR is seeking approval to award construction funds for this one living shoreline project. After construction, DNR will return to the Board for approval to award adaptive management funds, if warranted.

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

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15. DEPARTMENT OF NATURAL RESOURCES (cont'd)

Remarks (cont'd):

DNR 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.

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16. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Bay Restoration Fund

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

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

Project: Annual Operation and Maintenance Grants for Wastewater Treatment Plants

Recipients: Owners of the Wastewater Treatment Plants identified below

Amount: Up to \$11,000,000

Location: Statewide

Project Description: As provided for under the Bay Restoration Fund Act, up to 10% of the annual revenue generated from wastewater treatment plant users deposited with MDE may be allocated for operation and maintenance costs of a wastewater treatment plant operating at the enhanced nutrient removal level. MDE's grant recommendations are based on base-grant of \$30,000 per every million gallons per day of design capacity, with a minimum grant award of \$30,000 (unless prorated for partial year of operations), and maximum award of \$300,000 per year for any plant. In addition to the base-grants, additional grants are being recommended for plants achieving better than the enhanced nutrient removal level.

These plants have successfully achieved the goals of effluent levels at or below Total Nitrogen of 3 mg/l and Total Phosphorous of 0.3 mg/l, reducing nitrogen discharged to Chesapeake Bay by over 7,895,000 pounds per year, and phosphorus by over 928,000 pounds per year.

ENR Wastewater Treatment Plant		Recipient	County	FY 2023 Grant Amount	
1.	Cumberland	City of Cumberland	Allegany	\$847,598	
2.	George's Creek	Allegany County		\$67,783	
3.	North Branch			\$99,295	
4.	Rocky Gap	MES		\$33,694	
5.	Annapolis	Anne Arundel County	Anne Arundel	\$528,109	
6.	Broadneck			\$216,772	
7.	Broadwater			\$110,358	
8.	Cox Creek			\$728,153	

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16. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)

ENR Wastewater Treatment Plant		Recipient	County	FY 2023 Grant Amount	
9.	Dorsey Run	MES	Anne Arundel	\$119,600	
10.	Maryland City	Anne Arundel County		\$129,529	
11.	Patuxent			\$329,331	
12.	Chesapeake Beach	Town of Chesapeake Beach	Calvert	\$60,113	
13.	Federalsburg	Town of Federalsburg	Caroline	\$34,003	
14.	Freedom District	MES	Carroll	\$169,564	
15.	Mount Airy	Town of Mount Airy		\$74,237	
16.	Elkton	Town of Elkton	Cecil	\$224,202	
17.	Harbour View	Cecil County		\$30,202	
18.	Northeast River			\$135,627	
19.	Perryville	Town of Perryville		\$70,361	
20.	Rising Sun	Town of Rising Sun		\$37,228	
21.	Indian Head	Town of Indian Head	Charles	\$51,296	
22.	La Plata	Town of La Plata		\$52,295	
23.	Cambridge	City of Cambridge	Dorchester	\$294,839	
24.	Hurlock	Town of Hurlock		\$91,908	
25.	Ballenger Creek	Frederick County		\$453,824	
26.	Brunswick	City of Brunswick	Frederick	\$53,688	
27.	Emmitsburg	Town of Emmitsburg		\$41,379	
28.	Thurmont	Town of Thurmont		\$60,731	
29.	Aberdeen	City of Aberdeen		\$224,887	
30.	Havre de Grace	City of Havre de Grace	Harford	\$109,486	
31.	Joppatowne	Harford County		\$52,358	
32.	Sod Run			\$444,188	
33.	Chestertown	Town of Chestertown	Kent	\$39,793	
34.	Damascus	WSSC	Montgomery	\$91,247	
35.	Seneca			\$596,242	
36.	Bowie	City of Bowie	Prince George's	\$146,668	
37.	Parkway	WSSC		\$544,043	
38.	Western Branch			\$1,411,585	
39.	Kent Island	Queen Anne's County	Queen Anne's	\$138,262	
40.	Queenstown	Town of Queenstown		\$35,562	

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16. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)

ENR Wastewater Treatment Plant		Recipient	County	FY 2023 Grant Amount
41.	Eastern Correctional Institution	MES	Somerset	\$73,869
42.	Easton	Easton Utilities		\$254,962
43.	Oxford	Town of Oxford	Talbot	\$25,000
44.	Talbot Region II	Talbot County		\$54,333
45.	Boonsboro	Town of Boonsboro		\$43,317
46.	Conococheague	Washington County		\$210,197
47.	Hagerstown	City of Hagerstown		\$440,067
48.	Maryland Correctional Institution	MES	Washington	\$106,593
49.	Winebrenner	Washington County		\$38,558
50.	Delmar	Town of Delmar		\$49,748
51.	Fruitland	City of Fruitland	Wicomico	\$43,401
52.	Salisbury	City of Salisbury		\$599,776
53.	Pocomoke City	City of Pocomoke City	Worcester	\$48,849
54.	Snow Hill	Town of Snow Hill		\$31,290

Total: \$11,000,000

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THIS ITEM WAS:

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17. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Comprehensive Flood Management Grant

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

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

Project: Bay View Interceptor Sewer Repair and Stream Restoration Project

Recipient: Cecil County

Amount: Up to \$1,749,834

Location: Cecil County/Legislative District 35B

Project Description: This project entails restoration of the natural stream morphology of Stoney Run and protects a section of Cecil County's Stoney Run Interceptor sewer line. The stream has been degraded by poor land use practices and been considered as a good candidate for stream restoration due to exposed sewer crossings. Permanent repairs will be required at these locations along the sewer interceptor in order to prevent the potential discharge of untreated sewage into the stream. The work includes protecting the sewer lines, modifying existing floodplain levels, reducing erosion potential, restoring of permanent riparian buffers, creating stable tie-in to existing upstream and downstream conditions, and other controls. This project is consistent with Maryland's climate change adaptation and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events.

Project Funding Sources:

Comprehensive Flood Mgt Grant FMG 01.08 MCCBL 2020-20326 (this Item)	\$ 1,749,834
Local Share	\$ 936,285
Total Estimated Project Cost:	\$ 2,686,119

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

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REVISED

Contact: Dr. Donald J. Darnall 410-379-5760
ddarnall@mfcia.info

18. MARYLAND FOOD CENTER AUTHORITY

Recommendation: That the Board of Public Works:

- 1) Approve the following lease extension, and
- 2) Delegate to the Maryland Food Center Authority the authority to make non-material changes to the lease provisions, and that other changes, adjustments and/or modifications made from time to time in the normal course of business which do not materially impact the lease agreement, be made without requesting further Board of Public Works approval. In the event material changes are made to the terms and conditions of the lease agreement, the Maryland Food Center Authority will present the resulting lease agreement to the Board of Public Works for its approval.

Prior Approval: Secretary's Agenda, Item 11 (12/3/2003)

Property: Maryland Food Center
2.2 acres with a 11,550 sq. ft. office and warehouse
7950 Tar Bay Drive, Jessup, Howard County, Maryland 20794

Authority: Economic Development Article, §§10-209(3)-(4) and 10-212(e)(2),
Annotated Code of Maryland

Tenant: Sea Cap, Inc.

Extension Term: 1/1/2023 – 12/31/2023, with an option for an additional one-year renewal

Lease Amount: Months 1 - 8: \$11,228.30
Months 9 -12: \$11,228.30 plus CPI increase

Background: The Maryland Food Center Authority (the “Authority”) plans to continue to lease the property to Sea Cap, Inc. (the “Tenant”) for one year with an option for a one-year renewal. The property is part of the original 398-acre site in Jessup that the Authority has developed into a wholesale food market and distribution center (the “Center”). The Authority currently owns and operates the Maryland Market Center, formerly known as the Maryland Wholesale Seafood Market, and the Maryland Wholesale Produce Market within the Center. As part of its development of the Center, the Authority constructed a warehouse facility on the Property in 2003.

The Tenant entered into a lease with the Authority that commenced on January 1, 2004 and will expire on December 31, 2022. The purpose of the extension is to provide the Authority and Tenant the opportunity to negotiate a new long-term lease for Board of Works approval. The Tenant would like to expand the warehouse and its operations. The parties need additional time to

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REVISED



18. **MARYLAND FOOD CENTER AUTHORITY (cont'd)**

Background (cont'd):

determine whether the Tenant finances the expansion, or the Authority constructs the expansion and recovers the costs through a rent increase. The Tenant operates a refrigerated warehouse and storage business and employs approximately 60 employees.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
November 16, 2022



Contact: Erin Oliver-James 443-885-3966
erin.james@morgan.edu

19. MORGAN STATE UNIVERSITY

***Baldwin Hall and Cummings House Renovation–
Pre-Construction Management with Architectural/Engineering Services***

Contract ID: Baldwin Hall and Cummings House Renovation
DCM-BCH-23-1CM

Recommendation: Approve a Pre-Construction Services Construction Manager at Risk contract, inclusive of Architecture/Engineering Services.

Procurement Method: Request for Proposals

Award: Harkins Builders, Inc.
Columbia, MD

Amount: \$1,559,996 (Preconstruction/AE Services)

Proposal Rankings:

Firms	Technical Rankings Score	Price Rankings Score	Total Price (Pre-Construction/Construction Services)
Harkins Builders, Inc.	3	1	\$5,479,666
Whiting Turner Contracting	2	2	\$5,668,735
Barton Malow Builders	1	3	\$6,010,257

Contract Term: 34 months from issuance of the Notice to Proceed

MBE Participation: 40%

Fund Source: Operating

Remarks: Morgan State University is committed to modernizing student housing facilities to create healthy, safe, and energy-efficient environments that are marketable to the growing student population.

The new Thurgood Marshall Tower opened in August 2022, adding 670 new beds to campus and a unique dining facility. The second tower is preparing to start construction and will add 640 beds in 2024.

The renovation of Legacy buildings Baldwin Hall and Cummings House is the next phase of the housing plan. Both buildings, built in 1929 and 1952, respectively, are located in the center of campus and will require a comprehensive renovation to meet current codes and to bring them up to current market expectations for student housing.

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19. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

The solicitation was advertised on eMaryland Market Place Advantage (eMMA). Five firms responded. The Qualification Review Committee reviewed the Technical Proposals, and three firms were shortlisted and invited to submit Price Proposals. The University recommends awarding the contract to Harkins Builders, Inc., the firm with the highest Composite Technical/Price Score and the lowest price, for the renovation of Baldwin Hall and Cummings House.

This request is for Pre-Construction services funding of \$1,599,996 for Construction Management at Risk and includes Architectural/Engineering Services. The total contract award to Harkins Builders, Inc. for full Pre-Construction and Construction Services is \$5,479,666.

The estimated total project cost is \$30,000,000.

Resident Business: Yes

MD Tax Clearance: 22-4547-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
November 16, 2022



Contact: *Erin Oliver-James* 443-885-3966
erin.james@morgan.edu

20. MORGAN STATE UNIVERSITY
HBCU Capital Financing Program, DoEd Federal Program

Recommendation: That the Board of Public Works approve Morgan State University Borrowing \$65 million from the Historically Black College and University Capital Financing (HBCU) Federal Program.

Lender: Rice Capital Access Program, LLC,
1075 Peachtree Street, NE, Suite 3650, Atlanta, GA 30309

Borrower: Morgan State University

Amount: \$65,000,000

Term: 30-year repayment at fixed rates.

Repayment: Repayment of the loan begins with each installment disbursement with payment dates of January 1 and July 1. When the Trustee disburses funds from this loan account to the University, the Trustee is reimbursing the University for incurred expenses paid by the University for construction and/or renovation projects. Interest is only incurred after disbursement funds are sent to the University by the Trustee. Each installment disbursement has its Debt Service Payment Schedule. The draws have an interest-only period, at which time principal and interest payments are due.

Maturity: July 1, 2052

Security: General obligation of the University. Additionally, limited pledge of the University's Academic Fees and Auxiliary Facility Fees under the University's 1993 Trust Agreement.

Interest Rate: Fixed rates based on U.S. Treasury yields prevailing at the date of each advance plus applicable Federal Financing Bank and Designated Bonding Authority fees (fixed-rate, equal to the 30-year Federal Financing Bank rate + 22.5 basis points (.225%))

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20. MORGAN STATE UNIVERSITY (cont'd)

Remarks: Board of Public Works approval of the HBCU Loan is required for closing. Closing is anticipated for late November or early December 2022. Projects for which the borrowed funds are planned to be used include:

- 1) A total renovation of Baldwin and Cummings Residential Halls. To fully transform these two residential halls, (approximately 200 beds) into a state-of-the-art facility. Both halls are legacy buildings dating back to the early 1950s. The total cost is \$30,000,000.
- 2) The \$4,000,000 balance of the renovation of the Murphy Fine Arts Building for which DoEd declined to approve the use of HEERF funds.
- 3) To complete the \$25,000,000 renovation of the Hurt Building which is partially HEERF funded for \$10,500,000.
- 4) Other critical deferred maintenance projects totaling approximately \$11,000,000.
- 5) Cost of issuance and funded escrow as required by the program (\$5,000,000).

MSU Board of Regents: The Morgan State University Board of Regents approved this HBCU financing at the November 1, 2022 Regular Meeting.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
November 16, 2022



Contact: *Erin Oliver-James* 443-885-3966
erin.james@morgan.edu

21. MORGAN STATE UNIVERSITY
Real Property Lease – Lord Baltimore Hotel

Recommendation: That the Board of Public Works approve Morgan State University extending the lease to provide additional student housing to meet the University's student housing demand.

Contract ID: Lord Baltimore Hotel Agreement – 23-PRO-0003S

Contract Type: Service License Agreement

Prior Approval: Secretary's Agenda, Item A3 (9/14/22)

Description: Additional student housing to meet the University's housing demand.

Procurement Method: Emergency (Sole Source)

Lessor: Lord Baltimore Hotel

Lessee: Morgan State University, an agency and instrumentality of the State of Maryland

Property: Lord Baltimore Hotel
20 West Baltimore Street, Baltimore, MD 21201

Extension Term: 1/14/2023 – 5/18/2023

Rent: \$1,700,000 (128 rooms with 248 beds)

Fund Source: 100% Auxiliary Funded (unrestricted)

Remarks: Morgan State University is seeking the approval of the Board of Public Works to exercise the extension of the lease with the Lord Baltimore Hotel for the spring 2023 semester. The lease was initially acquired as an Emergency Procurement (September 14, 2022 meeting, as Secretary's Agenda, Item A3) for the fall 2022 semester to address the criticality of availability of student housing and timing given the proximity to the start of the fall 2022 semester and the need to get students settled as quickly as possible. The spring extension requires fewer beds than the original agreement due to spring attrition and the Office of Residence Life successfully transitioning many students to other housing facilities.

Morgan State University is experiencing a continuation of its historic enrollment for the fall 2022 semester, with over 9,100 students for the first time in history. This record enrollment includes a continuation of the record number of first-year students admitted in 2021 and the anticipated yield numbers for fall 2022.

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21. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

Morgan State University's current housing capacity of 2,773 (including both on-campus and leased facilities) is inadequate to accommodate this enrollment surge and the high-interest level among students to reside in University-owned or affiliated housing. Further, privatized housing facilities have reached total capacity for the upcoming academic year. This extension is a continuation of the facility to the spring semester.

Morgan State University's Office of Residential Life has recommended that the University continue its relationship with the Lord Baltimore Hotel for the spring as it is in a location it can control in terms of a safe and healthy college environment. This facility has been identified as a potential location to house students at terms agreeable to the University.

Resident Business: Yes

MD Tax Clearance: 22-4937-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact: Nicholas C. Sokolow 410-230-6124
nicholas.sokolow@mayland.gov

22. DEPARTMENT OF LABOR
General Miscellaneous

Recommendation: The Maryland Department of Labor, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendant in the matter of *Mark Gorres, et al. v. Tiffany P. Robinson, in her Official Capacity as Maryland Secretary of Labor*, United States District Court for the District of Maryland, Case No. 1:21-cv-03029-GLR.

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

Request Amount: \$300,000

Fund Source: 100% General Funds

Appropriation Code: P00A0101

Requesting Agency's Remarks: The Department of Labor and the Office of the Attorney General recommend paying \$300,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved, an electronic funds transfer should be made to Gallagher, Evelius, and Jones, LLP, in the amount of \$300,000. Nicholas C. Sokolow, Assistant Attorney General, Office of the Attorney General of Maryland, will ensure that all the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
November 16, 2022



Contact: John J. Kuchno 410-576-7847
jkuchno@oag.state.md.us

23. SHERIFF FOR ST. MARY'S COUNTY, MARYLAND
General Miscellaneous

Recommendation: The Sheriff for St. Mary's County, Maryland, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendant in the matter of *Elizabeth O'Connor v. Timothy K. Cameron*, United States District Court for the District of Maryland, No. 8:17-cv-03394-CBD.

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

Request Amount: \$65,000

Fund Source: State Insurance Trust Fund

Appropriation Code: B0244

Requesting Agency's Remarks: The Sheriff for St. Mary's County, Maryland and the Office of the Attorney General recommend paying \$65,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to "Elizabeth O'Connor and her attorneys, Byrd and Byrd, LLC." in the amount of \$65,000.00. The check should be delivered to John J. Kuchno, Assistant Attorney General, Office of the Attorney General of Maryland, 200 St. Paul Place, 20th Floor, Baltimore, Maryland 21202 who will deliver it to plaintiff's attorney and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
November 16, 2022



Contact: Ari Kodeck 410-576-6424
akodeck@oag.state.md.us

24. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
General Miscellaneous

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendant in the matter of *Harold Singfield v. Lt. James Smith, et al.*, GLR-19-2030, United States District Court for the District of Maryland.

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

Request Amount: \$20,000

Fund Source: 100% General Funds

Appropriation Codes: A0101

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$20,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to Harold Singfield in the amount of \$20,000. The check should be delivered to Ari J Kodeck, Assistant Attorney General, Office of the Attorney General, 200 St Paul Place, 19th Floor, Baltimore, Maryland 21201, who will ensure that all the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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SUPPLEMENTAL

Contact: John Gontrum
john.gontrum@maryland.gov

25. BOARD OF PUBLIC WORKS
Declaratory Ruling Request

Request: By letter dated August 19, 2022, H&S Resources (d/b/a Akata Global) submitted a request for the Board of Public Works to issue a Declaratory Ruling applying COMAR 21.11.03 to a set of asserted facts with respect to the Statewide Fuel Contract (BPW 10/6/2021 Agenda Item DGS 52-M).

Authority: Sections 10-301 – 10-305, State Government Article, Annotated Code of Maryland; COMAR 23.01.01.02

An interested person may submit to a unit a petition for a declaratory ruling with respect to the manner in which the unit would apply a regulation or order of the unit or a statute that the unit enforces to a person or property on the facts set forth in the petition.” Section, 10-304(a), State Government Article.

Action:

The Board of Public Works declines the petition for a declaratory ruling. Upon review of relevant statute and applicable regulations, the Board determines that a comprehensive review of this matter by the Board of Public Works Procurement Advisor is the most appropriate course of action.

Therefore, as provided under Section 12-102(a) (2) of the State Finance and Procurement Article, the Board directs the Board of Public Works Procurement Advisor to conduct a comprehensive review and investigation of the allegations and complaints set forth in this Petition and to submit a report to the Board within 90 days with the investigation's findings and any recommended action(s) as deemed appropriate.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

****Approved 2 to 1 (Comptroller voted no)**

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
November 16, 2022



APP 1

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

A1. DEPARTMENT OF GENERAL SERVICES
Design Construction and Energy

Contract ID: Emergency Underground HVAC Pipe Repair
Project BB-524-230-002

Contract Type: Construction

Contract Description: Emergency repair to underground cooling and heating pipe at 300 West Preston St. Baltimore, MD 21201.

Procurement Method: Emergency

Award: JM Mechanical
Abingdon, MD

Amount: \$91,622.00

Term: 30 Calendar Days

Date Emergency Declared: 7/18/2022

Contract Award Date: 7/18/2022

Date Emergency Reported: 10/25/2022

MBE / VSBE Participation: 0%

Fund Source: H00 23 77051 01 1498

Appropriation Code: H00G01.01

Remarks: Nature of Emergency: The building at 1100 N. Eutaw Street, Baltimore Maryland, experienced a significant amount of water loss in the cooling system between the 300 West Preston Street building and the 100 N. Eutaw building which affected the amount of cooling produced by the system, forced the closure of the building, and reduced the services provided by the agency.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
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APP 2

A1. DEPARTMENT OF GENERAL SERVICES (cont'd)

Remarks (cont'd):

Basis for Selection: Only JM Mechanical was solicited as it is familiar with the Baltimore DGS buildings and has repaired and helped maintain the systems at the 300 West Preston St. building. Additionally, due to the equipment needed to locate, excavate, and repair the leak, JM Mechanical is well suited to perform these services either through subcontractors or self-performance.

Reason for Late Report: This emergency procurement was reported to and approved by the Chief Procurement Officer on 7/22/2022. The project manager diligently worked to provide the documentation according to the required timeline and encountered delays in assembling the correct information, documentation and approvals between the contractor and DGS personnel. Unfamiliarity with the emergency procurement process led to the need for corrections and clarifications prior to submission to the Office of State Procurement, which occurred on 9/21/2022. The project was completed on 7/27/2022.

Resident Business: Yes

Tax Clearance: 22-3851-0000

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
November 16, 2022



APP 3

Contact: Nneka Willis-Gray 410-767-7675
Nneka.willisgray@maryland.gov

A2. DEPARTMENT OF HUMAN SERVICES
Social Services Administration (SSA)
Foster Care Maintenance Payments Program

Contract ID: Emergency Out of State Residential Child Care Services
SSA/OOS-23-011, ADPICS # N00B3600147

Contract Type: Services

Contract Description: Emergency placement of one youth.

Procurement Method: Emergency (Sole Source)

Award: Benchmark Behavioral Health Systems, Inc.
Woods Cross, UT

Amount: \$104,180 (not to exceed)

Term: 8/15/2022 – 2/28/2023

Date Emergency Declared: 8/15/2022

Contract Award Date: 8/15/2022

Date Emergency Reported: 10/26/2022

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

Fund Source: 100% General

Appropriation Code: N00G0001

Remarks: Nature of Emergency: Emergency procurement contract for the placement of one fifteen year old youth diagnosed with developmental/intellectual disabilities.

Basis for Selection: Due to the unique and emergent needs of the youth, it was determined by the Local Department of Social Services that Benchmark Behavioral Health Systems, Inc. was the most appropriate placement as it is a Residential Treatment Center that provides services to children, adolescent and adults who have a wide array of traumatic exposures and/or clinical conditions and issues with overcoming emotional, behavioral, or developmental challenges. The Procurement Officer had determined that the use of the Emergency Procurement method was immediately necessary and could not wait the 48 hours to obtain the DGS Chief Procurement

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
November 16, 2022



APP 4

A2. DEPARTMENT OF HUMAN SERVICES (cont'd)

Remarks (cont'd):

Officer's approval because non-placement would have caused imminent harm to the safety and welfare of the youth.

Reason for Late Report: This report is late due to the provider having difficulty registering with the State Department of Assessments and Taxation (SDAT) in order to obtain tax clearance.

Resident Business: No

Tax Clearance: 22- 4397-0000

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
November 16, 2022



APP 5

Contact: Nneka Willis-Gray 410-767-7675
Nneka.willisgray@maryland.gov

A3. DEPARTMENT OF HUMAN SERVICES
Social Services Administration (SSA)
Foster Care Maintenance Payments Program

Contract ID: Emergency Out of State Residential Child Care Services
SSA/OOS-23-014, ADPICS #N00B3600236

Contract Type: Services

Contract Description: Emergency placement of one youth.

Procurement Method: Emergency (Sole Source)

Award: The Devereux Foundation, Inc.
Orlando, FL

Amount: \$88,060 (not to exceed)

Contract Term: 9/12/2022 – 2/28/2023

Date Emergency Declared: 9/12/2022

Contract Award Date: 9/12/2022

Date Emergency Reported: 10/26/2022

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

Fund Source: 100% General

Appropriation Code: N00G0001

Remarks: Nature of Emergency: Emergency procurement contract for the placement of a fourteen year old youth, diagnosed with multiple developmental/intellectual disabilities.

Basis for Selection: Due to the unique and emergent needs of the youth, it was determined by the Local Department of Social Services that The Devereux Foundation, Inc. was the most appropriate placement as it is a Residential Treatment Center that provides services to children, adolescent and adults who have a wide array of traumatic exposures and/or clinical conditions and issues with overcoming emotional, behavioral, or developmental challenges.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
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APP 6

A3. DEPARTMENT OF HUMAN SERVICES (cont'd)

Remarks (cont'd):

Reason for Late Report: This report is late is due to recent administrative and staffing issues.

Resident Business: No

Tax Clearance: 22-4566-010

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED**

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

**Accepted 2-1 (Comptroller voted No)

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
November 16, 2022



APP 7

Contact: Nneka Willis-Gray 410-767-7675
Nneka.willisgray@maryland.gov

A4. DEPARTMENT OF HUMAN SERVICES
Social Services Administration (SSA)
Foster Care Maintenance Payments Program

Contract ID: Emergency Out of State Residential Child Care Services
SSA/OOS-23-008, ADPICS # N00B3600255

Contract Type: Services

Contract Description: Emergency placement of one youth.

Procurement Method: Emergency (Sole Source)

Award: Riverview Behavioral Health LLC
Texarkana, AR

Amount: \$133,450 (not to exceed)

Contract Term: 7/28/2022 – 12/31/2022

Date Emergency Declared: 7/28/2022

Contract Award Date: 7/28/2022

Date Emergency Reported: 10/28/2022

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

Fund Source: 100% General

Appropriation Code: N00G0001

Remarks: Nature of Emergency: Emergency procurement contract for the placement of one youth diagnosed with Depression, Attention Deficit Hyperactivity Disorder, and Trauma-Stressor Related Disorder.

Basis for Selection: Due to the unique and emergent needs of the youth, it was determined by the Local Department of Social Services that Riverview Behavioral Health LLC was the most appropriate placement as they provide a variety of age-appropriate mental health programs for adolescents aged 14-17.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
November 16, 2022



APP 8

A4. DEPARTMENT OF HUMAN SERVICES (cont'd)

Remarks (cont'd):

The Procurement Officer determined that the use of the Emergency Procurement method was immediately necessary and could not wait the 48 hours to obtain the DGS Chief Procurement Officer's approval because non-placement would have caused imminent harm to the safety and welfare of the youth.

Reason for Late Report: Due to the nature of the placement and the youth's behavioral needs, it was in the best interest of the youth to be placed with the provider identified. While the Department failed to meet the reporting requirement, this youth's well-being was imperative and continued overstay in a hospital setting could further traumatize and be a detriment to the youth's wellbeing. Additionally, processes have been implemented to ensure that notifications are submitted timely to the Central Procurement Unit and Chief Procurement Officer to ensure timely notification. This emergency procurement award is also being reported late due to the time needed for finalizing proper documentation and obtaining internal approvals.

Resident Business: No

Tax Compliance No: 22-3520-0000

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
November 16, 2022



APP 9

Contact: Nneka Willis-Gray 410-767-7675
Nneka.willisgray@maryland.gov

A5. DEPARTMENT OF HUMAN SERVICES
Social Services Administration (SSA)
Foster Care Maintenance Payments Program

Contract ID: Emergency Out of State Residential Child Care Services
SSA/OOS-23-010, ADPICS #N00R3600129

Contract Type: Services

Contract Description: Emergency placement of one youth

Procurement Method: Emergency (Sole Source)

Award: SP Behavioral LLC (Sandy Pines Treatment Center)
Tequesta, FL

Amount: \$90,228 (not to exceed)

Term: 8/08/2022 – 12/31/2022

Date Emergency Declared: 8/08/2022

Contract Award Date: 8/08/2022

Date Emergency Reported: 10/20/2022

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

Fund Source: 100% General

Appropriation Code: N00G0001

Remarks: Nature of Emergency: Emergency placement of one seventeen year old youth diagnosed with Developmental Intellectual Disability and born with a congenital brain defect.

Basis for Selection: Due to the unique and emergent needs of the youth, it was determined by the Local Department of Social Services that SP Behavioral LLC (Sandy Pines Treatment Center) is the most appropriate placement as it is a Residential Treatment Center that provides services to children, adolescent and adults who have a wide array of traumatic exposures and/or clinical conditions and issues with overcoming emotional, behavioral, or developmental challenges. The Procurement Officer determined that the use of the Emergency Procurement method was immediately necessary and could not wait the 48 hours to obtain the DGS Chief

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
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November 16, 2022



APP 10

A5. DEPARTMENT OF HUMAN SERVICES (cont'd)

Remarks (cont'd):

Procurement Officer's approval because non-placement would have caused imminent harm to the safety and welfare of the youth.

Reason for Late Report: This report is late is due to recent administrative and staffing issues.

Resident Business: No

Tax Clearance: 22-3992-0000

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

1A. PROGRAM OPEN SPACE LOCAL SHARE
Anne Arundel County

Recommendation: Approval to commit \$5,936,000 for the following **development** projects.

1. *Millersville Park Development - \$4,936,000*

Anne Arundel County
POS #7478-2-345 MD20220822-0707

Background: Design and construct a new park in Millersville. Improvements will include natural turf multipurpose fields, irrigation, field lighting, concession stand, bathrooms, utilities, stormwater management, trails, road improvements, and other park-related amenities.

Fund Source: Maryland Consolidated Capital Bond Loan of 2010, Chapter 483, Acts of 2010
Program Open Space Local
Source Code: 10055 \$33,526.81

Maryland Consolidated Capital Bond Loan of 2012, Chapter 444, Acts of 2012
Program Open Space Local
Source Code: 12057 \$69,024.85

Maryland Consolidated Capital Bond Loan of 2015, Chapter 495, Acts of 2015
Program Open Space Local
Source Code: 15162 \$805,338.00

Outdoor Recreation Land Loan of 2017, Chapter 27, Acts of 2016
Program Open Space Local
Source Code: 17009 \$297,448.34

Outdoor Recreation Land Loan of 2018, Chapter 150, Acts of 2017
Program Open Space Local
Source Code: 18011 \$2,131,703.00

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$976,739.00

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$622,220.00

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



1A. PROGRAM OPEN SPACE LOCAL SHARE (cont'd)

Anne Arundel County

2. *Deale Community Park Development - \$1,000,000*

Anne Arundel County

POS #7479-2-346 MD20220822-0708

Background: Design and construct a new 12-acre community park for the residents of Deale and its visitors. Improvements will include picnic pavilions, playground, sand volleyball court, pickleball courts, restroom/comfort station, parking, site furnishings, dog park, trails, and other park amenities.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022

Program Open Space Local

Source Code: 23002 \$1,000,000.00

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

2A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Calvert County

Recommendation: Approval to commit \$700,000 for the following **development** project.

Cove Point Park Tennis and Pickleball Courts - \$700,000
Calvert County
LPPI# LPPI-4-8

Background: Design and construct a new tennis and pickleball court complex. The project will include demolishing and replacing the existing tennis courts, adding new pickleball courts, improving the ADA accessibility to the court complex, and providing associated amenities, such as nets, benches, fencing, and shade structures.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$700,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

3A. PROGRAM OPEN SPACE LOCAL SHARE
Frederick County

Recommendation: Approval to commit \$213,002 for the following **development** projects.

1. *Mount Airy Rails to Trails West - \$145,502.25*

Town of Mount Airy
POS #7461-10-480 MD20220922-0763

Background: Purchase and install new lighting, benches, road signs, bicycle racks and construct a multiuse trail on the west section of the Mount Airy Rails to Trails.

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$145,502.25

2. *East End Park Pavilion Replacement - \$67,500*

Town of Thurmont
POS #7488-10-482 MD20220922-0765

Background: Replace the deteriorating pavilion with a new metal pavilion at East End Park. The new pavilion will be ADA accessible with electric and water connections for use by the general public.

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$67,500.00

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



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

**4A. PROGRAM OPEN SPACE LOCAL SHARE
COMMUNITY PARKS AND PLAYGROUNDS PROGRAM**
Prince George's County

Recommendation: Approval to commit \$4,724,450 for the following **acquisition** and **development** projects.

1. Prince George's Plaza Community Center – Dewey Acquisition - \$4,509,450

M-NCPPC (Prince George's County)
POS #7484-16-857 MD20220909-0744

Background: Acquire 2.15 acres to add on to existing Prince George's Plaza Community Center property to provide for future expansion.

Property Cost: \$4,500,000

Incidental Costs: \$9,450

Fund Source: Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Program Open Space Local
Source Code: 18011 \$834,697.04

Fund Source: Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$3,674,752.96

2. Landover Hills Neighborhood Park Enhancements- \$215,000

Town of Landover Hills
CPP #7482-16-856 MD20221013-0799

Background: Replace outdated playground with new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act. This project will also include improvements to the forest trail adjacent to the park by better defining the trail, installing a foot bridge, and adding educational signage.

Fund Source: Maryland Budget Bill, Chapter 484, Acts of 2022
Community Parks and Playgrounds Program
FY 2023 PAYGO General Funds \$215,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

5A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Queen Anne's County

Recommendation: Approval to commit \$834,812 for the following **development** projects.

1. *Pinkney Park Basketball Court Improvements - \$157,645*

Queen Anne's County
LPPI #LPPI-17-2

Background: Design and improve the existing basketball court to include color coating the surface and installing lighting for nighttime use.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$157,645.00

2. *Round Top Park Court Work- \$177,167*

Queen Anne's County
LPPI #LPPI-17-3

Background: Design and improve the existing basketball court to include repaving, color coating and striping to create one basketball court and two pickleball courts.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$177,167.00

3. *Cockey Lane Park Skate Park - \$500,000*

Queen Anne's County
LPPI #LPPI-17-4

Background: Design and build a new skate park at Cockney Lane Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$500,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

6A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
St. Mary's County

Recommendation: Approval to commit \$1,125,000 for the following **development** projects.

1. *Leonard Hall Recreation Center Renovations - \$385,000*

St. Mary's County
LPPI# LPPI-18-7

Background: Renovate the recreation center gym by installing new subflooring for the sports court, new dasher boards, netting, and electronic bleachers, and upgrading the sound system and electric service.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$385,000.00

2. *Dorsey Park Field 6 Renovations - \$478,500*

St. Mary's County
LPPI# LPPI-18-8

Background: Renovate multipurpose field 6 at the park to include athletic field lighting, transition to Bermuda grass, and add field irrigation.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$478,500.00

3. *5th District Park Parking Lot Lights - \$67,000*

St. Mary's County
LPPI# LPPI-18-9

Background: Purchase and install LED parking lot lights on the lower lot at the park.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$67,000.00

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



6A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE (cont'd)
St. Mary's County

4. ADA Improvements - \$194,500

St. Mary's County
LPPI# LPPI-18-10

Background: Provide ADA improvements to three parks throughout the County: Chaptico, John Baggett, and Lancaster Parks. The project will provide asphalt ADA access routes to both player/team and spectator sides of all fields and park amenities, accessible team bench and spectator areas, parking, and other ADA improvements to make the parks compliant with ADA requirements.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$194,500.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

7A. PROGRAM OPEN SPACE LOCAL SHARE
Washington County

Recommendation: Approval to commit \$226,854 for the following **development** projects.

1. *Shafer Park Creek Masonry Repair and Renovation - \$202,500*

Town of Boonsboro
POS #7483-21-419 MD20220909-0743

Background: Repair 175 linear feet of collapsed creek wall, four stone bridges and the public restroom's flagstone patio at Shafer Park.

Fund Source: Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$8,313.86

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$70,000.00

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$75,686.80

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$48,499.34

2. *Taylor Park Gazebo Area - \$24,354*

Town of Keedysville
POS #7489-21-420 MD20220922-0767

Background: Construct a new gazebo with gravel pad at Taylor Park. Project will also include picnic tables and solar lighting.

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$24,354.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

**8A. PROGRAM OPEN SPACE LOCAL SHARE
PROGRAM OPEN SPACE STATE SHARE
*Baltimore City***

Recommendation: Approval to commit \$637,168 for the following **development** projects.

1. *Winans Meadow Nature Center Site Improvements - \$600,000*

Baltimore City
POS #7473-24-336 MD20220819-0702

Background: Implement site improvements around the new nature center at Winans Meadow, including ADA entrance and pathways to the building, stormwater management facility, and utilities to support the new center.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$600,000.00

2. *Stony Run Path - Phase 2 - \$37,168.29*

Baltimore City
POS #6162-26-190 MD20131030-0787

Background: Additional funding for the design and construction of path crossings at major streets and across the stream to increase safety and accessibility, construction of new path segments, and structural stabilization of eroded areas along the continuous three-mile Stony Run Path.

Prior Approvals: \$520,000 (DNR-RP Item 3A(6) [December 18, 2013])

Fund Source: Outdoor Recreation Land Loan 2014, Chapter 423, Acts of 2013
POS Stateside – Baltimore City Direct Grant
Source Code: A0510 \$37,168.29

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

9A. PROGRAM OPEN SPACE STATE SHARE
Frederick County (Palmer Family Living Trust)

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

Description: This mostly forested property is located along Gambrill Park Road and is surrounded on three sides by Gambrill State Park. The property will be managed by the Maryland Park Service as an addition to the park. The property includes a residential structure that can be used as a Park Office with operational housing. Acquisition will improve boundary line management and expand public recreational opportunities.

POS Scoring System: 95 out of 100

Targeted Ecological Area: Yes

Grantor: Sean J. Palmer, Successor Trustee under the Palmer Family Living Trust

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

Property: 1.84+- acres, improved, POS No. 5807

Price: \$344,000

Appraisals: \$345,000 (11/24/21) – Harry J. Begg
\$295,000 (11/319/21) – Phillip C. Elliot

All appraisals reviewed by Mary Lou Krozack, Review Appraiser

Stabilization funds: \$27,000

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).

Fund Source: Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019
Program Open Space Stateside
Source Code: 20010 \$371,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

10A. RURAL LEGACY PROGRAM FUNDS
Carroll County

Recommendation: Approval to grant \$229,262.09 to **Carroll County** from Rural Legacy Funds to acquire a 51.80-acre conservation easement.

Upper Patapsco Rural Legacy Area – Stern

Prior Approval: Upper Patapsco Rural Legacy Area approved grant for easement acquisitions:
DNR-RP Item 14A (12/1/2021) \$872,754. FY 2022

Project Description: Acquisition of this easement will protect valuable agricultural and forest land, as well as 41 feet of stream buffers along the South Branch Gunpowder Falls, eventually flowing to Prettyboy Reservoir. The reservoir supplies drinking water to metropolitan Baltimore City. This Rural Legacy easement, RL #13692, will be held by Carroll County. The county is not requesting reimbursement for administrative and program compliance costs.

Easement Value: \$ 226,908.09 (\$4,380 per acre)

Purchase Price: \$ 226,908.09 (\$4,380 per acre)

Total Other DNR Costs: Administrative: \$ 0.00
 Incidental: \$ 2,354.00
 Compliance: \$ 0.00
 \$ 2,354.00

Amount Requested: \$229,262.09

Fund Sources: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Rural Legacy Program
Source Code: 21012 \$229,262.09

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
November 16, 2022



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

11A. TIMBER SALE
Garrett County

Recommendation: That the Board of Public Works approve this timber sale of 226,262 board feet of sawtimber, and 118 cords of pulpwood, which will be conducted in Compartment 35 of Potomac Garrett State Forest.

Potomac Garrett State Forest
28 acres /Compartment 35 (PG-01-23)

Description: This regeneration harvest will enhance and restore site productivity. Legacy trees will be retained as seed and mast sources.

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

Authority: Natural Resources Article § 5-102 and § 5-214, Annotated Code of Maryland.

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

Bids:

Sisler Lumber Co.	WV	\$96,000.00
Glotfelty Lumber Co.	MD	\$84,600.00
Allegheny Wood Products	WV	\$70,100.00
Northwest Hardwoods	PA	\$64,607.00

Award: Sisler Lumber Co.

Amount: \$96,000

Estimated Value: \$71,111.18

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond proceeds funding and General Fund (PayGo) funding for the following five contracts totaling \$180,086.

Authority: State Finance and Procurement Article, Annotated Code of Maryland, §8-301(general obligation bond funding)

University of Maryland, College Park for *The Universities at Shady Grove Biomedical Sciences and Engineering Education Building*

1. Description:	Provide furniture for various offices at the Biomedical Sciences and Engineering Education Building.
Procurement Method:	Preferred Provider
Award:	Maryland Correctional Enterprises, Jessup, MD
Amount:	\$14,834
Fund Source:	MCCBL 2018: <i>Provide funds to complete construction and equipping of the new Biomedical Engineering Building.</i> Item# 18-248.
Resident Business:	Yes MD Tax Clearance: 22-4723-0010
 2. Description:	One (1) Micro-Hardness Tester with Electric Turret
Procurement Method:	Simplified Procurement
Award:	Shimadzu Scientific Instruments, Inc., Columbia, MD
Amount:	\$18,838
Fund Source:	MCCBL 2018: <i>Provide funds to complete construction and equipping of the new Biomedical Engineering Building.</i> Item# 18-248.
Resident Business:	Yes MD Tax Clearance: 22-4170-1111
 3. Description:	Purchase Universal Test Frame
Procurement Method:	Sole Source
Award:	Shimadzu Scientific Instruments, Inc., Columbia, MD
Amount:	\$50,314
Fund Source:	MCCBL 2018: <i>Provide funds to complete construction and equipping of the new Biomedical Engineering Building.</i> Item# 18-248.
Resident Business:	Yes MD Tax Clearance: 22-4170-1111

1-GM. GENERAL MISCELLANEOUS (cont'd)

University of Maryland, College Park
Chemistry Wing 1 Replacement

Description: Perform Radiological Decommissioning Survey Services for the Chemistry Wing 1 Building to be demolished.
Procurement Method: Simplified Procurement-Competitive Bid
Award: CLYM Environmental Services, LLC, Fredrick, MD
Amount: \$14,800
Fund Source: General Funds (FY 2023 PayGo Funding)
Resident Business: Yes **MD Tax Clearance:** 22-4814-0111

Salisbury University
Ward Museum Building Maintenance

Description: Painting and Siding Replacement
Procurement Method: Simplified Procurement – Competitive
Award: Cale Johnson Construction, Inc., Delmar, DE
Amount: \$81,300
Fund Source: MCCBL 2019: *Provide funds to design, construct, and equip capital facilities renewal projects at University System of Maryland Institutions.* Item #19-316.
Resident Business: No **Tax Compliance No.:** 22-4750-0001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED



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

**2-S. TOWSON UNIVERSITY
*Service Contract***

Contract ID: Marketing and Advertising Services: RFP #TU-2206

Contract Description: Marketing and advertising services to amplify Towson University's brand awareness as a nationally recognized leader in inclusive excellence and a powerful research-focused institution creating opportunities and impact for the public good. These vital marketing services are strategically focused on helping increase enrollment of first-year, transfer, graduate and international students, driving revenue for university athletics, and advancing Towson University as an anchor institution for the State of Maryland and our greater region.

Award: Mission Media, LLC, Baltimore, MD

Contract Term: 1/1/2023 - 6/30/2024 (initial one-year and six-month term with four, one-year renewal options).

Amount:

\$1,504,000 (One-year and six-months base term)
\$1,348,000 (first one-year renewal option)
\$1,360,000 (second one-year renewal option)
\$1,372,000 (third one-year renewal option)
<u>\$1,384,000 (fourth one-year renewal option)</u>
\$6,698,000 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

Company	Technical	Financial	Final Ranking	Evaluated pricing based on hourly rates for professional fees for base year and all options *
				Professional Fees
Mission Media, LLC (incumbent) <i>Baltimore, MD</i>	1	2	1	\$1,800,000
Beyond Spots and Dots, Inc. <i>Pittsburgh, PA</i>	2	1	2	\$1,569,600

*Evaluated pricing **does not** include annual estimated \$1,000,000 in media buys/third party billing as these costs are billed at cost.

2-S. **TOWSON UNIVERSITY** (*cont'd*)

Funding: Current, Unrestricted Funds

MBE Participation Goal: 10% (Professional Services Only)

Performance Security: Not applicable

Requesting Institution Remarks: This solicitation was advertised on *eMaryland Marketplace Advantage* as well as posted on the University's electronic bid board. Three hundred and sixty agencies were directly solicited, including seventy-three Minority Business Enterprises. Five technical proposals were received. Two proposals were rejected due to failure to submit required minority business enterprise (MBE) affidavits. The remaining three proposals were evaluated by a University evaluation committee. One offeror was deemed not susceptible of being selected for award. The remaining two offerors were found to be susceptible of the award and were invited to oral presentations/demonstrations. After oral presentations/demonstrations, both firms were invited to submit price proposals, and, subsequently, best and final price proposals.

Financial proposals were evaluated based on the hourly rate for the professional fees using an estimated number of hours for the initial base term of one year and six months and four one-year renewal options. Media buys and third-party billing is estimated at \$1,000,000 annually; however, it was not factored in the evaluated price as these costs are billed at cost with no markup. The professional fees include, but are not limited to, account management; branding, creation of integrated multi-channel marketing plans, creative asset and ad development, website design and development, search engine marketing (SEM), email marketing, print/direct mailing and owned channel support and signage.

Award is recommended to Mission Media as the best value to the University considering technical qualifications and pricing. This firm was ranked the top technically due to their extensive experience with other higher education clients, their proven ability to enhance brand awareness that leads to audience action through targeted messaging and their keen technical expertise and execution of data-driven digital communications, as well as their clear demonstration of compelling creative campaigns for prospective students.

Resident Business: Yes **MD Tax Clearance:** 22-4555-0111

Board of Regents Approval: November 11, 2022

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**3-GM. UNIVERSITY OF MARYLAND, BALTIMORE for
TOWSON UNIVERSITY**

***Institute for Well Being - 7400 York Road Renovation and Administration
Building Renovation
Construction Management at Risk***

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

Recommendation: Approve the expenditure of general obligation bond proceeds on a previously approved contract that was funded with Towson University Plant Funds.

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

Prior Approvals: USM Item 6-C (12/1/2021)
USM Item 5-BP (3/9/2022)

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), is 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.

Current Contract Amount: \$10,659,258

Original Fund Source: Plant Funds

Revised Fund Source: MCCBL 2022: *Provide funds to design, renovate, construct, and equip the Institute for Well-Being* Item 108: \$14,000,000

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for pre-construction services and amended to include the buyout of construction trades. The current contract amount includes preconstruction services, the construction buyout and five contract modifications. The original fund source in the item approved by the Board of Public Works on March 9, 2022 (Item 5-C-BP) was Plant Funds. The University purchased an off-campus office building at 401 Washington Avenue (July 3, 2019 BPW Agenda-USM Item 4-RP) then identified an immediate need for renovations.

**3-GM. UNIVERSITY OF MARYLAND, BALTIMORE for
TOWSON UNIVERSITY (cont'd)**

Requesting Institution Remarks (cont'd):

The funding originally dedicated for the IWB project was required to address the 401 Washington Avenue Building needs. General obligation funds were appropriated by the Maryland General Assembly subsequent to the approval of the contract for renovations for IWB by the Board of Public Works. The University is seeking Board of Public Works approval of the new fund source and the expenditure of bond proceed funds for this project.

MBE Participation: 29.37% with subgoals of 10.16% African American and 10.11% Asian American.

MBE Compliance: 6.8% overall with subgoal compliance of 0.67 African American and 4.52% Asian American.

The project is 40% complete and the MBE goals are expected to be met as the project advances.

Resident Business: Yes

MD Tax Clearance: 22-4819-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

WITH DISCUSSION

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

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

4-GM.

**UNIVERSITY OF MARYLAND, BALTIMORE for
TOWSON UNIVERSITY**

***Institute for Well Being - 7400 York Road Renovation and Administration
Building Renovation
Architectural Engineering Services***

Contract ID: Task order for Design Services for the Institute for Well Being (IWB) Relocation to 7400 York Road, Master On Call AE Contract

Recommendation: Approve the expenditure of general obligation bond proceeds on a contract previously funded with Towson University Plant Funds.

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), is 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.

Contract Description: Architectural/engineering services to prepare plans and specifications for the Institute for Well Being - 7400 York Road Renovation and Administration Building Renovation

Award: Johnson Mirmiran & Thompson, Inc., (JMT Architecture), Hunt Valley, MD

Term: 16 months from Notice to Proceed

Current Contract Amount: \$740,021

Original Fund Source: Plant Funds

Revised Fund Source: MCCBL 2022: *Provide funds to design, renovate, construct, and equip the Institute for Well-Being* Item 108: \$14,000,000

Original Procurement Method: UMB Service Center Master On-Call AE Contract

**4-GM. UNIVERSITY OF MARYLAND, BALTIMORE for
TOWSON UNIVERSITY (cont'd)**

MBE Participation: 40.52% with subgoals of 14.62 African American, 2.7% Hispanic American, and 23.2% Women

MBE Compliance: 33.68% with subgoal compliance of 11% African American and 2.7% Hispanic American and 19.97% Women.

The project is 40% complete and the MBE goals are expected to be met as the project advances.

Requesting Institution Remarks: The University purchased an off-campus office building at 401 Washington (July 3, 2019 BPW Agenda-USM Item 4-RP) then identified an immediate need for renovations. The funding originally dedicated for the IWB project was required to address the 401 Washington Avenue Building needs. The design contract was awarded off the UMB Service Center Master On Call AE Contract within authority since original funds identified were University Plant Funds. The current contract amount includes the original contract and two change orders. General obligation funds were appropriated by the Maryland General Assembly subsequent to the approval of the contract. The University is seeking Board of Public Works approval of the new fund source and the expenditure of bond proceed funds for this project.

Resident Business: Yes

MD Tax Clearance: 22-4823-111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

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

**5-C-BP. UNIVERSITY OF MARYLAND BALTIMORE *for*
TOWSON UNIVERSITY
College of Health Professions
*Bid Package 5 of 5***

Contract ID: Construction Management at Risk Services for College of Health Professions; University Contract #C-00883

Recommendation: Award construction bid package 5 of 5.

Contractor: Gilbane Building Company, Baltimore, MD

Prior Approval:

USM Item 3-C	10/16/2019 (pre-construction services)
USM Item 2-C-BP	6/16/2021 (Bid Package 1)
USM Item 4-C-BP	9/15/2021 (Bid Package 2)
USM Item 4-C-BP	10/20/2021 (Bid Package 3)
USM Item 4-C-BP	2/16/2022 (Bid Package 4)
USM Item 3-GM	7/06/2022 (Approve Fund Expenditure)

Project: The project involves the design and construction of a new College of Health Professions building to consolidate the Dean's Office and all Health Professions' departments and units. The new facility will house the undergraduate and graduate programs of the College of Health Professions' School of Nursing (presently Department of Nursing); Department of Audiology, Speech-Language Pathology, Department of Health Science, Department of Interprofessional Health Studies, Department of Occupational Therapy and Occupational Science Department, portions of the Department of Kinesiology; Collaborative Programs; and the Dean's Office. The space currently occupied for the aforementioned programs is insufficient for current enrollment and projected growth.

Bid Package 5 includes: Audiovisual Trade Package, CM Allowances, and subcontractor default insurance.

The overall project estimate is \$184,659,000 which includes design, construction and equipment.

Bid Package 5 Amount (this Item): \$4,662,059

Pre-Construction; Bid Package 1-4;
USM Authorized Changes Amount: \$151,463,126

Revised Amount: \$156,125,185

Contract Term: 24 months from pre-construction notice-to-proceed;
39 months from construction notice-to-proceed

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

Fund Source: General Funds (FY 2022 PayGo Funds) Apprn. #22003: \$161,519 – *Provide funds to complete design and begin construction of a new building for the College of Health Professions and demolition of Linthicum Hall, Glen Esk Counseling Center, and Dowell Health Center, in Baltimore County: \$50,684,000*

General Funds (FY 2023 PayGo Funds): \$1,759,748 – *Provide funds to continue construction and begin equipping of a new building for the College of Health Professions and demolition of Linthicum Hall, Glen Esk Counseling Center, and Dowell Health Center, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project. \$88,695,000*

Pre-Authorized MCCBL 2023: *Provide funds to complete construction of a new building for the College of Health Professions and demolition of Linthincum Hall, Glen Esk Counseling Center, and Dowell Health Center: \$27,955,000.* Note: Currently FY 2022 and FY 2023 General Funds (PayGo) are the only funding available and FY 2024 MCCBL Funds are preauthorized for use. Board approval is however, requested for the full amount of the Bid Package in the amount of \$4,662,059 with the understanding that the University will initially authorize the contractor to perform construction work in a not to exceed amount of \$1,921,267. The University will return to the Board of Public Works to authorize the \$2,740,792 when FY 2024 MCCBL funds become available.

This Bid Package MBE Participation: **36.5%**;
Subgoals: 0% African-American;
0% Asian-American

MBE Participation to date: **29.9%**;
Subgoals: **11.70%** African-American;
5.8% Asian-American

MBE Compliance to date: 7.76%; Subgoals: 3.82% African-American;
0.33% Asian-American

Performance Security: 100% performance bond is required

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

Requesting Institution Remarks|Sustainability: The Construction Management at Risk contract was initially awarded for pre-construction. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the final bid package. In accordance with the Maryland High Performance Building Standards, Towson University maintains U.S. Green Building Council LEED Silver Certification as a minimum target for new building construction. This Audio Visual trade package has no aspects specific to LEED.

Resident Business: Yes

MD Tax Clearance: 22-4705-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
November 16, 2022



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

6-S. BOWIE STATE UNIVERSITY
Service Contract

Contract ID: Brand Marketing Services, RFP#BSU 2023-02

Contract Description: Marketing and media buying services to strategically build greater awareness of strong academic programs and enhance the reputation of the University to strengthen market positioning for recruitment of diverse, high-quality students and support of public and private partners.

Award: EFK Group, Trenton, NJ

Contract Term: 11/17/2022 to 11/18/2024 (initial two-year term with one (1), one-year renewal option).

Amount:
\$2,800,000 (2-year base term)
\$1,124,259 (1-year renewal option)
\$3,924,259 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

Company	Technical	Financial	Final Ranking	Evaluated Pricing for Two Years based on \$2.8 million budget	
				Professional Fees	Paid Media
EFK Group, Trenton, NJ	1	1	1	\$662,011	\$2,000,000
Fuseideas, Winchester, MA	2	2	2	\$815,500	\$1,984,500
Mind Power, Inc Atlanta, GA	3	3	3	\$1,260,000	\$1,000,000

6-S. **BOWIE STATE UNIVERSITY** (*cont'd*)

Funding: Current, Unrestricted Funds

MBE Participation Goal: Overall Goal: 5%

Performance Security: Not applicable

Requesting Institution Remarks: This solicitation was advertised on *eMaryland Marketplace Advantage* as well as posted on the University's electronic bid board. Six technical proposals were received. Three proposers met all of the mandatory requirements of the RFP. These proposals were evaluated by a University evaluation committee and found to be susceptible of award.

Price proposals were analyzed based on the current BSU budget of \$2,800,000. Estimated professional fees and estimated paid media were analyzed for the initial two-year base term based on quoted hourly rates, anticipated hours, and allowed markups for media buys and third parties. The mix of professional fees and media spend is subject to change from year to year as specific work becomes known.

The anticipated spend over the initial two-year base contract is \$2,800,000, or approximately \$1.4M/year. This spend amount includes, but is not limited to, account management, branding, strategy and research, creative services, including production, digital design and development, and media research, planning and buying, as well as special marketing/advertising projects that may arise for specific schools within the University. As work is required, a scope of work will be developed and the price negotiated based on the level of effort, quoted hourly rates, and allowed markups for media buys and third parties. For the base contract term as well as the renewal year, quoted mark-ups for media buys and third-party work will remain constant. Annual increases in labor rates, if any, may not exceed Consumer Price Index.

Award is recommended to EFK Group as the best value to the University considering technical qualifications and pricing. This firm was ranked the top technically due to their extensive experience with higher education institutions as well as their strong demonstration of creative abilities.

Resident Business: No

MD Tax Clearance: #22-4858-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



*Lawrence J. Hogan, Jr.
Governor*

*Boyd K. Rutherford
Lt. Governor*

*James F. Ports, Jr.
Secretary*

**BOARD OF PUBLIC WORKS
ACTION AGENDA
November 16, 2022**

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



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

1-M-MOD. MARYLAND AVIATION ADMINISTRATION
RETROACTIVE-Modification: Maintenance Contract

Contract ID: Security Guard Services at Martin State (MTN) Airport; *MAA-MC-18-014*
EPICS NO.: CO402398

Contract Approved: DOT 1-M, 07/19/2018

Contractor: All County Security Agency, Inc.; Ellicott City, MD

Contract Description: Provides for trained uniformed, unarmed personnel, uniforms, a vehicle, and equipment for security guard services 24-hours a day, seven days per week at MTN Airport.

Modification Description: *RETROACTIVE* approval to include funding in the amount of \$125,476.00 for security guard services. This modification also includes a proactive request for additional funding in the amount of \$490,000.00 to maintain continuity of services.

Original Contract Term: 09/01/2018 – 08/31/2023

Original Contract Amount: \$1,018,330.40

Modification Term: 08/01/2022 - 12/08/2022 (*Retroactive*: 4-months)
12/08/2022 - 08/31/2023 (Proactive: 9-months)

Modification Amount: \$125,476.00 (*Retroactive*)
\$490,000.00 (*Proactive*)
\$615,476.00 Total

Prior Mods/Options: \$50,000 (Mod. #1: additional funding 06/01/2022 – 08/01/2022; Delegated Authority – MAA DCAR, 06/01/2022)

Revised Contract Amount: \$1,683,806.40

Percent +/- Change: 60.44%

Overall Percent +/-: 65.34%

MBE/VSBE Participation: 0% / 0% **MBE/VSBE Compliance:** 0% / 0%

Original Procurement Method: Competitive Sealed Bidding

Performance Security: 100% Annualized Performance Bond

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



1-M-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks: Modification No. 2 provides for retroactive and proactive funding for security guard services required during the remaining term of the contract. The factors that contributed to the retroactivity are due to incidents where drivers and/or pedestrians entered an active movement area without receiving authorization from the Air Traffic Control Tower (ATC). Entering an active movement area without authorization can result in fines from the Federal Aviation Administration. To mitigate the issues, avoid a catastrophic incident, and ensure continuity of safety for all Martin State users, MDOT MAA hired additional Airport Security Officers as provided for in the contract. The Officers are used to block access to the “hot spots,” (runway/helipad/taxiway) the most frequent areas where individuals/vehicles enter an active movement area. Consequentially, the hiring of additional officers caused the contract to become overspent.

MDOT MAA recognizes that retroactive contracts are not desirable. The Department continues to work diligently to avoid retroactive activities and conduct proactive procurement activities moving forward.

RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. MDOT MAA has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J06I0002

Resident Business: Yes

MD Tax Clearance: 22-3919-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



Contact: James G. Walsh 410-859-7969
jwalsh1@bwiairport.com

2-GM. MARYLAND AVIATION ADMINISTRATION
General Miscellaneous: Lease Contract

Contract ID: Lease Contract; MAA-LC-22-032

Contract Description: Lease Contract for lease of land and facilities to operate and maintain a public compressed natural gas (CNG) fuel station at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport.

Contractor: Clean Energy Corp. a/k/a Clean Energy; Seal Beach, CA

Contract Term: 12/01/2022 – 11/30/2027 (w/one 5-year renewal option)

Contract Amount: Contractor shall pay a ground rental of \$1,570.18 per month (\$18,842.11 per year), which consists of a ground rental fee of \$0.7491 per square foot per annum for 25,153 square feet of leased premises. The rental rate shall be adjusted annually at the same rate as any percentage increase or decrease in the Consumer Price Index.

Requesting Agency Remarks: This Lease Contract provides for the lease of land and facilities to operate and maintain a public compressed natural gas (CNG) fuel station at BWI Thurgood Marshall Airport. The MDOT MAA owns the CNG fuel station. Clean Energy Corp. will operate and maintain the CNG fuel facility which allows for CNG fuel to MDOT MAA vehicles, other State-owned vehicles and 20 MDOT MAA-owned shuttle bus vehicles that service BWI Thurgood Marshall's Consolidated Rental Car Facility.

This revenue-producing contract at a State transportation facility is outside the scope of the State Procurement Law because it involves a license, permit, or similar permission to use State facilities for activities related to providing goods or services to passengers, patrons, or tenants at a transportation facility and a lease of State property under State Finance and Procurement Article, Title 10, Subtitle 3, Annotated Code of Maryland. However, the contract and any modifications must be approved by the Board of Public Works because the contract constitutes a disposition of State Property under State Finance and Procurement Article, §10-305.

Resident Business: Yes

MD Tax Clearance: 22-0047-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



Contact: James G. Walsh 410-859-7969
 jwalsh1@bwiairport.com

3-GM. MARYLAND AVIATION ADMINISTRATION
Lease and Concession Contract

Contract ID: Concession Contract; MAA-LC-22-048

Contract Description: Lease and Concession Contract for the non-exclusive right to operate an app-based prearranged long-distance commercial bus ground transportation service at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport.

Contractor: FlixBus, Inc.; Walnut, CA

Contract Term: 01/01/2023 – 12/31/2025

Contract Amount: Contractor shall pay 10% of the total Gross Revenues (Percentage Concession Fee) derived from its vehicle reservation transactions, plus a Connecting Passenger Guest Facility Fee of \$1.50 per connecting passenger guest.

Requesting Agency Remarks: The BWI Thurgood Marshall traveling public has become increasingly reliant on newer modes of transportation such as app-based ridesharing and on-demand car services in addition to the more traditional modes of transportation such as taxis and scheduled ground transportation shuttle buses. In accordance with MD Code, Transportation § 18.5-106, to operate at an airport in the State, a ground transportation service provider must have a concession contract with the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA). The purpose of this non-exclusive concession contract is to allow FlixBus to facilitate reservations with commercial bus companies for passengers seeking ground transportation to or from BWI Thurgood Marshall. Contractor will establish and maintain digital network applications that connect passengers to available authorized vehicles and shall be responsible for all costs and expenses associated with its operations at BWI Thurgood Marshall.

This revenue-producing contract at a State transportation facility is outside the scope of the State Procurement Law because it involves a license, permit, or similar permission to use State facilities for activities related to providing goods or services to passengers, patrons, or tenants at a transportation facility. However, the contract and any modifications must be approved by the Board of Public Works because the contract constitutes a disposition of State Property under State Finance and Procurement Article, §10-305.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



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

Resident Business: Yes

MD Tax Clearance: 22-2668-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

WITH DISCUSSION

DEFERRED

WITHDRAWN

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DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



Contact: James G. Walsh 410-859-7969
 jwalsh1@bwiairport.com

4-GM. MARYLAND AVIATION ADMINISTRATION
General/Miscellaneous: Standard Contract

Contract ID: Standard Contract for Conduct of Mishandled Baggage Delivery Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport.

Contract Description: Standard Contract for the non-exclusive right to conduct mishandled baggage delivery services to air carriers at BWI Thurgood Marshall Airport.

Recommendation:

- 1) To approve a new standard mishandled baggage delivery services contract at BWI Thurgood Marshall.
- 2) To provide delegated authority for the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) to enter into such contracts with airline-support tenants providing such services without further Board of Public Works (BPW) approval. MDOT MAA requests that non-material changes to the contract provisions, such as adjustments to insurance coverage requirements and other changes, adjustments and/or modifications made from time to time in the normal course of business which do not materially impact the contract, be made without requesting further BPW approval. In the event material changes are made to the terms and conditions of this contract, MDOT MAA will present the resulting contract to the BPW for its approval.

Contractor: Any airline-support tenant, authorized by a respective air carrier to conduct mishandled baggage delivery services at BWI Thurgood Marshall Airport.

Contract Term: Maximum term 5-years

Contract Amount: Contractor pays 5% of gross revenues from mishandled baggage delivery services.

Requesting Agency Remarks: This is a standard contract for mishandled baggage delivery services at BWI Thurgood Marshall for any airline-support tenant. This contract was approved by the BPW on November 14, 2012 at MDOT 42-GM. This standard contract is revenue-generating through concession fees and has been updated and brought into conformity with other airline commercial activity agreements at BWI Thurgood Marshall.

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



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

Agency Remarks (cont'd):

The list of contractors for Mishandled Baggage Delivery Services at BWI Thurgood Marshall are as follows:

1. Baltimore Distribution, LLC
2. Lassey's Travel Solutions
3. Roadie, Inc.

This is a proposed standard contract. Any resulting revenue-producing contract at a State transportation facility using the proposed standard contract would be outside the scope of the State Procurement Law because it involves a license, permit, or similar permission to use State facilities for activities related to providing services to passengers, patrons, or tenants at a transportation facility. However, the proposed standard contract and any material modifications to it must be approved by the BPW because entering into the proposed standard contract would constitute a disposition of State Property under State Finance and Procurement Article, §10-305.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



Contact: James G. Walsh 410-859-7969
 jwalsh1@bwiairport.com

5-GM. MARYLAND AVIATION ADMINISTRATION
General/Miscellaneous: Standard Contract

Contract ID: Standard Contract for Lease of Land to Operate and Maintain a Corporate Hangar at Martin State (MTN) Airport.

Contract Description: Standard contract for leasing land and facilities to operate and maintain a corporate hangar at MTN Airport.

Recommendation:

- 1) To approve a new standard contract for lease of land to operate and maintain a corporate hangar at MTN Airport.
- 2) To provide delegated authority for the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) to enter into such contracts without further Board of Public Works (BPW) approval. MDOT MAA requests that non-material changes to the contract provisions, and other changes, adjustments and/or modifications made from time to time in the normal course of business which do not materially impact the contract, be made without requesting further BPW approval. In the event material changes are made to the terms and conditions of this contract, MDOT MAA will present the resulting contract to the BPW for its approval.

Contractor: Tenants leasing land to establish and operate a corporate hangar at MTN.

Contract Term: 5-years (w/one 5-year renewal option)

Contract Amount: Contractor pays fair market value land rental fees (adjusted annually by the greater of 3% or Consumer Price Index).

Requesting Agency Remarks: This is a standard contract for leasing land and facilities for a corporate hangar at MTN and is revenue-generating through rental fees. This contract was originally approved by the BPW on April 30, 2014, as DOT Item 29-GM. This standard contract has been revised to reflect current and updated contractual terms and conditions.

Through this contract, the contractor is responsible for all costs and expenses associated with the operation of the corporate hangar including the leased land. Contractor is also responsible for utilities and maintenance of the hangar. This contract is required if the contractor intends to also self-fuel at MTN, under a separate contract for self-fueling rights.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



5-GM.

MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The list of tenants currently operating Corporate Hangars at MTN are as follows:

1. Darby Holdings
2. McCormick & Company, Inc.
3. The Mayor and City Council of Baltimore
4. Capital Funding Group, Inc.
5. Yellowdome, LLC
6. Trident Aircraft, Inc.
7. Deniston Enterprises, Inc.

This is a proposed standard contract. Any resulting revenue-producing contract at a State transportation facility using the proposed standard contract would be outside the scope of the State Procurement Law because it would involve a lease of State property under State Finance and Procurement Article, Title 10, Subtitle 3, Annotated Code of Maryland. However, the proposed standard contract and any modifications to it must be approved by the BPW because entering into the proposed standard contract constitutes a disposition of State Property under State Finance and Procurement Article, §10-305.

Resident Business: N/A

MD Tax Clearance: N/A

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION

ACTION AGENDA

November 16, 2022



REVISED

2nd Revision

Contact: James G. Walsh 410-859-7969
 jwalsh1@bwiairport.com

6-GM.

MARYLAND AVIATION ADMINISTRATION***General/Miscellaneous: Standard License Agreement***

Contract ID: Standard License Agreement for an Off-Airport Rental Auto Company at Martin State (MTN) Airport.

Contract Description: Standard license agreement granting non-exclusive license to establish, operate and maintain an off-airport rental car concession and to access and use designated ready-return parking spaces at MTN.

Recommendation:

- 1) To approve a new standard license agreement to an off-airport rental car company doing business at MTN.
- 2) To provide delegated authority for the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) to enter into such contracts without further Board of Public Works (BPW) approval. MDOT MAA requests that non-material changes to the contract provisions, and other changes, adjustments and/or modifications made from time to time in the normal course of business which do not materially impact the contract, be made without requesting further BPW approval. In the event material changes are made to the terms and conditions of this contract, MDOT MAA will present the resulting contract to the BPW for its approval.

Contractor: Any Off-Airport Rental Car Company

Contract Term: 2-years

Contract Amount: Contractor pays the greater of: 1) Minimum Monthly Guarantee of \$100 per calendar month per assigned ready/return space (annually adjusted) or 2) Concession Fee of 10% of gross revenues

Requesting Agency Remarks: This is a standard license agreement that grants contractor the non-exclusive right, at its own cost and expense, and in common with others, to establish, operate and maintain an off-airport rental auto concession and to access and use a maximum of four (4) vehicles to be assigned ready/return spaces. Contractor must provide popular models of autos not more than five model years old sufficient to provide for the reasonable requirements of all users of MTN desiring to rent such vehicles during all hours that MTN is open. Contractor is also responsible to establish the necessary operating systems and provide the necessary equipment to complete rental transactions at MTN and is responsible to maintain the ready/return spaces in good condition.

DEPARTMENT OF TRANSPORTATION

ACTION AGENDA

November 16, 2022



REVISED

2nd Revision

6-GM.

MARYLAND AVIATION ADMINISTRATION (cont'd)*Agency Remarks (cont'd)*

On June 18, 2014, the BPW approved the current standard license agreement (MDOT Agenda Item 29-GM). The proposed standard license agreement has been revised to reflect current and updated contractual terms and conditions. There are no off-airport rental auto concession contractors using the current standard license agreement.

This is a proposed standard contract. Any resulting revenue-producing contract at a State transportation facility using the proposed standard contract would be outside the scope of the State Procurement Law because it would involve a license, permit, or similar permission to use State facilities for activities related to providing goods or services to passengers, patrons, or tenants at a transportation facility. However, the contract and any modifications must be approved by the BPW because entering into the proposed standard contract constitutes a disposition of State Property under State Finance and Procurement Article, §10-305.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

DEPARTMENT OF TRANSPORTATION

ACTION AGENDA

November 16, 2022



REVISED

2nd Revision

Contact: James G. Walsh 410-859-7969
 jwalsh1@bwiairport.com

7-GM.

MARYLAND AVIATION ADMINISTRATION***General/Miscellaneous: Standard Contract***

Contract ID: Standard Lease of Space and Facilities at Martin State (MTN) Airport.

Contract Description: Standard contract for leasing available office, storage and/or shop space at MTN.

Recommendation:

- 1) To approve a new standard contract for lease of space at MTN.
- 2) To provide delegated authority for the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) to enter into such contracts without further Board of Public Works (BPW) approval. The MDOT MAA requests that non-material changes to the contract provisions, and other changes, adjustments and/or modifications made from time to time in the normal course of business which do not materially impact the contract, be made without requesting further BPW approval. In the event material changes are made to the terms and conditions of this contract, MDOT MAA will present the resulting contract to the BPW for its approval.

Contractor: Tenants leasing space and facilities at MTN.

Contract Term: 5-years

Contract Amount: Contractor pays a Minimum Monthly Guarantee based on the per square foot rental fees of the leased premises.

Requesting Agency Remarks: This is a standard contract for leasing space at MTN. This contract is revenue-generating through space rental and supports any new or existing tenant requiring such space.

This contract was originally approved by the BPW on October 13, 1983, as MDOT 14-L. This standard contract has been revised to reflect current and updated contractual terms and conditions.

Through this contract, MDOT MAA will be responsible for structural maintenance of the space. Contractor is responsible for the maintenance of any utility system which the contractor installs. The MDOT MAA will provide and maintain any applicable existing utility outlets, however the contractor's connections to such utility outlets shall be at the contractor's expense.

The per square foot rental fees are set forth in published Tenant Directive 401.1, *Standard Rates and Fees at MTN*.

DEPARTMENT OF TRANSPORTATION

ACTION AGENDA

November 16, 2022



REVISED

2nd Revision

7-GM.

MARYLAND AVIATION ADMINISTRATION (cont'd)*Agency Remarks (cont'd):*

The list of tenants currently operating are as follows:

1. ATP of Maryland, LLC
2. B&G Quality Machine & Tool Company
3. Baltimore Aviation Medical Group
4. Glen L. Martin Museum
5. Maryland Wing of the Civil Air Patrol
6. Northrop Grumman Corporation
7. RedSorm Fire & Rescue Apparatus, Inc.
8. Sky Helicopters, Inc.
9. SkyTech, Inc.
10. TetraTech, Inc.
11. U.S. Helicopters, Inc

This is a proposed standard contract. Any resulting revenue-producing contract at a State transportation facility using the proposed standard contract would be outside the scope of the State Procurement Law because it would involve a license, permit, or similar permission to use State facilities for activities related to providing goods or services to passengers, patrons, or tenants at a transportation facility. However, the contract and any modifications must be approved by the BPW because entering into the proposed standard contract constitutes a disposition of State Property under State Finance and Procurement Article, §10-305.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

8-C-MOD. MARYLAND PORT ADMINISTRATION

Modification: Construction Contract

Contract ID: Agency Wide Substructure Repairs; 517807
EPICS No.: CO402383

Contract Approved: MDOT 28-C, 12/19/2018

Contractor: Ballard Marine Construction, LLC; Washougal, WA

Contract Description: Provide the Maryland Department of Transportation Maryland Port Administration (MDOT MPA) with substructure repairs at MDOT MPA facilities.

Modification Description: Extend the contract for 6 months and increase funding by \$2,000,000 to continue work while a new procurement is completed.

Original Contract Term: 02/05/2019 – 02/04/2023

Modification Term(s): 02/05/2023 – 07/31/2023

Original Contract Amount: \$10,000,000 NTE

Modification Amount: \$ 2,000,000 NTE

Prior Mods/Options: \$ 0 (Mod #1: Correct a clerical error in the contract by changing the contract duration of 490 workdays to align with the approved contract duration to 02/04/2023, equal to 800 workdays; Delegated Authority on 01/13/2021)

\$ 0 (Mod #2: Recognize Ballard Marine Construction, LLC as successor in interest to Marine Technologies, Inc., following a sale of all assets; Delegated Authority on 05/31/2021)

Revised Contract Amount: \$12,000,000 NTE

Percent +/- Change: 20% **Overall Percent +/-:** 20%

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 6% / 0% **MBE/VSBE Compliance:** 4.38% / 0%

Requesting Agency Remarks: This contract was originally awarded to Marine Technologies, Inc. In May 2022 Marine Technologies, Inc. sold substantially all of its assets to Ballard Marine Construction, LLC. MDOT MPA, Marine Technologies, Inc. and Ballard Marine Construction, LLC entered into Modification No. 2, effective May 31, 2022, recognizing Ballard Marine Construction, LLC as the successor in interest to Marine Technologies, Inc. in accordance with COMAR 21.05.02.24B. Ballard Marine Construction, LLC has provided performance and payment bonds to protect the State and subcontractors and suppliers.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

Agency Remarks (cont'd):

MDOT MPA requests approval of an extension of the contract and an increase in the not-to-exceed value to allow for completion of additional work needed by MDOT MPA while a new contract is procured. This modification is required not due to poor contract administration or poor planning on the part of MDOT MPA, but because no proposals were received in response to the replacement contract Request for Proposals (RFP) and additional time was needed to solicit feedback and revise the RFP to encourage greater participation. MDOT MPA advertised a replacement contract, RFP No. 521068, Agency Wide Substructure Repairs VI, in September 2021, but no proposals were received. On December 15, 2021, MDOT MPA's Engineering Division hosted an Industry Day attended by representatives of the contracting and MBE community and MDOT MPA's Engineering and Procurement departments, to obtain feedback as to why no proposals were submitted for RFP No. 521068 and to identify changes to the RFP requirements that would attract proposals. Notice of that Industry Day was publicly advertised on eMaryland Marketplace Advantage. During the Industry Day discussion MDOT MPA obtained valuable feedback, which the Engineering Division used to revise specifications, bonding requirements, and other aspects of the contract to make it more attractive to offerors.

The Engineering Division then decided it was in the best interest of MDOT MPA to combine the Agency Wide Substructure Repair VI contract, covering repairs below the waterline and below the concrete deck, with another replacement contract, Agency Wide Deck Repairs IV, covering only above-the-waterline deck repairs, into a single replacement contract, Agency Wide Waterfront Structure Repairs, Contract No. 522078, covering all waterfront structure repairs. The combination of those two previously separate contracts into a single contract will result in significantly greater efficiency in procurement and contract administration. That new combined contract will be advertised in the near future upon receipt of final bidding documents from the Engineering Division. Developing the revised, combined scope of work and obtaining approval to increase the not-to-exceed value of the new contract has taken additional time and involved the joint efforts of the MDOT MPA Engineering Division, its consultants, the MDOT MPA Procurement Department, and the Office of the Attorney General.

The MBE participation to date is 4.38%. Some of the assigned work orders have not required significant work or materials from the approved MBE subcontractors. In addition, the original MBE supplier graduated from the MBE program commodity code for supplying finished metal and reinforcing bars, resulting in the contractor being unable to count those materials toward its MBE compliance. Ballard Marine Construction, LLC has since added an additional MBE supplier to meet the goal throughout the remainder of the contract. Approval of this modification will increase the contract dollars available to MBEs.

The Maryland Port Commission approved this Modification on November 1, 2022.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J03D0002

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



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

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

Contract ID: Light Rail HVAC Maintenance & Repair; *LR-20-014-MT*
 EPICS No.: CO403022

Contract Approved: MDOT 10-M, 03/10/2021

Contractor: Denver-Elek, Inc.; Baltimore, MD

Contract Description: Provide HVAC maintenance services for the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) Light RailLink facilities located throughout Baltimore City, Baltimore County and Anne Arundel County, Maryland.

Modification Description: Increase the contract authority to maintain these systems and address substantial unforeseen labor costs due to aging equipment and supply chain delays. [...]

Original Contract Term: 03/11/2021 – 03/10/2024

Modification Term: 12/08/2022 – 03/10/2024

Original Contract Amount: \$464,000

Modification Amount: \$295,578

Prior Mods/Options: None

Revised Contract Total: \$759,578

Percent +/- Change: 63.7%

Overall Percent +/-: 63.7%

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 15% / 0%

MBE/VSBE Compliance: 22.05% / 0%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



9-M-MOD.

MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks: This modification adds necessary contract authority to cover costs unforeseen in the original estimate. Since the inception of this contract there have been significant increases in labor costs due to heightened labor demands in order to maintain continuity of services when persistent supply chain delays hampered timely repairs. [...]

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0104

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022



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

10-GM-MOD. MARYLAND TRANSIT ADMINISTRATION

Modification: General/Miscellaneous Contract

Contract ID: Medium Duty Transit Buses for Locally Operated Transit Systems (LOTS); *MOL-18-005-EQ*

EPICS No.: CO403031

Contracts Approved: MDOT 10-GM, 06/19/2019

Contractors: Alexander Dennis, Inc.; Canyon Lake, CA
 American Truck & Bus, Inc.; Annapolis, MD
 Rohrer Enterprises, Inc.; Bel Air, MD
 Sonny Merryman, Inc.; Evington, VA

Contract Description: Provide medium buses for Locally Operated Transit Systems (LOTS).

Modification Description: Provide for an economic pricing adjustment; however, no additional contract authority is requested.

Original Contract Term: 07/05/2019 - 07/04/2022 (w/two 1-year options)

Modification Term: 11/17/2022 – 07/04/2023
 Mod. #5: Rohrer Enterprises, Inc.; Sonny Merryman, Inc.
 Mod. #6: American Bus & Truck, Inc.

Original Contract Amount: \$57,768,525.00 Aggregated Total NTE

Modification Amount: \$ 0.00

Prior Mods/Options: \$ 0.00 (Mod No. 1: Amend contract terms; Delegated Authority – MTA DCAR 09/09/2020)
 \$ 1,265,782.00 (Mod No. 2: Increase contract authority, Amend contract terms; 02/24/2021 3-GM-MOD)
 \$ 0.00 (Mod No. 3: Amend contract terms; Delegated Authority – MTA DCAR American 02/09/2022, Rohrer 03/03/2022, Sonny 01/04/2022)
 \$ 0.00 (Mod No. 4: Option Renewal #1, 07/05/2022 - 07/04/2023; Delegated Authority – MTA DCAR 7/5/2022)
 \$ 0.00 (Mod No. 5: Amend contract terms for American Bus & Truck, Inc. only; Delegated Authority – MTA DCAR 09/09/2022)

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022



10-GM-MOD.

MARYLAND TRANSIT ADMINISTRATION (cont'd)

Revised Total Amount: \$59,034,307.00 Aggregated Total NTE

Percent +/- Changes: 0%

Overall Percent +/-: 2.2%

Original Procurement Method: Competitive Sealed Proposals

DBE/VSBE Participation: Federal Transit Administration's Transit Vehicle Manufacturer
(See Agency Remarks)

Requesting Agency Remarks: MDOT MTA's Office of Local Transit Support (OLTS) provides a variety of technical assistance services to LOTS operating in the State of Maryland. This contract, awarded to four vendors, allows LOTS to order medium duty buses in a variety of models for transit services in their counties. After the inception of this contract, Alexander Dennis, stopped producing the vehicle they offered and is no longer an active vendor for selection.

For transit vehicles, the DBE goals are managed through the Federal Transit Administration's Transit Vehicle Manufacturer (FTA TVM) Program. Only eligible TVMs may bid on FTA-assisted transit vehicle procurements. MDOT MTA does not set, nor review the DBE goals.

Currently, the contract language allows for the vendors to request, and MDOT MTA to approve, an economic adjustment of up to 4% based on the Producer's Price Index (PPI) category 1413 Truck and Bus Bodies.

Due to unprecedeted increases in the cost of the vehicle components, three vendors for this contract have requested a pricing adjustment that exceeds the amount MDOT MTA may approve under this contract. American Bus & Truck, Inc. requested an adjustment of 15.86% based on the PPI for the period of July 2021 to July 2022. Rohrer Enterprises, Inc. requested an adjustment of 12.18% based on the PPI for the period of December 2021 and July 2022. Sonny Merryman, Inc. requested a price adjustment of 33.5% for vehicle type 2a and 38% for vehicle type 3a as a result of actual costs rather than utilizing the PPI. Sonny Merryman, Inc. also requested an economic adjustment for all options utilizing the PPI from July 2020 to July 2022 which is 22.85%.

While this will add to the price of individual orders, additional contract authority is not requested. The original contract had a "not to exceed" budget requested based on estimated expected orders. MDOT MTA OLTS has received fewer orders than originally anticipated due to COVID restrictions and continuing supply chain issues.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

Agency Remarks (cont'd):

MDOT MTA researched comparable current purchases other states are making and recognized that a new solicitation would definitively result in even higher pricing for the vehicles. Additionally, proceeding with a new solicitation would delay LOTS bus orders at least two years, potentially putting them in the position of not being able to replace vehicles that are past their useful lives and possibly not in good repair. MDOT MTA therefore has determined that it is in the best interest of the State to grant the requested price adjustments.

Fund Source: 80% Federal, 10% Special (Transportation Trust Fund),
10% Various Local Jurisdictions

Approp. Code: J05H0105

Resident Business: Yes American Bus & Truck, Inc.; Rohrer Enterprises, Inc.
No Alexander Dennis, Inc.; Sonny Merryman, Inc.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022



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

11-GM-MOD. MARYLAND TRANSIT ADMINISTRATION

Modification: General/Miscellaneous Contract

Contract ID: Small Buses for LOTS and Mobility; *MOL-19-001-EQ*
 EPICS Nos.: CO403035

Contracts Approved: MDOT 6-GM; 03/04/2020

Contractors: Coach & Equipment Bus Sales, Inc.; Baltimore, MD
 Creative Bus Sales, Inc.; Chino, CA

Contract Description: Supply small buses used by multiple Locally Operated Transit Systems (LOTS) and Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) MobilityLink Division.

Modification Description: Provide pricing adjustment for all vehicles provided by Coach & Equipment Bus Sales, Inc.; however, no additional contract authority is requested.

Original Contract Term: 03/05/2020 – 02/28/2023 (w/two 1-year options)

Modification Term: 11/17/2022 – 02/28/2023

Original Contract Amount: \$102,677,852.00 Aggregated Total NTE

Modification Amount: \$ 0.00

Prior Mods/Options: \$ 1,710,025.00 (Mod No. 1: Increase contract authority, Amend contract terms; MDOT 4-GM-MOD, 02/24/2021)
 \$ 0.00 (Mod No. 2: Amend contract terms; Delegated Authority –MTA DCAR, 11/23/2021)

Revised Total Amount: \$104,387,877.00 Aggregated Total NTE

Percent +/- Changes: 0%

Overall Percent +/-: 1.7%

Original Procurement Method: Competitive Sealed Proposals

DBE/VSBE Participation: Federal Transit Administration's Transit Vehicle Manufacturer
(See Agency Remarks)

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



11-GM- MOD.

MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks: MDOT MTA's Office of Local Transit Support (OLTS) provides a variety of technical assistance services to LOTS operating in the State of Maryland. This contract, awarded to two vendors, allows LOTS and MDOT MTA's MobilityLink to order small buses in a variety of models for transit and paratransit services.

For transit vehicles, the DBE goals are managed through the Federal Transit Administration's Transit Vehicle Manufacturer (FTA TVM) Program. Only eligible TVMs may bid on FTA-assisted transit vehicle procurements. MDOT MTA does not set, nor review the DBE goals.

Currently, the contract language allows for the vendors to request, and MDOT MTA to approve, an economic adjustment of up to 4% based on the Producer's Price Index (PPI) category 1413 Truck and Bus Bodies. Due to unprecedented increases in the cost of the vehicle components, Coach and Equipment Bus Sales, Inc. has requested a pricing adjustment of 26% based actual costs. Creative Bus Sales, Inc. was selected for their diesel bus option, and to date, no orders have been placed for this bus type.

While this will add to the price of individual orders, additional contract authority is not requested. The original contract had a "not to exceed" budget requested based on estimated expected orders. MDOT MTA OLTS has received fewer orders than originally anticipated due to COVID restrictions and continuing supply chain issues.

MDOT MTA researched comparable current purchases other states are making and recognized that a new solicitation would definitively result in even higher pricing for the vehicles. Additionally, proceeding with a new solicitation would delay LOTS and MobilityLink bus orders at least two years, potentially putting them in the position of not being able to replace vehicles that are past their useful life and possibly not in good repair. MDOT MTA therefore has determined that it is in the best interest of the State to grant the requested price adjustments.

Fund Source: **LOTS** - 80% Federal, 10% Special (Transportation Trust Fund),
10% Various Local Jurisdictions

Mobility - 80% Federal, 20% Special (Transportation Trust Fund)

Approp. Code: J05H0105

Resident Business: No

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022



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

12-GM-MOD.

MARYLAND TRANSIT ADMINISTRATION

Modification: General/Miscellaneous Contract

Contract ID: Minivans for LOTS; *MOL-19-006-EQ*
 EPICS Nos.: CO403036

Contracts Approved: MDOT 3-GM, 03/18/2020

Contractors: Sonny Merryman, Inc.; Evington, VA
 Rohrer Enterprises, Inc.; Duncannon, PA

Contract Description: Supply minivans for multiple Locally Operated Transit Systems (LOTS) and Human Services agencies.

Modification Description: Provides pricing adjustment for Rohrer Enterprises, Inc., however, no additional contract authority is requested.

Original Contract Term: 04/02/2020 – 03/31/2023 (w/two 1-year options)

Modification Term: 11/17/2022 – 03/31/2023

Original Contract Amount: \$9,749,322.00 Aggregated Total NTE

Modification Amount: \$ 0.00

Prior Mods/Options: \$ 0.00 (Mod No. 1: Amend contract terms for Sonny Merryman, Inc. only; 04/21/2021 5-GM-MOD)
 \$ 0.00 (Mod No. 2: Amend contract terms for Sonny Merryman, Inc. only; Delegated Authority – MTA DCAR 03/01/2022)

Revised Total Amount: \$9,749,322.00 Aggregated Total NTE

Original Procurement Method: Competitive Sealed Proposals

DBE/VSBE Participation: Federal Transit Administration's Transit Vehicle Manufacturer
(See Agency Remarks)

Requesting Agency Remarks: MDOT MTA's Office of Local Transit Support (OLTS) provides a variety of technical assistance services to LOTS operating in the State of Maryland. This contract, awarded to two vendors, allows LOTS to order minivans in a variety of models for transit services in their counties.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



12-GM- MOD.

MARYLAND TRANSIT ADMINISTRATION (*cont'd*)

Agency Remarks (cont'd):

For transit vehicles, the DBE goals are managed through the Federal Transit Administration's Transit Vehicle Manufacturer (FTA TVM) Program. Only eligible TVMs may bid on FTA-assisted transit vehicle procurements. MDOT MTA does not set, nor review the DBE goals.

Currently, the contract language allows for the vendors to request, and MDOT MTA to approve, an economic adjustment of up to 4% based on the Producer's Price Index (PPI) category 1413 Truck and Bus Bodies.

Due to unprecedeted increases in the cost of the vehicle components, Rohrer Enterprises, Inc. has requested a pricing adjustment that exceeds the amount MDOT MTA may approve under this contract. Rohrer Enterprises, Inc. requested an economic adjustment of 23.6% based on the PPI from April 2020 to July 2022.

While this will add to the price of individual orders, additional contract authority is not requested. The original contract had a "not to exceed" budget requested based on estimated expected orders. MDOT MTA OLTS has received fewer orders than originally anticipated due to COVID restrictions and continuing supply chain issues.

MDOT MTA researched comparable current purchases other states are making and determined that a new solicitation would definitively result in even higher pricing for the vehicles. Additionally, proceeding with a new solicitation would delay LOTS minivan orders for an extended period of time, potentially putting them in the position of not being able to replace vehicles that are past their useful life and possibly not in good repair. MDOT MTA therefore has determined that it is in the best interest of the State to grant the requested price adjustments.

Fund Source: LOTS - 80% Federal, 10% Special (Transportation Trust Fund), and 10% Various Local Jurisdictions

Approp. Code: *J05H0105*

Resident Business: *No*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



Contact: Mallela Ralliford 410-768-7252
mralliford@mdot.maryland.gov

13-C. MOTOR VEHICLE ADMINISTRATION
Construction Contract

Contract ID: Roof Replacement – Easton; *V-EAS-22060-C*
EPICS No.: VEAS22060C

Contract Description: Roof replacement at the MDOT MVA Easton Branch Office.

Award: Ruff Roofing and Sheet Metal, Inc.; Queenstown, MD

Contract Term: 120 Calendar Days from NTP

Amount: \$408,098.12 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Ruff Roofing and Sheet Metal, Inc. Queenstown, MD	\$408,098.12
Dynamic General Contractors, LLC; Millersville, MD	\$430,000.00
SGK Contracting, Inc. Baltimore; MD	\$734,000.00

MBE / VSBE Participation: 15% / 0%

Performance Security: Performance and Payment Bonds

Requesting Agency Remarks: The Governor's Office of Small, Minority & Women Business Affairs reviewed the solicitation and waived the SBR-designation for the Contract on March 25, 2022. A Notice of the availability of the Invitation for Bid (IFB) was published on eMaryland Marketplace Advantage on July 11, 2022, electronically notifying approximately 27 vendors. Twenty prospective vendors were directly solicited by the Department. Three bids were received and opened on August 15, 2022. Several reminders and attempts were made to contact prospective vendors to determine why a bid was not submitted, but no response was received.

The contract provides for all labor, equipment, and materials necessary to replace the existing roof at the MDOT MVA Easton Branch Office.

Ruff Roofing and Sheet Metal, Inc. submitted the lowest bid and the MDOT MVA has confirmed its bid price.

An MBE participation goal of 15% was established for this contract based upon the subcontracting opportunities for these services and Ruff Roofing and Sheet Metal, Inc. has committed to the goal. No VSBE participation goal was established for this contract.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

Fund Source: 100% Special (Transportation Trust)

Approp. Code(s): J04E0003

Resident Business(es): Yes

MD Tax Clearance(s): 22-4062-0111

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



Contact: Mallela Ralliford 410-768-7252
 mralliford@mdot.maryland.gov

14-C. MOTOR VEHICLE ADMINISTRATION
Construction Contract

Contract ID: Replacement of Fire Alarm System - Frederick; *V-FRD-23016-C*
 EPICS No.: VFRD23016C

Contract Description: Replace the existing 22-year old fire alarm system located in the MDOT MVA Frederick Branch Office to maintain a safe environment for the public and State employees using the facility.

Award: Hartman Electric, LLC; Baltimore, MD *(SBR-vendor)*

Contract Term: 120 Calendar Days from NTP

Amount: \$364,850 NTE

Procurement Method: Competitive Sealed Bidding *(SBR-designated)*

Bids:

<i>Bidders</i>	<i>Amounts</i>
Hartman Electric, LLC; Baltimore, MD	\$364,850
Nichols Power Systems; Columbia, MD	\$444,077

MBE/VSBE Participation: 33% / 0%

Performance Security: Performance and Payment Bonds

Requesting Agency Remarks: A notice of the availability of the Invitation for Bid with a Small Business Reserve-designation was published on eMaryland Marketplace Advantage on August 18, 2022, electronically notifying 1,135 vendors. Three prospective vendors were directly solicited. Two bids were received and opened on September 8, 2022. Several reminders and attempts were made to contact prospective vendors to determine why a bid was not submitted, but no response was received.

The contract provides for all labor, equipment, and material necessary to replace the existing fire alarm system at the MDOT MVA Frederick Branch Office.

Hartman Electric, LLC submitted the lowest bid and the MDOT MVA has confirmed its bid price. The firm is a Certified-Small Business Enterprise based in Maryland.

An MBE participation goal of 10% was established for this contract based upon the subcontracting opportunities for these services. The Prime committed to 33% MBE participation on this contract, exceeding the 10% MBE participation goal by 23%.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



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

Fund Source: 100% Special (Transportation Trust)

Approp. Code(s): J04E0003

Resident Business(es): Yes

MD Tax Clearance(s): 22-4462-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

15-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Highway Structures Engineering Services for State and Local Governments
BCS 2020-06 C

EPICS No.: SBCS2006C

Contract Description: One of 11 open-ended, work-order based contracts to provide Highway Structures Engineering Services for State and Local Governments for the Maryland Department of Transportation State Highway Administration (MDOT SHA).

Award: KCI Technologies, Inc./
Gannett Fleming, Inc. (JV); Sparks, MD

Contract Term: 12/08/2022 – 12/07/2027 (5-years)

Amount: \$7,500,000 NTE

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Ratings (Max 100) (Rankings)</i>	<i>Awards</i>
Wallace, Montgomery & Associates, LLP/ McCormick Taylor, Inc. (JV) Hunt Valley, MD	81.58 (1)	Approved 12-AE, 07/27/2022 Contract A
Whitman, Requardt & Associates, LLP Baltimore, MD	80.15 (2)	Approved 12-AE, 08/31/2022 Contract B
KCI Technologies, Inc./ Gannett Fleming, Inc. (JV) Sparks, MD	78.66 (3)	\$7,500,000.00 NTE Contract C
Jacobs Engineering Group, Inc./ Century Engineering, Inc. (JV) Baltimore, MD	78.57 (4)	(Contract D)
AECOM Technical Services, Inc. Hunt Valley, MD	78.16 (5)	Approved 12-AE, 10/12/2022 Contract E
Greenman Pedersen, Inc./ Whitney, Bailey, Cox & Magnani, LLC (JV) Columbia, MD	76.98 (6)	Approved 7-AE, 09/14/2022 Contract F

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



15-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

Proposals (cont'd):

<i>Offerors</i>	<i>Technical Proposal Ratings (Max 100) (Rankings)</i>	<i>Awards</i>
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	76.13 (7)	Approved 16-AE, 10/26/2022 Contract G
The Wilson T. Ballard Company Owings Mills, MD	76.09 (8)	(Contract H)
Rummel, Klepper & Kahl, LLP Baltimore, MD	76.03 (9)	(Contract I)
Prime AE Group, Inc. Baltimore, MD	75.66 (10)	(Contract J)
Stantec Consulting Services, Inc./ WSP USA, Inc. (JV) Laurel, MD	75.31 (11)	Approved 12-AE, 07/27/2022 Contract K
Brudis & Associates, Inc. Columbia, MD	71.18 (12)	
A. Morton Thomas and Associates, Inc./ Mead & Hunt, Inc. (JV) Towson, MD	70.91 (13)	
STV Incorporated/ Dewberry Engineers, Inc. (JV) Baltimore, MD	69.51 (14)	
Hardesty & Hanover, LLC/ Volkert, Inc. (JV) Annapolis, MD	69.40 (15)	
Exp USA Services, Inc./ EBA Engineering, Inc. (JV) Towson, MD	64.34 (16)	
Urban Engineers, Inc./ Michael Baker International, LLC (JV) Baltimore, MD	62.21 (17)	

DBE / VSBE Participation: 25% / 0%

Incumbents:

Whitman Requardt & Associates LLP; The Wilson T Ballard Co; Wallace Montgomery & Associates LLP; Brudis & Associates, Inc; Greenman Pedersen, Inc./ Whitney, Bailey, Cox & Magnani, LLC, (JV); Johnson Mirmiran & Thompson Inc; Jacobs Engineering Group, Inc., /EBA Engineering, Inc., (JV); Rummel Klepper & Kahl LLP; AECOM Technical Services, Inc.; KCI Technologies, Inc.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



15-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

Requesting Agency Remarks: On April 1st, 2020, the solicitation was advertised in The Daily Record, MDOT SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for up to 12 contracts valued at \$7.5 million each, not to exceed \$90 million total. A total of 761 firms were notified via eMMA and an additional 53 were directly solicited by the Department. MDOT SHA received 17 expressions of interest, invited each of the firms to submit technical proposals and found 11 eligible for contract award.

This contract series provides services, on behalf of state and local agencies, to develop and review structural designs and contract documents for new and rehabilitated highway structures and other transportation projects, structural evaluation, condition inspection, repair, and rehabilitation to fixed bridges, moveable bridges, and small structure, hydrology/hydraulics engineering, and on-site supplemental engineering services.

On December 23, 2021, MDOT SHA received a protest, disputing:

- the scoring criteria and policy related to MDOT SHA's review of technical proposals, specifically the 75-point threshold for contract award; and
- the offeror's final technical scores and debriefing feedback.

MDOT SHA reviewed the protest at length, with extensive counsel from the Office of the Attorney General and issued a draft Procurement Officer's Final Decision, on June 6, 2022. At that time, the Department offered the contractor the opportunity to withdraw its protest before a formal final decision was issued. In response, the contractor withdrew their protest on June 8, 2022, and MDOT SHA accepted their withdrawal.

A 25% DBE participation goal has been established for this contract and the joint venture of KCI Technologies, Inc./Gannett Fleming, Inc. (JV) has committed to meeting this goal. No VSBE goal was established for this contract.

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

Approp. Code: J02B0101 & J02B0102

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

Resident Business: Yes

MD Tax Clearance: 22-4543-0111

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

John Gontrum



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: SHA PROCUREMENT DIRECTOR JADA WRIGHT
SUBJECT: NOTICE OF CORRECTION – MDOT 15-AE, 11/16/2022 BPW MEETING
DATE: JUNE 30, 2025

PURPOSE OF MEMORANDUM

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

MDOT Agenda 11/16/2022, Item 15-AE

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

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

Requested by:

Jada Wright

Jada Wright, Director
Office of Procurement and Contract Management

Concurrence:

Scott Pomento

Scott Pomento, P.E.
Chief Financial Officer

Approval:

Will Pines

William Pines, P.E.
Administrator

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



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

16-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Facility Management Services, Statewide; *BCS 2020-10 A and B*
 EPICS No. SBCS2010A, SBCS2010B

Contract Description: Two of three open-ended, work-order based contracts to provide Facility Management Services, Statewide for the Maryland Department of Transportation State Highway Administration (MDOT SHA).

Awards: Johnson, Mirmiran and Thompson, Inc.; Columbia, MD (Contract A)
 Whitman, Requardt and Associates LLP; Baltimore, MD (Contract B)

Contract Term: 12/08/2022 –12/07/2027 (5 years)

Amount: \$4,000,000 each
 \$8,000,000 Total

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Ratings (Max 100) (Rankings)</i>	<i>Awards</i>
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	88.25 (1)	\$4,000,000 Contract A
Whitman, Requardt & Associates, LLP Baltimore, MD	78.68 (2)	\$4,000,000 Contract B
Rummel, Klepper & Kahl, LLP Baltimore, MD	75.38 (3)	(Contract C)
O'Connell & Lawrence, Inc./ Whitney, Bailey, Cox & Magnani, LLC (JV) Baltimore, MD	68.65 (4)	
KCI Technologies, Inc. Baltimore, MD	65.44 (5)	
WSP USA Inc. Baltimore, MD	64.99 (6)	
EXP U.S. Services Inc./ Development Facilitators Inc. (JV) Baltimore, MD	49.83 (7)	
Mimar Architects & Engineers, Inc. Baltimore, MD	34.75 (8)	

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



16-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

DBE/VSBE Participation: 15% / 0%

Incumbents: Rummel, Klepper & Kahl, LLP; Johnson, Mirmiran & Thompson, Inc.; O'Connell & Lawrence, Inc. / Whitney, Bailey, Cox & Magnani, LLC

Requesting Agency Remarks: On September 4, 2020, the solicitation was advertised in The Daily Record, MDOT SHA's web page, and eMaryland Marketplace Advantage. The advertisement was for three contracts for \$4 million each not to exceed \$12 million. A total of 2,102 firms were notified via eMMA and an additional 1,106 were directly solicited. MDOT SHA received 8 technical proposals (there were no expressions of interest for this contract). MDOT SHA used qualifications-based selection and found three consultants eligible for contract award. There were no protests filed for these contracts.

The services to be performed are facility management services, Statewide, including commissioning services for planning, design, construction, and operation of facility projects, re and retro commissioning, heating ventilation and air conditioning (HVAC) testing, adjusting and balancing services, inspection, assessment, testing and monitoring of facilities and facility assets such as HVAC systems, roofs, electrical systems, fire protection and conveyance systems (e.g. elevators), facility master planning, facility asset management, and onsite staffing support.

A 15% DBE participation goal has been established for this contract and Johnson, Mirmiran and Thompson, Inc. agreed to meet the goal. Whitman, Requardt and Associates LLP has agreed to a 15.75% goal. No VSBE goal was established for these contracts.

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

Approp. Code: J02B0101 & J02B0102

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

Resident Business: Yes

MD Tax Clearance: Johnson, Mirmiran and Thompson, Inc. 22-4603-1111
 Whitman, Requardt and Associates LLP 22-4604-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

John Gontrum



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: SHA PROCUREMENT DIRECTOR JADA WRIGHT
SUBJECT: NOTICE OF CORRECTION – MDOT 16-AE, 11/16/2022 BPW MEETING
DATE: JUNE 30, 2025

PURPOSE OF MEMORANDUM

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

MDOT Agenda 11/16/2022, Item 16-AE

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

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

Requested by:

Jada Wright

Jada Wright, Director
Office of Procurement and Contract Management

Concurrence:

Scott Pomento

Scott Pomento, P.E.
Chief Financial Officer

Approval:

Will Pines

William Pines, P.E.
Administrator

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



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

17-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Traffic Engineering and Design Services, Statewide; *BCS 2020-13 D and BCS 2020-13 E*
EPICS No.: SBCS2013D & SBCS2013E

Contract Description: Two of six open-ended, work-order based contracts to provide traffic engineering and design services, Statewide for the Maryland Department of Transportation State Highway Administration (MDOT SHA).

Awards: KCI Technologies, Inc.; Sparks, MD (Contract D)
Whitney, Bailey, Cox & Magnani, LLC/
Dewberry Engineers, Inc. (JV); Baltimore, MD (Contract E)

Contract Term: 12/08/2022 - 12/07/2027 (5 years)

Amount: \$8,000,000 each
\$16,000,000 Total

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Ratings (Max 100) (Rankings)</i>	<i>Awards</i>
Rummel, Klepper & Kahl, LLP Baltimore, MD	83.98 (1)	Awarded 13-AE, 06/08/2022 Contract A
Mead & Hunt, Inc./ STV Incorporated (JV) Columbia, MD	81.85 (2)	(Contract B)
WSP USA, Inc. Baltimore, MD	77.69 (3)	Awarded 18-AE, 10/26/22 Contract C
KCI Technologies, Inc. Sparks, MD	77.43 (4)	\$8,000,000 Contract D
Whitney, Bailey, Cox & Magnani, LLC/ Dewberry Engineers, Inc. (JV) Baltimore, MD	76.83 (5)	\$8,000,000 Contract E
Wallace Montgomery & Associates, LLP/ Johnson, Mirmiran & Thompson, Inc. (JV) Hunt Valley, MD	76.18 (6)	(Contract F)

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



17-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

Proposals (cont'd):

<i>Offerors</i>	<i>Technical Proposal Ratings (Max 100) (Rankings)</i>	<i>Awards</i>
The Wilson T. Ballard/EXP U.S. Services, Inc./ Lenhart Traffic Consulting, Inc. (JV). Owings Mills, MD	75.86 (7)	
Century Engineering, Inc./ McCormick Taylor, Inc. (JV) Baltimore, MD	75.25 (8)	
Brudis & Associates, Inc. Columbia, MD	74.99 (9)	
Whitman, Requardt & Associates, LLP Baltimore, MD	74.71 (10)	
Gannet Fleming, Inc./ A. Morton Thomas and Associates, Inc. (JV) Baltimore, MD	73.63 (11)	
AECOM Technical Services, Inc. Hunt Valley, MD	69.43 (12)	

DBE/ VSBE Participation: 25% / 0%

Incumbents: Rummel, Klepper & Kahl, LLP; Sabra Wang & Associates, Inc./ STV Incorporated (JV); Parsons Brinckerhoff, Inc.; Whitman, Requardt and Associates, LLP; Wallace, Montgomery and Associates, LLP/Johnson, Mirmiran and Thompson, Inc. (JV); Century Engineering, Inc.

Requesting Agency Remarks: On September 1, 2020, the solicitation was advertised in The Daily Record, MDOT SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for six contracts for \$8 million each not to exceed \$48 million. A total of 900 firms were notified via eMMA and an additional 536 were directly solicited. MDOT SHA received 12 expressions of interest and invited each firm to submit technical proposals. MDOT SHA used qualifications-based selection and found eight consultants eligible for contract award. All awardees received a debriefing, and no protests were filed.

The purpose of these contracts are to assist MDOT SHA with traffic engineering and design services of Traffic Control Devices (TCD) including but not limited to signals, signing and pavement markings, traffic signals, Intelligent Transportation Systems (ITS), temporary traffic control, roadway lighting, and staffing for on-site engineering support.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



17-AE. **STATE HIGHWAY ADMINISTRATION** (*cont'd*)

Requesting Agency Remarks (cont'd):

A 25% DBE participation goal has been established for these contracts and the contractors have agreed to meet this goal. No VSBE goal was established for these contracts.

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

Approp. Code: J02B0101 & J02B0102

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

Resident Business: Yes

MD Tax Clearance: KCI Technologies, Inc
Whitney, Bailey, Cox & Magnani, LLC/ 22-4545-1111
Dewberry Engineers, Inc. (JV)

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

John Gontrum



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: SHA PROCUREMENT DIRECTOR JADA WRIGHT
SUBJECT: NOTICE OF CORRECTION – MDOT 17-AE, 11/16/2022 BPW MEETING
DATE: JUNE 30, 2025

PURPOSE OF MEMORANDUM

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

MDOT Agenda 11/16/2022, Item 17-AE

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

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

Requested by:

Jada Wright

Jada Wright, Director
Office of Procurement and Contract Management

Concurrence:

Scott Pomento

Scott Pomento, P.E.
Chief Financial Officer

Approval:

Will Pines

William Pines, P.E.
Administrator

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

18-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Supplemental Engineering Support Services – Office of Construction (OOC);
BCS 2021-06 A and C

EPICS No.: SBCS2106A, ~~SBCS2106B~~
~~SBCS2106C~~

See next page for Record
Correction Letter dated 11/23/22

Contract Description: Two of three open-ended, work-order based contracts to provide Supplemental Engineering Support Services for the Maryland Department of Transportation State Highway Administration's (MDOT SHA) Office of Construction.

Awards: Century Engineering, LLC / (Contract A)
Whitney, Bailey, Cox & Magnani, LLC (JV); Hunt Valley, MD
McCormick Taylor, Inc. / (Contract C)
Pennoni Associates Inc. (JV); Baltimore, MD

Contract Term: 12/08/2022 - 12/07/2027 (5 Years)

Amount: \$2,000,000 NTE each
\$4,000,000 NTE Total

Procurement Method: Qualification Based Selection

Proposals:

Offerors	Technical Proposal Ratings (Max 100) (Rankings)	Awards
Century Engineering, LLC / Whitney, Bailey, Cox & Magnani, LLC (JV) Hunt Valley, MD	81.08 (1)	\$2,000,000 NTE Contract A
Johnson, Mirmiran & Thompson, Inc / Whitman, Requardt & Associates, LLP (JV) Hunt Valley, MD	78.08 (2)	(Contract B)
McCormick Taylor, Inc. / Pennoni Associates Inc. JV Baltimore, MD	76.55 (3)	\$2,000,000 NTE Contract C
A. Morton Thomas and Associates, Inc. Towson, MD	74.48 (4)	
EBA Engineering, Inc. / ATCL P.L.C. / O'Connell & Lawrence, Inc. (JV) Laurel, MD	75.43 (5)	



Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
James F. Ports, Jr.
Secretary
Tim Smith, P.E.
Administrator

MEMORANDUM

Accepted 12/1/2022- JTG

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT SHA ADMINISTRATOR TIM SMITH
SUBJECT: NOTICE OF CORRECTION – MDOT 18-AE 11/16/2022 BPW MEETING
DATE: November 23, 2022
RESPONSE
REQUESTED BY: November 30, 2022

PURPOSE

This is to advise you of the following clerical error change to the Maryland Department of Transportation's action agenda item previously approved by the Board of Public Works.

MDOT Agenda 11/16/2022, Item 18-AE

Approved EPICS Number: SBCS2106B

Correct EPICS Number: SBCS2106C

Thank you for your attention to this matter. If you need further information, please contact Jada Wright at 410-545-0330 or jwright18@mdot.maryland.gov.

Request By:

Jada Wright

Jada Wright, Director
Office of Procurement and Contract Management

Concurrence:

Lisa B. Conners

Lisa B. Conners
Deputy Administrator for Administration

Approval:

Tim Smith

Tim Smith, P.E.
Administrator

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



18-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

Proposals: (cont'd)

<i>Offerors</i>	<i>Technical Proposal Ratings (Max 100) (Rankings)</i>	<i>Awards</i>
KCI Technologies, Inc. Sparks, MD	75.09 (6)	
AECOM Technical Services, Inc. Hunt Valley, MD	74.28 (7)	
Alpha Corporation, Inc. / Brudis and Associations, Inc. (JV) Baltimore, MD	74.15 (8)	
Gannett Fleming, Inc./ Greenman Penderson, Inc. (JV) Baltimore, MD	73.89 (9)	
Wallace Montgomery & Associates, LLP Hunt Valley	73.24 (10)	
PRIME AE Group, Inc./Urban Engineers, Inc. Baltimore, MD	71.04 (11)	
Rummel, Klepper & Kahl, LLP Baltimore, MD	70.80 (12)	
Stantec Consulting Services Inc. Laurel, MD	65.12 (13)	

DBE/VSBE Participation: 25% / 0%

Incumbents: Century Engineering, LLC/Whitney, Bailey, Cox & Magnani, LLC (JV);
 Alpha Corporation, Inc./URS JV, ATCL P.L.C./EBA Engineering, Inc. (JV)

Requesting Agency Remarks: On June 3, 2021, the solicitation was advertised in The Daily Record, MDOT SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for three contracts for \$2 million each not to exceed \$6 million. A total of 779 firms were notified via eMMA and 160 were directly solicited. MDOT SHA received 14 expressions of interest and invited all 14 firms to submit technical proposals. Thirteen technical proposals were received and reviewed. MDOT SHA used qualifications-based selection and found three consultants eligible for contract award.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



18-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

Agency Remarks (cont'd):

The consultant will provide various engineering/technical services related to design and construction projects and related activities to be administered by the State Highway Administration, Office of Construction. These services may require individuals to work on-site at the Office of Construction or other Administration facilities. Project assignments for design activities may include support for highway design, hydrologic/hydraulic services, wetland services, special projects assistance, and CADD/drafting services and activities. Project assignments for construction activities may include support services for change orders and claim work, assisting survey party, specification review, sketch book review, maintenance of traffic plans review, special projects assistance, construction office technical assistance, CADD/drafting services, CPM review and monitoring services activities, constructability reviews, technical training services, environmental permit processing assistance, and environmental stewardship initiatives.

A 25% DBE participation goal was established for each of these contracts and both recommended awardees have committed to meeting the goal. No VSBE goal was established for this contract. There were no protests received during this procurement.

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

Approp. Code: J02B0101 & J02B0102

Resident Business: Yes

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

MD Tax Clearance: Century Engineering, LLC / 22-4305-1111

Whitney, Bailey, Cox & Magnani, LLC (JV)

McCormick Taylor, Inc. /

Pennoni Associates Inc. (JV)

22-4341-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Accepted 7/3/2025- JTG

John Gонtrum



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: SHA PROCUREMENT DIRECTOR JADA WRIGHT
SUBJECT: NOTICE OF CORRECTION – MDOT 18-AE, 11/16/2022 BPW MEETING
DATE: JUNE 30, 2025

PURPOSE OF MEMORANDUM

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

MDOT Agenda 11/16/2022, Item 18-AE

Approved Approp. Code: J02B0101

Corrected Approp. Code: J02B0101 & J02B0102

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

Requested by:

Jada Wright

Jada Wright, Director
Office of Procurement and Contract Management

Concurrence:

Scott Pomento

Scott Pomento, P.E.
Chief Financial Officer

Approval:

Will Pines

William Pines, P.E.
Administrator

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

19-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Pavement Management Engineering Services – Statewide; BCS 2021-14 A
EPICS No. SBCS2114A

Contract Description: One of three open-ended, work-order based contracts to provide Pavement Management Engineering Services - Statewide for the Maryland Department of Transportation State Highway Administration (MDOT SHA).

Award: Wallace, Montgomery and Associates, LLC; Hunt Valley, MD

Contract Term: 12/08/2022 - 12/07/2027 (5 Years)

Amount: \$3,000,000 NTE

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Ratings (Max 100) (Rankings)</i>	<i>Awards</i>
Wallace, Montgomery & Associates, LLP Hunt Valley, MD	90.56 (1)	Contract A \$3,000,000 NTE
Mott MacDonald, LLC Hunt Valley, MD	89.33 (2)	(Contract B)
Wood Environment & Infrastructure Solutions, Inc. Hanover, MD	88.54 (3)	Approved 17-AE, 10/26/22 Contract C
O'Connell & Lawrence, Inc. / KCI Technologies, Inc. (JV) Baltimore, MD	88.29 (4)	
Applied Research Associates, Inc. Elkridge, MD	84.64 (5)	

DBE / VSBE Participation: 13% / 0%

Incumbents: Wood Environment & Infrastructure Solutions, Inc.; Applied Research Associates, Inc.; O'Connell & Lawrence, Inc./Kercher Engineering (JV)

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



19-AE. **STATE HIGHWAY ADMINISTRATION** (*cont'd*)

Requesting Agency Remarks: On November 9, 2021, the solicitation was advertised in The Daily Record, MDOT SHA's web page, and eMaryland Marketplace Advantage. The advertisement was for three contracts for \$3 million each not to exceed \$9 million. A total of 1,223 firms were notified via eMMA and all were directly solicited. MDOT SHA received five expressions of interest and invited all five firms to submit technical proposals. MDOT SHA used qualifications-based selection and found three consultants eligible for contract award. There were no protests filed for this contract.

Services include pavement data management, including pavement data collection, processing, modeling, analysis, and reporting; supporting MDOT SHA planning and design functions; supporting pavement system preservation through appropriate project and treatment selection; pavement engineering for the structural and functional needs of the pavement system; and Mechanistic-Empirical Design Guide (MEPDG) implementation. In addition, specialized engineering services may be required to satisfy unique Administration needs related to asset management. The services required involve providing supplemental staff to support Office of Materials Technology Pavement Management Section in all tasks related to pavement management engineering.

A 13% DBE participation goal was set for this contract series. Wallace, Montgomery, & Associates, LLC committed to meeting the goal. No VSBE goal was established for this contract.

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

Approp. Code: J02B0101 & J02B0102

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

Resident Business: Yes

MD Tax Clearance: 22-4342-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

John Gонtrum



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: SHA PROCUREMENT DIRECTOR JADA WRIGHT
SUBJECT: NOTICE OF CORRECTION – MDOT 19-AE, 11/16/2022 BPW MEETING
DATE: JUNE 30, 2025

PURPOSE OF MEMORANDUM

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

MDOT Agenda 11/16/2022, Item 19-AE

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

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

Requested by:

Jada Wright

Jada Wright, Director
Office of Procurement and Contract Management

Concurrence:

Scott Pomento

Scott Pomento, P.E.
Chief Financial Officer

Approval:

Will Pines

William Pines, P.E.
Administrator

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022



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

20-C. STATE HIGHWAY ADMINISTRATION
Construction Contract

Contract ID: HVAC Upgrades and Roof Replacements at the Churchville Maintenance Facility; HA4185129

EPICS No.: HA4185129

Contract Description: Provide HVAC upgrades and roof replacements at the Churchville Maintenance Facility.

Award: Fresh Air Concepts LLC; Linthicum, MD

Contract Term: 12/08/2022* – 03/15/2025 (*or earlier upon BPW approval)
 (2 years 3 months 8 days)

Amount: \$3,580,703 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Fresh Air Concepts LLC; Linthicum, MD	\$3,580,703
Towson Mechanical Incorporated: Parkville, MD	\$3,744,000

MBE/VSBE Participation: 17% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: None

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on April 12, 2022, notifying 216 potential contractors, 43 of which were MDOT-certified Minority Business Enterprises (MBE's). Three bids were received and opened on May 19, 2022. The apparent low bid was withdrawn due to an omission of key items/costs in the bid. Unable to confirm the noted omissions, MDOT SHA met with the firm to request further evidence. The low bidder provided sufficient evidence to meet the conditions for seeking to withdraw the bid. The Department recommends award to the next apparent low bidder.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



20-C. STATE HIGHWAY ADMINISTRATION (cont'd)

Agency Remarks (cont'd):

A 17% MBE participation goal has been established for this contract. This contract carries no VSBE participation goal.

The Maryland Department of Transportation State Highway Administration has confirmed Fresh Air Concepts LLC's bid price.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0101

Resident Business: Yes

MD Tax Clearance: 22-3490-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

21-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Median and Roadside Mowing, Trimming, and Litter Pickup at Various Locations for the Fairland Shop Area of Montgomery County; 42715F1425SB

EPICS No.: 42715F1425

Contract Description: Open-ended, on-call contract for median and roadside mowing, and litter pick-up at various locations for the Fairland Shop Area in Montgomery County.

Award: A. Marquez Trucking, Inc.; Silver Spring, MD (MBE & SBR-vendor)

Contract Term: 12/08/2022* – 12/31/2025 (*or earlier upon BPW approval)
(3 years and 24 days)

Amount: \$462,713 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
A. Marquez Trucking, Inc.; Silver Spring, MD	\$462,713
Manuel Landscaping, Inc.; Owings Mills, MD	\$660,750
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$1,336,850
Dixon Enterprises, LLC; Owings Mills, MD	\$1,435,000

Living Wage Eligible: Yes

MBE/VSBE Participation: 100% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: Same

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on May 24, 2022, notifying 38 potential contractors, eight of which were MDOT-certified Minority Business Enterprises (MBE's). Five bids were received and opened on June 23, 2022. The apparent low bidder's bid was rejected for previously failing to perform on similar contracts and subsequently being terminated for default. MDOT SHA has determined that the multiple terminations warrant the bidder being deemed non-responsible. No protests were filed. MDOT SHA is proceeding with recommended award to the next low bidder.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

Agency Remarks (cont'd):

Item 1001 (Protection Vehicle with Operation), Item 7001 - 7012 & 7015 (Mowing Cycle) accounted for the disparity in prices for the highest two bidders. The second, third and fourth bidders stated that the cost of labor, equipment and fuel accounted for their increased bid prices.

The Maryland Department of Transportation State Highway Administration has confirmed A. Marquez Trucking, Inc.'s bid price. The MBE goal for this contract is 0%; however, the work conducted on this contract is performed 100% by a Certified Minority Business Enterprise and State-certified Small Business; therefore, the MBE participation is 100%. There is no VSBE goal for this contract.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-4039-0111

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

22-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Median and Roadside Mowing, Trimming and Litter Pickup at Various Locations in the Gaithersburg Shop Areas in Montgomery County; 42715G1425SB

EPICS No.: 42715G1425

Contract Description: Open-ended, on-call, contract is for median and roadside mowing, trimming and litter pickup at various locations in the Gaithersburg Shop Areas in Montgomery County.

Award: Manuel Landscaping, Inc.; Owings Mills, MD (SBR-vendor)

Contract Term: 12/08/2022* – 12/31/2025 (*or earlier upon BPW approval)
(3 years 24 days)

Amount: \$566,046 NTE

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

<i>Bidders</i>	<i>Amounts</i>
Manuel Landscaping, Inc.; Owings Mills, MD	\$566,046
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$1,293,565
Dixon Enterprises, LLC; Owings Mills, MD	\$1,598,925

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

Performance Security: None

Incumbent: Same

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on May 24, 2022, notifying 41 potential contractors, nine of which were MDOT-certified Minority Business Enterprises (MBE's). Three bids were opened on July 14, 2022. No protests were filed.

Item 1001 (Protection Vehicle with Operator), Item 7001, 700, 7003, 7004, 705, 7006 & 7007 (Mowing Cycle, 1-270 From I-495 Capital Beltway to Frederick County) accounted for the disparity in bid prices for the highest two bids.

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

Agency Remarks (cont'd): The second and third bidders stated that the increase in labor, equipment cost, and fuel cost accounted for the increase in their bid prices.

No MBE or VSBE participations goals were established for this contract due to limited subcontracting opportunities.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-3643-0111

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

23-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Median and Roadside Mowing, Trimming, and Litter Pick Up at Various Locations in Laurel Shop Area in Prince George's County; 42716L1424SB
EPICS No.: 42716L1424

Contract Description: Open-ended, on-call, median and roadside mowing, trimming, and litter pick up at various locations in the Laurel shop area.

Award: Manuel Landscaping; Owings Mills, MD (SBR-vendor)
Contract Term: 12/08/2022* – 12/31/2024 (*or earlier upon BPW approval)
(2 years 24 days)

Amount: \$561,707 NTE

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

Bidders	Amounts
Manuel Landscaping; Owings Mills, MD	\$561,707
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$1,210,825

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: Manuel Landscaping, Inc.; Owings Mills, MD

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on May 24, 2022, notifying 126 potential contractors, thirteen of which were MDOT-certified Minority Business Enterprises (MBE's). Two bids were received and opened on July 14, 2022. No protests were filed.

MDOT SHA compared the received bids and noted the disparity primarily lied between two line items/categories. Line item 1001 – Protection Vehicle, for which the low bidder already possesses the equipment, and the majority of expense would be to pay the driver.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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23-M. STATE HIGHWAY ADMINISTRATION (cont'd)

Agency Remarks (cont'd):

Additionally, line items 7011-7022, 7024-7025 - Median and Roadside Mowing, Trimming, And Litter Pickup at Various Locations – 5 Person Pick-Up Crew also accounted for higher than usual expense and disparity. The bidding firms noted that some equipment has been difficult to procure due to scarcity in the market, as well as aligning a workforce during recent shortages and fuel-cost fluctuations.

No MBE or VSBE participations goals were established for this contract due to limited subcontracting opportunities.

The Maryland Department of Transportation State Highway Administration has confirmed Manuel Landscaping, Inc.'s bid price and the work conducted on this contract will be wholly performed by a State-certified Small Business-vendor.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-3644-0111

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

24-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in St. Mary's County; 4291851425SB

EPICS No.: 4291851425

Contract Description: Open-ended, on-call, contract is for brush and tree cutting and stump removal at various locations in St. Mary's County.

Award: McKenzie Contracting, LLC.; St. Leonard, MD (SBR vendor)

Contract Term: 12/08/2022* – 06/30/2025 (*or earlier upon BPW Approval)
(2 years 6 months and 22 days)

Amount: \$613,578 NTE

Procurement Method: Competitive Sealed Bidding (SBR- designated)

Bids:

Bidders	Amounts
McKenzie Contracting, LLC; Timonium, MD	\$613,578
A. Marquez Trucking, Inc.; Silver Spring, MD	\$735,444
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$766,800

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: A. Marquez Trucking, Inc.; Silver Spring, MD

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on May 31, 2022, notifying 20 potential contractors, three of which were MDOT-certified Minority Business Enterprises (MBEs). Three bids were received and opened on June 30, 2022. No protests were received.

Line items 7004 - Truck Mounted Hydraulic Crane with Operator, 7005 - 12" Disc Chipper, 7006 - Labor/Brushman, 7008 - Climber/Trimmer), 7009 – Foreman and 8002 - Bucket Truck 75-Foot Reach accounted for the disparity in bid pricing received.

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

Agency Remarks (cont'd):

No MBE or VSBE participations goals were established for this contract due to limited subcontracting opportunities.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-3492-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

25-M

STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in Talbot County; 4292021425RSB

EPICS No.: 4292021425

Contract Description: Open-ended, on-call, contract is for brush and tree cutting and stump removal at various locations in Talbot County.

Award: A-Fordable Tree Service, LLC; Easton, MD (SBR vendor)

Contract Term: 12/08/2022* – 12/31/2025 (*or earlier upon BPW approval)
(3 years 24 days)

Amount: \$258,361 NTE

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

<i>Bidders</i>	<i>Amounts</i>
A-Fordable Tree Service, LLC; Easton, MD	\$258,361
A. Marquez Trucking, Inc.; Silver Spring, MD	\$289,375
PLWMS dba Patriot Natural Resources; Beallsville, MD	\$516,700

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: Same

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on February 1, 2022, notifying 66 potential contractors, four of which were MDOT-certified Minority Business Enterprises (MBE's). Three bids were received opened on March 17, 2022. No protests were filed.

The third and highest bidder stated that the travel distance, travel expenses, labor rates, fuel cost, equipment maintenance costs, wear and tear, and the size and scope of work were all factors in their bid price.

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

Agency Remarks (cont'd):

Item 7001 (12" Disc Chipper), Item 7002 (Labor/Brushman), Item 7004 (Climber/Trimmer), 7005 (Foreman) And 8001 (Bucket Truck 50 Foot Reach) accounted for the disparity in prices in comparison to the first and second bidders.

No MBE or VSBE participations goals were established for this contract due to limited subcontracting opportunities.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-2225-0111

BOARD OF PUBLIC WORKS

APPROVED

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WITH DISCUSSION

THIS ITEM WAS:

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022



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

26-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in Southern Anne Arundel County; 4292A51425
 EPICS No.: 4292A51425

Contract Description: Provide brush and tree cutting and stump removal at various locations in Southern Anne Arundel County.

Award: McKenzie Contracting, LLC; St. Leonard, MD (*SBR-vendor*)

Contract Term: 12/08/2022* – 06/30/2025 (*or earlier upon BPW approval)
 (2-years, 6-months, 24-days)

Amount: \$1,878,100 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
McKenzie Contracting, LLC; St. Leonard, MD	\$1,878,100
A-Fordable Tree Service, LLC; Easton, MD	\$2,132,480
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$3,387,500

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: A-Fordable Tree Service, LLC; Easton, MD

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage on March 22, 2022, notifying 14 potential contractors, two of which were MDOT-certified Minority Business Enterprises (MBE's). Four bids were received and opened on April 28, 2022.

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

Agency Remarks (cont'd):

A protest was filed by the second lowest bidder alleging that the apparent low bidder's bid did not meet the Maryland minimum wage and living wage requirements. MDOT SHA determined the protest had no merit and the protest was denied. The Department did reject the apparent low bid citing non-compliance with various contract documentation and specifications unrelated to the protest. MDOT SHA discussed these factors and provided the low bidder the opportunity to provide missing Payment and Performance Bonds, which were never submitted. The apparent low bid was then rejected and MDOT SHA is recommending award to the next apparently low bidder.

No MBE or VSBE participations goals were established for this contract due to limited subcontracting opportunities.

MDOT SHA cited labor-, equipment-, and fuel-rates as presenting the significant disparity between bids. MDOT SHA has confirmed McKenzie Contracting, LLC's bid price and the work conducted on this contract is performed wholly by a State-certified Small Business-vendor.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-4038-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

27-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in A Baltimore and Harford Counties; 429D41426

EPICS No.: 429D41426

Contract Description: Provide brush and tree cutting services and stump removal at various locations in Baltimore and Harford Counties.

Awards: Pittman's Tree & Landscaping, Inc.; Front Royal, VA

Contract Term: 12/08/2022* – 12/31/2026 (*or earlier upon BPW approval)
(4-years 23-days)

Amount: \$5,596,989 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Pittman's Tree & Landscaping, Inc.; Front Royal, VA	\$5,596,989
A. Marquez Trucking, Inc.; Silver Spring, MD	\$5,702,700
PLWMS dba Patriot Natural Resources; Beallsville, MD	\$5,757,250

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: Same

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on July 12, 2022, notifying 81 potential contractors, three of which were MDOT-certified Minority Business Enterprises (MBE's). Three bids were received and opened on August 11, 2022.

The Maryland Department of Transportation State Highway Administration has confirmed Pittman's Tree & Landscaping, Inc.'s bid price.

No MBE or VSBE participations goals were established for this contract due to limited subcontracting opportunities.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-3940-0111

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

28-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Deep Cleaning of Storm Drain Inlets at Various Locations in Baltimore and Harford Counties; 437D41424

EPICS No.: 437D41424

Contract Description: Open-ended, on-call contract is for deep cleaning of storm drain inlets at various locations in Baltimore and Harford Counties.

Award: Allied Contractors, Inc.; Baltimore, MD

Contract Term: 12/08/2022* – 12/31/2024 (*or earlier upon BPW approval)
(2 years 24 days)

Amount: \$1,255,000 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Allied Contractors, Inc; Baltimore, MD	\$1,255,000
Reviera Enterprises, Inc.; Forestville MD	\$1,430,000

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: DeAngelo Brothers; Hazelton, PA

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on May 31, 2022, notifying 115 potential contractors, 21 of which were MDOT-certified Minority Business Enterprises (MBE's). Three bids were opened on June 30, 2022.

The apparent low bidder was rejected because it lacks both the “capability in all respects to perform fully the contract requirements” and “the integrity and reliability that will assure good faith performance” pursuant to COMAR 21.06.01.01B(2). Since 2020, this bidder has been terminated for default on numerous contracts, in addition he was the prime contractor on the Anne Arundel County contract for this work and failed to promptly pay its subcontractor as per the requirements.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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28-M. STATE HIGHWAY ADMINISTRATION (cont'd)

Agency Remarks (cont'd):

Specific to this contract, the contractor does not possess the equipment required to perform the scope of work. MDOT SHA will move forward with the award and execution of this contract to the next apparent low bidder. No protest was filed.

The incumbent did not bid this contract because they are no longer in business.

No MBE or VSBE participation goals were established for this contract due to limited subcontracting opportunities.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-4081-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022



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

29-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Install, Repair, or Replace Traffic Barrier W Beam at Various Locations in Allegany County; 4770161425

EPICS No.: 4770161425

Contract Description: Install, repair, or replace Traffic Barrier W Beam at various locations in Allegany County.

Award: Penn Line Service, Inc; Indiana, PA

Contract Term: 12/08/2022* – 06/30/2025 (*or earlier upon BPW approval)
 (2 years 6 months 24 days)

Amount: \$890,069 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Penn Line Service, Inc.; Indiana, PA	\$890,069
Green Acres Contracting Co., Inc.; Scottsdale, PA	\$1,258,658

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: Same

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on July 12, 2022, notifying 85 potential contractors, 16 of which were MDOT-certified Minority Business Enterprises (MBE's). Two bids were received and opened on August 11, 2022. No protests were filed.

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

Agency Remarks (cont'd):

Item 6010 (Traffic Barrier Two-Sided End Treatment and Crash Cushion Type E and Item 6012 (Traffic Barrier W Beam Using 6 Foot Post) accounted for the largest difference in price for the second bidder in comparison to the low bidder.

No MBE or VSBE participation goals were established for this contract due to limited subcontracting opportunities.

The Maryland Department of Transportation State Highway Administration has confirmed Penn Line Service, Inc.'s bid price.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: No

MD Tax Clearance: 22-3941-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

30-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Install, Repair or Replace Traffic Barrier at Various Locations in Carroll, Frederick, and Howard Counties; 477D71424
EPICS No.: 477D71424

Contract Description: Open-ended, on-call contract is for installation, repair, or replacement of traffic barrier at various locations in Carroll, Frederick, and Howard Counties in District 7.

Award: Long Fence Company, Inc.; Ijamsville, MD

Contract Term: 12/08/2022* – 12/31/2024 (*or earlier upon BPW approval)
(2 years 24 days)

Amount: \$8,403,319 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Long Fence Company, Inc.; Ijamsville, MD	\$8,403,319
L.S. Lee, Inc.; York, PA	\$11,409,044

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: Same

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on June 7, 2022, notifying 83 potential contractors, 14 of which were MDOT-certified Minority Business Enterprises (MBE's). Two bids were opened on July 28, 2022. No protests were filed.

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

Agency Remarks (cont'd):

Increased costs and availability for steel, manufacture of cables, posts, and fittings, accounted for the disparity in prices for the first and second bidders. MDOT SHA has confirmed with the awardee that they are able to meet the demands of this contract using the pricing that was submitted.

No MBE or VSBE participations goals were established for this contract due to limited subcontracting opportunities.

The Maryland Department of Transportation State Highway Administration has confirmed Long Fence Company, Inc.'s bid price.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-3774-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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MDOT 65
DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

31-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance and Preservation of Environmental Assets – Areawide in Cecil, Kent, and Queen Anne's Counties; AZ4746114SB

EPICS No.: AZ4746114

Contract Description: Maintenance and preservation of environmental assets – areawide in Cecil, Kent, Queen Anne's Counties in District 2.

Award: Distinctive Landscaping, LLC; Greenwood, DE (SBR-vendor)

Contract Term: 12/08/2022* – 12/31/2024 (*or earlier upon BPW approval)
(2 years 24 days)

Amount: \$259,904 NTE

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

<i>Bidders</i>	<i>Amounts</i>
Distinctive Landscaping, LLC; Greenwood, DE	\$259,904
A. Marquez Trucking, Inc.; Silver Spring, MD	\$290,217
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$367,735

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

Performance Security: None

Incumbent: K.D. Faulkner Landscape, LLC; Pasadena, MD

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 12, 2022, notifying 52 potential contractors, six of which were MDOT-certified Minority Business Enterprises (MBE's). Three bids were received and opened on August 4, 2022. No protests were filed. Pricing for turf management items accounted for the disparity between the highest bid compared to other received.

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

Agency Remarks (cont'd):

The incumbent was not eligible to submit a bid for this solicitation as it was advertised with an SBR-designation and the firm is not a certified small business.

No MBE or VSBE participations goals were established for this contract due to limited subcontracting opportunities.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-3889-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022

REVISED



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

32-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: MDOT SHA Statewide Security Services for the Headquarters and Hanover Complexes and other Facilities; *SECHQHAN22*
EPICS No.: *SECHQHAN22*

Contract Description: Provide security services at the Maryland Department of Transportation State Highway Administration's (MDOT SHA) Headquarters, Hanover Complexes, and other MDOT SHA facilities Statewide.

Award: Watkins Security Agency Inc.; Baltimore, MD (*SBR-vendor*)

Contract Term: 12/08/2022* – 11/30/2025 (3-years)
*(*or earlier based upon BPW approval)*

Amount: \$4,908,964 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Watkins Security Agency Inc.; Baltimore, MD	\$4,908,964.16
Veary Enterprises DBA ProtecSecur; Silver Spring, MD	\$5,484,447.99
Bradley Technologies, Inc.; Rockville, MD	\$5,556,505.71
Metropolitan Protective Service, Inc.; Hyattsville, MD	\$5,567,809.18
Devine Professional Consulting Group, LLC; Silver Spring, MD	\$5,710,081.43
Universal Protection Services /Allied Universal; Baltimore, MD	\$5,932,279.05
Tactical 1 Security Services, LLC (Tactical-1); Towson, MD	\$6,169,344.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbents: E. House Executive Security Professional, Inc.; Suitland, MD

REVISED



32-M.

STATE HIGHWAY ADMINISTRATION (cont'd)

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage on September 9th, 2022, notifying 49 potential vendors. Of those vendors, six were directly solicited via email. Nine bids were received and opened on October 3, 2022. Two bids were found to be non-responsive, including the bid from the incumbent. No protests were filed.

The Maryland Department of Transportation State Highway Administration (MDOT SHA) is combining its security services contract to support the security needs of more than just the Headquarters and Hanover facilities. This contract will provide consistent resources, supervision, and management for the security needs of MDOT SHA facilities statewide. The current need for security services is not confined to MDOT SHA's large facilities alone, the contract must allow for the immediate security needs of all MDOT SHA facilities. These needs are dynamic and cannot be adequately addressed through emergency procurements when a need arises. MDOT SHA needs a contract in place that requires security resources within a 24 hours' notice and contract provisions/pricing locked in. A contract spanning both large complexes, with the flexibility to move resources to other MDOT SHA facilities will meet the future security needs of MDOT SHA.

No MBE or VSBE participations goals were established for this contract

The Maryland Department of Transportation State Highway Administration has confirmed Watkins Security Agency Inc.'s bid price.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 22-4560-111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

33-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Road Conveyance

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) road conveyance.

Authority: Transportation Article, § 8-304
State Finance and Procurement Article, § 10-305
Annotated Code of Maryland

Property: MC # 19-2656
MD Rte. 125A-No Name - From the Road End to MD 125 (\pm 0.15 miles).
MD Rte. 126 – Gwynn Oak Avenue – From Windsor Mill Road to the Baltimore City Line (\pm 1.09 miles), located in Baltimore County, Maryland.

Grantor: State of Maryland, MDOT SHA

Grantee: Baltimore County, Maryland

Consideration: \$1.00

Appraised Value: N/A

Special Conditions: None

Fund Source: N/A

Legislative Notice: N/A

State Clearinghouse: N/A

Requesting Agency Remarks: Baltimore County, Maryland will use the property as part of their roadway system. The conveyance is being made to comply with Road Transfer Agreement dated October 1, 1998 between MDOT SHA and Baltimore County.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

34-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Road Conveyance

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) road conveyance.

Authority: Transportation Article, § 8-304;
State Finance and Procurement Article, § 10-305;
Annotated Code of Maryland

Property: MC #19-2659
MD Rte. 644A - Francis Avenue – From Carville Avenue to Ridge Road, (± 0.16 miles).
MD Rte. 891 - Hollins Ferry Road – From I-695 to end of SHA maintenance at Transway Road, SHA inventory milepoints 1.72 to 2.02 (± 0.30 miles).
MD Rte. 891 - Hollins Ferry Road. – From Hammonds Ferry Road to I-695, SHA milepoints 1.49 to 1.72 (± 0.23 miles).
All three segments are in Baltimore County, Maryland.

Grantor: State of Maryland, MDOT SHA

Grantee: Baltimore County, Maryland

Consideration: \$1.00

Requesting Agency Remarks: Baltimore County will use this property as part of their roadway system. The conveyance is being made to comply with Road Transfer Agreement dated October 1, 1998 between MDOT SHA and Baltimore County, Maryland.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

35-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Road Conveyance

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) road conveyance.

Authority: Transportation Article, § 8-304;
State Finance and Procurement Article, § 10-305;
Annotated Code of Maryland

Property: MC # 19-2661
MD Rte. 37 - McDonogh Road – From the beginning of SHA maintenance (0.51 mi. SW of MD 140) to end of SHA maintenance including Bridge No. 032032 over Gwynns Falls (± 0.65 miles) located in Baltimore County, Maryland.

Grantor: State of Maryland, MDOT SHA

Grantee: Baltimore County, Maryland

Consideration: \$1.00

Requesting Agency Remarks: Baltimore County, Maryland will use this property as part of their roadway system. The conveyance is being made to comply with Road Transfer Agreement dated October 1, 1998 between MDOT SHA and Baltimore County.

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

36-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 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# 21-2727
Ernest M. Brown, (0.651 acres ±), located on the Northwest side of MD 665 at Godspeed Way in Annapolis, Anne Arundel County

Grantor: State of Maryland, MDOT SHA

Grantee: Godspeed Senior Living, LLC, a Maryland limited liability company

Consideration: \$127,920

Appraised Value: \$159,900 – David Lamb (Selected)
\$165,950 – Thomas Herbert (Approved)
Ronald Hidey, 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 September 16, 2022. The 45-day review period expires on October 31, 2022.

State Clearinghouse: N/A

Requesting Agency Remarks: In 1993, MDOT SHA acquired the subject property as part of a highway improvement project for MD Route 665 (Aris T. Allen Boulevard). MDOT SHA proposes to convey this property to the adjoining owner through a negotiated sale of \$127,920 which is 80% of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

37-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 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# 22-2743
Charles T. Breeding, Et Ux (0.850 acres ±), located along MD Route 835A (Thompson Creek Rd), north of Ellendale Farm Lane, Stevensville, Queen Anne's County

Grantor: State of Maryland, MDOT SHA

Grantee: Kent Landing Limited Partnership, a Maryland limited partnership

Consideration: \$111,015

Appraised Value: \$123,350 – Joan Derby (Selected)
\$129,650 – Melville P. Peters (Approved)
Neil Mengel, Review Appraiser

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on April 20, 2022. The 45-day review period expires June 4, 2022.

Requesting Agency Remarks: In 1985, MDOT SHA acquired the subject property as part of a highway improvement project for MD Route 8 and 18 interchange. MDOT SHA is retaining a perpetual drainage easement over 0.139 acres of the subject property to account for drainage inlets. MDOT SHA proposes to convey this property to the adjoining owner through a negotiated sale of \$111,015 which is 90 percent of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022



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

38-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Right-of-Way Transaction

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) right-of-way transaction.

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

Property: MC# 22-2759
 Asco Liquidating Corp. and Mary Wilson (4.56 acres ±), located along the west side of U.S 50 between the intersection with MD 18 and Sportsmen Neck Road, Queenstown, Queen Anne's County.

Grantor: State of Maryland, MDOT SHA

Grantee: Waterman Family Limited Partnership, a Maryland limited partnership

Consideration: \$0

Appraised Value: \$530,200 – Mohammed Akbarieh, (Selected)
 \$514,050 – Joan Derby, (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 July 21, 2022. The 45-day review period expired September 5, 2022.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD 20220511-0355. It is recommended to declare the +/- 4.56 ± acres of excess land surplus to the needs of the State, upon consideration of the Maryland Department of the Environment's and the Maryland Department of Planning 's qualifying comments. None of the local or state agencies that provided review comments expressed an interest in acquiring the properties. The Maryland Department of Transportation proposes a land swap for the purpose of exchanging the excess land for 4.4 acres from the Waterman Family Limited Partnership.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



38-RP.

STATE HIGHWAY ADMINISTRATION (cont'd)

Requesting Agency Remarks: Between 1997 and 2003, MDOT SHA acquired the subject property in conjunction with an access control project along U.S 50. MDOT SHA proposes a land exchange of the subject property for a 4.4-acre parcel to support the project. The acquired parcel is owned by Waterman Family Limited Partnership and valued at \$674,750.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

WITH DISCUSSION

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

39-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 real property as it is excess to the agency's needs.

Authority: Transportation Article, § 8-309(g)(1)(2)(ii)
Annotated Code of Maryland

Property: MC# 22-2760
Former Sad Realty Corporation (\pm 8.409 acres), located on the south side of Geoffrey Road, west of the Consolidated Rail Corporation (Railroad) in Bowie, Prince George's County.

Grantor: State of Maryland, MDOT SHA

Grantee: City of Bowie, a political subdivision of the State of Maryland

Consideration: \$18,346.91

Appraised Value: \$50,400 – Peter A. Moholt (Selected)
Lisa Ward, Review Appraiser

Special Conditions: Sale is subject to a reversionary condition stipulating that the property would revert to MDOT SHA should the property not be used for a public purpose.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20220624-0548. It is recommended to declare the \pm 8.409 acres located north and south of Geoffrey Road, west of Consolidated Rail Corp. railroad surplus to the needs of the State. None of the local or state agencies that provided review comments expressed an interest in acquiring the properties.

Requesting Agency Remarks: In 1998, MDOT SHA acquired the subject property as part of a highway improvement project for MD Route 450. The property is no longer needed by MDOT SHA. MDOT SHA proposes to dispose the subject property to the City of Bowie at the acquisition cost plus interest value of \$18,346.91. The City of Bowie intends to use these properties for additional park land.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

40-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Road Conveyance

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) road conveyance.

Authority: Transportation Article, § 8-304;
State Finance and Procurement Article, § 10-305;
Annotated Code of Maryland

Property: MC # 22-2769
MD Rte. 463A – York Road - From MD 45 to the Road End at Parkton, (± 0.17 miles).
MD Rte. 463B – York Road – From the Road End to MD 45 at Parkton, (± 0.14 miles).
Located in Baltimore County, Maryland.

Grantor: State of Maryland, MDOT SHA

Grantee: Baltimore County, Maryland

Consideration: \$1.00

Requesting Agency Remarks: Baltimore County, Maryland will use these properties as part of their roadway system. The conveyance is being made to comply with Road Transfer Agreement dated October 1, 1998 between MDOT SHA and Baltimore County.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

41-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Conveyance

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) road conveyance

Authority: Transportation Article, § 8-304;
State Finance and Procurement Article, § 10-305;
Annotated Code of Maryland

Property: MC # 22-2770
Gilley Terrace: Fm. Rossville Blvd to end MDOT SHA maintenance, a total distance of 0.20 +/- miles
The segment is located in Baltimore County, Maryland.

Grantor: State of Maryland, MDOT SHA

Grantee: Baltimore County, Maryland

Consideration: \$ 1.00

Requesting Agency Remarks: Baltimore County, Maryland will use these properties as part of their roadway system. The conveyance is being made to comply with Road Transfer Agreement dated October 1, 1988 between MDOT SHA and Baltimore County.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

42-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Road Conveyance

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) road conveyance.

Authority: Transportation Article, § 8-304;
State Finance and Procurement Article, § 10-305;
Annotated Code of Maryland

Property: MC # 22-2771
MD Rte. 20A - North Point Road - From the Baltimore Bypass Street to Ramp 6 (from MD 151 to MD 150) (\pm 0.51 miles).
MD Rte. 20B - From MD 151 to MD 150 (\pm 2.72 miles).
MD Rte. 20C - From MD 151 to MD 151 (\pm 1.30 +/- miles).
MD Rte. 20D - From MD 718 to Road End, including the new connection of MD 20D to MD 151 (\pm 0.74 miles).
MD Rte. 20E - From MD 20C to the Road End (\pm 0.04 miles).
MD Rte. 770 - Conley Street Extended - From MD 20A to MD 151 (\pm 0.08 miles).
MD Rte. 718 – Sparrows Point Road - From MD 151 to MD 20D (\pm 1.00 miles).

Grantor: State of Maryland, MDOT SHA

Grantee: Baltimore County, Maryland

Consideration: \$1.00

Requesting Agency Remarks: Baltimore County, Maryland will use the property as part of their roadway system. The conveyance is being made to comply with Road Transfer Agreement dated October 1, 1998 between MDOT SHA and Baltimore County, Maryland.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



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

43-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Road Conveyance

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) road conveyance.

Authority: Transportation Article, § 8-304;
State Finance and Procurement Article, § 10-305;
Annotated Code of Maryland

Property: MC# 22-2775
MD 874B - No Name: From the road end to MD 75 Green Valley Road (0.08 ± miles).
MD 874E - No Name: From the road end to New London Road (0.14 ± miles).
US 15G - Blue Mountain Road: From US 15 Catoctin Mountain Highway to MD 806A Catoctin Furnace Road (0.13 ± miles).
Total Distance: 0.35 ± miles

Grantor: State of Maryland, MDOT SHA

Grantee: Frederick County, Maryland, a body corporate and politic.

Consideration: \$1.00

Requesting Agency Remarks: This conveyance is being made to comply with the conditions of a Road Transfer Agreement dated August 24, 2022, between MDOT SHA and Frederick County. Frederick County intends to use this property as part of its roadway system.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



Contact: Peggy Tischler 410-865-2777
 ptishcler@mdot.maryland.gov

44-M. THE SECRETARY'S OFFICE
Maintenance Contract

Contract ID: Lawn and Landscaping Services; *MDOT-OFFAS-2308*
 EPICS No.: MDOFAS2308

Contract Description: Provide all labor, supervision, materials, equipment, and skills necessary to provide comprehensive lawn care and landscaping services at the Maryland Department of Transportation (MDOT) Headquarters.

Award: EOS Outdoor Services, LLC; Ellicott City, MD (*SBR-vendor*)

Contract Term: 12/08/2022* – 12/31/2025 (* or earlier upon BPW approval)

Amount: \$ 296,940

Living Wage Eligible: Yes

MBE/VSBE Participation: 21% / 0%

Performance Security: N/A

Procurement Method: Negotiated Award After Unsatisfactory Competitive Sealed Bid

Incumbent: HNB Services, LLC; Baltimore, MD

Requesting Agency Remarks: After receiving a waiver from MD Works for lawn and landscaping services, a solicitation was advertised on eMaryland Marketplace Advantage (eMMA) in May 2022 and four bids were received; however, all bids were determined to be not reasonably susceptible of award due to deficiencies such as: defective MBE forms and the omission of the required affidavits, financial statements, and bid bonds. Two bids also exceeded the approved budget. All bidders were offered the opportunity to cure their respective bid for the bid bond. Only one vendor submitted a satisfactory bid bond by the required due date, but their bid exceeded the approved budget. Per COMAR 21.06.02C (1), all bids were rejected.

Due to the rejection of all bids and to ensure continuity of service, MDOT extended the current contract by three months, through October 31, 2022.

DEPARTMENT OF TRANSPORTATION
 ACTION AGENDA
 November 16, 2022

REVISED



44-M. THE SECRETARY'S OFFICE (cont'd)

Agency Remarks (cont'd):

The second solicitation was advertised on eMMA September 22, 2022, notifying 539 vendors. After outreach to the vendor community indicated a potential poor bid response, the bid due date was extended and the SBR designation was removed to garner more competition. Two bids were received. After review of the bids, the low bidder failed to submit the affidavits, financial documents, and correct MBE forms, and their SDAT status was not in good standing. The Procurement Officer attempted to contact the low bidder to discuss the deficiencies and SDAT status, but did not receive a response. The second bidder's bid exceeded the approved funding amount.

Ultimately, MDOT decided that it is in the State's best interest to reject all bids for the lawn and landscaping contract in accordance with the Code of Maryland Regulations (COMAR) 21.06.02.02.C, "Rejection of all Bids or Proposals." Per COMAR 21.05.04.01 A (1), MDOT TSO decided to proceed with a Negotiated Award After Unsatisfactory Competitive Sealed Bidding.

On November 1, 2022, all parties agreed to a contract base term of three (3) years and 1 month at \$296,940. This contract provides all labor, supervision, materials, equipment, and skills necessary to provide comprehensive lawn care and landscaping services at 7201 Corporate Center Drive, Hanover MD. The MBE participation goal established for this contract is 21%, for which the contractor has committed. No VSBE participation goal was established for this contract.

The current contract expired on October 31, 2022, but a bridge has been executed to continue services through December 8, 2022, or earlier upon BPW approval.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J01A0101

Resident Business: Yes

MD Tax Clearance: 22-4900-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



Contact: Glen Carter 410-865-1270
gcarter@mdot.maryland.gov

45-LL. THE SECRETARY'S OFFICE
Lease/Landlord

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) leasing real property as landlord.

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

Property: MC# 22-1116
Wolf Hill Land Co., Item No. 70391A (\pm 13.2 acres), located at Wolf Hill Drive, Hampstead, in Carroll County.

Landlord: State of Maryland, MDOT SHA

Tenant: Lippy Brothers Farms ST

Space Type: Vacant Land

Lease Type: Renewal

Lease Term: Three Years

Effective Date: November 16, 2022

Annual Rent: \$1,268

Special Conditions: N/A

Legislative Notice: N/A

State Clearinghouse: N/A

Requesting Agency Remarks: Under lease the MDOT SHA will lease the subject property for three (3) years to the Tenant for the use of growing and harvesting agricultural crops.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 16, 2022



Contact: Glen Carter 410-865-1270
gcarter@mdot.maryland.gov

46-LL. THE SECRETARY'S OFFICE
Lease/Landlord

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) leasing real property as landlord.

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

Property: MC# 22-1117
Wolf Hill Land Co., Item No. 70391B (\pm 8.4 acres), located at Wolf Hill Drive, Hampstead, in Carroll County.

Landlord: State of Maryland, MDOT SHA

Tenant: Trenton Mill Farms Inc.

Space Type: Vacant Land

Lease Type: New

Lease Term: Three Years

Effective Date: November 16, 2022

Annual Rent: \$787

Special Conditions: N/A

Legislative Notice: N/A

State Clearinghouse: N/A

Requesting Agency Remarks: Under lease the MDOT SHA will lease the subject property for three (3) years to the Tenant for the use of growing and harvesting agricultural crops.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022

Item#	Category	Pages
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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022**



*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:

Board of Directors of Allegany County Museum, Inc.

Allegany County Museum (Allegany County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Allegany County Museum, including new HVAC climate control system."

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-680, (SL-034-220-038) \$ 50,000*

Matching Fund: No match is required.

Background:

Total Project	\$ 1,000,000
22-680 (This Action)	\$ 50,000 (Non-match)
Local Cost	\$ 905,000

(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 Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022**



*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:

Redevelopment Authority of Prince George's County

Former Cheverly Hospital Site (Prince George's County)

"For environmental studies, asbestos, and hazardous material studies, structural studies, and pre-development site development at the former Cheverly Hospital Site."

*Maryland Consolidated Capital Bond Loan of 2022 (MISC- Chapter 63, Acts of 2022)
DGS Item 22-813, (SL-048-220-038) \$ 2,000,000*

Matching Fund: No match is required.

Background:	Total Project	\$37,600,000
	22-813 (This Action)	\$ 2,000,000 (Non-match)
	Local Cost	\$35,600,000

(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 Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*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:

Carroll County Public Schools

Freedom District Elementary School Playground (Carroll County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a children’s playground, including the installation of playground equipment and improvements to the site’s grounds, located in Carroll County.”

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)
 DGS Item 21-442, (SL-160-210-038) \$ 25,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 150,000
	21-442 (This Action)	\$ 25,000 (Non-match)
	Local Cost	\$ 125,000

(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 Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. An administrative fix was approved to correct the Grantee name from “Board of County Commissioners of Carroll County” to “Carroll County Public Schools”.

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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November 16, 2022**



*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 Columbia Association, Inc.

Historic Oakland Elevator (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of an elevator into Historic Oakland located at 5430 Vantage Point Road (Howard County).”

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-457, \$150,000

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-759, (SL-050-220-038) \$ 150,000

Matching Fund: No match is required.

Background:	Total Project	\$ 950,000
	22-457 (This Action)	\$ 150,000 (Non-match)
	22-759 (This Action)	\$ 150,000 (Non-match)
	Local Cost	\$ 650,000

(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 Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Deirdra Bell 410-767-4107
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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 Hospice of Charles County, Incorporated
Hospice of Charles County (Charles County)**

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Hospice of Charles County property (Charles County)."

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-744, (SL-047-220-038) \$ 250,000*

Matching Fund: No match is required.

Background:	Total Project \$ 300,000
	22-744 (This Action) \$ 250,000 (Non-match)
	Local Cost \$ 50,000

(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 Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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*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 Howard County Antique Farm Machinery Club, Inc.

The Living Farm Heritage Museum (Howard County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the James Clark Main Display Building at the Living Farm Heritage Museum, located in Howard County."

*Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)
DGS Item 20-G096, as amended by Chapter 576, Acts of 2021 (SL-190-200-038)*

\$ 200,000

Matching Fund: No match required.

Background:	Total Project	\$ 200,000
	20-G096 (This Action)	\$ 200,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. The matching fund requirement for this grant was removed by House Bill 1374, Acts of 2021, Chapter 576, effective June 1, 2021.

BOARD OF PUBLIC WORKS

APPROVED

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WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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November 16, 2022



*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 Trustees of End Hunger in Calvert County

End Hunger Warehouse (Calvert County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the End Hunger Warehouse facility, including the installation of an elevator (Calvert County).”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-581, (SL-028-170-038) \$ 128,000*

Matching Fund: No match is required.

Background:

Total Project	\$ 8,206,198
22-581 (This Action)	\$ 128,000 (Non-match)
20-G068 (Prior Action)	\$ 200,000 (Match)
17-G118 (Prior Action)	\$ 50,000 (Match)
Local Cost	\$ 7,828,198

(Prior Actions: 03/10/2021 Agenda, Item DGS 20-CGL; 02/21/2018 Agenda, Item DGS 3-CGL)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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REVISED



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

8-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of MedStar St. Mary's Hospital

MedStar St. Mary's Hospital (St. Mary's County)

"To assist in the design, construction, renovation, and equipping of the renovation of the existing Sterile Processing Department at MedStar St. Mary's Hospital, subject to the requirement that the grantee provide an equal and matching fund for this purpose."

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-G004, (SL-050-220-038) \$ 600,000*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2024, and the Board of Public Works to certify a matching fund MedStar St. Mary's Hospital has submitted documentation that has over \$600,000 in a financial institution to meet the matching requirement for this project.

Background:	Total Project	\$ 5,181,511
	22-G004 (This Action)	\$ 600,000 (Match)
	Local Cost	\$ 4,581,511

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. The Comptroller's Office may not disburse grant funds until the grantee satisfies the BPW Policy and Procedures of the match and grant disbursement requirements

BOARD OF PUBLIC WORKS

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*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 United States Lighthouse Society

Thomas Point Shoal Lighthouse (Anne Arundel County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Thomas Point Shoal Lighthouse.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-300, (SL-012-200-038) \$ 150,000*

Matching Fund: No match is required.

Background:

Total Project	\$ 376,500
22-300 (This Action)	\$ 150,000 (Non-match)
20-G021 (Prior Action)	\$ 50,000 (Match)
Local Cost	\$ 176,500

(Prior Actions: 01/27/2021 Agenda, Item DGS 6-CGL)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
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*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 grant agreements for the following grants:

County Executive and County Council of Baltimore County
Pikesville High School Artificial Turf Field (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of an artificial turf field at Pikesville High School, located in Baltimore County.”

*Maryland Consolidated Capital Bond Loan of 2019 (MISC– Chapter 9, Acts of 2019)
DGS Item G034, as amended by Chapter 576, Acts of 2021 \$ 250,000*

*Maryland Consolidated Capital Bond Loan of 2019 (MISC– Chapter 9, Acts of 2019)
DGS Item G084, as amended by Chapter 576, Acts of 2021. (SL-166-190-038)
\$ 600,000*

Matching Fund: No match is required.

Background:	Total Project	\$1,701,000
	19-G034 (This Action)	\$ 250,000 (Non-match)
	19-G084 (This Action)	\$ 600,000 (Non-match)
	Local Cost	\$ 851,000

(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 Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. The matching fund requirement for this grant was removed by the House Bill 1374, Acts of 2021, Chapter 576, effective June 1, 2021.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Deirdra Bell 410-767-4107
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11-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Clinton Street Community Center, Inc.

The Clinton Street Community Center (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Clinton Street Community Center properties.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-554, (SL-049-220-038) \$ 75,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 699,966
	22-554 (This Action)	\$ 75,000 (Non-match)
	Local Cost	\$ 624,966

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Deirdra Bell 410-767-4107
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12-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and City Commissioners of the City of Brunswick

City of Brunswick-New Emergency Operations Center, Public Works, and Police Department Building (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the New Emergency Operations Center, Public Works, and Police Department Building.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-207, (SL-035-190-038) \$ 600,000*

Matching Fund: No match is required.

Background:

Total Project	\$ 6,650,000
22-207 (This Action)	\$ 600,000 (Non-match)
20-G079 (Prior Action)	\$ 476,000 (non-match)
19-137 (Prior Action)	\$ 483,000 (non-match)
Local Cost	\$ 5,091,000

(Prior Actions: 03/09/2022 Agenda, Item11-CGL, 01/29/2020 Agenda, Item 2-CGL)

Remarks:brend

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Deirdra Bell 410-767-4107
deirdra.bell@maryland.gov*

13-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works enter into grant agreements for the following grants:

Board of Directors of the Baltimore Urban League, Inc.

Orchard Street Church (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Orchard Street Church, located in Baltimore City.”

*Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020)
DGS Item G152, as amended by Chapter 576, Acts of 2021(SL-191-200-038)*

\$ 300,000

Matching Fund: No match is required.

Background:	Total Project	\$1,646,600
	20-G152 (This Action)	\$ 300,000 (Non-match)
	Local Cost	\$1,346,600

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. The matching fund requirement for this grant was removed by the House Bill 1374, Acts of 2021, Chapter 576, effective June 1, 2021.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Deirdra Bell 410-767-4107
deirdra.bell@maryland.gov*

14-CGL. CAPITAL GRANTS AND LOANS

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

Commissioners of the Town Hall of Ridgely
Ridgely Town Hall Roof Project (Caroline County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Ridgely Town Hall building.”

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-738, (SL-051-220-038) **\$ 87,000**

Matching Fund: No match is required.

Background:	Total Project \$ 87,000
	22-738 (This Action) \$ 87,000 (Non-match)
	Local Cost \$ 0

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Deirdra Bell 410-767-4107
deirdra.bell@maryland.gov*

15-CGL. CAPITAL GRANTS AND LOANS

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

Commissioners of the Town of Ridgely

Town of Ridgely Telephone Exchange Building Roof Project (Caroline County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Town of Ridgely Telephone Exchange Building.”

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-740, (SL-052-220-038) \$ 9,000

Matching Fund: No match is required.

Background:	Total Project \$ 9,000
	22-740 (This Action) \$ 9,000 (Non-match)
	Local Cost \$ 0

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Deirdra Bell 410-767-4107
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16-CGL. CAPITAL GRANTS AND LOANS

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

Board of Trustees of the Maryland Science Center

Maryland Science Center (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements at the Maryland Science Center.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-246, (SL-006-180-038) \$ 2,500,000*

Matching Fund: No match is required.

Background:

Total Project	\$ 5,390,000
22-246 (This Action)	\$ 2,500,000 (Non-match)
21-255 (Prior Action)	\$ 500,000 (Non-match)
20-196 (Prior Action)	\$ 1,500,000 (Non-match)
18-200 (Prior Action)	\$ 890,000 (Non-match)
Local Cost	\$ 0

(Prior Actions: 12/01/2021 Agenda, Item 8-CGL; 12/16/2020 Agenda, Item 2-CGL; 11/14/2018 Agenda, Item 23-CGL)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

17-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendations: That the Board of Public Works approve a grant of \$500,000 to ***Chrysalis House, Inc. (Anne Arundel County)***

Project: The planning, design, construction, repair, renovation, and site improvement of the property located at 1570 Crownsville Road, Crownsville, MD 21093.

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

Total Eligible Project Cost	\$ 666,667
State Share (75%)	\$ 500,000
Grantee Share (25%)	\$ 166,667 Cash Reserves
This Action	\$ 500,000 (MCCBL 2021 CB-03204-01)

Remarks:

1. Grantee is a non-profit organization and provides intensive and outpatient treatment for women with substance use and mental health disorders, while providing a safe, nurturing home for their children during their mothers' program of recovery.
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 Anne Arundel 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

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THIS ITEM WAS:

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

18-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of \$44,873.00 to *People Encouraging People, Inc.* ("PEP") (Baltimore City).

Project: The planning, design, construction, repair and renovation of a real property located at 424 Seward Avenue, Brooklyn, MD 21225. This project will provide housing for three individuals with psychiatric and/or co-occurring substance use disorder disabilities.

Fund Source: The Maryland Department of Health has determined the grantee is responsible for providing 15% of the eligible project cost.

Total Eligible Project Cost	\$ 52,792.00
State Share (85%)	\$ 44,873.00
Grantee Share (15%)	\$ 7,919.00 Cash Reserves
This Action	\$ 44,873.00 (MCCBL 2021 CB-06518-02)

Remarks:

1. Grantee is a nonprofit organization and provides housing for individuals with psychiatric and/or co-occurring substance use disorder 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 Anne Arundel 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:

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DEPARTMENT OF GENERAL SERVICES
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*Contact: Courtney League 410-767-5516
 courtney.league@maryland.gov*

19-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: Install New Pavilion at Martinak State Park; *P-058-191-010*
 ADPICS No.: 001B3600166

Contract Description: Install new pavilion at Martinak State Park in Caroline County

Award: Modern Construction Services, Inc.; Baltimore, MD

Contract Term: 365 Calendar Days

Amount: \$348,650

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amount</i>
Modern Construction Services, Inc.; Baltimore, MD	\$ 348,650
RSD Construction, LLC; Hebron, MD	\$ 383,000
Garrett Construction Services, Inc.; Charlotte, NC	\$ 436,392
East Coast Contracting; Ocean City, MD	\$ 440,200
Dynamic General Contracting, LLC; Millersville, MD	\$ 636,400

MBE/VSBE Participation: 17% / N/A

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

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage on June 10, 2022. Seven bids were received and opened on July 12, 2022, and two bids were rejected. Both bids were rejected because they failed to meet the minimum requirement of five years experience performing similar projects. Modern Construction Services, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

Fund Source: 100% Special (Program Open Space)

Approp. Code: POS19 Item 006



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19-C. **CONSTRUCTION CONTRACT** (*cont'd*)

Resident Business: Yes

MD Tax Clearance: 22-4068-0111

BOARD OF PUBLIC WORKS

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THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
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*Contact: Courtney League 410-767-5516
 courtney.league@maryland.gov*

20-S. SERVICES CONTRACT
Department of General Services

Contract ID: Consultant Services for Job Order Contracting; *DGS-22-300-JOC*
 ADPICS No.: 001B3600161

Contract Description: Consultant Services to support the development and implementation of a Job Order Contract Program for Construction contracts. The contractor will provide “tiers” of service, which include a Unit Price Book, Information Management System and Related Software, Job Order Development and Procurement Support, and Job Order Contract Construction Management. The contractor will assist in further defining these phases and subsequently implement the Job Order Contract Program.

Award: The Gordian Group, Inc.; Greenville, SC

Contract Term: 11/17/2022 - 11/16/2027 (w/one 5-year renewal option)

Amount:
 \$25,000,000 (NTE) (Base)
\$25,000,000 (NTE) (Renewal Option #1)
 \$50,000,000 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	Technical Rankings	Financial Offers (Rankings)	Overall Rankings
The Gordian Group, Inc.; Greenville, SC	1	\$1,022,000 / 10.22% (1)	1
Facility Optimization Solutions, LLC; Buffalo, NY	2	\$1,045,000 / 10.45% (2)	2

**Technical and financial rankings were weighted equally.*

MBE/VSBE Participation: NA / N/A

Performance Security: No



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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November 16, 2022**



20-S.

SERVICES CONTRACT (cont'd)

Incumbent: NA

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace Advantage* (eMMA) on May 19, 2022. Two proposals were received in response, and both were determined to be reasonably susceptible of being selected for award. A scoring system was used to rank the technical proposals.

A financial best and final offer was opened on August 4, 2022. After reviewing the final technical and financial rankings, the evaluation committee found The Gordian Group, Inc.'s proposal to be the most advantageous to the State. Gordian has successfully provided Job Order Contracting (JOC) services for over 32 years and it continues to be their primary business. Gordian provides Job Order Services directly to more than 250 clients and over 900 additional agencies using cooperative contracts. Gordian's staff has decades of experience implementing and supporting successful JOC programs across North America.

The dollar amounts are an evaluated bid price. The amounts are based on a JOC Project Value of \$10,000,000. This was used for evaluation purposes only. The percentages are Consultant Commission Fees charged by the Offerors.

Fund Source: Various (Operating, Capital, and Agency Fund Certifications per Work Order)

Approp. Code: Determined per Work Order

Resident Business: No

MD Tax Clearance: 22-4401-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Nneka Willis-Gray 410-767-7675
 nneka.willisgray@maryland.gov*

21-S.

SERVICES CONTRACT

Department of Human Services, Social Services Administration

Contract ID: Residential Child Care Services; SSA/RCCSS-23-002
 ADPICS No.: N00B3600171

Contract Description: Placement of five beds for developmentally disabled youths.

Award: Building Communities Today for Tomorrow, Inc.; Baltimore, MD

Contract Term: 12/01/2022 - 06/30/2023

Amount: \$229,257

Procurement Method: Sole Source (Continuity of Care)

Living Wage Eligible: Yes

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

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: Due to the unique needs of the youths, it was determined by the Local Department of Social Services (LDSS) that Building Communities Today for Tomorrow, Inc. continues to be the most appropriate placement as they are a Developmental Disabilities Provider that provides 24-hour community residential living in Baltimore.

The Provider specializes in support for male youth ages 16 - 20, with challenges involving co-occurring diagnosis of intellectual/developmental disabilities and chronic mental illnesses, other specified depressive disorders, cannabis abuse disorder, specified disruptive disorder, impulse control, conduct disorder and parent-child relationship problems.

No MBE or VSBE participation goals were established for this contract since there are no subcontracting opportunities due to the specialized core services (psychiatric services/evaluations, case management, therapy, recreational therapeutic programs, educational services etc.). These services are available within the facility and require specialized training, certification, and clearances.



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

Agency Remarks (cont'd):

The proposed price for this contract is fair and reasonable because the price is set by Maryland State Department of Health, Developmental Disabilities Administration, using the same established methodology in price setting for all In-State providers.

Fund Source: 100% General

Approp. Code: N00G0001

Resident Business: Yes

MD Tax Clearance: 22-3729-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Nneka Willis-Gray 410-767-7675
 nneka.willisgray@maryland.gov*

22-S.

SERVICES CONTRACT

Department of Human Services, Social Services Administration

Contract ID: Residential Child Care Services; SSA/RCCDD-23-013
 ADPICS No.: N00B3600170

Contract Description: Continuity of care for two youths currently placed with the provider.

Award: Community Caregivers Assisted Living, LLC; Baltimore, MD

Contract Term: 12/01/2022 - 08/31/2025

Amount: \$580,658

Procurement Method: Sole Source (Continuity of Care)

Living Wage Eligible: Yes

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

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: The Local Department of Social Services (LDSS) determined that Community Caregivers, LLC, is the most appropriate placement as they provide 24-hour community residential living in Baltimore to meet the unique needs of the youths. The Community Caregivers, Assisted Living program, provides a nurturing family atmosphere, while improving the resident's quality of life, choice, dignity and embracing cultural diversity.

No MBE or VSBE participation goals were established for this contract since the specialized core services (psychiatric services/evaluations, case management, therapy, recreational therapeutic programs, educational services etc.) are available within the facility and require specialized training, certification, and clearances.

The proposed price for this contract is fair and reasonable because the price is set by Maryland State Department of Health, Developmental Disabilities Administration, using the same established methodology in price setting for all In-State providers.



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

Fund Source: 100% General

Approp. Code: N00G0001

Resident Business: Yes

MD Tax Clearance: 22-4244-0000

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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November 16, 2022



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

23-S. SERVICES CONTRACT
Department of Juvenile Services

Contract ID: Pharmaceutical Services at Department of Juvenile Services operated Facilities;
23-Multi-FS-MS-001
ADPICS No.: V00B3600043

Contract Description: Pharmaceutical services for male and female youth, ages ten to 20, who are housed at one of 12 DJS facilities across the State. Includes Alfred D. Noyes Children's Center; Baltimore City Juvenile Justice Center; Charles H. Hickey Jr. School; Cheltenham Youth Detention Facility; Lower Eastern Shore Children's Center; Victor Cullen Center; Western Maryland Children's Center; and Western Maryland Youth centers (Backbone Center, Garrett Children's Center, Green Ridge Children's Center, and Mountain View Children's Center)

Award: Correct Rx Pharmacy Services, Inc.; Hanover, MD

Contract Term: 12/01/2022 - 11/30/2027

Amount: \$2,026,809.74

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Correct Rx Pharmacy Services, Inc.; Hanover, MD	1	\$2,026,809.74 (1)	1
Monument Pharmacy Services, Inc.; Baltimore, MD	2	\$4,421,076.95 (2)	2

**Technical and financial qualifications were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 18% / N/A

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same



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

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was published on eMaryland Marketplace Advantage (eMMA) and the DJS website on August 15, 2022. A copy of the RFP was directly sent to 22 prospective vendors including 15 MBE firms. Two proposals were received, and both were deemed reasonably susceptible of being selected for award. The proposal submitted by Correct Rx Pharmacy Services, Inc. was determined to be the most advantageous to the State. Their Technical proposal was detailed in addressing every component of the RFP regarding the contract deliverables, and their overall cost was almost \$2.2M. lower than the other vendor. Additionally they have a proven track record in providing services in the pharmaceutical field within the Juvenile justice system and facilities. Correct Rx proposed to provide value added services to the State such as same-day medication delivery, eliminating the need for backup service, a 24/7 telephone consultation and web-based drug information.

The services provided under this contract will include consultations, prescription medication and deliveries, supplies, repurposing of unused medications to include packaging, delivery, staff, and equipment to all DJS operated facilities.

Pharmaceutical services constitute a key component in the treatment and care DJS provides to the youth under its supervision. The vast majority of the youth entering residential care have a common background of the lack of adequate health care, approving this contract is paramount for DJS in meeting the health needs of the youth under its supervision.

Fund Source: 100% General

Approp. Code: V00E0101

Resident Business: Yes

MD Tax Clearance: 22-4504-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Robert Howells 410-279-5724
 robert.howells@maryland.gov*

24-S. SERVICES CONTRACT

State Lottery and Gaming Control Agency, Communications Division

Contract ID: Random Number Generator System; #2022-15

ADPICS No.: E75B3600002

Contract Description: Random Number Generator (RNG) System used to conduct lottery drawings.

Award: Smartplay International, Inc.; Edgewater Park, NJ

Contract Term: 12/11/2022 - 12/31/2026 (w/one 4-year renewal option)

Amount: \$382,170.00 NTE (Base, 4-years)

\$150,000.00 NTE (Renewal Option #1, 4-years)

\$532,170.00 NTE Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Smartplay International, Inc.; Edgewater Park, NJ	1	\$ 532,170 (1)	1
Szrek2Solutions, LLC, East Greenwich, RI	2	\$1,145,000 (2)	2

*Technical rankings were weighted higher than financial rankings.

Living Wage Eligible: Yes

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

Performance Security: Performance Bond \$100,000.

Incumbent: No

Requesting Agency Remarks: A notice of availability of a Request for Proposal (RFP) was advertised on eMaryland Marketplace Advantage and on the Lottery's website on May 18, 2022. MLGCA directly notified eleven vendors including three lottery trade organizations. There are presently only two companies supplying comprehensive Random Number Generator (RNG) systems to lotteries in North America,



**DEPARTMENT OF GENERAL SERVICES
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24-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Two proposals were received, and both were deemed reasonably susceptible of being selected for award. The proposal from Smartplay was ranked first technically and first financially and was determined to be more advantageous to the State. Smartplay is the leading provider of RNG systems in North America. It has extensive experience providing a variety of RNG drawing services to over 30 North American lotteries, including many with high volume game portfolios that handle multiple daily draw games. They are able to provide a full-service turnkey "start to finish" RNG solution from pre-testing to graphical animation of drawing results and distribution of the results to various media outlets on day-one of the contract.

The MLGCA currently conducts drawings for five of its draw games (Pick 3, Pick 4, Pick 5, MultiMatch, and Bonus Match 5) using ball-style drawing machines. The new RNG System will conduct the daily drawings for these existing games and accommodate any new games added in the future or any changes to the existing games. The RNG System will ensure that every RNG Drawing is truly random, secure, auditable, and conducted in a manner to instill and maintain a high level of player confidence in the integrity of the Lottery. Additionally, the system will provide an animation to graphically display the winning numbers in an entertaining and easy to comprehend manner, and to distribute these results to various media outlets. RNG systems are currently being used by more than thirty lotteries in North America, as this increasingly preferred technology continues to replace traditional ball-style machines. The new system will significantly reduce costs by eliminating the need to maintain a separate studio with additional staff for the operation of the ball-style machines. Also, the RNG system will minimize the risk of errors occurring.

Fund Source: 100% Special (Lottery Proceeds)

Approp. Code: E75D0001

Resident Business: No

MD Tax Clearance: 22-4338-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Rodney Barnes 410-702-3390
rodney.barnes1@maryland.gov*

25-S. SERVICE CONTRACT
Department of Emergency Management

Contract ID: Maryland 9-1-1 Board Support Services; *D52B3600004*

ADPICS No.: *D52B3600004*
D52B3600005

*See next page for Record
Correction Letter dated 12/12/2022*

Contract Description: Support and enhance the Maryland 911 Board's collaborative efforts with the Commission to Advance Next Generation 911 across Maryland. Provide logistical support, subcommittee support, emergency communications committee support, and subject matter expert technical support.

Award: Mission Critical Partners LLC; Port Matilda, PA

Contract Term: 12/01/2022 - 06/30/2023 (w/three 1-year renewal options)

Amount: \$ 382,744.95 (Base)
\$ 464,528.04 (Renewal Option #1)
\$ 478,463.88 (Renewal Option #2)
\$ 492,817.80 (Renewal Option #3)
\$1,818,554.67 Total

Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA)
(HGAC Contract ILC22-12095)

Living Wage Eligible: Yes

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

Performance Security: No

Incumbents: Same

Requesting Agency Remarks: The Maryland 9-1-1 Board (Board) is responsible for overseeing Maryland's E9-1-1 system and administering the 9-1-1 Trust Fund in a fiscally responsive fashion. The Board, legislatively set at 24 members, is a part-time body that serves without compensation. The Board meets its statutory requirements through its standing subcommittees. Those subcommittees are Policy and Standards, Technology, Training and Exercises and Cyber-Security. The Board also has an ad hoc committee for the investigation of 9-1-1 service disrupting events. While the Board's diverse membership brings a vast amount of expertise, the Board members do not necessarily possess the required expertise to meet the challenges of the newly legislated requirements.



Larry Hogan | Governor

Boyd K. Rutherford | Lt. Governor

Russell J. Strickland | Secretary

Accepted 12/13/2022- JTG


Digitally signed by
John T. Gontrum
Date: 2022.12.13
15:39:12 -05'00'

December 12, 2022

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

Dear Mr. Gontrum:

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 – November 16, 2022

Department of General Services, Item 25-S

*Maryland 9-1-1 Board Support Services,
D52B3600004*

FROM: ADPICS No. D52B3600004

TO: ADPICS No. D52B3600005

REASON: Clerical Error:

Regards,



Rodney S Barnes Jr
Procurement Officer
Maryland Department of Emergency Management



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

Agency Remarks (cont'd):

The Board specifically sees value in having Mission Critical Partners, LLC (MCP) continue to provide support to Maryland 9-1-1 Board (MDEM) for operational consistency. MCP has previously provided this service from September 2020 until September 2021. MCP will deliver the following services as needed to the 9-1-1 Board; Board Logistical Support, Board Subcommittee Support, Emergency Communications Committee Support, and Subject Matter Technical Support. The vendor's proposal listed nine members of the Project Team with varying degrees of responsibility. MCP currently possesses significant institutional knowledge of the Maryland 9-1-1 system to quickly make recommendations to the Board. MCP has previously provided this service to the Maryland 9-1-1 Board under the direction of DPSCS using the Houston Galveston Area Council (HGAC) contract.

The Maryland Department of Emergency Management (MDEM) has determined that using the Intergovernmental Cooperative Agreement provides an immediate benefit to the State by reducing the administrative burden and allowing the Department to use pre-negotiated rates under the cooperative.

Fund Source: 100% Special (Maryland 9-1-1 Board)

Approp. Code: A0102

Resident Business: No

MD Tax Clearance: 22-4490-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Webster Ye 410-767-6481
 webster.ye@maryland.gov*

26-S.

SERVICES CONTRACT

Department of Health, Developmental Disabilities Administration

Contract ID: Nursing Services - Potomac Center/Secure Evaluation & Therapeutic Treatment;
MDH/OCMP: #22-19447
ADPICS No.: M00B3600409

Contract Description: Standby nursing services from Licensed Practical Nurses (LPNs) to provide and assist in care of individuals with intellectual disabilities who are served by, and reside at, the Potomac Center and Secure Evaluation & Therapeutic Treatment (SETT) facilities in Hagerstown; this includes certain 24/7 habilitation services.

Award: CNE Medical Staffing; Towson, MD

Contract Term: 11/16/2022 - 11/15/2027

Amount: \$2,516,800

Procurement Method: Competitive Sealed Bidding

Bids

Bidders	Amount
CNE Medical Staffing; Towson, MD	\$ 2,516,800.00
Vitailis Healthcare; Silver Spring, MD	\$ 2,589,766.40
Sanford Federal; Stafford, VA	\$ 2,815,904.00
On Call Staffing Solutions; Hyattsville, MD	\$ 4,159,584.00
Bileddo Associates; Port St. Lucie, FL	\$ 4,297,472.10

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

Performance Security: No

Incumbents: Royal Homecare and Staffing LLC; Odenton, MD

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage (eMMA) on May 5, 2022. Six bids were received and opened on June 10, 2022, and one bid was rejected for submitting an incomplete bid form. One bidder filed a protest on July 26, 2022, which was denied on August 22, 2022 and they did not appeal the denial.



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

Agency Remarks (cont'd):

The Potomac Center is an intermediate care facility (ICF) which serves as a temporary/transitional home for up to 62 people with intellectual disabilities and/or with dual diagnosis, co-occurring mental illness, substance abuse, and forensic involvement. It also serves as the location for the Secure Evaluation & Therapeutic Treatment (SETT) Program, which provides care and treatment services for individuals with intellectual disabilities who are court ordered to the care of MDH. These individuals often have co-occurring disorders, including mental illness, substance abuse, language disorders, and personality disorders. The SETT is licensed for capacity up to 32 individuals. The Potomac Center and SETT currently have several merit Licensed Practical Nurses (LPNs) positions, and these positions are consistently being recruited to fill vacancies to comply with federal and state ICF licensing requirements. The Potomac Center and SETT initiated temporary contracts with an LPN staffing agency to ensure regulatory compliance as this large procurement is conducted/approved. This procurement is in response to certain legislative audit findings raised by an in-progress Office of Legislative Audit.

Fund Source: 100% General

Approp. Code: 32.13.07.01 / M018001

Resident Business: Yes

MD Tax Clearance: 22-4000-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Webster Ye 410-767-6481
 webster.ye@maryland.gov*

27-S. SERVICES CONTRACT
Department of Health, Spring Grove Hospital Center

Contract ID: Somatic Services at Spring Grove Hospital Center; *OCMP 22-00011*
 ADPICS No.: M00B3600348

Contract Description: On-site delivery and coordination of comprehensive somatic services to patients at Spring Grove Hospital Center (SGHC) in Catonsville. Includes evaluations, treatment, and management of somatic medical issues to over 400 patients.

Award: Managed Health Care LTD; Columbia, MD

Contract Term: 11/01/2022 - 10/31/2027

Amount: \$18,105,280.70

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

Living Wage Eligible: No

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

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage (eMMA) on April 7, 2022. Over 300 vendors received notification including two that were directly notified. Two bids were received, and one was rejected due to failure to meet mandatory minimum requirements.

MDH determined the price to be fair and reasonable based on comparison to the cost of the prior contract and the non-responsive second bid. It was determined that other potential offerors had a reasonable opportunity to respond to the solicitation. The recommended vendor is the incumbent and has provided somatic services to Spring Grove Hospital Center (SGHC) for over ten years.

The Centers for Medicare & Medicaid Services (CMS) and the Joint Commission (TJC) require psychiatric hospitals to provide general medical/somatic care to the patients that are admitted to the hospital.



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

Fund Source: 100% General

Approp. Code: L0901 / MH83G / 0899

Resident Business: Yes

MD Tax Clearance: 22-4172-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

WITH DISCUSSION

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



REVISED

**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022**



*Contact: Jenna Meinl 410-767-0008
jenna.meinl1@maryland.gov*

**28-S. SERVICES CONTRACT
*Department of Education***

Contract ID: College and Career Readiness Empirical Study; R00B2600072
ADPICS No.: R00B2600072

Contract Description: Conduct an empirical study of the College and Career Readiness (CCR) standard required under the Blueprint for Maryland's Future.

Award: American Institutes for Research; Arlington, VA

Contract Term: 12/01/2022 - 01/30/2024

Amount: \$995,930.99

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	Technical Rankings	Financial Offers (Rankings)	Overall Rankings
American Institutes for Research; Arlington, VA	1	\$ 995,930.99 (1)	1
University of Southern California; Los Angeles, CA	2	\$1,174,752.67 (2)	2
Optimal Solutions Group; College Park, MD	3	\$1,309,539.98 (4)	3
WestEd; San Francisco, CA	4	\$1,202,062.83 (3)	4
MGT Consulting of America; Tampa, FL	5	\$1,349,997.42 (5)	5

**Technical rankings were weighted greater than financial rankings.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / N/A

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace Advantage* (eMMA) on May 16, 2022. Copies of the solicitation notice were sent directly to 43 prospective vendors including six Maryland firms.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

28-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The proposal submitted from American Institutes for Research (AIR) was determined to be the most advantageous for the State. The evaluation committee determined AIR demonstrated a superior understanding of the work required and provided specific details as to how they would satisfy the State's requirements. AIR proposed a strong background and related experience, having completed projects for the United State Department of Education, MSDE, and Anne Arundel County Public Schools. AIR defined a concise project timeline and plan for meeting the expected deliverables.

Chapter 36 of House Bill 1300 of the 2020 Regular Session is the Blueprint for Maryland's Future which established the preliminary College and Career Readiness (CCR) standard. The Blueprint also requires an external research organization to conduct an empirical study of the skills, knowledge, and abilities needed to succeed in postsecondary coursework, to deliver a detailed report of those findings, and to make recommendations on modifications to the CCR preliminary standard with the goal of being comparable to postsecondary institutions in top performing systems.

Fund Source: 100% General

Approp. Code: R00A0101

Resident Business: No

MD Tax Clearance: 22-4425-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Andra Shaw 410-260-2981
 andra.shaw1@maryland.gov*

29-S.

SERVICES CONTRACT

***RETROACTIVE - Department of General Services,
 Office of Facilities Maintenance***

Contract ID: Facilities Training/Certification Programs for Professional Development;
 001B2600218

ADPICS No.: 001B2600218

Contract Description: **RETROACTIVE** approval for a variety of training certification programs for professional development training for maintenance mechanics and building managers.

Award: BOMI International, Annapolis, MD

Term: 03/01/2022 - 10/31/2022 (**Retroactive**)

Amount: \$99,888.00 (**Retroactive**)

Procurement Method: Sole Source

Living Wage Eligible: Yes

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

Incumbent: N/A

Requesting Agency Remarks: DGS Office of Facilities Maintenance (OFM) for the Annapolis Complex determined a need for professional development training for their Maintenance Mechanics and Building Managers. They conducted market research and determined that BOMI International was the only vendor that could perform the work, and submitted a sole source justification on September 14, 2021, to DGS-Office of State Procurement (OSP) for approval to proceed with the procurement. OSP approved the sole source procurement, but a signed contract was never obtained.

Once OSP became aware of this, OFM was advised to stop using these services and wait until a new procurement could be conducted. OSP obtained a signed contract and is seeking approval of this retroactive action to allow DGS to compensate BOMI International for services provided in good faith and move forward to award a new contract for future training.



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

DGS OSP Remarks: **RETROACTIVE** approval requested pursuant to § 11-204(c) State Finance & Procurement Article. DGS OSP has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.

Fund Source: 100% General

Approp. Code: H00 22 33151 0819

Resident Business: Yes

MD Tax Clearance: 22-4373-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Nneka Willis Gray 410-767-7675
 nneka.willisgray@maryland.gov*

30-S-MOD. SERVICES MODIFICATION

Department of Human Services, Social Services Administration

Contract ID: Residential Child Care Services; SSA/RCCSS-21-030-A2

ADPICS No.: COJ77900

Contract Approved: DGS 31-S, 04/07/2021

Contract Description: Residential childcare services through 31 separate contracts for approximately 578 clients currently placed at various locations throughout the State.

Modification Description: Increase funding to add five additional Developmentally Disabled beds and a new location 8826 Sigrid Road in Baltimore. Also correct the term stated on the original approved item which incorrectly stated the term as 07/01/2020 - 06/30/2022 (w/one 2-year renewal option), the correct term is 07/01/2020 - 06/30/2022 (w/one 1-year renewal option).

Award: Center for Social Change, Inc.; Elkridge, MD

Original Contract Term: 07/01/2020 - 06/30/2022 (w/one 1-year renewal option)

Modification Term: 12/15/2022 - 06/30/2023

Original Contract Amount: \$7,906,110

Modification Amount: \$1,048,599

Prior Options/Mods: \$ 1,206,452 (Mod #1: Added funds for five Medically Fragile beds and one new location at 9806 Marriottsville Road in Randallstown; DGS 29-S 01/26/2022)
 \$ 4,995,825 (Renewal Option #1 07/01/2022 - 06/30/2023; DGS 29-S 01/26/2022)

Total Contract Amount: \$15,156,986

Percent +/- (This Item): 13.26%

Total Percent Change: 91.71%

Original Procurement Method: Sole Source (Continuity of Care)



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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30-S-MOD. SERVICES MODIFICATION (cont'd)

MBE/VSBE Participation: 5% / N/A

MBE/VSBE Compliance: 1.895% / N/A

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: This modification will add five Developmentally Disabled beds and a new location. The Department utilizes Residential Child Care (RCC) programs for children whose needs cannot be met in a family based foster care setting. RCC services in Maryland are provided through five program categories; Developmentally Disabled Programs; Diagnostic Evaluation and Treatment Programs, Group Homes, High Intensity Group Home, and Medically Fragile. The facilities are located throughout the State and serve foster care children under the care of the Department. It is in the best interest of the children and the State not to disrupt the current placement or change the existing provider for these youth. The services of each contractor will be used at the sole discretion of DHS. DHS makes no guarantee as to the number of children/youths to be placed with any contractor. These are purchase of care contracts paid on a fee for service basis for the actual children/youth placed in a contractor's care, and then only for the actual number of days each child is with the contractor.

The Department has resolved the discrepancy with the MBE compliance and determined that the provider did not submit its request for a MBE waiver. The provider assumed they had requested an MBE waiver and it was approved. A waiver would have voided the contract, so the agency wanted to resolve this issue before bringing this to the BPW. It is now understood that the provider will adhere to its 5% MBE compliance requirement. As a result, since August 2021, the vendor continues to submit MBE invoice reports to confirm the transition of contracted services to MBE certified vendors. Since that time, the provider continues to demonstrate its efforts to comply with the established 5% MBE goal and have adhered to their documented plans.

The proposed price for this contract is fair and reasonable because the price is set by the Interagency Rates Committee, using the same established methodology in price setting for all In-State providers.

Fund Source:	100% General	Approp. Code:
Resident Business:	Yes	N00B0001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Joy Niles 301-429-7585
 joy.niles@maryland.gov*

31-S-MOD. SERVICES MODIFICATION

*Department of Housing and Community Development,
 Division of Development Finance Housing and Building Energy Programs*

Contract ID: EmPower 2021 Low Income Planning Consulting Services; *S00R0600006*
 ADPICS No.: COJ79729

Contract Approved: Delegated Authority - DHCD 03/13/2020

Contract Description: Provide consulting services for energy efficiency programs under the EmPOWER Maryland Program.

Modification Description: Extend the contract to allow time to complete the new procurement.

Award: APPRISE Incorporated; Princeton, NJ

Original Contract Term: 03/13/2020 - 09/12/2021 (w/one 1-year renewal option)

Modification Term: 12/11/2022 - 09/11/2023

Original Amount: \$49,820

Modification Amount: \$80,000

Prior Mods/Options: \$50,880 (Renewal Option #1 09/13/2021 - 09/12/2022 and add associated funding, Delegated Authority - DHCD, 08/13/2021)
 \$0 Mod. #1: Extension 09/13/2022 - 12/10/2022,
 Delegated Authority - DHCD, 08/04/2022

Total Contract Amount: \$180,700

Percent +/- (This Item): 160.58%

Total Percent Change: 172.38%

Original Procurement Method: Competitive Sealed Proposals

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



**DEPARTMENT OF GENERAL SERVICES
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31-S-MOD. SERVICES MODIFICATION (cont'd)

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

Requesting Agency Remarks: The new RFP has been advertised and proposals are due December 1, 2022. EmPOWER Maryland, a state-level initiative aimed at reducing Maryland's electricity usage. The Department is currently analyzing, designing, and developing its programs for the 2024-2026 EmPOWER program cycle. It must submit its 2024-2026 Program Plan with the Public Service Commission on or before August 31, 2023. The Department is now challenged with meeting a limited-income program greenhouse gas (GHG) reduction goal in this next cycle and must analyze and modify its programs to reach the not yet defined GHG reduction goal.

Fund Source: 100% Special (EmPOWER Maryland)

Approp. Code: S00A2504

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Michael Leahy 410-697-9401
 michael.leahy@maryland.gov*

32-IT. INFORMATION TECHNOLOGY
Department of Information Technology

Contract ID: CrowdStrike Falcon Solutions Contract; *F50B3600006*
 ADPICS No.: F50B3600006

Contract Description: Purchase CrowdStrike Falcon Endpoint Detection and Response (EDR) Platform and Managed Detection and Response (MDR) Services to enhance cybersecurity.

Awards: Blackwood Associates, Inc.; Annapolis, MD

Contract Term: 11/21/2022 - 11/20/2025

Amount: \$19,631,000

Procurement Method: Intergovernmental Cooperative Purchase Agreement
 (Contract: OMNIA EDU #R191902)

Bids:

Bidders	Amounts
Blackwood Associates, Inc.; Annapolis, MD	\$19,631,000
GEN3i; Arlington, VA	\$25,123,941
V3gate; Colorado Springs, CO	\$24,887,652

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

Incumbent: N/A

Requesting Agency Remarks: The 24/7/365 Security Operations Center (SOC) within the Office of Security Management (OSM) currently monitors approximately 30,000 endpoints through disparate Endpoint Detection and Response (EDR) solutions and Antivirus products. The plan is to increase this to 100,000 endpoints over the next year. One of the thematic findings in the Statewide security assessments, which are now legislatively required to be performed by all units of State government at least every two years with results reported on, was a lack of consistently implemented, managed, and monitored endpoint protection tools, including EDR solutions. This lack of consistency across agencies creates a substantial risk for the State as a whole. By consolidating into a single platform and centralizing the management and oversight of EDR, the State can achieve economies of scale and improve security. The OSM expects many other units of State government to use this shared, consolidated platform. The CrowdStrike services include the capabilities itemized below which will allow OSM to achieve additional improvements in security:



DEPARTMENT OF GENERAL SERVICES
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32-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

- Security Analysts - 24x7x365, US-based, Federal Bureau of Investigation Criminal Justice Investigation Services (CJIS)-cleared security analysts, focused on identifying real threats and adjusting tool settings to eliminate false positives.
- File Integrity Monitoring (FIM) - Detects unauthorized changes to critical system files. Modifying system files is a common tactic used in ransomware and other cybercrime.
- Identity Threat Protection - Get visibility into the active directory to identify shadow administrators, stale accounts, shared credentials, and other attack paths. Protect against and detect identity-based threats in real time without requiring the ingestion of log files. Improve AD hygiene with continuous monitoring for credential weakness, access deviations, and password compromises.
- USB device control - Reduces the likelihood of unauthorized USB storage devices being used to steal data or introduce unauthorized software into the environment.

CrowdStrike's Falcon platform includes an EDR product focusing on detection and response capabilities to identify and remediate advanced threats and file-based malware prevention, exploiting static and behavioral programming language to protect against known threats. Additionally, CrowdStrike's continued investment in additional features has introduced advanced firewall management and mobile device protection options. CrowdStrike Falcon provides all core Endpoint Protection Platform (EPP) capabilities in a single agent, with low resource utilization and a storefront for add-on third-party solutions. An easy-to-use management console and simplified deployment experience add to the high rating for market understanding and innovation. CrowdStrike has a strong reputation in the market as the single solution for endpoint security for organizations looking to consolidate their EPP and EDR agents/solutions. Falcon X threat intelligence and Threat Graph cloud-based data analytics can detect advanced threats and analyze user and device data to spot anomalous activity. CrowdStrike has a customer base that attackers highly target. As a result, it has consistently adapted early to shifts in attack techniques.

The CrowdStrike Falcon Complete offering is a managed detection and response (MDR) service that combines the effectiveness of the cloud-native Falcon endpoint protection platform with the efficiency of a dedicated team of security professionals, hence eliminating "soft" costs and providing the State with greater value. This is crucial in defending against current and future threats which demands diligent monitoring by skilled staff, equipped to investigate and remediate threats at scale. It allows the State to deploy a comprehensive security program that is sufficiently staffed 24/7/365 by security experts and offers us a Breach Warranty, helping Maryland maintain its AAA bond rating. CrowdStrike Falcon Complete is a proven, turnkey solution that delivers a comprehensive, mature endpoint security program and measurable outcomes that Microsoft simply cannot provide.



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32-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

A request for quotation was sent to the three resellers authorized to resell CrowdStrike Falcon products and services identified under the referenced OMNIA Contract. The responses were evaluated, and a determination was made that Blackwood Associates, Inc. submitted the lowest quotation which was in line with the requirements of the request for quotation.

As this solution is directly related to the remediation of findings as a result of cybersecurity assessments, DoIT will be submitting a budget amendment to the Department of Budget and Management to draw funds from the Cybersecurity Dedicated Purpose Account (DPA). Ongoing operating costs will come from the operating budget for the DoIT Office of Security Management (OSM). There will be a budget amendment to DBM to allocate funding from the dedicated purpose account.

Fund Source: 100% Special (Cybersecurity DPA)

Resident Business: No

MD Tax Clearance: 22-4713-1111

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Yasin Mohammed 410-767-3586
 yasin.mohammed@maryland.gov*

33-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 \$58,243,634.*

1.1 Using Agency: Department of Transportation, The Secretary's Office

Description: IBM Mainframe Multiple Virtual Systems (MVS) Programming Support. Acquire senior level technical services to support the Office of Transportation Technology Services (OTTS) IBM mainframe. Accountable for maintaining high availability, reliability and integrity of the operating system, sub-systems, and Independent Software Vendor (ISV) program products for the IBM zSeries mainframe. Including installation, testing, maintenance, and version enhancements.

Modification Description: Extend task order to allow time for a new procurement to be completed; *J01B3400033*.

Award: ICF Incorporated LLC; Fairfax, VA

Original Term: 06/01/2014 - 05/31/2019

Modification Term: 01/01/2023 - 12/31/2023

Original Amount: \$ 2,745,990.00

Modification Amount: \$ 813,340.80

Prior Mods/Options: \$ 239,586.60 (Mod #1 Add resource and funding,

Delegated Authority - DoIT , 08/28/2018)

\$ 741,945.60 (Mod #2 Extend contract 06/01/2019 – 03/31/2020 and increase funding, Delegated Authority - DoIT, 03/15/2019)

\$ 675,000.00 (Mod #3 Extend contract 04/01/2020 – 12/31/2020 and increase funding, DGS 37-IT MOD 1.2, 02/19/2020)

\$ 1,713,993.72 (Mod #4 Extend contract 01/01/2021 - 12/31/2022 and increase funding, DGS 23-IT MOD 1.1, 12/02/2020)



DEPARTMENT OF GENERAL SERVICES
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33-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Consulting and Technical Services Plus (CATS+) (cont'd)

Total Contract Amount: \$ 6,929,856.72

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

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

Resident Business: No

Fund Source: 100% Special (Transportation Trust)

Agency Remarks: The replacement procurement is being finalized and prepared for advertisement. The solicitation is expected to be advertised before the end of the year and awarded early next year. The extension is necessary following the cancellation of the last RFP due to COVID and budgetary concerns.

1.2 Using Agency: Department of Transportation, The Secretary's Office

Description: Mainframe Peripheral Maintenance Support. Conduct maintenance services for the mainframe and peripheral hardware components. The Office of Transportation Technology Services (OTTS) is responsible for the delivery and technical support of various hardware and operating systems platforms, including the systems programming, and maintenance of the IBM mainframe system. Failure to meet the established service levels can have a significant impact on public safety and MDOT Transportation Business Units.

Modification Description: Extend the task order and increase funding to provide continuity of mainframe support on MDOT's mission critical systems. The extension is needed to keep services in place while MDOT completes the new solicitation; B3400025.

Award: Applied Technology Services, Baltimore MD

Original Term: 06/01/2014 - 05/31/2019

Modification Term: 01/01/2023 - 12/31/2023

Original Amount: \$ 2,871,981.00

Modification Amount: \$ 716,759.76

Prior Mods/Options: \$ 0 (Mod #1 TOA language correction; Delegated Authority - DoIT, 02/24/2017)
\$ 315,000.00 (Mod #2: Extension 06/01/2019 - 12/31/2019 and increased funding; Delegated Authority - DoIT, 03/06/2019)

\$ 537,806.40 (Mod #3: Extension 01/01/2020 - 12/31/2020 and increase funding; DGS 28-IT 1.1, 12/04/2019)

\$ 1,223,452.80 (Mod #4: Extension 01/01/2021 - 12/31/2022 and increased funding; DGS 23-IT 1.5, 12/02/2020)

Total Contract Amount: \$ 5,664,999.96



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33-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Consulting and Technical Services Plus (CATS+) (cont'd)

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

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

Resident Business: Yes

Fund Source: 100% Special (Transportation Trust)

Agency Remarks: The replacement procurement is being finalized and prepared to be advertised. The solicitation is expected for advertisement before the end of the year and awarded early next year. The extension is necessary following the cancellation of the last RFP due to COVID and budgetary concerns.

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 master contract is \$79,515,710.*

2.1 Using Agency: Department of Information Technology

Description: The Governor's Grants Office (GGO) provides resources, training, research, and guidance to state agencies, local governments, nonprofit organizations, businesses, and academia on all aspects of grant funds. GGO leadership are responsible for a planned multi-year Major IT Development Project (MITDP) for a Statewide Enterprise Grants Management Solution (EGMS).

This request is for the services of two Senior Business Analysts to provide work on multi-office IT project requests and projects in support of the GGO, and the DoIT engineering, financial, HR and other .NET, Salesforce, COTS, and SaaS (software as a service) applications. These two resources will provide organized grants management related expertise to support the development of a grants management system; *F50B0600039-30*

Award: Navitas Business Consulting; Herndon, VA (MBE)
(Two Candidates)

Number of Qualified

TO Contractors: 2 (Category 2)

Number of Proposals: 3



DEPARTMENT OF GENERAL SERVICES
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33-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Delivery Program Management Services (cont'd)*

Proposals:

<i>Offerors</i>	<i>Technical Ranking</i>	<i>Financial Ranking</i>	<i>Overall Ranking</i>
Navitas Business Consulting; Herndon, VA	1	\$740,718.72 (1)	1
Navitas Business Consulting; Herndon, VA	2	\$751,282.56 (2)	2
ANGARAI; Greenbelt, MD	2	\$818,216.64 (3)	3

**Technical merit had greater weight than financial.*

Amount: \$ 740,436.48 (Base Term 24 months)

\$ 373,907.52 (Renewal Option #1)

\$ 377,657.28 (Renewal Option #2)

\$1,492,001.28 Total NTE (Two Positions)

Term: 11/17/2022 - 11/16/2024 (w/two 1-year renewal options)

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

Resident Business: No

Fund Source: 100% General

Agency Remarks: Contractors were permitted to submit multiple candidates for consideration in response to the Task Order Request for the two Senior Business Analyst positions. The proposal table is based on a proposal per candidate.

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 \$179,846,269.*

3.1 *Using Agency:* Department of Transportation

Description: ORACLE Enterprise Renewal. Oracle database licenses support MDOT's mission-critical application systems that require support from Oracle for license revision updates, security patches, and resolution of issues pertaining to all MDOT Oracle database users. All MDOT systems serving the general public utilize Oracle databases; J01P2600068.

Awards: Mythics; Virginia Beach, VA

Number of Qualified

Master Contractors: 2



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33-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)

Number of Bids:	1 (Single Bid Received)
Amount:	\$2,370,065
Term:	Anticipated delivery date - 11/30/2022
MBE/VSBE Participation:	N/A / N/A
Resident Business:	No
Fund Source:	100% Special (Transportation Trust)
Agency Remarks:	There are only two master contractors available for this product. MDOT obtained a 'No-Bid' response from the second possible master contractor who noted the solicitation was routed to the wrong department. The master contractor was advised to update its contact information to ensure the firm receives notice of future opportunities.

Mythics pricing was found to be fair and reasonable. A historical price analysis was conducted which revealed a reasonable 5.6% increase in pricing from last year.

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 \$45,156,774.*

4.1 Using Agency: Department of Juvenile Services

Description: Replace 60 broken or end of life interactive displays for teachers providing education and training for detained youth in 15 DJS detention facilities and offices. This contract is being done in accordance with State Bill SB 497 that established the Juvenile Services Education Program; *V00B3600021*.

Award: Daly Computers Inc.; Frederick MD

Number of Qualified

Master Contractors: 2

Number of Bids: 1 (Single Bid Received)

Amount: \$444,310.40

Term: 12/15/2022* - 06/30/2024

*(*Or earlier upon BPW approval)*

MBE/VSBE Participation: 25% (FA IV, Installation Labor) / N/A

Resident Business: Yes

Fund Source: 100% General



DEPARTMENT OF GENERAL SERVICES
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33-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 Hardware/Associated Equipment & Services 2012 (cont'd)

Agency Remarks: DJS determined the price to be fair and reasonable compared to an open market budgetary quote received from "Educate-me.net"; and a previous contract deploying the same equipment for the 2020 DJS headquarters move.

Summary of fair and reasonable pricing justification:

Daly Computers, Inc. \$385,860.00 (hardware warranty)

Open Market Quote: Educate-Me.com \$401,470.80 (hardware warranty)

Comparison prices do not include labor costs but this task order also includes labor costs.

4.2 Using Agency: Department of Transportation
Description: CISCO network switches. The new switches will replace existing network equipment that is past or near their usable end-of-life date; *J01P2600040*
Award: Applied Technology Services; Middle River, MD (SBE)
Number of Qualified
Master Contractors: 51 (SBR - Designated)
Number of Bids: 6
Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services; Middle River, MD	2,329,984.00
Advanced Computer Concepts; Mclean, VA	2,430,842.65
DSR Inc.; Hanover, MD	2,477,846.00
MVS Inc.; Washington, DC	2,547,660.96
SHI International; Somerset NJ	2,572,109.45

Amount: \$2,329,984

Term: Anticipated delivery date - 12/15/2022

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

Resident Business: Yes

Fund Source: 100% Special (Transportation Trust)

Agency Remarks: One bid was rejected for failing to provide pricing for the specified equipment and instead included an alternative that was not compatible with the current equipment.



DEPARTMENT OF GENERAL SERVICES
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33-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 *Hardware/Associated Equipment & Services 2012 (cont'd)*

4.3 Using Agency:	Department of Information Technology						
Description:	RETROACTIVE approval for a one-year warranty for Ivanti hardware. Ivanti (formerly Pulse Secure) allows remote access that seamlessly integrates into DoIT's existing infrastructure. Ivanti ensures the State's mobile workforce can reach applications and resources in the cloud and data center for hybrid IT access; <i>F50P3600143</i>						
Award:	Skyline Technology Solutions, LLC; Glen Burnie, MD						
Number of Qualified							
Master Contractors:	4						
Number of Bids:	2						
Bids:							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Bidders</th> <th style="text-align: center;">Amounts</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Skyline Technology Solutions, LLC; Glen Burnie, MD</td> <td style="text-align: center;">\$271,613.61</td> </tr> <tr> <td style="text-align: center;">En-Net Services, LLC; Frederick, MD</td> <td style="text-align: center;">\$304,405.13</td> </tr> </tbody> </table>	Bidders	Amounts	Skyline Technology Solutions, LLC; Glen Burnie, MD	\$271,613.61	En-Net Services, LLC; Frederick, MD	\$304,405.13
Bidders	Amounts						
Skyline Technology Solutions, LLC; Glen Burnie, MD	\$271,613.61						
En-Net Services, LLC; Frederick, MD	\$304,405.13						
Amount:	\$ 744.15 (Retroactive 1 day) <u>\$270,869.46</u> (Proactive 364 days) \$271,613.61 Total						
Term:	11/15/2022 - 11/16/2022 (Retroactive) 11/17/2022 - 11/14/2023 (Proactive)						
MBE/VSBE Participation:	NA / N/A						
Resident Business:	Yes						
Fund Source:	100% Reimbursable (Using Agencies)						
Agency Remarks:	This procurement is being submitted late due to the solicitation closing on October 10, 2022, and missing the deadline for the October 26, 2022 agenda. Please be assured that DoIT recognizes that retroactive procurements are not desirable. The Department will work diligently to avoid retroactive activities and will continue to be proactive moving forward. The approval of this contract will enable DoIT to continue delivering the necessary and vital services that this contract provides.						

DGS OSP Remarks: **RETROACTIVE** approval requested pursuant to § 11-204(c) State Finance & Procurement Article. DGS OSP has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.



**DEPARTMENT OF GENERAL SERVICES
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33-IT. INFORMATION TECHNOLOGY (cont'd)

5.0	Master Contract:	Desktop, Laptops and Tablets 2015
		Contract No. 060B5400007
	<i>Approved:</i>	DOIT 1-IT, 07/16/2015
	<i>Term:</i>	07/22/2015 - 07/21/2027
<i>**As of publication, the remaining balance of this master contract is \$63,565,470.</i>		

5.1	Using Agency:	Department of Public Safety and Correctional Services
	Description:	Purchase 600 desktop computers needed to refresh end of life models; Q00P3600957
	Award:	Applied Technology Services; Middle River, MD (SBE)
	Number of Qualified	
	Master Contractors:	15 (SBR - Designated)
	Number of Bids:	3 (Functional Area I)
	Bids:	

Bidders	Amount
Applied Technology Services; Middle River, MD	\$ 572,400
DSR, Inc.; Hanover, MD	\$ 648,600
Advanced Computer Concepts, Inc.; Mclean, VA	\$ 812,370

Amount:	\$ 572,400
Term:	Anticipated delivery date - 01/02/2023.
MBE/VSBE Participation:	N/A / N/A
Resident Business:	Yes
Fund Source:	100% General

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

34-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Unarmed Uniformed Guard Services - Ellicott City District Court and Multi-Service Center; *001IT821292*
 ADPICS No.: 001B3600175

Contract Description: Unarmed uniformed guard services at Ellicott City District Court and Multi-Service Center in Howard County.

Award: Trust Consulting Services, Inc.; Washington, DC (SBE)

Contract Term: 12/08/2022* - 11/30/2023 (w/two 1-year renewal options)
 (* Or earlier upon BPW approval)

Amount:
 \$176,000 (Base Term 1-year)
 \$176,000 (Renewal Option #1 1-year)
\$176,000 (Renewal Option #2 1-year)
 \$528,000 Total

Procurement Method: Competitive Sealed Bidding (*SBR - Designated*)

Bids:

<i>Bidders</i>	<i>Amount</i>
Trust Consulting Services, Inc.; Washington, DC	\$528,000
BTI Security; Rockville, MD	\$536,870
Metropolitan Protective Services, Inc.; Lanham, MD	\$604,440
Sanford Federal, Inc.; Stafford, VA	\$607,220
Eagle Protection Agency, LLC; Silver Spring, MD	\$642,672

Living Wage Eligible: Yes

MBE/VSBE Participation: 17% / N/A

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: CSI Corporation of DC; Washington, DC



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



34-M. MAINTENANCE CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids was posted on eMaryland Marketplace Advantage (eMMA) on June 17, 2022, with a Small Business Reserve (SBR) designation notifying approximately 111 vendors and 67 vendors were directly solicited. Nine bids were received and opened on July 8, 2022. Three bids were rejected for failing to properly complete the MBE forms and one bid was withdrawn. Trust Consulting Services, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

Fund Source: 100% General

Approp. Code: H00 23 33511 0823 (\$102,666.20)
 H00 24 33511 0823 (\$ 73,333.00)

Resident Business: No

MD Tax Clearance: 22-4709-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Luis Luna 410-260-2907
luis.luna@maryland.gov*

35-M.

MAINTENANCE CONTRACT

***RETROACTIVE - Department of General Services,
Office of Facilities Management***

Contract ID: Various Landscaping Service Purchase Orders for Annapolis Grounds
ADPICS No.: Various

Contract Description: **RETROACTIVE** approval for landscaping services for the Annapolis grounds including seasonal maintenance, leaf removal, watering of flower beds, planting and replacement of damaged flowers, metal benches and additional bi-monthly maintenance.

Award: Homestead Gardens. Inc.; Davidsonville, MD

Contract Term: 07/16/2021 - 06/15/2022 (Purchase Orders Without Contract)

Amount: \$593,683.54 (**Retroactive**)

Procurement Method: Small Procurement

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

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: In September 2021, The Office of Facilities Management (OFM) received a request for landscaping improvements to be made throughout the Annapolis State Center Complex utilizing \$1.6M in encumbered funds. The agency, not having appropriate landscaping knowledge and procurement resources, utilized the services of Homestead Gardens through several small sole source procurements, which exceeded small procurement authority, and which should have been competitively solicited to perform landscaping duties such as weeding, trimming, planting of flowers and additional cosmetic improvements to maintain its appearance.

DGS became aware of these purchases and the growing cost on August 15, 2022, and has since requested all additional work stop until a contract is in place for landscaping services. Once DGS had become aware of the situation a total of 64 purchase orders in an amount of \$596,933.54 had been paid between July 16, 2021, and June 15, 2022. DGS has prepared the documentation for review and approval upon being informed of these purchases and has worked to educate OFM of the proper policies and procedures of small procurements. The long-term contract is expected to be in place by December 2022.



**DEPARTMENT OF GENERAL SERVICES
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35-M. MAINTENANCE CONTRACT (cont'd)

Agency Remarks (cont'd):

OFM is responsible for establishing policy and directing the Statewide operation and maintenance of 55 buildings under the Department of General Services. This office oversees two principal office centers, Annapolis State Center Complex and the Baltimore State Center Complex.

DGS OSP Remarks: RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. DGS OSP has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.

Fund Source: 100% General

Approp. Code: H00 22 0814 33159

Resident Business: Yes

MD Tax Clearance: 22-4180-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022

REVISED



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

36-M-OPT. MAINTENANCE OPTION
RETROACTIVE - Department of General Services

Contract ID: Comprehensive Building Management; 001IT821025
ADPICS No.: 001B3600132

Contract Approved: DGS 3-M, 09/18/2019

Contractor: LB&B Associates; Columbia, MD

Contract Description: Comprehensive Maintenance Services for Maryland State Library/Library for The Blind and physically handicapped.

Option Description: **RETROACTIVE** approval to exercise the first renewal option.

Original Contract Term: 10/01/2019 - 09/30/2022 (w/two 1-year renewal options)

Option Term: 10/01/2022 - 11/16/2022 (Retroactive)
11/17/2022 - 09/30/2023(Proactive)

Original Contract Amount: \$741,317.28

Option Amount: \$ 20,963.18 (Retroactive)
\$230,594.98 (Proactive)
\$251,558.16 Total

Prior Mods/Options: N/A

Total Contract Amount: \$992,875.44

Percent +/- (This Item): 33.93%

Total Percent Change: 33.93%

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 15% / N/A

MBE/VSBE Compliance: 19.930% / N/A



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED



36-M-OPT. MAINTENANCE OPTION (cont'd)

Requesting Agency Remarks: Due to an oversight, the first renewal option was not exercised timely by the DGS procurement officer but was exercised prior to the expiration of the contract. The Department of General Services (DGS) is satisfied with the performance of the contractor. DGS has determined that it is in the best interest of the State to exercise the first renewal option.

DGS OSP Remarks: *RETROACTIVE* approval requested pursuant to § 11-204(c) State Finance & Procurement Article. DGS OSP has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.

Fund Source: 100% General

Approp. Code: R11 23 1130 0812 (\$188,668.62)
 R11 23 1130 0812 (\$62,889.54)

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

37-GM.

GENERAL MISCELLANEOUS

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

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

1.0 **Agency:** Department of General Services
Fund Source: 100% General CA 2022 Provide funds for the repair and rehabilitation of State-owned capital facilities. Item 050

1.1 **Contract ID:** Roof Replacement - Baltimore Juvenile Justice Center; *DB-024-220-002*

Description: Complete design package for the replacement of the roof at the Baltimore Juvenile Justice Center in Baltimore. Remove the existing roofing system and install a new roofing system. New roofing insulation and reflective roofing material will reduce heat transmission into building interior spaces

Procurement Method: Qualification Based Selection - *DGS-20-006-IQC*

Award: Penza Bailey Architects; Baltimore, MD

Amount: \$198,244.30

Resident Business: Yes

2.0 **Agency:** Department of General Services/Department of Public Safety and Correctional Services

Fund Source: MCCBL 2016 Provide funds to design and construct a high temperature hot water system, mechanical room renovations, and other hot water and steam improvements at the Eastern Correctional Institution. Item 149.

2.1 **Contract ID:** High Temperature Hot Water (HTHW) Distribution and Perimeter Security Fence Improvements - Eastern Correctional Institution; *KO-000-160-D01*.

Description: Commissioning engineering services at Eastern Correctional Institute (ECI) in Somerset County. Includes replacement of the old HTHW distribution system with a new combination of above ground and below ground piping. Replacement of the old high pressure steam and condensate distribution system with a new combination of above ground and below ground piping. The perimeter fence will be replaced with a new system that includes a fence-mounted electronic perimeter protection system.

Procurement Method: Qualification Based Selection - *DGS-19-020-IQC*

Award: Henry Adams, LLC; Towson, MD



DEPARTMENT OF GENERAL SERVICES
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37-GM. GENERAL MISCELLANEOUS (*cont'd*)

2.1 Contract ID: High Temperature Hot Water (HTHW) Distribution and Perimeter Security Fence Improvements - Eastern Correctional Institution; *KO-000-160-D01*.
(cont'd)

Amount: \$249,999
Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

38-GM. GENERAL MISCELLANEOUS

***Department of Natural Resources, State Park Water & Sewer Infrastructure
Fund MES Fund Transfer for Statewide Projects***

Recommendation: That the Board of Public Works approve a transfer of capital funds between the Department of General Services (DGS) and the Maryland Environmental Service (MES), on behalf of the Department of Natural Resources (DNR)

Description: Establish the agreement to transfer procurement authority, and \$8,648,000 in authorized Program Open Space (POS) 2023 capital funds for the following specific projects:

Elk Neck SP- Wastewater Treatment Plant, ENR Upgrade
New Germany SP – Water Treatment Plant & Wastewater Collection System Improvements
Swallow Falls SP – Wastewater Treatment Plant & Water Treatment Plant Upgrades
Cunningham Falls SP – Sewer Improvements MD Route 77
Point Lookout SP – Water Distribution & Sewer Collection System Upgrade
Sandy Point SP – Water Tower & Water Treatment Plant Upgrade
Martinak SP – Water Storage Tank Reconditioning

The project scope of work includes the design and construction of water and wastewater system improvements at Elk Neck State Park in Cecil County, New Germany State Park and Swallow Falls State Park in Garrett County, Cunningham Falls State Park in Frederick County, Point Lookout State Park in St. Mary's County, and Martinak State Park in Caroline County, Maryland.

Requesting Agency Remarks: Approval for the use and transfer of capital POS funds have been considered by the Department of Budget and Management (DBM) and they respectfully concur with this agreement.

As identified in the approved Memorandum of Agreement (MOA) for water and wastewater infrastructure improvements located in Department of Natural Resources properties, dated August 11, 2020, MES will be the agency responsible for the management of the design and construction tasks related to these projects, on behalf of DNR.

Fund Source: Natural Resources Development Fund FY 2023 Program Open Space/Item 004

Appropriation Code: K00A05.10 Outdoor Recreation Land Loan

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Brenda Lee 410-767-2345
brenda.lee@maryland.gov*

39-GM-MOD.

GENERAL MISCELLANEOUS MODIFICATION
Department of Commerce

Contract ID: Existing Fund Managers for Small, Minority, and Women-Owned Businesses Account (SMWOBA) funded by Video Lottery Terminal Proceeds
 New Fund Managers for Small, Minority, and Women-Owned Businesses Account (SMWOBA)

ADPICS No.: T00P3600554, T00P3600556, T00P3600562, T00P3600561, T00P3600559, T00P3600558, T00P3600553, T00P3600560, T00P3600557

Contract Approved: Secretary's Agenda # 15, 04/17/2013
 Secretary's Agenda # 9, 06/18/2015
 Secretary's Agenda # 4, 06/23/2015
 Secretary's Agenda # 3, 04/06/2016
 Secretary Agenda's # 7 & 8, 06/22/2016
 DGS 25-GM, 12/02/2020
 DGS 28-GM, 03/24/2021
 DGS 31-GM, 04/21/21
 DGS 48-GM, 05/11/22

Contractors: Anne Arundel Economic Development Corp; Annapolis, MD
 Baltimore Development Corp; Baltimore, MD
 Baltimore County Department of Economic Development; Towson, MD
 Prince George's Financial Services Corporation; Largo, MD
 Howard County Economic Development Authority; Columbia, MD
 Maryland Capital Enterprises, Inc.; Salisbury, MD
 Meridian Management Group Inc.; Baltimore, MD
 Tri-County Council of Western Maryland; Frostburg, MD
 Montgomery County Economic Development Corporation, Rockville, MD

Contract Description: Fund Managers for Small, Minority, and Women-Owned Businesses ("SMWOB") Account Funded by Video Lottery Terminal proceeds

Modification Description: Commerce is requesting the Board of Public Works approval for disbursement of \$4,000,000 to the incumbent Fund Managers to provide investment capital and loans to small, minority and women owned businesses across the State with funds allocated from video lottery proceeds. During the 2022 legislative session, the Senate fenced off \$4.0 million from the State Reserve Fund to program T00.15 Small, Minority, and Women-Owned Businesses Account ("SMWOBA" or the "Account") to be split equally among the fund managers.



DEPARTMENT OF GENERAL SERVICES
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39-GM-MOD.

GENERAL MISCELLANEOUS MODIFICATION (cont'd)

This additional funding may be used for loans and operating expenses incurred by the Fund Managers during the pandemic specifically, expenses related to restructuring loans, forgoing interest income, audit costs, staff, and other operating expenses to administer the program. The Fund Managers will implement the Small, Minority, and Women-Owned Business Account ("the Account"), pursuant to the State Economic Development Article Section 5 Subtitle 15-01.

This action does not require a solicitation or contract modification. The Fund Managers, under their existing contracts, may receive additional funds from the Account. Each of the nine Fund Managers will receive approximately \$444,444.44.

Recommended allocations are as follows:

FUND MANAGER	AMOUNT
Anne Arundel Economic Development Corporation	\$444,444.44
Baltimore Development Corporation	\$444,444.44
Baltimore County Department of Economic and Workforce Development	\$444,444.44
Prince George's Financial Services Corporation dba FSC	\$444,444.44
Howard County Economic Development Authority	\$444,444.44
Maryland Capital Enterprises, Inc.	\$444,444.44
Meridian Management Group Inc.	\$444,444.44
Tri-County Council of Western Maryland	\$444,444.44
Montgomery County Economic Development Corporation	\$444,444.48
Total	\$4,000,000.00

Original Contract Terms: 05/01/2013 - 04/30/2018 (w/one 5-year renewal) for 3 vendors
 05/01/2014 - 04/30/2019 (w/one 5-year renewal) for 4 vendors
 06/20/2016-07/01/ 2021 (w/one 5-year renewal) for 1 vendor
 06/01/2022-06/30/2027 (w/five 1-year renewal options) for vendor 1 vendor

Modification Terms: 11/16/2022 – 11/15/2023

Original Contract Amount: \$ 7,860,000

Modification Amount: \$4,000,000

Total Contract Amount: \$98,341,623



DEPARTMENT OF GENERAL SERVICES
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39-GM-MOD.

GENERAL MISCELLANEOUS MODIFICATION (cont'd)

Prior Mods/Options:

- \$ 0 (Mod. No. 1; consolidate interim modifications and amendments to original terms and conditions; Delegated Authority, 07/01/2014 – 06/30/2018)
- \$0 (Mod. No. 2 and 3: amendment to include new legislation; Delegated Authority, 12/31/2017 – 07/01/2019)
- \$0 (Renewal Option No. 1; Delegated Authority, 07/01/2019-06/30/2024)
- \$11,000,000 (Mod. No. 4; additional allocated funds; 12/03/2020-4/30/2023 and 12/03/2020-6/30/2024)
- \$6,000,000 (Mod. No. 5; additional allocated funds; 03/25/2021 - 04/30/2023 and 03/25/2021 - 06/30/2024)

Grants Exercised in through 2022

FUND MANAGER	AMOUNT
Anne Arundel Economic Development Corporation	\$1,000,000
Baltimore Development Corporation	\$1,250,000
Baltimore County Department of Economic and Workforce Development	\$1,250,000
Prince George's Financial Services Corporation dba FSC	\$3,000,000
Howard County Economic Development Authority	\$1,000,000
Maryland Capital Enterprises, Inc.	\$ 3,000,000
Meridian Management Group Inc.	\$ 1,500,000
Tri-County Council of Western Maryland	\$ 1,500,000
Montgomery County Economic Development Corporation	\$1,500,000
Total	\$15,000,000

Grants Exercised through 2021 Relief Funds

FUND MANAGER	AMOUNT
Anne Arundel Economic Development Corporation	\$1,250,000
Baltimore Development Corporation	\$1,250,000
Baltimore County Department of Economic and Workforce Development	\$1,250,000
Prince George's Financial Services Corporation dba FSC	\$1,250,000
Howard County Economic Development Authority	\$ 1,250,000
Maryland Capital Enterprises, Inc.	\$ 1,250,000
Meridian Management Group Inc.	\$ 1,250,000
Tri-County Council of Western Maryland	\$ 1,250,000
Total	\$10,000,000



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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39-GM-MOD.

GENERAL MISCELLANEOUS MODIFICATION (cont'd)

Grants Exercised through 2021

FUND MANAGER	AMOUNT
Anne Arundel Economic Development Corporation	\$ 825,000
Baltimore Development Corporation	\$ 500,000
Baltimore County Department of Economic and Workforce Development	\$ 600,000
Prince George's Financial Services Corporation dba FSC	\$ 725,000
Howard County Economic Development Authority	\$ 825,000
Maryland Capital Enterprises, Inc.	\$ 950,000
Meridian Management Group Inc.	\$ 825,000
Tri-County Council of Western Maryland	\$ 750,000
Total	\$6,000,000

Grants Exercised through 2020

April 17, 2013 Grants:

Meridian Management Group	\$3,500,000
Anne Arundel Economic Development Corp.	\$3,360,000
Maryland Capital Enterprises, Inc.	\$1,000,000
Total	\$7,860,000

June 18, 2014 Grants:

Meridian Management Group	\$2,000,000
Anne Arundel Economic Development Corp.	\$2,000,000
Maryland Capital Enterprises, Inc.	\$ 0
Baltimore County Department of Economic and Workforce Development	\$1,500,000
Baltimore Development Corporation	\$1,000,000
Howard County Economic Dev. Authority	\$1,500,000
Tri-County Council of Western MD	\$1,100,000
Total	\$9,100,000

June 23, 2015 Grants:

Meridian Management Group	\$ 2,150,000
Anne Arundel Economic Development Corporation	\$ 1,850,000
Maryland Capital Enterprises, Inc.	\$ 1,000,000
Baltimore County Department of Economic and Workforce Development	\$ 1,600,000
Baltimore Development Corporation	\$ 1,750,000
Howard County Economic Development Authority	\$ 1,750,000
Tri-County Council of Western Maryland	\$ 1,100,000
Total	\$11,200,000



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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39-GM-MOD.

GENERAL MISCELLANEOUS MODIFICATION (cont'd)

June 22, 2016 Grants**:

Meridian Management Group	\$ 4,000,000
Anne Arundel Economic Development Corporation	\$ 4,000,000
Maryland Capital Enterprises, Inc.	\$ 2,681,623
Baltimore County Department of Economic and Workforce Development	\$ 3,000,000
Baltimore Development Corporation	\$ 3,000,000
Howard County Economic Development Authority	\$ 3,000,000
Tri-County Council of Western Maryland	\$ 2,500,000
Prince George's Financial Services FSC First	\$2,000,000
Total	\$24,181,623

***August 17, 2016: The Department of Housing and Community Development (DHCD) was designated by BPW as a Fund Manager to assist with the Ellicott City flood. As such, DHCD was awarded \$2,500,000. The funding came from a proportional reduction of the 2016 awarded amounts listed above.*

December 2, 2020 Grants:

FUND MANAGER	AMOUNT
Anne Arundel Economic Development Corporation	\$ 1,500,000
Baltimore Development Corporation	\$ 750,000
Baltimore County Department of Economic and Workforce Development	\$ 750,000
Howard County Economic Development Authority	\$ 1,000,000
Prince George's Financial Services Corporation dba FSC	\$ 3,000,000
Maryland Capital Enterprises, Inc.	\$ 1,500,000
Meridian Management Group Inc.	\$ 1,500,000
Tri-County Council of Western Maryland	\$ 1,000,000
Total	\$11,000,000

Percent +/- (This Item): 50.89%

Total Percent Change: 267.18%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 10% MBE of Up-Front Expense Fee / N/A

MBE/VSBE Compliance: 10% MBE of Up-Front Expense Fee / N/A



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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39-GM-MOD.

GENERAL MISCELLANEOUS MODIFICATION (cont'd)

Requesting Agency Remarks: Request approval to increase grant funding in the amount of \$4,000,000 to be divided equally among the nine (9) incumbent Fund Managers. The legislature fenced off \$4,000,000 from the State Reserve Fund for fiscal year 2023. As such, the Department will award \$444,444.44 to each of the nine fund managers.

The purpose of the additional grant funding is to provide monies to the Fund to be used and administered, managed, and accounted for by the Fund Manager on behalf of the Fund and for the benefit of the State of Maryland to make loans to or investments in Eligible Targeted Businesses located in the State of Maryland and to offset operating expenses incurred by the Fund Managers during the pandemic. Reimbursement of operating expenses is allowed under the existing contracts.

BPW retained the right to approve additional grant funding to the Fund Managers and the BPW approved contracts were constructed to allow disbursement of additional funds without modifying the contract.

Fund Source: 100% Special (Small, Minority and Women-Owned Businesses Account-Video Lottery Terminal Fund)

Approp. Codes: T00F0015

Resident Businesses: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

40-RP. **REAL PROPERTY**
Department of Health
 File # 00-8709

Recommendation: Approve increase in acreage to transfer property.

Prior Board Approval: DGS Item 38-RP dated 03/09/2022 and DGS Item 21-RP dated 07/06/2022

Property: +/- 485.0778 acres, with 69 Buildings and Minor Structures Totaling 800,521 square feet known as the Crownsville Hospital Center, located at 1520 Crownsville Road, Crownsville, Maryland, 21032, in Anne Arundel County (a/k/a 1400 General's Highway, Crownsville, Maryland).

Grantor: The State of Maryland to the use of the Maryland Department of Health

Grantee: Anne Arundel County

Remarks: On July 6, 2022, as Item 21-RP, the Board of Public Works approved the transfer of +/- 458.98 acres of the Crownsville Hospital Property to Anne Arundel County. At the time of approval, the property was in the process of being surveyed, and if the acreage of the property was determined to be greater than the approved acreage, then Board of Public Works (BPW) approval would be requested for the increase in acreage. The survey is now complete, and the total acreage to be conveyed is 485.0778, which is an increase of 26.0978 acres.

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 contingent 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.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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40-RP. REAL PROPERTY (*cont'd*)

Authority: State Finance & Procurement, 10-305

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

41-RP. REAL PROPERTY
Department of Natural Resources

Recommendation: Approve granting of an access Easement on property owned by the State of Maryland to the Use of the Department of Natural Resources to ROBERT C. LITTLE and PAMELA A. LITTLE. This is part of a non-monetary settlement agreement which will enable the State to resolve and obtain dismissal of two lawsuits - one pending in the Circuit Court for Worcester County, Maryland and the other pending in the United States District Court for the District of Maryland filed against the State.

Property: Perpetual Easement 745.5sq. ft. (215.5 sq. ft. unimproved including 21 sq. ft. allowed to be concrete, and 530 sq. ft. previously improved by the Littles with poured concrete) located at 32nd Street, Ocean City, ~~Wicomico~~ County, Maryland 21842
Worcester See next page for Record Correction
Letter dated 12/1/22

Grantor: The State of Maryland, to the use of the Department of Natural Resources

Grantee: ROBERT C. LITTLE and PAMELA A. LITTLE

Consideration: No consideration

Appraisals: \$67,000 – per staff appraisal prepared by William T. Beach - dated 10/20/2022, reviewed by Darryl Andrews, Sr. Review Appraiser

Background: Pursuant to a non-monetary settlement agreement of a federal and a state lawsuit filed by Robert and Pamela Little against DNR, the Town of Ocean City, and several state and municipal officials and employees, DNR has agreed to grant a perpetual, non-exclusive easement to Robert and Pamela Little for the purpose of permitting ingress and egress to the Little's adjacent property, and for parking personal vehicles. The proposed resolution executed by the parties to the lawsuits is contingent upon the Board of Public Works' approval (1) of the non-monetary settlement agreement of the lawsuits and (2) the conveyance of the easement interest

Authority: This easement is an access easement which is exempted from certain requirements found in State Finance and Procurement 10-305. Therefore, no independent appraisal was required for this access easement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Larry Hogan
Governor

Boyd K. Rutherford
Lt Governor



Ellington E. Churchill, Jr.
Secretary

Nelson E. Reichart
Deputy Secretary

December 1, 2022

Accepted 12/7/2022- JTG

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

Digitally signed by
John T. Gontrum
Date: 2022.12.07
16:55:55 -05'00'

SUBJECT: Record Correction – November 16, 2022 Board of Public Works Action Agenda,
Item 41-RP

Dear Mr. Gontrum:

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- November 16, 2022, DGS 41-RP**

Approve granting of an Easement from the State of Maryland to the use of the Department of Natural Resources to Robert C. Little and Pamela A. Little

Property: Perpetual Easement 745.5sq. ft. (215.5 sq. ft. unimproved including 21 sq. ft. allowed to be concrete, and 530 sq. ft. previously improved by the Littles with poured concrete) located at 32nd Street, Ocean City, Wicomico County, Maryland 21842

Correct Property: Perpetual Easement 745.5sq. ft. (215.5 sq. ft. unimproved including 21 sq. ft. allowed to be concrete, and 530 sq. ft. previously improved by the Littles with poured concrete) located at 32nd Street, Ocean City, Worcester County, Maryland 21842

Reason: Clerical Error. The County in which the property is located was erroneously stated as Wicomico rather than Worcester.

If additional information is needed, please do not hesitate to contact me at 410-767-4088 or wendy.scott-napier@maryland.gov.

Sincerely,

Nelson E. Reichart

Deputy Secretary



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

42-LL. LANDLORD LEASE
Canal Place Preservation Development Authority

Recommendation: Approve a new lease

Prior Board Action: DGS 11-LL, 06/23/2015

Tenant: Joy Ann Reckley-Murphy/DBA Dr. Joy and The Native Sun Counseling and Wellness, LLC., Cumberland, Maryland 21502

Property Location: Western Maryland Railway Station 4th Floor, Rm 402-403,
13 Canal Street, Cumberland, MD 21502

Space Type: Office Space (332 sq.ft.)

Lease Type: New

Lease Term: 12/01/2022 - 11/30/2023 (1-year)

Annual Rent Office: \$4,648.00 **Monthly Rate:** \$387.33

Square Foot Rate: \$14.00

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes

Remarks: Dr. Joy & the Native Sun Counseling & Wellness, LLC, owned by Dr. Joy Reckley-Murphy, will be opening a facility at the Western Maryland Railway Station to provide counseling services to the community. The space includes one reserved parking space identified as parking space #12 located in the area designated for employee parking.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

43-LT. **TENANT LEASE**
Department of the Environment

Recommendation: Approve a new lease

Prior Board Action: DGS Item 15-LT, 05/23/2012

Landlord: 416 Chinquapin, LLC, 19 Upshur Ave Annapolis, Maryland 21403

Property Location: 416 Chinquapin Round Rd, Annapolis, Maryland 21401

Space Type: Office with client interaction (9,150 NUSF)

Lease Type: New (continued use)

Term: 01/01/2023 - 12/31/2032 (w/standard 6-month holdover)

Future Option Term: 01/01/2033 - 12/31/2038

Annual Rent: \$148,687.50

Square Foot Rate: \$16.25 SF

Fund Source: 100% General

Appropriation Code: U00A0401 41450 1301

Utilities/Custodial Responsibility: Lessee/Lessee

Termination for Convenience Clause: Yes

Procurement Method: Sole Source

See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: Maryland Department of the Environment (MDE) Field Services Program has been at this location since 1983 and provides field support to Water Science Administration as well as other permitting/enforcement/monitoring functions within MDE. This location provides a geographically central location, office, laboratory space and boat storage for the program. Since a large percentage of the workload is centered on the Chesapeake Bay, this location helps minimize boat transportation and hauling costs.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

44-LT. TENANT LEASE
Department of Transportation, Motor Vehicle Administration

Recommendation: Approve a new lease

Landlord: Westminster Gateway, LLC

Prior Board Actions: DGS 35-LT, 01/08/2020

Property Location: 1030 Baltimore Boulevard, Westminster, MD 21157

Space Type: Parking Surface Lot (30 spaces)

Lease Type: New (Continued Use)

Term: 01/01/2023-12/31/2025 (w/standard 6-month holdover)

Annual Rent: \$32,209.20

Rate/Month: \$89.47/space/month

Fund Source: 100% Special (Transportation Trust)

Appropriation Code: PCA 1020

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: MDOT MVA has leased parking spaces at this location since 2015. The new parking lease will decrease from 40 to 30 spaces, with the removal of the trailer that was previously in the lot. Rent will increase by \$2.50 per space each lease year.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

45-LT. TENANT LEASE
Department of Budget and Management

Recommendation: Approve new lease

Landlord: PWA 300 East Lombard, Inc
417 Thorn St, Ste 300, Sewickley, PA 15143

Property Location: 300 E Lombard St, Baltimore, MD 21202

Space Type: Office (44,240 sq. ft.)

Lease Type: New Lease

This Term: 06/01/2023 - 05/31/2033 (w/standard 6-month holdover)

Future Option Term: 06/01/2033 - 05/31/2038

Annual Rent:	\$1,045,391.20	Square Foot Rate: \$23.63
Fund Source:	100% General	Appropriation Code: PCA 11001

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Competitive Sealed Proposals
See COMAR 21.05.03. DGS Space Mgmt Manual ¶ 6-605 D

Remarks: The Maryland Department of Budget and Management is transitioning from State-owned space located at 300 and 301 W Preston Street to leased space at 300 E Lombard St in accordance with the initiative to relocate State agencies to commercial space in Downtown Baltimore. This new location provides an efficient, safe workplace for staff to operate. There are no pass-through expenses, and the first year of the term will be abated in the amount of \$1,017,520.00 (\$23.00 per sf x 44,240). The State of Maryland's payment obligations commence at the beginning of year 2 of the lease. The lease rental rate escalates 2.75% annually. The construction of the space will be delivered turnkey.

This Item was withdrawn as Item 52-LT from the 10/26/2022 DGS Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



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

46-LT. TENANT LEASE
Department of Health

Recommendation: Approve new lease

Landlord: Greene Street Ventures, LLC., PO Box 196, Stevenson, MD 21153
Property Location: 300 - 400 N Greene St, Baltimore, MD 21290

Space Type: Office (463,000 sq. ft.)

Lease Type: New Lease

This Term: 01/01/2024 - 12/31/2038 (w/standard 6-month holdover)

Future Option Term: 01/01/2039 - 12/31/2044

Annual Rent: \$12,130,600.00

Square Foot Rate: \$26.20

Fund Source: 100% General

Appropriation Code: PCA 11001

Utilities/Custodial Responsibility: Tenant/Landlord

Termination for Convenience Clause: Modified to permit termination after year 10

Procurement Method: Competitive Sealed Proposals

See COMAR 21.05.03; DGS Space Mgmt Manual ¶ 6-605 D

Remarks: The Maryland Department of Health is transitioning from their State-owned location at 201 and 300 W Preston Street to leased space at 300-400 N Greene Street in accordance with the initiative to relocate State agencies to commercial space in Downtown Baltimore. This new location provides an efficient, safe workplace for staff to operate. There are no janitorial pass-through expenses, and the entire requirement will be located in a single location. The lease rental rate escalates 2.5% annually. The construction of the space will be delivered turnkey. This lease is being submitted for approval with a preliminary blocking plan in lieu of a final space plan. Once final space planning is completed and if additional square footage is required beyond the estimate of 463,000 sf, further Board approval will be requested. A modification to the termination for convenience provision to permit termination after year 10 has been negotiated to assist the landlord in obtaining financing.

This Item was withdrawn as Item 48-LT from the 10/26/2022 DGS Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 16, 2022



*Contact: Nneka Willis-Gray 410-767-7675
nneka.willisgray@maryland.gov*

47-S. SERVICES CONTRACT
Department of Human Services,

Contract ID: In Home Aide Services; *See Attachment I*
ADPICS No.: *See Amount Table below*

Contract Description: Multiple contract awards to provide In Home Aide Services (IHAS) to vulnerable adults, the elderly, or those with disabilities, to prevent or delay institutionalization and to remedy abuse, neglect, or self-neglect. These awards are to fill a gap in services from the previous Invitation for Bids (IFB) in five jurisdictions: Allegany, Cecil, Frederick, St. Mary's and Washington Counties.

Awards: 16 Awardees across 5 jurisdictions; *See amounts*

Contract Term: 12/01/2022 - 12/31/2026

Amount:

Jurisdiction	ADPICS #s	Amounts
Allegany County	<i>N00B3600269</i>	\$ 523,202
Cecil County	<i>N00B3600270</i>	\$ 310,000
Frederick County	<i>N00B3600271 273</i>	\$ 434,935
St. Mary's County	<i>N00B3600272 271</i>	\$ 287,123
Washington County	<i>N00B3600273 272</i>	\$ 523,537

\$2,078,797 NTE Cumulative Total

**See next page for Record
Correction Letter dated
2/21/23**

Procurement Method: Competitive Sealed Bidding

Bids: *See Attachment II*

Living Wage Eligible: Yes

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

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbents: *See Attachment II*

February 21, 2023

Accepted 2/28/2023- JTG

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


Digitally signed by
John T. Gontrum
Date: 2023.02.28
09:50:45 -05'00'

SUBJECT: Record Correction – November 16, 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 – November 16, 2022

DGS 47-S

In Home Aide Services

Page 244 - 251

FROM:

ADPICS No.: N00B3600271- Frederick County;
N00B3600272- St. Mary's County;
N00B3600273- Washington County

ADPICS No.: N00B3600273- Frederick County;
N00B3600271- St. Mary's County;
N00B3600272- Washington County

TO:

Reason: Typographical error.

Regards,

Rufus Berry

Rufus Berry
Procurement Officer
Procurement Division
Maryland Department of Human Services





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

Requesting Agency Remarks: The Department previously awarded contracts for In Home Aide Services (IHAS) as DGS 25-S, 12/01/2021. Unfortunately, the previous solicitation did not provide enough contractors to handle the caseload in five counties. This made it necessary to issue a new solicitation to fill a gap in services in the following five counties: Allegany, Cecil, Frederick, St. Mary's and Washington Counties.

A notice of the availability of the Invitation for Bids (IFB) was advertised on *eMaryland Marketplace Advantage* and the DHS website on June 1, 2022. A copy of the solicitation was sent directly to 38 potential vendors and three were small businesses. Bidders were permitted to submit bids for one jurisdiction or all five jurisdictions.

A roster of successful bidders, from lowest to highest bid will be made available to each Local Department of Social Services (LDSS) for use. The bid amounts used to rank the bidders and determine their placement on the roster are derived from the composite weighted hourly rate, the hourly rate for each service type, weighted by the Department's estimated frequency of service-type provision. Bidders who submit the lowest bid in a jurisdiction will have the highest position on that jurisdiction's roster. All hourly rates/prices are fixed per year for the entire contract term.

The IFB was issued to provide IHAS services which include Personal Care, Chore Services, Respite Care, Nursing Supervision and Nursing Evaluations. In-Home Aide Services are provided in the homes of persons who are eligible for DHS's In-Home Aide Services Program and have functional disabilities as defined in COMAR 07.02.14.02 B (6) (i.e., cannot perform activities of daily living such as dressing, bathing, eating, toileting, transferring from bed to chair etc., without assistance). The services are to be provided to service 5 of 24 Maryland jurisdictions. Fifteen other jurisdictions have a sufficient number of providers to cover the current caseload, and four of the counties (Anne Arundel, Garrett, Kent and Montgomery counties) have local arrangements for service provision and did not participate in this solicitation.

No MBE goal was established for these Contracts since all subcontracting opportunities identified for these services were for ancillary services and not core services. No VSBE goal was established for these contracts also as the core services to the Scope of Work cannot be subcontracted out by the IHAS providers.

Fund Source: 100% General

Approp. Code: N00G0004



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

Resident Business: Yes

MD Tax Clearance: *See Attachment I*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

WITH DISCUSSION

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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November 16, 2022



47-S.

SERVICES CONTRACT (cont'd)

Attachment I – Awards

Award	Jurisdictions
Ace of Hearts Medical 631 Bywater Road Annapolis, MD 21401 Maryland Tax Clearance: 22-4844-0100 Contract Number: SSA/IHAS 23-001	Cecil County, St. Mary's County
AceCare Health Services LLC 9002 Wipkey Court Bowie, MD 20720 Maryland Tax Clearance: 22-4632-0100 Contract Number: SSA/IHAS 23-002	St. Mary's County,
AG Healthcare, Inc. 7676 New Hampshire Ave Suite 110 Takoma Park, MD 20912 Maryland Tax Clearance: 22-4633-0101 Contract Number: SSA/IHAS 23-003	Allegany County, Frederick County
Amazing Care Health Services, LLC 6314 Windsor Mill Road, Suite 201B Gwynn Oak, MD 21207 Maryland Tax Clearance: 22-4634-0111 Contract Number: SSA/IHAS 23-004	Washington County,
BBT Home Care and Staffing, LLC dba Right at Home 3200 Crain Highway, #101 Waldorf, MD 20603 Maryland Tax Clearance: 22-4635-0111 Contract Number: SSA/IHAS 23-005	St. Mary's County,



DEPARTMENT OF GENERAL SERVICES
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47-S. SERVICES CONTRACT (cont'd)

Better Life Home Care Services LLC 25309 Woodfield Road Damascus, MD 20872 Maryland Tax Clearance: 22-4636-0000 Contract Number: SSA/IHAS 23-006	Frederick County
Beulah Home Care, Inc. 1407 Caitlin Court Silver Spring, MD 20904 Maryland Tax Clearance: 22-4637-0111 Contract Number: SSA/IHAS 23-007	Frederick County
Beulah Nursing Services 3500 Sugar Maple Court Waldorf, MD 20602 Maryland Tax Clearance: 22-4958-0110 Contract Number: SSA/IHAS 23-008	St. Mary's County,
Blessing Home Healthcare Services, Inc. 8 Brookes Avenue, Suite 205 Gaithersburg, MD 20877 Maryland Tax Clearance: 22-4638-0111 Contract Number: SSA/IHAS 23-009	Allegany County, Washington County
Care at Home LLC 1125 West Street Annapolis, MD 21401 Maryland Tax Clearance: 22-4639-0100 Contract Number: SSA/IHAS 23-010	Cecil County, Frederick County
Carefirst Community Health, LLC 626 Potomac Avenue Hagerstown, MD 21740 Maryland Tax Clearance: 22-4845-0110 Contract Number: SSA/IHAS 23-011	Washington County, Frederick County



DEPARTMENT OF GENERAL SERVICES
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47-S. SERVICES CONTRACT (cont'd)

Larods Medical Services 7644 Stem Hart Lane Hanover, MD Maryland Tax Clearance: 22-4640-0000 Contract Number: SSA/IHAS 23-012	Allegany County, Cecil County, St. Mary's County, Washington County, Frederick County
Love One Home Healthcare, Inc. 7211 Hanover Parkway Suite A Greenbelt, MD 20770 Maryland Tax Clearance: 22-4641-0111 Contract Number: SSA/IHAS 23-013	St. Mary's County,
Nouveau Health Care, LLC 12832 Longferd Glen Drive Germantown, MD 20874 Maryland Tax Clearance: 22-4642-0000 Contract Number: SSA/IHAS 23-014	Frederick County
SBOC Healthcare 7401 New Hampshire Ave Suite 408 Silver Spring, MD 20912 Maryland Tax Clearance: 22-4846-0000 Contract Number: SSA/IHAS 23-015	Frederick County
Vitalis Healthcare Services LLC 8757 Georgia Ave. Suite 440 Silver Spring, MD Maryland Tax Clearance: 22-4643-0111 Contract Number: SSA/IHAS 23-016	Allegany County, Cecil County, St. Mary's County, Washington County, Frederick County



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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November 16, 2022



47-S.

SERVICES CONTRACT (cont'd)

Attachment II - Bids

Amounts are the weighted hourly rate, which combines weighted average hourly rates bid for chores, personal care, and respite care over five years.

Allegany County		
Rank	Bidder	Bid Amount
1	Blessing Home HealthCare Services, Inc.	\$27.00
2	AG HealthCare, Inc.	\$29.00
3	Larods Medical Services	\$29.40
4	Vitalis HealthCare Services LLC	\$42.32
Cecil County		
Rank	Bidder	Bid Amount
1	Ace of Hearts Medical	\$28.20
2	Care at Home LLC	\$29.40
3	Larods Medical Services	\$29.40
4	Vitalis HealthCare Services LLC	\$42.32
Frederick County		
Rank	Bidder	Bid Amount
1	Nouveau Health Care, LLC	\$26.00
2	Better Life Home Care Services LLC	\$26.70
3	SBOC HealthCare*	\$27.40
4	AG HealthCare, Inc.	\$29.00
5	Larods Medical Services	\$29.40
6	Care at Home LLC	\$29.44
7	Beulah Home Care, Inc.	\$30.40
8	Carefirst Community Health, LLC*	\$35.28
9	Vitalis HealthCare Services LLC	\$37.82
Saint Mary's County		
Rank	Bidder	Bid Amount
1	Ace of Hearts Medical*	\$28.20
2	Beulah Nursing Services*	\$28.20
3	BBT Home Care and Staffing, LLC dba Right at Home	\$28.80
4	AceCare Health Care LLC	\$29.20
5	Larods Medical Services	\$29.40
6	Vitalis HealthCare Services LLC	\$42.32



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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47-S.

SERVICES CONTRACT (cont'd)

7	Love one Home Healthcare	\$108.00
Washington County		
Rank	Bidder	Bid Amount
1	Blessing Home HealthCare Services, Inc.	\$27.00
2	Amazing Health Care Services LLC	\$28.00
3	Carefirst Community Health, LLC	\$28.80
4	Larods Medical Services	\$29.40
5	Vitalis HealthCare Services LLC	\$37.82

**Represents incumbent on the award that was approved on the 12/01/2021 agenda but not necessarily the same jurisdiction.*