

BOARD OF PUBLIC WORKS

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APRIL 19, 2023

**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 12 individual grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$278,200

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	Recipient	Agreement #	Amount
Baltimore	Harry L. Morfoot	RS-2023-2703	\$67,000
Carroll	Arbaugh's Flowing Springs, Inc.	MP-2023-2673	\$35,300
	Elisa M. Dasher	MP-2023-2710	\$9,000
	William A. Kowaleski	PB-2023-2731	\$16,300
Dorchester	Bartenfelder Farms, LLC	CR-2023-2690	\$34,100
Montgomery	Lori L. Foster	WM-2023-2714	\$26,800
Queen Anne's	Nola L. Leager	CH-2023-2745	\$59,100
		CH-2023-2746	\$14,000
		CH-2023-2747	\$7,700
		CH-2023-2748	\$5,200
		CH-2023-2749	\$2,700
Talbot	Pamela Sard	CR-2023-2463	\$1,000

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

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THIS ITEM WAS:

APPROVED

DISAPPROVED

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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 three grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$14,925.91

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
Caroline	Hayman Heritage, LLC	CR-2023-2363	\$1,235.66
St. Mary's	Cremona Farms	PA-2022-2738	\$10,815.00
		PA-2022-2739	\$2,875.25

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.

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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 six completed projects under the Maryland Agricultural Cost-Share Program.

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

Amount: \$4,088.18

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
Baltimore	Todd M. Rehmeyer	RS-2022-2785	\$886.78	Completed
Carroll	Alfred E. Barnes, Sr.	MP-2021-2313	\$600.00	Completed
Cecil	Heritage Hill Farm, LLC	AT-2022-2494	\$346.00	Completed
Frederick	Chestnut Hill Farm & Market, LLC	MP-2022-2987	\$397.40	Completed
	Jeffrey W. Long	MP-2022-2505	\$256.01	Completed
Queen Anne's	Country Fields, Inc.	CR-2022-2504	\$1,601.99	Completed

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

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Contact: Gabriel Gnall 410-260-7335
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4. **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 General Services
Department of Transportation

January – April 2022
January 2023

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

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

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

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

ANNE ARUNDEL COUNTY

22-0171 **ROBERT MARTENSSON** – To improve navigable access by mechanically dredging an area, transporting dredged material to a disposal site, and providing for periodic maintenance dredging for six years.

Annapolis, Fishing Creek

Special conditions: Time of year restriction. Requirements for removing an existing platform, staking dredged area, dredge material transport and disposal, post dredge bathymetric survey, and maintenance dredging.

22-0850 **GERARD CHAPPELL** – To nourish a beach and control shoreline erosion by removing groins, nourishing a beach with sand fill, and constructing a stone groin.

Severna Park, Cattail Creek

Special conditions: Time of year restriction. Requirements for constructing beach nourishment area. Instructions for downloading federal approval.

22-1064 **WILLIAM SYKORA, JOHN SURRICK III, & NEIL DIDRIKSEN** – To reduce shoreline erosion by constructing a living shoreline, filling and grading with sand, and planting marsh vegetation.

Annapolis, Broad Creek

Special conditions: Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, annual photograph submission, County review and authorization of work above mean high water, and planting invasive Phragmites area with native vegetation.

Wetlands Created: 5,044 square feet

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

22-0799 *STONEY BEACH CONDOMINIUM-COUNCIL OF UNIT OWNERS* – To reduce shoreline erosion by constructing low-profile stone sill, filling and grading with sand, and planting marsh vegetation.

Baltimore, Stoney Creek

Special conditions: Time of year restriction. Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, and construction of vents.

Wetlands Created: 25,675 square feet

CALVERT COUNTY

21-1281 *ROBERT DEASY* – To improve navigable access and reduce shoreline erosion by placing stone revetment and low profile stone sill, mechanically dredging an area, transporting dredged material to a disposal site, and providing for periodic maintenance dredging for six years.

Lusby, Hungerford Creek

Special conditions: Requirements for design and construction of stone revetment, dredge material transport and disposal, staking dredged area, post dredge bathymetric survey, stone sill construction, and maintenance dredging.

Restrictions on use of asphalt rubble in revetment.

22-0559 *PER & SHERRIE JENSEN* – To reduce shoreline erosion by filling and grading with sand, plating marsh vegetation, placing a low-profile stone sand containment sill, constructing access stairs, and constructing a sand access path.

St. Leonard, Patuxent River

Special conditions: Requirements for marsh establishment area and signing and acceptance of marsh maintenance plan.

Wetlands Created: 6,695 square feet

22-1205 *KEITH & SHERYLE TAYLOE* – To reduce shoreline erosion by constructing stone groins.

Lusby, Chesapeake Bay

Special conditions: None

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

DORCHESTER COUNTY

21-1619 *SUICIDE BRIDGE RESTAURANT* – To improve navigable access and bring a marina into compliance by removing sandfill and structures, repairing and or replacing existing piers, raising a deck, and authorizing after the fact pier extensions and associated structures.

Hurlock, Cabin Creek

Special conditions: Requirements for signing and acceptance of marsh maintenance plan, marsh establishment area, and removing eating platform and all associated structures prior to pier work construction. Restrictions on attaching accessory platforms to boatlifts.

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ACTION AGENDA
April 19, 2023



REVISED

Contact: Kristen Robinson 410-260-7536
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6. **COMMISSION ON STATE DEBT**
State Property Tax Rate

Recommendation: The Commission on State Debt recommends that the Board of Public Works levy the State property tax required for Fiscal Year 2024 to provide funds for State debt requirements as follows:

- (a) 11.2 cents (\$0.112) per \$100 of the full assessed value of real property other than that of public utilities; and
- (b) 28.0 cents (\$0.280) per \$100 of the full assessed value of real property of public utilities.

Authority: Section 8-134 of the State Finance and Procurement Article, Annotated Code of Maryland; Executive Order 01.01.1980.06.

This item was revised following the Commission on State Debt meeting on April 18, 2023

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

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

Borrower: Heritage Homes, LLC

Project: Heritage Homes
102 Crain Highway, Glen Burnie, MD 21061, and
500 Stoney Hill Court, Odenton, MD 21113

1. Rental Housing Works Program

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 60% of area median income.

Loan Amount: \$3,500,000

Fund Source: MCCBL 2021 - Rental Housing Works Program

Collateral: Deed of Trust

2. Partnership Rental Housing Program

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

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

Loan Amount: \$1,550,000

Fund Source: MCCBL 2021 - Partnership Rental Housing Program

Collateral: Deed of Trust

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

Description: The Project involves the acquisition and rehabilitation of 182-unit age-restricted apartment communities at two sites in Glen Burnie and Odenton, Anne Arundel County. This Project will offer a mix of affordable efficiencies, one- and two-bedroom floorplans targeting low-income households earning up to 60 percent of the Area Median Income (AMI). The Project is sponsored by Housing Commission of Anne Arundel County.

The project demonstrates compliance with the latest version of the Building and Energy Code and the accessibility code adopted by the Maryland Codes Administration into the Maryland Building Performance Standards (MBPS).

The “Heritage Homes” Project fully integrated/meets all standard Community Development Administration “Green” and “Sustainable” features:

- The project follows Maryland Department of the Environment (MDE) 2011 Standards for Soil Erosion and Sediment Control during construction.
- Landscaping of the project will utilize at least 50% native plantings. Existing and new trees will be protected during construction.
- The project will implement the construction waste recycling plan.
- The project uses all the following Interior Air Quality criteria: Green Label carpeting and low toxic, low volatile organic compound (VOC) paint, primer, sealers, and adhesives.
- New HVAC is Energy Star-certified. Also, there will be no use of CFC (chlorofluorocarbons) refrigerant.
- The post-construction of the project includes Recycling Plan for tenants.
- All the project water fixtures and faucets are to conserve water.
- The project has a non-smoking policy for all interior spaces.
- All appliances will be Energy Star qualified.
- All windows will be Energy Star qualified.
- The project will use 20% less energy than before the renovation.

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

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

Fund Sources	Amount
Rental Housing Works (<i>this Item</i>)	\$3,500,000
Partnership Rental Housing Program (<i>this Item</i>)	\$1,550,000
CDA Risk Sharing Loan	\$12,425,000
MEEHA EmPOWER Funds	\$183,810
Arundel Community Development Services, Inc. General Funds	\$1,500,000
HCAAC Seller Note	\$19,900,000
Interim Income	\$533,401
Deferred Developer fee	\$784,511
Developer Equity	\$100
Low-Income Housing Tax Credit Equity	\$20,478,383
Total	\$60,855,205

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**8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Rental Housing Production Program**

Recommendation: That the Board of Public Works release the borrowers from their obligation to pay accrued and continuing interest on their Rental Housing Production Program loans.

Project	Owner	DHCD Loan No.	Original Loan Amount	Loan Closing
Bon Secours Apartments – West Baltimore Apartments	Bon Secours Apartments Limited Partnership	28.03.0137	\$900,000	1/31/1997
Bon Secours Apartments II	Bon Secours Apartments II Limited Partnership	28.03.0144	\$985,000	11/18/1998
Bon Secours Apartments III	Bon Secours Apartment III Limited Partnership	28.03.0154	\$1,000,000	7/6/2000
Bon Secours Chesapeake Apartments	Bon Secours Chesapeake Apartments Limited Partnership	28.03.0163.0	\$714,981	8/20/2003
Bon Secours Chesapeake Apartments	Bon Secours Chesapeake Apartments Limited Partnership	28.03.0163.1	\$285,019	8/20/2003

Project Addresses: Scattered sites in the vicinity of Bon Secours Hospital
Baltimore City

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

Consideration: \$0

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

Loan Amounts (as of 3/10/2023):

Bon Secours Apartments -West Baltimore Apartments Loan (28.03.0137):

Current Principal Balance:	\$900,000.00
Accrued Interest:	\$576,866.00
Per Diem Interest (3.00%):	\$73.97260

Bon Secours Apartments II Loan (28.03.0144):

Current Principal Balance:	\$892,697.00
Accrued Interest:	\$789,725.52
Per Diem Interest (4.00%):	\$97.82984

Bon Secours Apartments III Loan (28.03.0154):

Current Principal Balance:	\$2,139,611.22 ¹
Accrued Interest:	\$100,459.67
Per Diem Interest (4.00%):	\$234.47794

Bon Secours Chesapeake Apartments Loan (28.03.0163.0):

Current Principal Balance:	\$714,981.00
Accrued Interest:	\$130,353.83
Per Diem Interest (1.00%):	\$19.58852

Bon Secours Chesapeake Apartments Loan (28.03.0163.1):

Current Principal Balance:	\$285,019.00
Accrued Interest:	\$208,274.70
Per Diem Interest (4.00%):	\$31.23496

¹ Including \$1,139,611.22 in accrued and capitalized interest.

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

Remarks: Between 1997 and 2003, DHCD provided loans to separate affiliates of Bon Secours Hospital, which provided a total of 117 units of affordable rental housing in a distressed neighborhood in west Baltimore City. The development of all four projects was spearheaded by Unity Properties, Inc., a non-profit affiliate of Bon Secours Hospital dedicated to producing quality affordable rental housing in close proximity to the hospital. The four projects resulted from the rehab of spacious rowhomes, and their conversion into multiple dwelling units. All four RHPP loans bear an interest rate of 4 percent or below, have terms of 40 years, and are payable from surplus cash available after the projects have paid their operating expenses and superior debt service.

As you can see from the current principal balances of the loans, and the considerable amount of interest that has accrued on all four, the projects have struggled to meet their debt service requirements. This failure is largely attributable to the fact that the projects were serving a very low income population without a rental subsidy. As a result, the projects were generating only enough income to meet their operating expenses. While the Department was able to modify the income restrictions in order to stabilize the projects, they are still in need of additional capital in order to finance rehabilitation and improvements to provide safe and decent housing for the low-income residents of Baltimore City residing in the projects.

As the projects approach and enter the second decade of their post-rehab lives, they are in need of another extensive rehab. In order to accomplish these rehabs, they will require another allocation of Low Income Housing Tax Credits ("LIHTCs"). However, under the Internal Revenue Service guidelines governing LIHTCs, it is impossible to provide the projects these LIHTCs given the size of their current debt service loads. This is the reason that the recommendation is being made for the release of their obligation to pay the accrued interest.

If the recommendation is approved, it will not affect the borrowers' obligation to fully repay the original principal balances of their Rental Housing Production Program loans. In addition, the release of the accrued interest is contingent upon the City of Baltimore agreeing to release the borrowers from their obligations to repay a similar amount of interest that have accrued on the HOME Investment Partnerships Program ("HOME") loans that they made to the borrowers.

The release of this interest payment obligation is essential to the completion of the desperately needed rehabilitation of the properties, and the preservation of 117 units of affordable housing in a neighborhood that badly needs them. It is anticipated that the rehab of the projects will result in reduced operating costs, thereby improving their ability to service their remaining debt.

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

Remarks (cont'd):

The Board of Public Works approved a forgiveness of accrued interest in the amount of \$2,100,236 on the Rental Housing Production Program loans in 2020 (Secretary's Agenda, Item 10 [12/2/2020]) with the expectation that closing on the consolidation, refinance and resyndication of the projects was imminent. However, closing delays for the Bon Secours project included financing gaps, staff changes with the development team, and getting the 117 leasehold townhouse units to fee simple status. Because the refinance has not closed, the Department has not yet forgiven any of the interest previously approved for forgiveness by the BPW.

The Department is seeking additional forgiveness of \$268,188.94 beyond the \$2,100,236.00 that was approved in December 2020 – for a total of \$2,368,424.94 in forgiven interest (including \$1,139,611.22 in interest that was capitalized to principal on the Bon Secours Apartments III loan), through March 10, 2023. The Department further requests that future interest accruing through closing on the consolidation, refinance and resyndication, which is expected to take place in the coming months, be forgiven.

The RHPP loans finance rental housing occupied by households with incomes between 30% and 60% of the Area Median Income.

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

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

Borrower: Ascension Homes, Inc.

Project: Ascension Homes, Inc.

502 Evesham Avenue, Baltimore City
512 Harwood Avenue, Baltimore City
424 Winston Avenue, Baltimore City

Authority: Section 2-102(a)(7), Housing and Community Development Article, 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 \$742,030 for local governments and nonprofit organizations to develop shelter, transitional, and other housing facilities for homeless individuals and families.

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.

Grant Amount: \$742,030

Fund Source: MCCBL 2021- *Shelter and Transitional Facilities Grant Program*

Collateral: Deed of Trust

Description: This Project currently operates as a group home for individuals with mental disabilities who are aging in place. The Project is located at: 502 Evesham Avenue, which has seven beds, 512 Harwood Avenue, which has seven beds, and 424 Winston Avenue, which has six beds, for a total twenty beds for special needs housing in Baltimore City. This Project has been operating as a group home since 1988.

This project includes twenty beds, three kitchens, and staff offices. In the community, these houses are located within a two-mile radius of one another. Modifications to the sites and buildings include compliance with 2010 ADA Standards for Accessible Design, incorporating prescriptive energy measures, updating kitchens and bathrooms, and updating general finishes throughout.

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

Description (cont'd):

Below is a list of upgrades and the new scope of work planned for the three buildings: The sites' scope of work includes razing entire porch structures, including enclosed spaces; reframing porches; securing foundation systems; installing all new ductwork, plumbing supply and waste/vent lines, new sprinkler lines, rebuilding, reframing, and insulation, drywall; rewiring of electric; sprinkler and plumbing modifications; replacing exterior concrete work; and improving water systems. Upon completion of rehabilitation, the Project will be in code compliance with the City of Baltimore.

The Maryland Department of Planning reviewed and approved the Project for consistency with Economic Growth, Resource Protection, and Planning on March 23, 2023.

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:

Sources	Source of Funds	Grant Amount
Shelter and Transitional Facilities Grant Program (<i>this Item</i>)	Maryland DHCD	\$742,030
Group Home Financing Program	Maryland DHCD	\$1,100,000
Affordable Housing Trust Fund- AHTF	City of Baltimore	\$500,000
Multifamily Energy Efficiency and Housing Affordability Program	Maryland DHCD	\$34,117
FHLB	Pittsburgh	\$300,000
Other- Developer	Equity	\$23,500
Total Sources		\$2,699,647

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
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April 19, 2023



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

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

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

Borrower: Morris Blum Senior LLC

Project: Morris H. Blum Senior Apartments
701 Glenwood Street,
Annapolis 21401
Anne Arundel County

Authority: Section 4-101 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended.

The Partnership Rental Housing Program finances rental housing that will be occupied by households with incomes at 50% of state-wide median income.

Loan Amount: \$2,500,000

Fund Source: MCCBL 2021 – Partnership Rental Housing Program

Collateral: Deed of Trust

Description: The Project consists of the new construction of a one hundred and fifty-four-unit housing development that will offer units for families. The Project is sponsored by The Community Builders, Inc. and the Housing Authority of the City of Annapolis (HACA). The apartment units are a mix of efficiency units and one- and two-bedroom units which are restricted to households earning 30%, 40%, 60%, and 80% or less of the average median income.

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

Project Funding Sources:

Partnership Rental Housing Program (<i>this Item</i>)	\$ 2,500,000
Tax-Exempt Bonds	\$ 9,350,000
Tax Credit Equity	\$19,116,143
Rental Housing Works Program	\$ 3,001,353
MEEHA EmPower Funds	\$ 212,116
HOME (Non-DHCD)	\$ 1,200,000
Housing Trust Funds	\$ 2,000,000
MEA Loan	\$ 192,089
CDBG Loan	\$ 100,000
HACA Seller Note Cash Loan	\$ 5,580,000
HACA Seller Note	\$ 8,670,000
Interim Income	\$ 584,000
Developer Equity	\$ 100
<u>Deferred Developer Fee</u>	<u>\$ 1,761,324</u>
Total	\$54,267,125

The Maryland Department of Planning reviewed and approved the project for consistency with Economic Growth, Resource Protection, and Planning on November 23rd, 2021.

Pursuant to Maryland's commitment to reducing Greenhouse Gas Emissions, 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 the project.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

11. DEPARTMENT OF NATURAL RESOURCES
Resiliency through Restoration Initiative

Recommendation: That the Board of Public Works approve the Department of Natural Resources granting \$23,562 in general obligation bond proceeds to the Department's Engineering & Construction unit to support design and construction of restoration projects.

Project ID: Engineering / CRP 03-23

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

Grantee: Department of Natural Resources Engineering & Construction

Location: Coastal Zone, Maryland

Amount: \$23,562

Fund Source: MCCBL of 2017 (Chapter 22, Acts of 2017): *Coastal Resiliency Program*
\$23,562.00
Source Code: 17182

Remarks: This intra-departmental agreement will support the Department's Engineering & Construction survey crews to provide technical assistance for Resiliency through Restoration projects through shoreline surveying. DNR is seeking approval to issue an intra-departmental agreement for engineering services to support design and construction of multiple projects.

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.

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11. DEPARTMENT OF NATURAL RESOURCES (cont'd)

Remarks (cont'd):

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.

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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Ellen Frketic 410-729-8203
efrketic@menv.com

12. MARYLAND ENVIRONMENTAL SERVICE

Service Contract: Water Resources Registry
2-22-3-34 (EPAOW-1004-2002)

Recommendation: That the Board of Public Works approve a Maryland Environmental Service (MES) contract to continue providing support for the Water Resources Registry (WRR) through a contract with IntePros Federal Incorporated (IntePros), which is funded through the United States Environmental Protection Agency's Office of Water.

Authority: Section 3-107(f), Natural Resources Article, Annotated Code of Maryland
"Except as provided in paragraph (2) of this subsection, the review and approval of the Board of Public Works shall be required on any contract for the provision of requested services with a value of \$250,000 or more."

Amount: \$223,635.39 (Task Order 1)
\$ 71,700.00 (Task Order 2)
\$100,000.00 (Estimated future funding)
\$395,335.39 (Total)

Funding Source: 100% Federal (United States Environmental Protection Agency Office of Water)

Term: 1/27/2022 – 1/26/2024

Remarks: The Water Resources Registry (WRR) is a free tool available to environmental professionals for use in identifying sites for restoration and/or preservation. The purpose of the WRR is to provide users a tool to evaluate projects across various state and federal agencies in order to consider the cumulative impacts of the potential project. The WRR utilizes a registry for four main categories of information: wetlands, riparian areas, terrestrial areas, and stormwater management control. With funding from the Environmental Protection Agency's Office of Water, MES works under contract to IntePros Federal Incorporated to provide a range of support to the WRR including technology support for software design, development, operations and maintenance, system architecture, help desk support and subject matter expertise for operation of the current WRR. Additionally, MES provides technical resources of those states interested in development of a new WRR. There are currently WRRs in seven other states and Puerto Rico.

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12. MARYLAND ENVIRONMENTAL SERVICE (cont'd)

Remarks (cont'd):

MES' support to EPA on the WRR through the IntePros contract is consistent with the Agency's mission to assist with the preservation, improvement, and management of the quality of air, land, water, and natural resources of the State. The amount of funding available for CY 2023 is estimated due to fluctuations in the allocations to IntePros from EPA for the WRR project, but to date is estimated to be \$100,000.

The MES Board of Directors reviewed and approved this item on February 23, 2022.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

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

13. MORGAN STATE UNIVERSITY

***New Science Center Phase I – Construction Management Services
Pre-Construction Services - Capital Funding***

Contract ID: New Science Center Phase I: DCM-SCIC1-23-1CM

Recommendation: That the Board of Public Works approve the expenditure of \$117,425 in Fiscal Year 2023 PAYGO funds to start the pre-construction services.

Project: Demolish the Washington Service Center (WSC) and associated facilities (totaling 52,393 GSF) located directly across the street from the Dixon Research Building to make way for a New Science Center for biology, chemistry, and the Dean's Office. The WSC was constructed as a warehouse in the 1980s and has never been renovated. The building is inadequate and insufficient to continue to house its current occupants: The University Police Department, Procurement and Property Control, and the Physical Plant Department. Likewise, the existing Science Complex space is insufficient, outdated, and poorly configured. Due to the unique topography of the WSC site, the demolition will include a specialized retaining wall, as well as the removal, replacement, and relocation of fuel tanks with associated fuel-line piping and the erection of a pre-fabricated building for the Physical Plant Grounds Operation. Demolishing WSC will enable the University to construct a new, modern facility to meet the needs of its science programs.

Contract Description: Provide complete pre-construction services for all design phases.

Procurement Method: Competitive Sealed Proposals

Proposals:

<u><i>Firms</i></u>	<u><i>Rank</i></u>	<u><i>Composite Score</i></u>	<u><i>Pre-Construction Services</i></u>
Barton Malow Builders/ Warren Builds Baltimore, MD	1	122.48	\$117,425
Whiting Turner/ Modern Builders Baltimore, MD	2	120.90	\$281,941

Award: Barton Malow Builders
Baltimore, Maryland

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13. MORGAN STATE UNIVERSITY (cont'd)

Amount: \$117,425

Fund Source: General Funds- PAYGO FY 2023: \$117,425

Contract Term: 60 months from notice to proceed (including 2-year warranty)

MBE Participation: 40.00%

Performance Security: Not Required

Remarks: The solicitation was advertised on eMarylandMarketPlace, six firms were notified and four firms responded. Two of the four firms were non-responsive nor responsible. The Technical Evaluation Committee reviewed two of the four technical proposals. Both firms were shortlisted to advance to the oral presentation phase and then onto the fee proposal phase.

An MBE participation goal of 40.00% was established for this contract based upon subcontracting opportunities. The full contractual MBE participation for the project is anticipated to exceed the 40.00% established goal.

The Morgan State University Office of Design & Construction Management will manage the Construction Manager's work with procurement support from the University's Procurement Office. This procurement was conducted pursuant to the provisions of the Morgan State University Procurement Policies and Procedures.

This request is to approve the total contract amount and cash expenditure for pre-construction services of \$117,425 (Pre-Construction Services). The University will return for the approval of the Construction Manager's Construction Services when the GMPs become available.

MD Tax Clearance: 23-1290-1110

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

14. MORGAN STATE UNIVERSITY

***New Science Center Phase II – Construction Management Services
Pre-Construction Services - Capital Funding***

Contract ID: New Science Center Phase II: DCM-SCIC2-23-1CM

Recommendation: That the Board of Public Works approve the expenditure of \$800,000 in Fiscal Year 2023 PAYGO funds to start the pre-construction services.

Project: Construct a New Science Center of 135,539 NASF/246,435 GSF to house the Biology and Chemistry departments and the Dean's Office of the School of Computer, Mathematical, and Natural Sciences on the site of the existing Washington Service Center.

Contract Description: Provide complete pre-construction services for all design phases.

Procurement Method: Competitive Sealed Proposals

Proposals:

<u>Firms</u>	<u>Rank</u>	<u>Composite Score</u>	<u>Pre-Construction Services</u>
Barton Malow Builders/ Warren Builds Baltimore, MD	1	122.48	\$1,107,203
Whiting Turner/ Modern Builders Baltimore, MD	2	120.90	\$1,530,648

Award: Barton Malow Builders
Baltimore, Maryland

Amount: \$800,000

Fund Source: General Funds- PAYGO FY 2023: \$800,000

Contract Term: 96 months from notice to proceed (including 2-year warranty)

MBE Participation: 40.00%

Performance Security: Not Required

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14. MORGAN STATE UNIVERSITY (cont'd)

Remarks: The solicitation was advertised on eMarylandMarketPlace, six firms were notified and four firms responded. Two of the four firms were deemed non-responsive nor responsible.

The Technical Evaluation Committee reviewed two of the four firms' technical proposals. Both firms were shortlisted to advance to the oral presentation phase and then the fee proposal phase.

An MBE participation goal of 40.00% was established for this contract based upon subcontracting opportunities. The full contractual MBE participation for the project is anticipated to exceed the 40.00% established goal.

The Morgan State University Office of Design & Construction Management will manage the Construction Manager's work with procurement support from the University's Procurement Office. This procurement was conducted pursuant to the provisions of the Morgan State University Procurement Policies and Procedures.

This request is to recommend the approval of the entire contract amount for pre-construction services for \$1,107,203 with a cash expenditure approval of \$800,000 (Pre-Construction Services). The University will return for the approval of the remainder of the Pre-Construction Services when the subsequent appropriation becomes available and then the Construction Manager's Construction Services when the GMPs become available.

MD Tax Clearance: 23-1290-1110

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

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

15. MARYLAND STADIUM AUTHORITY
Hagerstown Multi-Use Sports & Events Facility
Design-Build (D/B) Services

Contract ID: CP-004-HAG-002

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority awarding a construction services contract for Guaranteed Maximum Price (GMP) Package No. 4 for the Hagerstown Multi-Use Sports & Events Facility project in Hagerstown.

Contractor: Turner Construction Company
New York, NY

Prior Approvals: Secretary's Agenda, Item 16 (3/9/2022)
Secretary's Agenda, Item 16 (8/31/2022)
Secretary's Agenda, Item 19 (12/21/2022)
Secretary's Agenda, Item 12 (03/15/2023)

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

Contract Description: Professional Services – Construction

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #4 – Plumbing, HVAC and Electrical

Pre-Construction Amount: \$3,306,243.53

GMP Package #1: \$7,435,405.00

GMP Package #2: \$15,255,524.00

GMP Package #3: \$9,196,255.00

GMP Package #4 (this Item): \$13,676,372.00

Revised Amount: \$48,869,799.53

Term: 8/2022 – 3/2024

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15. MARYLAND STADIUM AUTHORITY (cont'd)

MBE Goal: 29% overall

Subgoals: 8% African American; 11% Women-Owned

MBE Compliance: 68.76%

Remarks: Reference is made to Secretary's Agenda, Item 16 (3/9/2022) in which the Stadium Authority stated: "The Stadium Authority intends to return with a recommendation to award construction services upon negotiating acceptable Guaranteed Maximum Price packages."

The contract established a GMP Limit of \$56,410,062 for the construction of the Hagerstown Multi-Use Sports and Events Facility.

The procurement process for GMP Package #4 proceeded as follows:

Starting on February 2, 2023, Turner Construction Company advertised the project for trade contractor participation in the following publications/services: eMaryland Marketplace, The Blue Book, MSA's website, Turner Construction Company's website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation. An MBE outreach event was conducted virtually on February 10, 2023 and a pre-bid site walkthrough was held on February 14, 2023. Attendees were provided with summary project information.

Turner Construction Company advertised for bids on construction packages for plumbing, HVAC and electrical using the publications/services identified above. Competitive bids were received on March 2, 2023 via an electronic mail box accessible only by representatives from Turner Construction Company.

Post-bid scope review meetings with selected trade contractors began on March 8, 2023 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted virtually and in-person at Turner Construction Company's office in Baltimore.

Turner Construction Company submitted GMP #4 Package on March 29, 2023.

Future GMP Package(s) will exceed \$7,500,000.

Turner Construction Company has demonstrated the good faith effort required to satisfy the goals of the MBE program and remains committed to meeting the MBE participation goals established for the Project.

Authority: Section 10-622, Economic Development Article, Annotated Code of Maryland; Senate Bill 926 of 2021

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

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

Tax Compliance No.: 22-0362-1101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**16. MARYLAND STADIUM AUTHORITY
*Baltimore City Public Schools, Frederick Douglass High School
Construction Management (CM) Pre-construction Services***

Contract ID: BCS-02-018-CM

Recommendation: Approval of pre-construction services for the Frederick Douglass Building Project
2301 Gwynns Falls Pkwy, Baltimore, MD 21217

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offeror</i>	<i>Technical Score</i>	<i>Price Score</i>	<i>Overall Score</i>	<i>Pre-construction</i>	<i>Construction & Estimated Labor Fees</i>
Dustin Construction, Inc. <i>Ijamsville, MD</i>	64	25	94	\$175,000.00	\$4,316,067.00
James G. Davis Construction Corp. <i>Arlington, VA</i>	64	21	89	\$210,984.00	\$5,235,632.00
Skanksa USA Building, Inc. <i>Parsippany, NJ</i>	62	18	85	\$178,041.00	\$5,965,799.12

Contract Description: Pre-construction services throughout design phase to provide cost estimating, scheduling, project phasing, constructability reviews, value engineering, quality assurance, scope definitions, and bid packaging/preparations.

Contractor: Dustin Construction, Inc.

Amount: \$175,000

Term: 4/20/2023 - 10/20/2025

MBE Goal: 29%

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16. MARYLAND STADIUM AUTHORITY (cont'd)

Remarks: The Stadium Authority recommends Dustin Construction, Inc. for pre-construction services for the Frederick Douglass Building project, and intends to return with a recommendation to award construction services if pre-construction performance is satisfactory and an acceptable construction phase bid package is negotiated.

The procurement was initially advertised as a Request for Qualifications (RFQ) in December 2022. Nine firms were deemed qualified by the selection committee and given the opportunity to receive the project specific Request for Proposals (RFP).

The RFP for this Project was issued on February 6, 2023. Seven of the pre-qualified firms submitted technical proposals. The selection committee shortlisted four firms, held oral presentations, and requested financial proposals from three firms. Financial proposals included pre-construction phase pricing as well as the construction phase pricing related to fee and estimated labor hours and costs. After review of the financial proposals, the selection committee unanimously selected Dustin Construction, Inc., who had the highest overall score and offered the lowest combined fee.

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

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

Tax Compliance No.: 23-1244-1111

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Roger L. Wolfe, Jr. 410-260-8379
roger.wolfejr@maryland.gov

17. **DEPARTMENT OF NATURAL RESOURCES**
General Miscellaneous

Recommendation: The Maryland Department of Natural Resources through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorney's fees, against defendant in the matter of *Thomas Miller v. Maryland Department of Natural Resources*, Case No. 1:17-CV-02349-MJM, United States District Court for the District of Maryland.

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

Amount: \$175,000

Fund Source: 100% General Funds

Appropriation Codes: K00A0701

Requesting Agency's Remarks: The Department of Natural Resources and the Office of the Attorney General recommend paying \$175,000.00 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved, a check should be made payable to The Goldsmith Law Firm, LLC in the amount of \$175,000.00. The check should be delivered to Roger L. Wolfe, Jr., Assistant Attorney General, Office of the Attorney General, Tawes State Office Building, 580 Taylor Avenue, Annapolis, Maryland 21401, who will deliver the check to plaintiff's attorney and ensure 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
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Contact: Robert D. Goodis 410-576-6303
rgoodis@oag.state.md.us

18. **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 defendants in the matter of *Lestor DeShazor v. Barb, et al.*, No. 8:19-cv-01123-PX, United States District Court for the District of Maryland.

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

Amount: \$85,000

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 \$85,000 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 Lestor DeShazor in the amount of \$85,000. The check should be delivered to Robert D. Goodis, Assistant Attorney General, Office of the Attorney General, 200 Saint Paul Place, 19th Floor, Baltimore, Maryland 21202, 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

*Approved 2-1, Treasurer voted No.

BOARD OF PUBLIC WORKS
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Contact: Ariel Lichterman 410-576-6459
alichterman@oag.state.md.us

19. **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 defendants in the matter of *Lonnie K. Murrill v. Otis Merritt, Warden, et al.*, United States District Court for the District of Maryland, No. 8:17-cv-02255-DKC.

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

Amount: \$100,000

Fund Source: 100% Agency General Funds

Appropriation Codes: Q00A01

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$100,000 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 Lonnie Murrill jointly with his attorney Maurice Bellan, Baker & McKenzie LLP, in the amount of \$100,000. The check should be delivered to Ariel Lichterman, Assistant Attorney General, Office of the Attorney General of Maryland, 200 Saint Paul Place, 17th 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

*Approved 2-1, Treasurer voted No.

BOARD OF PUBLIC WORKS
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SUPPLEMENTAL

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

20. **MORGAN STATE UNIVERSITY**

Deferred Maintenance – Academic Quad Steam/Condensate Replacement

<i>Contract ID:</i>	DCM-AQSCR-22-1CO
<i>Recommendation:</i>	Approve the expenditure of Deferred Maintenance funds to replace and repair the steam and condensate lines in the Academic Quad, Phase II.
<i>Prior Approval:</i>	Secretary's Agenda, Item 16 (7/6/2022)
<i>Original Procurement Method:</i>	Invitation for Bids
<i>Award:</i>	PipeWay Energy Construction, Inc. Millersville, MD
<i>Award Amount:</i>	\$7,844,751
<i>Prior Modifications:</i>	\$139,981.62
<i>Modification Amount (this Item):</i>	\$5,188,374
<i>Total Contract Amount:</i>	\$13,173,106.62
<i>Contract Term:</i>	15 Months from issuance of Notice to Proceed
<i>MBE Goal:</i>	15.00%
<i>MBE Compliance:</i>	6.380%

Remarks: This is one of several deferred maintenance improvement projects at Morgan State University (MSU). This project is Phase II of the work to replace the steam and condensate lines in the Academic Quad. Phase I replaced the main (transmission) lines. Phase II replaces the branch lines to the buildings. The urgency with this project continues to be to complete as much of the pipe replacement as possible by the start of the heating season. Phase I of the project was advertised on eMMA. Phase II continues the steam and condensate pipe replacement in the Academic Quad and intersects with the work done under Phase I.

Over the past few years, numerous repairs had to be made on both the steam and the condensate lines, causing un-timely and lengthy interruptions with the heat supply to the entire Academic Quad and North Campus.

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SUPPLEMENTAL

20. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

A 15.00% MBE participation goal has been established to support this project. Pipe Way has paid its MBE firm \$223,966, or 6.380% of the total billings. This project is currently 49.30% complete.

Summary of Deferred Maintenance Projects Awarded to Date:

FY 2020 Funds (\$10,000,000)

1. Steam Trap replacement (2/19/2020 – Secretary's Agenda, Item 9)	\$ 473,990
2. West Campus parking lot plus repairs (3/18/2020 – Secretary's Agenda, Item 9)	\$ 495,601
3. Air Handler Unit 14 Replacement (8/12/2020 – Secretary's Agenda Item, 16)	\$ 824,000
4. University Changes	\$ 148,872
5. Chapel Window Preservation (12/02/2020 – Secretary's Agenda, Item 22)	\$ 2,550
6. Truth Hall/Chapel Water Infiltration (2/10/2021-Secretary's Agenda, Item 10)	\$ 217,430
7. Schaefer Auditorium Renovation (2/10/2021 - Secretary's Agenda, Item 11)	\$ 776,988
8. University Changes	\$ 11,475
9. University Changes	\$ 241,992
10. Steam Trap Man Holes (3/23/22 – Secretary's Agenda, Item 9)	\$ 675,512
11. Fire Alarm Upgrades Siemens (5/5/21 – Secretary's Agenda, Item 13)	Withdrawn
12. University Changes	\$ 122,180
13. Sub meters Siemens (10/06/21 – Secretary's Agenda, Item 17)	\$ 502,926
14. Academic Quad Steam/Condensate (7/6/22 – Secretary's Agenda, Item 16)	\$5,506,784

FY 2021 Funds (\$12,000,000)

15. Fire Alarm Upgrades (9/1/2021 – Secretary's Agenda, Item 12) (Bond Prem)	\$2,571,051
16. Sub Meters (10/06/21–Secretary's Agenda, Item 17) (Bond Premium)	\$2,428,949
17. Academic Quad Steam/Condensate (7/6/22 – Secretary's Agenda, Item 16)	\$2,337,967
18. Chapel Roof Replace/Wall Repairs (7/6/2022 – Secretary's Agenda, Item 17)	\$ 69,728
19. University Changes (12/7/22)	\$ 114,728
20. West Campus Infrastructure (1 of 2) – (12/7/22 Secretary's Agenda, Item 14)	\$4,477,581

FY 2022 Funds (\$10,000,000)

21. Central Heating Plant Renovations (06/08/22 – Secretary's Agenda, Item 20)	\$2,407,395
22. West Campus Infrastructure (2 of 2) – (12/07/22 – Secretary's Agenda, Item 14)	\$1,113,019
23. Chapel Window Restoration Const. (12/07/22 - Secretary's Agenda Item 13)	\$1,260,254
24. University Changes (01/04/23)	\$ 140,570
25. Academic Quad Steam Ph II (1 of 2) – (4/5/23 – Sect'y Agenda; This Item)	\$5,055,906
26. University Authorized Changes (04/05/23)	\$ 22,856

FY 2023 Funds (\$30,000,000)

27. Security System Upgrades - (01/04/23 Secretary's Agenda Item 11)	\$4,373,624
28. Academic Quad Steam (2 of 2) Ph II (4/5/23 – Sect'y Agenda This Item)	\$ 132,468

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 19, 2023



SUPPLEMENTAL

20. MORGAN STATE UNIVERSITY (cont'd)

Fund Source: MCCBL 2019 (FY 20), Item #346 *Provide funds to design, construct and equip various infrastructure, building systems, and site improvements, \$10,000,000, provided that \$1,000,000 of this authorization may not be expended until Morgan State University submits a report the budget committees that provide the following information:*

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

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

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

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

MCCBL 2020 (FY 21), Item #607: *Provide funds to design, construct and equip various infrastructure, building systems, and site improvements, \$10,000,000. NOTE: FY 2021 authorization includes \$5,000,000 in bond premiums.*

MCCBL 2021 (FY 22) (B) *Deferred Maintenance and Site Improvements. Provide funds to design, construct, and equip various infrastructure, building systems, and site improvements. \$10,000,000.*
This Project: \$5,055,906

MCCBL 2022 (FY 23) (B) *Deferred Maintenance and Site Improvements. Provide funds to design, construct, and equip various infrastructure, building systems, and site improvements. \$20,000,000.* **This Project: \$132,468**

General Funds 2022 (FY 23) (B) *Deferred Maintenance and Site Improvements. Provide funds to design, construct, and equip various infrastructure, building systems, and site improvements. \$10,000,000.*

Resident Business: Yes

MD Tax Clearance: 23-1108-0001

This item was withdrawn as Secretary's Item 16 on the 4/5/23 BPW Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
April 19, 2023



APP 1

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

A1. DEPARTMENT OF HUMAN SERVICES
Social Services Administration

Contract Title: Emergency Residential Child Care Services
SSA/RCCDD-23-017, ADPICS #N00B3600425

Contract Type: Human Services

Contract Description: Emergency placement of one youth at Mercy Healthcare.

Procurement Method: Emergency

Award: Mercy Healthcare Resources, Inc.
Baltimore, MD

Amount: \$186,355 (Not to Exceed)

Term: 12/02/2022 – 06/30/2023

Date Emergency Declared: 11/23/2022

Contract Award Date: 12/02/2022

Date Emergency Reported: 03/23/2023

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% General

Appropriation Code: N00G0001

Remarks: Nature of Emergency: A nineteen-year-old youth diagnosed with complex medical and other needs requires emergency placement and specialized care.

Basis for Selection: The local Department of Social Services was able to arrange placement in-state with Mercy Healthcare Resources, Inc. (MHR). The provider offers licensed clinical therapists and child psychiatrists who provide mental health services, educational services, and support. This placement includes 24/7 staff services to ensure that the youth has a safe and encouraging home setting.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
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APP 2

A1. DEPARTMENT OF HUMAN SERVICES (cont'd)

Remarks (cont'd):

The proposed price for this contract has been determined to be fair and reasonable because the price is set by the Maryland State Department of Health, Developmental Disabilities Administration, using the same established methodology in price setting for all In-State providers. The Department is working to establish a sole source contract for post-June 30, 2023 services and intends to bring that item to the BPW for its review and approval as soon as it is ready.

Reason for Late Report: The Department apologizes for the late report. Moving forward, the Department is putting in place new systems to begin emergency procurement requests as far in advance as possible, and to track the reporting status as soon as an emergency is declared. The Department is making the timely reporting of emergency procurements a priority in its rebuilding of internal processes and procedures.

In addition, the Department has had initial conversations with the Board of Public Works' staff, as well as the Department of General Services, on additional procurement options. We hope to continue these discussions with the members as they are more fully developed.

Finally, both the Social Services Administration (SSA) Placement Unit and the SSA Contracts and Monitoring Units have made efforts to address timely submission of Notifications of Placement (NOP). The efforts made to mitigate the 14-day Emergency Processing delay of late notifications included meetings held with Placement, Contracts, and Procurement units to develop procedures for notification, to include sending the Secretary an approval memo, instructions given to forward the Notice of Placement to the Local Department of Social Services, the Secretary's approval of placement, and the NOP form.

Resident Business: Yes

Tax Clearance: 23-0907-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
April 19, 2023



APP 3

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

A2. DEPARTMENT OF JUVENILE SERVICES

Contract Title: Emergency Out-of-State Residential Treatment Services
Contract ID#: 23-PD-019, ADPICS No.: V00B3600074

Contract Type: Services

Contract Description: Emergency residential treatment services for one youth referred by the Department of Juvenile Services (DJS) who are before the Juvenile Courts.

Procurement Method: Emergency

Award: Drug and Alcohol Rehabilitation Services, Inc.
Columbia, PA

Term: 03/20/2023 – 03/19/2024

Amount: \$125,601 (Not to Exceed)

Date Emergency Declared: 02/07/2023

Contract Award Date: 03/10/2023

Date Emergency Reported: 03/27/2023

MBE / VSBE Participation: 0% / 0%

Fund Source: 90% General, 10% Federal Funds

Appropriation Code: E0101

Remarks: *Nature of Emergency:* Emergency placement of a male youth diagnosed with substance abuse and delinquent behavior requiring a high level of care consistent with criteria for placement in a self-contained residential facility. This contract will provide a continuum of care necessary to meet treatment needs and the supervision levels mandated by the juvenile courts. DJS is required to provide both residential and non-residential services and programming for youth who are ordered by the Juvenile court to be placed in specific types of programs. Since DJS does not have a sufficient number of State-operated programs, private providers are relied upon to provide the majority of these services.

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SECRETARY'S ACTION AGENDA
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APP 4

A2. DEPARTMENT OF JUVENILE SERVICES (cont'd)

Remarks (cont'd):

The residential programs include treatment foster care, group homes, therapeutic group homes, shelter homes, residential treatment centers, residential educational programs or schools, and independent living programs. Home based supervision treatment and therapy are also provided.

Basis for Selection: Due to the unique and emergent needs of the youth, DJS reached out to other treatment programs for the placement including two that are currently on contract with DJS and three additional treatment programs for placement of the youth. Of all the treatment programs DJS reached out to, only Drug and Alcohol Rehabilitation Services, Inc. responded positively.

For both in-State and out-of-State providers, DJS determines the “not to exceed” amount of each contract based upon the number of youth that may require these services. The Contractor will be paid only for the one youth placed in the program and for the actual number of days and services he receives. Daily or per diem rates are paid in accordance with the IRC (or the rate setting authority for out-of-State providers). Maryland rates are set to ensure equal rates are paid for equal services regardless of the placing agency, placing State, or location of the facility. All rates issued by Maryland must comply with all cost approval guidelines and instructions.

Resident Business: No

MD Tax Clearance: 23-0652-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
April 19, 2023



APP 5

*Contact: Lola Tiamiyu 410 260 3843
lola.tiamiyu1@maryland.gov*

A3. MARYLAND DEPARTMENT OF VETERANS AFFAIRS

Contract Title: Baseline Wellness Assessment
Agency Contract ID# MDVA-CHVH-A1123-BWA

Contract Type: Services

Contract Description: Contract for a team of Registered Nurses (RNs) to provide baseline physical and mental assessments of residents at Charlotte Hall Veterans Home (CHVH) to ensure their safety and wellness.

Procurement Method: Emergency

Bids:

Reckondwith Group LLC, Largo, MD	\$32,000.00
New Dawn Healthcare, Inc., Laurel, MD	\$44,000.00
Larods Medical Services, Hanover, MD	\$60,000.00

Awards:

Reckondwith Group LLC, Largo, MD	\$32,000
Larods Medical Services, Hanover, MD	\$60,000

Total Awards Amount: \$92,000

Term: 3/17/2023 - 3/31/2023

Date Emergency Declared: 1/24/2023

Contract Award Date: 3/17/2023

Date Emergency Reported: 4/04/2023

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% Special Funds (CHVH Bed Lease Fund)

Appropriation Code: D55305

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
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APP 6

A3. MARYLAND DEPARTMENT OF VETERANS AFFAIRS (cont'd)

Remarks: *Nature of Emergency:* The Maryland Department of Veterans Affairs (MDVA) determined that a baseline wellness assessment of all CHVH residents was urgently needed in response to ongoing and increasing findings of declines in resident quality of care, e.g., as identified in recent Centers for Medicaid and Medicare Services (CMS) survey results. MDVA submitted the emergency procurement request to DGS-OSP on January 24, 2023, and the Acting DGS Chief Procurement Officer approved the request on January 27, 2023.

An emergency solicitation for assessment and observation services was issued on February 2, 2023 to six companies, to which one company responded. Due to the urgent need, a contract with Shore Staffing, Inc. was fully executed on February 17, 2023. Due to vendor inability to provide the required number of qualified RNs in the time needed, that contract was cancelled, and DGS, working with MDVA, issued another emergency solicitation on March 7, 2023 to sixteen companies to which three vendors responded. Two were awarded contracts based on the number of nurses they were able to supply to perform the requirements of the scope of work within the specified time. Due to the urgent need, contracts with Larods Medical Services and Reckondwith Group LLC were fully executed on March 17, 2023. The contracts will expire on March 31, 2023.

Basis for Selection: An emergency solicitation for assessment and observation services was issued on February 7, 2023 to sixteen companies. The Agency received three bid responses. Two vendors were selected for award due to the immediate need for the services, as well as their availability to provide required personnel.

Resident Business: Yes

Tax Clearance: 23-0962-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 19, 2023



DNR 1

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

1A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Allegany County

Recommendation: Approval to commit \$270,880 for the following **development** projects.

1. Constitution Park Improvements Phase I - \$122,492

City of Cumberland
LPPI# LPPI-1-21

Background: Improve the picnic areas at the park with new grills, picnic tables, trash receptacles, and associated site amenities. This is the first phase of a five-year park improvement plan.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$122,492.00

2. Maryland Avenue Softball Field Improvements - \$21,888

Allegany County
LPPI# LPPI-1-23

Background: Renovate the existing softball fields on Maryland Avenue for use by the general public. This project includes new dugouts, fencing, infield mix, foul posts, and associated site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$21,888.00

3. Bel Air Community Recreation Complex ADA Restroom - \$18,000

Allegany County
LPPI# LPPI-1-24

Background: Convert an existing storage room into an ADA compliant restroom for use by park visitors at the Bel Air Community Recreation Complex.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$18,000.00

Board of Public Works
Department of Natural Resources – Real Property
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DNR 2

1A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE** (cont'd)
Allegany County

4. Bel Air Community Recreation Complex Baseball Field Upgrades - \$45,000

Allegany County

LPPI# LPPI-1-25

Background: Upgrade the baseball field with multiple improvements including new fencing, topsoil, pitcher's mound, benches, and associated site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$45,000.00

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
April 19, 2023



DNR 3

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

2A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**
Baltimore County

Recommendation: Approval to commit \$2,800,000 for the following **development** projects.

1. Merritt Point Park Enhancements - \$1,600,000

Baltimore County
LPPI #LPPI-3-9

Background: Design and construct improvements at Merritt Point Park including replacing picnic pavilions, constructing additional paths, refurbishing a comfort station and storage building, parking lot and access road, and providing associated amenities. Existing playgrounds will be replaced with new equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$1,600,000.00

2. Cox's Point Park Enhancements - \$1,200,000

Baltimore County
LPPI #LPPI-3-10

Background: Design and construct improvements at Cox's Point Park including refurbishing the park's fishing pier, parking lot and access road, replacing a picnic pavilion, constructing additional paths, and providing associated amenities. Existing playgrounds will be replaced with new equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$650,000.00

Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$550,000.00

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
April 19, 2023



DNR 4

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

3A. **PROGRAM OPEN SPACE LOCAL SHARE**
Calvert County

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

Calvert County - 2027 Land Preservation, Parks, and Recreation Plan – \$25,000
Calvert County
POS #7384-4-86 MD20220209-0100

Background: Additional funding to complete Calvert County’s 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Prior Approval: \$25,000.00 (DNR-RP Item 2A [March 23, 2022])

Fund Source: Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$25,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 19, 2023



DNR 5

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

4A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**
Frederick County

Recommendation: Approval to commit \$22,964 for the following **development** project.

Mount Airy Community Garden Amenities - \$22,964

Town of Mount Airy

LPPI #LPPI-10-70

Background: Construct ADA compliant pathways, and install educational signage and seating for the Mount Airy Community Garden. Project also includes the removal of invasive trees, planting new trees, bushes, and associated site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$22,964.00

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
April 19, 2023



DNR 6

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

5A. **PROGRAM OPEN SPACE LOCAL SHARE**
Wicomico County

Recommendation: Approval to commit \$54,000 for the following **development** project.

Pirates Wharf Park - \$54,000

Wicomico County

POS #6900-22-254 MD20181126-0918

Background: Additional funds for engineering, design and construction of a new waterfront park including trails, soft boat launch and landing, fishing pier, observation deck, bulk heads, parking, landscaping, natural playground, signage, and additional site amenities.

Prior Approvals: \$420,300 (DNR-RP Item 11A(1) [September 2, 2020])
\$104,086.40 (DNR-RP Item 5A(1) [July 6, 2022])

Fund Source: Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Program Open Space Local
Source Code: 18011 \$54,000.00

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
April 19, 2023



DNR 7

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

6A. PROGRAM OPEN SPACE STATE SHARE
Washington & Frederick County (South Mountain Inn)

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

Description: This mostly forested property adjoins South Mountain State Park and will be managed by the Maryland Park Service. The property includes a commercial structure that can be used as a visitor center. Acquisition will provide a buffer for the Appalachian Trail and Forest Interior Dwelling Species habitat recognized by the National Audubon Society as an Important Bird Area.

POS Scoring System: 87 out of 100 **Targeted Ecological Area:** Yes

Grantor: Dorsey South Mountain Property Acquisition Co., LLC

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

Property: 3.15+/- acres, improved, POS No. 5875

Price: \$1,970,500

Appraisals: \$1,993,000 (5/11/22) – Terrance W. McPherson
\$1,581,000 (5/4/22) – Stephen H. Muller
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

Stabilization funds: \$197,050

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. DNR intends to use a portion of the funds to dispose, by razing, certain current structures that would not be a part of the management plan for Maryland Park Service. See Natural Resources Article §5-903(f) and §5-904(e).

Fund Source: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Program Open Space Stateside
Source Code: 21010 \$2,167,550

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
April 19, 2023



DNR 8

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

7A. PROGRAM OPEN SPACE STATE SHARE
Dorchester County (Harding)

Recommendation: That the Board of Public Works approve:

- 1) DNR accepting and exercising an assignment from The Conservation Fund of its right to purchase three parcels totaling 513.81 +/- acres;
- 2) DNR acquiring the property in fee simple;
- 3) The payment of incidental costs expended by The Conservation Fund.

Description: This entirely forested property offers a mix of pine stands and bottom hardwood stands along several streams and will be managed by the Maryland Forest Service as an addition to Chesapeake Forest Lands. Acquisition will expand public recreational opportunities for hunting, fishing, and birding, and provide a buffer for Forest Interior Dwelling Species habitat. The Maryland Forest Service manages working forest lands to produce sustainable forest products and provide for outdoor recreational opportunities, helping to maintain the local resource-based economy.

POS Scoring System: 100 out of 100

Targeted Ecological Area: Yes

Grantor: Mary Wyatt Harding and Kathleen Doriann Harding, also known as Kathleen D. Eberspacher.

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

Property: 513.81 +/- acres, unimproved, POS No. 5387

Price: \$1,300,000

Appraisals: \$1,387,000 (4/9/2022) – David E. Cadell
\$1,233,000 (4/11/2022) – William R. McCain

All appraisals reviewed by Mary Lou Krozack, Review Appraiser

Incidentals to Land Trust: \$204,000 (total not to exceed)

Administrative fee:		\$ 39,000
Reimbursements:	Environmental due diligence	\$ 25,000
	Title	\$ 20,000
	Survey	\$ 120,000

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 19, 2023



DNR 9

7A. **PROGRAM OPEN SPACE STATE SHARE** (*cont'd*)
Dorchester County (Harding)

Stabilization funds: \$92,000

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 2021, Chapter 19, Acts of 2020
Program Open Space Stateside
Source Code: 21010 \$1,596,000

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
April 19, 2023



DNR 10

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

8A. RURAL LEGACY PROGRAM FUNDS
Baltimore County

Recommendation: Approval to grant \$418,157.81 to **Baltimore County** from Rural Legacy Funds to acquire a 49.71-acre property in fee simple.

Baltimore County Coastal Rural Legacy Area – Back 50, LLC

Prior Approval: Baltimore County Coastal Rural Legacy Area approved grant for acquisitions:
DNR-RP Item 14A (12/1/2021) \$498,311 FY 2022

Project Description: This acquisition will protect valuable woodland and wetlands that will be managed as a natural area. The property includes 2,300 feet of shoreline along Muddy Creek and will provide 700 feet of scenic view protection along Back River Neck Road. This Rural Legacy fee simple purchase, RL #13776, will be held by Baltimore County. Baltimore County is not requesting reimbursement for administrative or compliance costs, and the county will grant a Conservation Easement to the Department of Natural Resources.

Acquisition Value: \$ 403,500 (\$8,117 per acre)

Purchase Price: \$ 403,500 (\$8,117 per acre)

Total Other DNR Costs:	Administrative:	\$ 0.00
	Incidental:	\$ 14,657.81
	Compliance:	\$ 0.00
		\$ 14,657.81

Amount Requested: \$418,157.81

Fund Sources: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Rural Legacy Program
Source Code: 21012 \$418,157.81

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
April 19, 2023



DNR 11

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

9A. RURAL LEGACY PROGRAM FUNDS
Carroll County

Recommendation: Approval to grant \$212,129.83 to **Carroll County** from Rural Legacy Funds to acquire a 36.21-acre conservation easement.

Upper Patapsco Rural Legacy Area – Gasper-Watson

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 land and woodland and over 3,100 linear feet of forested and vegetative stream buffers along tributaries of the Patapsco River and Liberty Reservoir. Liberty Reservoir is a source of drinking water for the Baltimore Metropolitan Area. This Rural Legacy easement, RL #13766, will be held by Carroll County. Carroll County is not requesting reimbursement for administrative or compliance costs.

Easement Value: \$ 209,534.43 (\$5,787 per acre)

Purchase Price: \$ 209,534.43 (\$5,787 per acre)

Total Other DNR Costs:	Administrative:	\$.00
	Incidental:	\$ 2,595.00
	Compliance:	<u>\$.00</u>
		\$ 2,595.00

Amount Requested: \$212,129.83

Fund Sources: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Rural Legacy Program
Source Code: 21012 \$212,129.83

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
April 19, 2023



DNR 12

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

10A. RURAL LEGACY PROGRAM FUNDS
Carroll County

Recommendation: Approval to grant \$161,557.86 to **Carroll County** from Rural Legacy Funds to acquire a 32.18-acre conservation easement.

Upper Patapsco Rural Legacy Area – Nesbitt-Boerner

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 land and over 1,300 linear feet of vegetative stream buffers along tributaries of the Patapsco River and Liberty Reservoir. Liberty Reservoir is a source of drinking water for the Baltimore Metropolitan Area. This Rural Legacy easement, RL 34542, will be held by Carroll County. Carroll County is not requesting reimbursement for administrative and compliance costs.

Easement Value: \$ 159,826.46 (\$4,967 per acre)

Purchase Price: \$ 159,826.46 (\$4,967 per acre)

Total Other DNR Costs:	Administrative:	\$.00
	Incidental:	\$ 1,731.40
	Compliance:	<u>\$.00</u>
		\$ 1,731.40

Amount Requested: \$161,557.86

Fund Sources: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Rural Legacy Program
Source Code: 21012 \$161,557.86

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
April 19, 2023



DNR 13

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

11A. RURAL LEGACY PROGRAM FUNDS
Charles County

Recommendation: Approval to grant \$987,807.12 to **Charles County** from Rural Legacy Funds to acquire a 276.71 acre conservation easement.

Zekiah Rural Legacy Area – Lines Long Property

Prior Approval: Zekiah Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 3A (1/8/2020) \$1,314,863 for FY2020

Project Description: Acquisition of this easement will protect ecologically significant agricultural and forest lands, and provide permanent protection to 4,700 linear feet of stream buffers on Zekiah Swamp Run, a tributary of the Potomac River. This easement, RL No. 13770, will be held by the County Commissioners of Charles County. The County is not requesting reimbursement for program compliance costs.

Easement Value: \$939,415.91 (\$3,395 per acre)

Purchase Price: \$939,415.91 (\$3,395 per acre)

Total Other Costs: Administrative: \$28,182.47
Incidental: \$20,208.74
Compliance: \$ 0.00
\$48,391.21

Amount Requested: \$987,807.12

Fund Source: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Rural Legacy Program
Source Code: 21012 \$987,807.12

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 19, 2023



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 funding proceeds and General Fund (PayGo) funding for the following contracts totaling \$3,854,819.

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

Towson University

Furnishing and Equipment for the Institute of Well Being

Description: Furnish, deliver and install Lay-z-Boy Lift Recliner
Procurement Method: Non-Competitive Simplified Procurement
Award : Price Modern, Baltimore, MD
Amount: \$2,121
Fund Source: MCCBL 2022: *Provide funds to deliver and install furniture for the Institute of Well Being. Item 108*
Resident Business: Yes **MD Tax Clearance#** 23-1180-1110

Coppin State University

New College of Business Public Artwork

Description: Design, furnish and install exterior artwork
Procurement Method: Qualifications Based Selection
Award: Nnamdi Okonkwo, Fayetteville, GA
Amount: \$75,000
Fund Source: General Funds (FY 2023 PayGo funds)
Resident Business: No **MD Tax Clearance:** 23-1110-1000
Requesting Institution Remarks: On April 21, 2021, the BPW approved item 1-GM for MCCBL 2020 funds (\$190,000), with the intent for the University to return to the Board to authorize the remaining \$75,000 when MCCBL 2021 funds became available; however, the Maryland General Assembly subsequently appropriated General Funds (FY 2023 PayGo funds) for this project. The University is requesting that General Funds be approved for the remaining \$75,000 through the approval of this action item.

Board of Public Works
University System of Maryland
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April 19, 2023



1-GM. GENERAL MISCELLANEOUS (cont'd)

University of Maryland, College Park

Paint Branch Building

Description: Civil/Structural design services for exterior modifications to the Paint Branch Building for Quantum and Advanced Computing Infrastructure.

Procurement Method: On-call Indefinite Delivery Contract

Award: Whitman, Requardt & Associates, LLP, Baltimore, MD

Amount: \$101,728

Fund Source: MCCBL 2021: Provide funds to build, renovate, and equip quantum and advanced computing infrastructure projects, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project. Item # 21-512.

Resident Business: Yes **MD Tax Clearance:** 23-0580-1111

University of Maryland, College Park for Bowie State University

Communication Arts & Humanities Building

Description: Project Engineer II to augment staff during construction.

Procurement Method: On-call Program Management Services (Master Contract)

Award: CBRE/Heery, Inc. Landover, MD

Amount: \$138,662

Fund Source: General Funds (FY 2023 PayGo funds)

Resident Business: Yes **MD Tax Clearance:** 23-0186-0111

University of Maryland, College Park

Chemistry Wing 1 Replacement

Description: Project Engineer to augment staff during construction.

Procurement Method: On-call Program Management Services (Master Contract)

Award: AECOM Technical Services, Arlington, VA

Amount: \$266,595

Fund Source: General Funds (FY 2023 PayGo funds)

Resident Business: No **MD Tax Clearance:** 23-0185-1111

Board of Public Works
University System of Maryland
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April 19, 2023



1-GM. GENERAL MISCELLANEOUS (cont'd)

University of Maryland, College Park

Stanley R. Zupnik Hall-Interdisciplinary Engineering Building

Description: Project Engineer to augment staff during construction.
Procurement Method: On-call Program Management Services (Master Contract)
Award: AECOM Technical Services, Arlington, VA
Amount: \$266,595
Fund Source: MCCBL 2022: *Provide funds to continue design and begin construction of the Interdisciplinary Engineering Building, provided that notwithstanding Section 6 of this Act, work may comment on this project prior to the appropriation of all funds necessary to complete this project.* Item #103 \$50,780, MCCBL 2023 (Vendor may only invoice this portion of the contract after July 1, 2023)

Resident Business: No **MD Tax Clearance:** 23-0185-1111

University of Maryland, Baltimore County

Central Utility Plant Roofing, HVAC and Stair Renovations

Description: Central Utility Plant Renovations to Roofing, HVAC, and Stairs
Procurement Method: UMB On Call Master General Contractor Task Order
Award : A.R. Marani, Inc., Baltimore, MD
Amount: \$3,004,118
Fund Source: MCCBL 2019: *Provide funds to replace and install new roofing, lightning and fall protection, make additions to existing stair providing roof access, and installing a new Roof top unit with structural support and ductwork:* Item #316: \$854,118; FY19 Academic Revenue Bonds: \$1,087,000 ; FY20 Academic Revenue Bonds: \$900,000; FY19 UMBC Facilities Renewal Operating Funds: \$163,000

Resident Business: Yes **MD Tax Clearance** 23-0585-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 19, 2023



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

2-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK
Satellite Central Utility Building (SCUB) 3 – Bid Package 1 of 1

Contract ID: Construction Management at Risk Services for University of Maryland-SCUB-3 Hydronic Pipe Replacement-RFP No. 113677

Recommendation: Award of Bid Package 1

Contractor: The Whiting-Tuner Contracting Co., Baltimore, MD

Prior Approval: None

Project Description: Maintenance project for replacement of failing Underground Hydronic Piping from the Satellite Central Utility Building 3 (SCUB 3) to the Riggs Alumni Center, and the Clarice Smith Performing Arts Center.

The University anticipates the final value of the construction contract will be \$10.8 million and estimates the overall project cost at \$13.9 million.

Bid Package Description: Bid Package 1 includes all services required during the construction phase.

Contract Term: Seventy-two (72) months from notice to proceed (Includes 2-year warranty period)

This Bid Package Amount: \$10,100,691

Current Contract Amount: \$698,623

Revised Contract Amount: \$10,799,314

Fund Source: FY 2021 Academic Revenue Bonds: \$56,779
FY 2021 Deficiency Appropriation (Bond Premium Funds): \$6,713,912;
General Funds (FY2023 Paygo Funds): \$3,330,000

MBE Goal: Overall: 25%;
Subgoals: 8% African American;
11% Women

MBE Compliance: N/A (See remarks below)

Board of Public Works
University System of Maryland
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April 19, 2023



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

Performance Security: Equal to contract amount

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for pre-construction services. As design progressed and design information became available, the construction manager sequentially and competitively bid the construction package. This is the only Bid Package anticipated for this project. There was no MBE participation during the preconstruction phase of the project. The prime contractor is currently expected to meet or exceed the MBE goals established for the project. The initial contract for pre-construction services was not submitted to the Maryland Board of Public Works as this project is classified as a maintenance project; however, the Maryland General Assembly subsequently appropriated General Funds (FY 2023 PayGo funds) therefore the approval of the Board of Public Works is required due to the fund source.

Sustainability: This project is a maintenance replacement for infrastructure and will follow the Campus and State initiatives that serve as the framework for the University's sustainable design expectations. The design will follow the 2020 DCFS Sustainable Design section that outlines UMD's design standards related to the incorporation of sustainable criteria for the design and renovation construction project.

The DBC and University will incorporate, to the maximum extent possible, sustainable features consistent with current sustainable design standards that work within the constraints of the project program and budget. The DBC will perform the construction work also utilizing sustainable construction principles.

Resident Business: Yes

MD Tax Clearance: 23-0898-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 19, 2023



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

3-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK
Underground Utilities Project - Bid Package 1 of 1

Contract ID: Design-Build Contract with Guaranteed Maximum Price (GMP)
Underground Utilities Project, University of Maryland College
Park, RFP No. 99076- MG

Recommendation: Award of Bid Package 1

Contractor: J. Vinton Schafer Construction, LLC, Abingdon, MD

Prior Approval: USM Item 4-C (6/16/2021) - Pre-construction and design services

Project Description: The proposed project is for the design and construction of two (2) utility replacements as follows: (1) Replacement of storm drain water line from the M circle to US Route 1, which includes replacement and upsizing of approximately 1500 linear feet of existing 24" underground storm drain piping from the M Circle to Route one; and (2) Replacement of the steam distribution and condensate return lines along Preinkert Drive, which consist of replacing approximately 3000 linear feet of combined 8" steam and 4" condensate underground piping along Preinkert Drive serving Dining Hall III, numerous Academic facilities, and the South Student Residential facilities.

Revision: The steam distribution and condensate portion of the project has been reduced in scope which now consists of 1500 linear feet of piping.

The University estimates the overall project cost at \$12.7 million.

Bid Package Description: This sole Bid Package is for all construction phases.

Contract Term: Sixty-seven months (67) from Notice to Proceed (including warranty period)

This Bid Package Amount: \$9,369,264

Current Contract Amount: \$1,636,523

Revised Contract Amount: \$11,005,787

Funding: MCCBL 2021: : Provide funds to design, construct, and equip
campuswide infrastructure improvements at the University of
Maryland, College Park; Item# 300: \$2,526,264
General Funds (FY2023 PayGo Funds): \$6,843,000

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University System of Maryland
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3-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)

MBE Participation Goal: Overall: 21%;
Subgoals: African American: 8%;
Women, 11%

MBE Compliance: Overall: 80.87%;
Subgoals: African American: 2.54%;
Women, 78.34%

Performance Security: Equal to Contract Amount

Requesting Institution Remarks: This design-build contract was initially awarded for pre-construction and design phase services. As design progressed and design information became available, the design-build contractor sequentially and competitively bid this construction package. This is the only Bid Package anticipated for this project. The MBE Compliance is based on actual payments to MBE subcontractors. The overall MBE goal of 21% is being exceeded by 59.87%. This project is classified as a maintenance project; however, because the fund source is both general obligation bonds and PayGo funds, Board of Public Works approval is required.

Sustainability: This project is a maintenance replacement for infrastructure and will follow the Campus and State initiatives that serve as the framework for the University's sustainable design expectations. The design will follow the 2020 DCFS Sustainable Design section that outlines UMD's design standards related to the incorporation of sustainable criteria for the design and renovation construction project.

The Contractor and University will incorporate, to the maximum extent possible, sustainable features consistent with current sustainable design standards that work within the constraints of the project program and budget. The Contractor will perform the construction work also utilizing sustainable construction principles.

Resident Business: Yes

MD Tax Clearance: 23-0611-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 19, 2023



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

4-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK
On-Call General Contracting Services for Large Projects- Third Renewal Option

Contract ID: On-Call Master Contract for General Contracting Services for Large Projects, University of Maryland College Park & Service Center Locations - RFP#68543-A

Contract Approved: USM Item 4-C (5/8/2019) (\$50 million-Not to Exceed)
USM Item 3-C-OPT (4/21/2021)-First Renewal-(\$12,500,000-Not to Exceed)
USM Item 2-C-OPT (4/6/2022)-Second Renewal- (\$10,000,000-Not Exceed)

Contractors: A.R. Marani, Inc., Baltimore, MD
Jeffrey Brown Contracting, Inc., Towson, MD
Kalmia Construction Company, Inc., Beltsville, MD
North Point Builders of Maryland LLC, Baltimore, MD
Brawner Buildings, Inc., Hunt Valley, MD
Keller Brothers, Inc., Mt. Airy, MD

Contract Description: On-call general contracting services for large construction projects at the University of Maryland, College Park and other institutions of the University System of Maryland on an as-needed basis.

Description: Exercise third renewal option.

Original Term: 5/20/2019 – 5/19/2021 (2-year base w/four 1-year options)

Option Term: 5/20/2023 – 5/19/2024 (third renewal)

Original Amount: \$50,000,000 (not to exceed) 2-year base term
\$25,000,000 (not to exceed) 1st renewal option
\$25,000,000 (not to exceed) 2nd renewal option
\$25,000,000 (not to exceed) 3rd renewal option
\$25,000,000 (not to exceed) 4th renewal option
\$150,000,000 (not to exceed Total)

Option Amount: \$10,000,000 (Not to Exceed)-Third renewal (See Requesting Institution Remarks)

Revised Amount \$82,500,000

Board of Public Works
University System of Maryland
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April 19, 2023



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

Revised Amount-Base

Period plus Option Years: \$50,000,000 (not to exceed) 2-year base term
 \$12,500,000 (not to exceed) 1st renewal option
 \$10,000,000 (not to exceed) 2nd renewal option
 \$10,000,000 (not to exceed) 3rd renewal option
 \$10,000,000 (not to exceed) 4th renewal option
 \$92,500,000 (Revised not to exceed Total)

Original Procurement Method: Competitive Sealed Proposal

MBE Participation: MBE goals are established on individual task orders exceeding \$200,000.

MBE Goal: 26%

MBE Compliance: 39.48%

Performance Security: Equal to contract amount

Fund Source: Fund Sources will be presented on each task order exceeding \$1 million.

Requesting Institution Remarks: Renewal is based on satisfactory contractor performance. Services will be performed on an as needed task order basis. As projects arise, the University will compete each project among the six (6) awarded on-call firms. Construction task orders exceeding \$1 million will be brought to the Board of Public Works for approval. Based on a spend analysis during the initial 4-year period, and last year's spend and encumbrances of \$8 million, the University is reducing the option amount from \$25 million to \$10 million for this option term. The overall MBE goal for this master contract is 26%. MBE goals are established on each task order exceeding \$200,000. MBE attainment on task orders to date has exceeded the goal by 13.48%.

Board of Public Works
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4-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)

Resident Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
A.R. Marani, Inc	Yes	23-0769-1111
Jeffrey Brown Contracting Inc	Yes	23-0771-1111
Kalmia Construction Company Inc	Yes	23-0770-0111
North Point Builders of Maryland	Yes	23-0772-0111
Brawner Builders, Inc	Yes	23-0773-1111
Keller Brothers, Inc	Yes	23-0774-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 19, 2023



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

5-AE. UNIVERSITY OF MARYLAND BALTIMORE
Design Services for the New School of Social Work

Contract ID: Design Services for the New School of Social Work Building, RFP
#20-399 AE-CB-ML, University Contract #C-00947

Recommendation: Award Architectural/Engineering services contract for the New
School of Social Work Building.

Project Description: The project involves the design of the new School of Social Work building on the north side of campus to adequately house its current and projected courses of study, faculty, administration, and associated program centers. The school is currently scattered across six buildings, including two off-campus leased locations. The project includes new office, research, and academic space.

Contract Description: Provide complete professional design services for all design phases including concept/program verification, schematic design, design development, construction documents, bidding and negotiation, construction administration and post construction.

Procurement Method: USM Policies and Procedures for Architect/Engineer Procurement

Proposals:

	Ranking
The Ballinger Company <i>Philadelphia, PA</i>	1
LEO A DALY in association with William Rawn Associates <i>Washington, DC</i>	2

Award: The Ballinger Company, Philadelphia, PA

Amount: \$9,238,420

Contract Term: 18 months from issuance of design notice to proceed:
30 months from issuance of construction notice to proceed

Fund Source: MCCBL 2021: *Provide funds to begin design of a new School of Social Work.* Item 508: \$2,420,003

Board of Public Works
University System of Maryland
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April 19, 2023



5-AE. UNIVERSITY OF MARYLAND BALTIMORE (cont'd)

MBE Participation: 25.89%
Subgoals of: 7% African American Owned
10% Women Owned

Performance Security: None

Requesting Institution Remarks: The solicitation was advertised in *eMaryland Marketplace Advantage*, the University's eBid Board, and distributed to the Governor's Office of Small, Minority and Women Business Affairs and MBE trade associations. Eight firms responded to the solicitation. The evaluation committee shortlisted five firms as those most qualified to provide the services based upon their Phase 1 Portfolios. Five Phase 2 Technical Proposals were evaluated, with two shortlisted as the most qualified to provide the services. Oral presentations were conducted with the two firms and the committee recommended Ballinger as the most qualified firm based upon their presentation and their technical proposal. The fee was the result of a negotiated agreement. The A/E selection process, inclusive of the fee negotiations, were approved by the University's Executive Review Group, which includes a public member.

The initial contract will be issued for the concept/program verification through schematic design phases and subsequently amended for the design development through post construction phases as funding becomes available. The award amount includes all phases of design. The University is requesting the full contract award amount, with the understanding that the firm will only perform design work not to exceed the available funding of \$2,420,003 and will return to the Board to authorize the remaining \$6,818,417 when funds become available.

Sustainability: In accordance with the Maryland High Performance Building Standards, project designs will achieve a USGBC LEED for New Construction Silver certification rating as a minimum target. Opportunities for environmentally sustainability materials and systems will be identified and explored throughout the design and into construction by the University and the firm.

Resident Business: No

MD Tax Clearance: 23 0 22 0001

BOARD OF PUBLIC WORKS

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DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 19, 2023



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

6-C. UNIVERSITY OF MARYLAND BALTIMORE
New School of Social Work

Contract ID: Construction Management at Risk Services for a New School of Social Work Building, RFP #20-399 CB, University Contract #C-00948

Recommendation: Award construction management contract for a New School of Social Work Building to The Whiting-Turner Contracting Company.

Project Description: The project involves the design of a new School of Social Work building on the north side of campus to adequately house its current and projected courses of study, faculty, administration, and associated Program centers. The school is currently scattered across 6 buildings, including two off-campus leased locations. The project includes new office, research, and academic space.

The overall project estimate is \$121,662,000 which includes design, construction, and equipment.

Contract Description: This Item recommends award for pre-construction services only; the University anticipates that it will present to the Board two bid packages to be awarded to the contractor during the construction phase. The University anticipates the final value of this contract will be approximately \$102,722,000.

Procurement Method: Competitive Sealed Proposals

Proposals:

Proposer	Technically Acceptable	Price
The Whiting-Turner Contracting Company <i>Baltimore, MD</i>	Yes	\$14,477,390
Clark Construction Group, LLC <i>Baltimore, MD</i>	Yes	\$15,115,412

Award: The Whiting-Turner Contracting Company, Baltimore, MD

Amount: \$1,520,000

Contract Term: 18 months from issuance of design notice to proceed:
30 months from issuance of construction notice to proceed

Board of Public Works
University System of Maryland
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6-C. UNIVERSITY OF MARYLAND BALTIMORE (cont'd)

Fund Source: MCCBL 2021: *Provide funds to begin design of a new School of Social Work.* Item 508: \$79,997,
MCCBL 2022: *Provide funds to continue design of a new School of Social Work.* Item 100: \$1,440,003

MBE Participation: 0% Pre-Construction Services (See Requesting Institution Remarks)

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: The solicitation was advertised in *eMaryland Marketplace Advantage*, the University's eBid Board, and distributed to the Office of Minority Affairs and other MBE Associations. Twelve firms attended the pre-proposal meeting with five firms submitting technical proposals. The five proposals were evaluated by the University Evaluation Committee with four firms shortlisted to advance to the second phase technical evaluations. Following second phase evaluations, two firms were shortlisted and invited to submit pricing. The Whiting-Turner Contracting Company was ranked first in pricing. The Whiting-Turner Contracting Company demonstrated relevant experience by the firm and its key personnel in institutional building projects, including successful University System of Maryland experience. The key personnel had a long history with the firm, experience working together in the past, and a strong understanding of pre-Construction and construction phase services, further affirmed by successful past performance. Award is recommended to The Whiting-Turner Contracting Company based on the best value to the University.

This Item recommends award for pre-construction services only. If the University and the Contractor agree to a cost for construction, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs, which includes the CM's construction services fee. While there is no MBE participation in the pre-construction phase of this project, the overall MBE goal is 30%. Once trade packages are solicited for the construction phases of the project, the University will return to the Board requesting approval of the bid packages along with the MBE participation commitment.

Resident Business: Yes

MD Tax Clearance: 23 0889-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 19, 2023



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

7-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
Sherman Hall Renewal Project-Bid Package 1 of 3

Contract ID: Construction Management at Risk Services for Sherman Hall Renewal;
Contract #C-00883

Recommendation: Award construction bid package 1 of 3. Bid Package 1 includes site mobilization and the early purchase of elevators, air handler units, pumps, heat exchangers, medium voltage transformer and switchgear.

Contractor: The Whiting Turner Contracting Company, Baltimore, MD

Prior Approval: USM Item 3-C (3/9/2022) (pre-construction services)

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

The overall project estimate is \$94,288,000 which includes design, construction and equipment.

This Bid Package Amount: \$3,624,919

**Amount Pre-Construction;
USM Authorized Changes:** \$888,020

Revised Amount: \$4,512,939

Contract Term: 15 months from pre-construction notice-to-proceed;
36 months from construction notice-to-proceed

Fund Source: MCCBL 2022 Provide funds to design, replace, repair, construct, and upgrade utility systems, campus infrastructure, and environmental remediation on the University of Maryland Baltimore County campus including property recently transferred to the University on the existing Maryland Department of Health Spring Grove campus. Item#114

**7-C-BP. UNIVERSITY OF MARYLAND BALTIMORE *for*
UNIVERSITY OF MARYLAND BALTIMORE COUNTY**

MBE Participation: Overall Goal 15%, this bid package 5.7%

MBE Compliance: 0%

Performance Security: 100% performance bond is required

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for pre-construction services. As design progressed and design information became available, the contractor sequentially and competitively bid this construction package. This is the first of three bid packages. This bid package is for the site mobilization and early purchase of long lead items which minimizes the escalation risk to the budget and mitigates supply chain/delivery risks to the schedule. Equipment purchased will be reassigned to mechanical and electrical contractors as part of the base building bid package for the receipt and handling, installation, start-up and testing and warranty coverage. This bid package has an MBE participation of 5.7%. The MBE Compliance is 0% since only pre-construction services has been awarded and is performed by the CM firm to date. The procurement of this project was originally delegated to UMBC but with the vacancy of key procurement position, the contracts for this project will return to the UMB Service Center.

Sustainability: In accordance with the Maryland High Performance Building Standards, UMBC maintains U.S. Green Building Council LEED Silver Certification as a minimum target for new building construction.

The new mechanical and electrical equipment, included in this early release package, contributes to an overall high performance building design that will exceed current energy efficiency codes, provide a healthier/safer building for occupants, provide systems reliability, and reduce operating costs. Efficiencies in building envelope, mechanical systems, and lighting design will contribute to the goal of reducing the building's energy use intensity (EUI). Efficient mechanical and lighting systems will also contribute to an anticipated energy savings of 30% over the LEED baseline. Upon completion of the project, the commissioning of this equipment and associated systems, along with energy metering, will help ensure operational efficiencies are maintained throughout the lifetime of the building.

The selected HVAC air handling units not only help achieve LEED credits for energy savings, but also help to optimize LEED credits for Indoor Air Quality as well. High grade air filters are specified in all air handling units serving offices, classrooms, and conference rooms, with carbon dioxide sensors provided in high-occupancy areas. Each air handling unit is also provided with Ultraviolet Germicidal Irradiation (UVGI) devices that render microorganisms and virus cells no longer infectious.

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7-C-BP. UNIVERSITY OF MARYLAND BALTIMORE *for*
UNIVERSITY OF MARYLAND BALTIMORE COUNTY

Resident Business: Yes

MD Tax Clearance: 23-1185-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
April 19, 2023**

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4	Maryland Port Administration (MPA)	4 – 5
5 – 9	Maryland Transit Administration (MTA)	6 – 12
10 – 15	State Highway Administration (SHA)	12 – 24

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



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

1-RP. MARYLAND AVIATION ADMINISTRATION
Real Property – Corrective and Confirmatory Deed of Easement

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) corrective and confirmatory Deed of Easement.

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

Property: MC# 20-3041
Bumbalough property (0.1563 acres +/-), located at 1760 Dorsey Rd, Hanover, Anne Arundel County.

Grantor: State of Maryland, MDOT MAA

Grantee: Howard County, MD

Consideration: N/A

Appraised Value: N/A

Special Conditions: Confirmatory Deed

Requesting Agency Remarks: On July 28, 2021, under Item 3-RP, BPW approved MDOT MAA granting a perpetual sewer and utility easement consisting of 0.1487 acres to Howard County. After deed recordation, Howard County was unable to obtain an additional easement from an adjoining property owner. As to not enter upon the adjoining property it was necessary for Howard County to relocate the easement on MDOT MAA property. The relocation of the easement travels southwest to avoid the adjacent property and increases in size from 0.1487 acres to 0.1563 acres. MDOT MAA proposes the execution of a confirmatory deed to accurately reflect the size and location of the revised easement area.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



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

2-RP. MARYLAND AVIATION ADMINISTRATION
Real Property – Surplus

Recommendation: That the Board of Public Works approve the Maryland Department of Transportation Maryland Aviation Administration (MDOT MAA) deeming real property as surplus as it is excess to the agency's needs.

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

Property: MC# 22-3052; Spruell property (± 2.00 acres), located at 1338 Hanover Road, Hanover, Anne Arundel County

Grantor: State of Maryland, MDOT MAA
Grantee: N/A

Consideration: N/A

Appraised Value: \$360,000 – Terry Dunkin (Selected)
\$480,000 – George Peabody (Approved)
Casey Fitzpatrick, SHA Review Appraiser

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20221026-0843. It is recommended to declare the 2.0 +/- acres of the MDOT Maryland Aviation Administration property (located along Hanover Rd, southeast of MD 295 in Hanover, Anne Arundel County; Former Spruell Property, MC #22-3052) surplus to the needs of the state. Since no local government or unit of state government is interested in the property, the property was screened against the factors under Section 2-203(b)(1) of the Housing and Community Development Article. The property did not meet one or more of the factors; therefore, DHCD has determined the property as not suitable for use or redevelopment as affordable housing.

Requesting Agency Remarks: In 1999, MDOT MAA acquired the property as part of the Voluntary Noise Acquisition Program, which included federal contributions. The property is no longer needed for noise compatibility reasons. MDOT MAA proposes to surplus the property and has obtained an appraised value to dispose of the property through a public auction. The proceeds from the auction will be considered the federal share of the fair market value and placed in an escrow account to be eligible for use for other airport noise compatibility projects or returned to the AIP Trust Fund.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



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

3-GM. MARYLAND AVIATION ADMINISTRATION
Lease Agreement

Contract ID: Lease Agreement with Northrop Grumman Systems Corporation; *MAA-LC-23-013*

Contract Description: Lease contract to lease land to Northrop Grumman Systems Corporation at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport.

Contractor: Northrop Grumman Systems Corporation; Baltimore, MD

Contract Term: 05/01/2023 – 04/30/2028 (5-years)

Contract Amount: Contractor pays ground rent for lease of land space in the Air Operations Area (AOA) at BWI Thurgood Marshall Terminal Building of \$1.45 per square foot.

Requesting Agency Remarks: Northrop Grumman Systems Corporation has maintained a 162 square foot corner radar reflector test site located in the AOA at BWI Thurgood Marshall. The site provides a calibrated and precision location for radar testing and measurements.

The prior contract was approved by the Board of Public Works (BPW) on DOT Agenda 03/18/2020, 2-GM, which will be expiring on April 30, 2023. The rental rate for the test site is the standard published rental rate for the AOA.

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

Resident Business: Yes

MD Tax Clearance: 23-0099-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



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

4-IT-MOD. MARYLAND PORT ADMINISTRATION
Modification: Information Technology Contract

Contract ID: IT Database Management Support; 218035-IT
EPICS No.: CO405412

Contract Approved: DoIT 29-IT, 12/19/2018 (corrected by DGS 2-IT-MOD; 12/21/2022)

Contractor: Client Network Services, LLC; Rockville, MD

Contract Description: Provide one database management support resource and additional resources as needed to maintain the Port Operations and Security System and other projects for the Maryland Department of Transportation Maryland Port Administration (MDOT MPA).

Modification Description: Increase funding for continued support provided by one resource previously added to the contract per Modification #1 through the expiration of the contract term.

Original Contract Term: 01/03/2019 – 01/02/2024 (5-years)

Modification Term: 05/21/2023 – 01/02/2024 (7-months, 13-days)

Original Contract Amount: \$897,907 NTE

Modification Amount: \$118,968 NTE

Prior Mods/Options: \$ 0 (Mod #1: Added one database management support resource, effective 02/21/2023 through 05/20/2023)

Revised Contract Amount: \$1,016,875 NTE

Percent +/- Change: 13.25% **Overall Percent +/-:** 13.25%

Original Procurement Method: Competitive Sealed Proposals

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

Requesting Agency Remarks: The original resource obtained under this contract provides Oracle Database Management, protecting the performance, integrity, and security of MDOT MPA's Oracle database and providing planning, development, and troubleshooting. Under Modification No. 1, MDOT MPA added a second resource, who provides the same services for MDOT MPA's Microsoft database, for 3-months, to May 20, 2023, with no increase in the contract value. This action retains the Microsoft Database Management resource added under

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4-IT-MOD. MARYLAND PORT ADMINISTRATION (cont'd)

Agency Remarks (cont'd):

Modification #1 through the remainder of the contract term (01/02/2024). Retaining this second resource under the existing contract will allow MDOT MPA to obtain the resource at the hourly rates provided in the original contract.

The Maryland Port Commission approved this modification on April 4, 2023.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J03D0001

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



Contact: Memory Hewlett 410-767-3446
mhewlett@mdot.maryland.gov

5-E. **MARYLAND TRANSIT ADMINISTRATION**
Equipment Contract

Contract ID: Waterjet Cutting Machine; P5308939 EPICS No.: P5308939

Contract Description: One-time purchase of a waterjet cutting machine to fabricate parts for the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Bus Maintenance and Support Shops.

Award: Baldwin Services Group, LTD, Inc.; Port Orange, FL
Contract Term: One-time Purchase (Anticipated Delivery: 08/21/2023)
Amount: \$279,895.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Baldwin Services Group, LTD, Inc.; Port Orange, FL	\$279,895.00
Machine Tools; Matthews, VA	\$284,864.00

MBE/VSBE Participation: 0% / 0%

Incumbent: None

Requesting Agency Remarks: This solicitation was advertised to 41 potential vendors via eMaryland Marketplace Advantage (eMMA) on December 28, 2022. Additionally, nine vendors were notified of the solicitation by email. On January 26, 2023, four bids were received; however, the two lowest bidders were determined to be not responsive and not responsible; therefore, both were rejected. Baldwin Services Group, LTD, Inc. was determined to be the lowest responsive and responsible bidder.

This purchase of one waterjet cutting machine will allow MDOT MTA to fabricate various machine parts in house. These fabricated parts are used to repair and maintain MDOT MTA's fleet of transit buses.

No MBE participation goal nor VSBE participation goal was established for this contract due to the lack of subcontracting opportunities as an equipment purchase.

Fund Source: 100% Special (Transportation Trust Funds)
Approp. Code: J05H0105
Resident Business: No **MD Tax Clearance:** 23-0893-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



Contact: Memory Hewlett 410-767-3446
mhewlett@mdot.maryland.gov

6-E-MOD. MARYLAND TRANSIT ADMINISTRATION
Modification: Equipment

Contract ID: Metro Wheel Truing Machine; MTR-21-012-EQ
EPICS No.: CO405562

Contract Approved: MDOT 5-E, 05/05/2021

Contractor: NSH USA Corporation; Albany, NY

Contract Description: Provide the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Metro SubwayLink division with an underfloor wheel truing machine.

Modification Description: Materially modify contract terms to include additional storage required ahead of equipment delivery and increase contract funding and extend the contract to account for this storage period.

Original Contract Terms: 05/10/2021 – 05/09/2023 (2-years)

Modification Term: 05/10/2023 – 02/20/2025 (1-year, 9-months, 10-days)

Original Contract Amount: \$2,366,416.00

Modification Amount: \$ 49,800.00 NTE

Prior Mods/Options: None

Revised Contract Total: \$2,416,216.00 NTE

Percent +/- Change: 2.1%

Overall Percent +/-: 2.1%

Original Procurement Method: Competitive Sealed Bidding

DBE/VSBE Participation: 0% / 0%

Requesting Agency Remarks: In 2021, MDOT MTA contracted with Simmons Machine Tool Corporation (now NSH USA Corporation) to build a bespoke under-floor wheel truing machine for Metro SubwayLink. Additionally, the original contract included delivery, testing and training.

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6-E-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Agency Remarks (cont'd):

Delays to the construction project at Metro now preclude the installation of the manufactured wheel truing machine until a date later than originally anticipated. The contract modification adds time and storage to the original contract. No DBE nor VSBE participation goals were established for this contract due to the lack of subcontracting opportunities.

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

Approp. Code: J05H0104

Resident Business: No

MD Tax Clearance: 23-0932-1011

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



Contact: Memory Hewlett 410-767-3446
mhewlett@mdot.maryland.gov

7-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Light Rail Properties Landscaping; LR-23-040-MT
EPICS No.: LR23040MT

Contract Description: Provide groundskeeping and landscaping maintenance at designated Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) Light Rail Stations and additional properties.

Award: HNB Services, LLC; Baltimore, MD (*Certified VSBE*)

Contract Term: 05/07/2023 - 05/06/2026 (3-years)

Amount: \$3,614,574.07 NTE

Procurement Method: Preferred Provider

MBE/VSBE Participation: 0% / 100%

Incumbent: The Arc Baltimore, Inc

Requesting Agency Remarks: This contract provides MDOT MTA with a contractor who will perform landscape and grounds maintenance at 67 designated Light Rail stations and sites. Landscaping includes regular grass mowing, trimming, mulching, and leaf and debris removal. Additionally, the contractor shall perform small tree and shrub care as needed, along with weeding.

On February 26, 2023, the Pricing and Selection Committee for the Employment Works Program certified the price as fair and reasonable based on market value.

Awards made within the Preferred Provider Program do not warrant establishing Minority Business Enterprise (MBE) nor Veteran Owned Small Business Enterprise (VSBE) participation goals; however, the recommended awardee is a certified VSBE firm.

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

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J05H0104

Resident Business: Yes

MD Tax Clearance: 23-0660-1111

BOARD OF PUBLIC WORKS

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



*Contact: Memory Hewlett 410-767-3446
mhewlett@mdot.maryland.gov*

8-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Automated Door Systems Service and Maintenance; OPS-23-011-MT
EPICS No.: OPS23011MT

Contract Description: Provides the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) a maintenance program for various makes and models of automated door systems for scheduled and unscheduled inspections, preventative maintenance, service, and repair.

Award: Callahan Construction Co. d/b/a Callahan Enterprises; Edgewater, MD
(Certified Minority Business)

Term: 04/20/2023 - 04/19/2028 (5-years)

Amount: \$791,500 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Callahan Enterprises; Edgewater, MD	\$ 791,500.00
Allegion Access Technologies LLC (Stanley AccessTech); Towson, MD	\$ 816,460.00
Dormakaba USA Inc.; Indianapolis, IN	\$1,167,390.00

Living Wage Eligible: No

MBE/VSBE Participation: 100% / 0%

Incumbent: Allegion Access Technologies

Requesting Agency Remarks: MDOT MTA issued an Invitation for Bid (IFB) on January 27, 2022, soliciting 21 potential vendors via electronic notification on eMaryland Marketplace Advantage (eMMA) and directly solicited 14 vendors. Bids were opened on August 5, 2022 and one bid was received. The Procurement Officer determined that a responsive and responsible bid was not received, and subsequently rejected all bids and cancelled the solicitation.

MDOT MTA advertised a new IFB on October 18, 2022, electronically notifying 30 potential vendors via eMMA and directly soliciting three firms. The bid opening date was November 18, 2022. Three bids were received, and Callahan Enterprises was the low bidder.

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8-M. MAINTENANCE CONTRACT (cont'd)

Agency Remarks: (cont'd)

MDOT MTA's Access Control Department is responsible for providing security for employees and customers. This contract provides preventative maintenance, and regular and emergency repairs to automatic sliding door systems and revolving door systems agency-wide.

Although no MBE nor VSBE participation goals were established for this contract due to the limited subcontracting opportunities and the nature of the work to be performed, the vendor is an MDOT-certified MBE firm.

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

Fund Source: 100% Special (Transportation Trust Funds)

Approp: J05H0104

Resident Business: Yes

MD Tax Clearance: 23-0432-0111

BOARD OF PUBLIC WORKS

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



Contact: Brenda A. Fuller 240-695-9289
bfuller3@mdot.maryland.gov

9-RP. MARYLAND TRANSIT ADMINISTRATION
Real Property – Acquisition

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

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

Property: MTA# 02356A
7508 Lynn Drive, perpetual easement (307 sq. ft. ±), and
temporary easement (197 sq. ft. ±), located in Chevy Chase,
Montgomery County.

Grantor: Michael Page and Jodi Kawada-Page
Grantee: State of Maryland, MDOT MTA

Consideration: \$ 8,000.00

Appraised Value: \$ 7,650– Calvin Thomas (Selected)
\$ 3,300 – George Peabody (Approved)
Casey Fitzpatrick, Review Appraiser

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

Requesting Agency Remarks: A portion of the subject property is required for the construction and maintenance of MDOT MTA's Purple Line Project located in Montgomery County, Maryland. MDOT MTA needs to acquire 307 square feet of land, more or less, to establish a perpetual easement to allow access to a portion of the subject property, for the construction, operation, and maintenance of a storm water drainage facility and 197 square feet of temporary construction easement related thereto.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



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

10-M-MOD. MOTOR VEHICLE ADMINISTRATION

Modification: Maintenance Contract

Contract ID: Unarmed Security Guard Services at MDOT MVA's Headquarters Complex, V-HQ-19039-M

EPICS No.: CO405608

Contract Approved: MDOT 13-M, 06/19/2019

Contract Description: Provide unarmed security guard services for the Glen Burnie Headquarters Complex at the Maryland Department of Transportation Motor Vehicle Administration (MDOT MVA).

Modification Description: Increase funding to maintain continuity of services for unarmed guard security officers through the contract expiration in July 2024.

Award: Defensor Security, LLC; Alexandria, VA
(Certified Small Business)

Contract Term: 08/01/2019 - 07/31/2024 (5-years)

Modification Term: 04/24/2023 - 07/31/2024

Original Amount: \$1,638,554.06

Modification Amount: \$ 300,000.00

Prior Mods/Options: \$50,000.00 (Mod. 1: Additional contract funding to pay invoices;
Delegated Authority – MDOT MVA, 03/08/2023)

Revised Contract Total: \$1,988,554.06

Percent +/- Change: 18.3%

Total Percent +/- Change: 21.36%

Original Procurement Method: Competitive Sealed Bidding (Small Business Reserve)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

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

Requesting Agency Remarks: Additional funding is necessary to maintain continuity of services for unarmed guard security officers at MDOT MVA's Glen Burnie Headquarters Complex. MDOT MVA was tasked to limit access to certain entrances/exits to the MVA headquarter complex and branch offices during COVID which required additional guard services. As a result, the previously allocated funding has been depleted ahead of the contract expiration.

The contract provides unarmed guard services 24-hours a day, seven days a week, 365 days a year at the MDOT MVA's Headquarters complex and 22 branch offices located through the State of Maryland. If the MVA is unable to get this modification approved, there is the potential that work will have to stop with no security coverage. It is critical that the unarmed guard services are not interrupted. It is in the best interest of the State to request a contract modification for funding authority.

It was determined that this contract carried a single element of work and therefore contained no subcontracting opportunities. As such, no MBE nor VSBE participation goals were established for this contract.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code(s): J04E0001

Resident Business(es): No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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Contact: Jada Wright 410-545-0330
jwright18@mdot.maryland.gov

11-C. STATE HIGHWAY ADMINISTRATION
Construction Contract

Contract ID: District 6 Facility Paving in Allegany and Garrett Counties; XX6665129
EPICS No.: XX6665129

Contract Description: Paving services at the District 6 facilities in Allegany and Garrett Counties in Maryland.

Awards: Keystone Lime Company, Inc.; Springs, PA

Contract Term: 05/04/2023* – 06/30/2025 (*or earlier upon BPW approval)
(2-years, 1-month, 26-days)

Amount: \$249,148.50 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Keystone Lime Company, Inc.; Springs, PA	\$249,148.50
Belt Paving, Inc.; Cumberland, MD	\$297,184.20

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0% (Limited Subcontracting Opportunities)

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

Incumbent: None

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on December 6, 2022, electronically notifying 232 potential contractors, 39 of which were MDOT-certified Minority Business Enterprises (MBEs). Two bids were received and opened on January 12, 2023. There were no protests received for this contract.

The Maryland Department of Transportation State Highway Administration has confirmed Keystone Lime Company, Inc.'s bid price.

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

Agency Remarks (cont'd):

No MBE nor VSBE participations goals were established for this contract due to limited subcontracting opportunities within the location of the work to be performed. MDOT SHA received an approved SBR waiver from GOSBA on February 24, 2023 due to limited SBR companies who perform this work in this geographic region.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 23-0285-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



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

12-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Install, Repair, or Replace Traffic Barrier at Various Locations in Caroline, Cecil, Kent, Queen Anne's, and Talbot Counties; 477D21426
EPICS No.: 477D21426

Contract Description: Open-ended, on-call contract provides the installation, repair, or replacement of traffic barriers throughout Caroline, Cecil, Kent, Queen Anne's, and Talbot Counties (District 2), Maryland.

Award: Guardrails Etc., Inc.; Baltimore, MD (*Certified Minority Business*)

Contract Term: 05/04/2023 – 06/30/2026 (3-years, 1-month, 26-days)

Amount: \$3,308,250.00 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Guardrails, Etc., Inc.; Baltimore, MD	\$3,308,250.00
Long Fence Company, Inc.; Owings Mills, MD	\$3,999,125.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 100% / 0%

Performance Security: Annual-Renewable Performance and Payment 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 January 10, 2023, notifying 111 potential contractors, 12 of which were MDOT-certified Minority Business Enterprises (MBEs). Two bids were received and opened on February 9, 2023. There were no protests filed for this contract.

Although no participation goals were established for this contract due to the limited pool of certified MBE and VSBE firms available in the work area, a certified MBE firm will be performing this work; therefore, the MBE participation is 100%.

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

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

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 23-0476-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



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

13-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Highway Maintenance Contract Support at Various Locations for the Fairland Shop Area in Montgomery County; 54915F1425SB
EPICS No.: 54915F1425

Contract Description: Provide highway maintenance contract support at various locations for the Fairland Shop Area in Montgomery County, Maryland.

Award: Tri-State Solutions of Maryland, LLC; Upper Marlboro, MD
(Certified Minority Business, Certified Small Business)

Contract Term: 05/04/2023 – 12/31/2025 (2-years, 7-months, 27-days)

Amount: \$1,076,677.00 NTE

Procurement Method: Competitive Sealed Bidding (Small Business Reserve)

Bids:

<i>Bidders</i>	<i>Amounts</i>
Tri-State Solutions of Maryland, LLC; Upper Marlboro, MD	\$1,076,677.00
Unified Solutions of Maryland, LLC; Columbia, MD	\$1,126,901.00
Landsdown Tree Service, LLC; Upper Marlboro, MD	\$1,130,040.00
Colossal Contractors, Inc.; Burtonsville, MD	\$1,167,080.20
Merit Investment & Logistics, LLC; Baltimore, MD	\$1,185,286.40
Earn Contractors; Gaithersburg, MD	\$1,208,515.00
P2 Cleaning Services; Laurel, MD	\$1,569,500.00
Centropolis Property & Staffing Management, LLC; Belcamp, MD	\$1,880,261.00
Manuel Landscaping, LLC; Owings Mills, MD	\$3,452,900.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 100% / 0%

Performance Security: None

Incumbent: Unique World Services, Inc; Baltimore, MD

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

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on December 13, 2022, notifying 314 potential contractors, 45 of which were MDOT-certified Minority Business Enterprises (MBEs). Nine bids were received and opened on January 19, 2023. There were no protests filed for this contract.

On October 26, 2022, the Maryland Employment Works Program granted a waiver for this contract scope of work.

The increased cost associated with daily operations, the scope of work and the minimum wage accounted for the disparity in bid prices for the three highest bidders.

The incumbent did not bid because they were terminated for default on the previous contract.

The Maryland Department of Transportation State Highway Administration has confirmed Tri-State Solutions of MD, LLC's bid price. Although no MBE participation goal was established for this contract due to the limited subcontracting opportunities; the work conducted on this contract will be wholly performed by a certified MBE; therefore, the MBE participation is 100%. Additionally, the firm is a certified Small Business. The lack of subcontracting opportunities also resulted in no VSBE participation goal being established for this contract.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 23-0294-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



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

14-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Highway Maintenance Contract Support at Various Locations for the Gaithersburg Shop in Montgomery County; *54915G1425SB*
EPICS No.: *54915G1425*

Contract Description: Provide highway maintenance contract support at various locations for the Gaithersburg Shop in Montgomery County

Award: Landsdown Tree Service, LLC; Upper Marlboro, MD
(*Certified Minority Business, Certified Small Business*)

Contract Term: 05/04/2023 – 12/31/2025 (2-years, 7-months, 27-days)

Amount: \$777,274.00 NTE

Procurement Method: Competitive Sealed Bidding (*Small Business Reserve*)

Bids:

<i>Bidders</i>	<i>Amounts</i>
Landsdown Tree Service, LLC; Upper Marlboro, MD	\$ 777,274.00
Tri-State Solutions of Maryland, LLC; Upper Marlboro, MD	\$ 793,276.70
Unified Solutions of Maryland, LLC; Columbia, MD	\$ 820,709.90
Earn Contractors; Gaithersburg, MD	\$ 828,936.86
Colossal Contractors, Inc.; Burtonsville, MD	\$ 874,661.86
P2 Cleaning Services; Laurel, MD	\$1,188,772.00
Centropolis Property & Staffing Management, LLC; Belcamp, MD	\$1,280,216.00
Manuel Landscaping, LLC; Owings Mills, MD	\$2,057,490.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 100% / 0%

Performance Security: None

Incumbent: Unique World Services, Inc; Baltimore, MD

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

Requesting Agency Remarks: This contract was advertised on eMaryland Marketplace Advantage on December 13, 2022, notifying 90 potential contractors, 39 of which were MDOT-certified Minority Business Enterprises (MBEs). Eight bids were opened on January 26, 2023. There were no protests were filed for this contract.

On October 26, 2022, the Maryland Employment Works Program provided a waiver for the contracted services. The incumbent did not bid because they were terminated for default on the previous contract.

The Maryland Department of Transportation State Highway Administration has confirmed Landsdown Tree Service, LLC's bid price.

Although no MBE participation goal was established for this contract due to the limited subcontracting opportunities; the work conducted on this contract will be wholly performed by a certified MBE; therefore, the MBE participation is 100%. Additionally, the firm is a certified Small Business. The lack of subcontracting opportunities also resulted in no VSBE participation goal being established for this contract.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 23-0294-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 19, 2023



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

15-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in Calvert County; 4290451425R
EPICS No.: 4290451425

Contract Description: Provide brush and tree cutting and stump removal at various locations in Calvert County, Maryland.

Award: McKenzie Contracting, LLC; St. Leonard, MD

Contract Term: 05/04/2023 – 12/31/2025 (2-years, 7-months, 27-days)

Amount: \$1,054,045.00 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
McKenzie Contracting, LLC; St. Leonard, MD	\$1,054,045.00
PLWMS d/b/a Patriot Natural Resources; Beallsville, MD	\$1,189,860.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: Annual-Renewable Performance and Payment 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 September 13, 2022, notifying 81 potential contractors, four of which were MDOT-certified Minority Business Enterprises (MBEs). Three bids were opened on October 13, 2022. There were no protests were received for this contract.

MDOT SHA rejected the original apparent low bidder's bid due to non-compliance with the contract documents and specifications. After numerous discussions and opportunities to provide information, the original apparent low bidder was unable to submit the required Payment and Performance Bonds. MDOT SHA found the original apparent low bid non-responsive and moved forward with the next apparent low bidder.

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

Agency Remarks (cont'd):

The rising cost for equipment maintenance and repairs accounted for the disparity in bid prices for the first and second bidders.

MDOT SHA has confirmed McKenzie Contracting, LLC's bid price.

No MBE nor VSBE participation goals were set for this project due to the limited pool of certified firms available within the work area.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 23-0210-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

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DEPARTMENT OF GENERAL SERVICES
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41	<i>Supplemental: Information Technology</i>	66



**DEPARTMENT OF GENERAL SERVICES
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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 grant agreements for the following grants:

Eastview Community Center, Inc.

Eastview Community Playground (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a playground for the Eastview housing subdivision.”

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-403 (SL-176-220-038) **\$ 20,000**

Maryland Consolidated Capital Bond Loan of 2022 (LHI– Chapter 344, Acts of 2022)
DGS Item 22-751 (SL-176-220-038) **\$ 20,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 45,239
	22-403 (This Action)	\$ 20,000 (Non-match)
	22-751 (This Action)	\$ 20,000 (Non-match)
	Local Cost	\$ 5,239

(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

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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April 19, 2023**



*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:

Frederick County

Frederick County – Crisis Stabilization Center Building Conversion (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, and reconstruction of a Crisis Stabilization Center.”

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)

DGS Item 22-222, (SL-174-220-038)

\$ 1,000,000

Matching Fund: No match is required.

Background:	Total Project	\$ 6,856,745
	22-222 (This Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 5,856,745

(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 change the Grantee name from “Mayor and Board of Aldermen of Frederick County” to “Frederick County”.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



*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:

Maryland-National Capital Park and Planning Commission

Randolph Hills Local Park (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Randolph Hills Local Park, including improvements.”

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)
DGS Item 21-473, (SL-067-210-038) **\$ 150,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 150,000
	21-473 (This Action)	\$ 150,000 (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
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 Children's Guild, Inc.

The Children's Guild, Inc. Transformation Academy (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Transformation Academy."

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-281, (SL-164-220-038) **\$ 1,000,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 1,000,000
	22-281 (This Action)	\$ 1,000,000 (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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5-CGL. CAPITAL GRANTS AND LOANS

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

Board of Education of Baltimore County

Westowne Elementary School (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new playground at Westowne Elementary School.”

*Maryland Consolidated Capital Bond Loan of 2022 (LSI– Chapter 344, Acts of 2022)
DGS Item 578, (SL-104-220-038) **\$ 50,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 150,000
	22-578 (This Action)	\$ 50,000 (Non-match)
	22-733 (Prior Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 0

(Prior Action: 1/25/2023 Agenda, 2-CGL Item)

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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6-CGL. CAPITAL GRANTS AND LOANS

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

Maryland-National Capital Park and Planning Commission

Fox Chapel Neighborhood Park (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Fox Chapel Neighborhood Park, including improvements to the park’s grounds and the installation of playground equipment, located in Montgomery County.”

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)
DGS Item 21-468, (SL-188-210-038) **\$ 150,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 150,000
	21-468 (This Action)	\$ 150,000 (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

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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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7-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Chesapeake Bay Outward Bound School, Inc.

1910 Eagle Drive Cottage Restoration (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Chesapeake Bay Outward Bound School property at 1910 Eagle Drive.”

*Maryland Consolidated Capital Bond Loan of 2022 (LHI– Chapter 344, Acts of 2022)
DGS Item 22-695, (SL-167-220-038) **\$ 125,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 125,000
	22-695 (This Action)	\$ 125,000 (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

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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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8-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Bayside History Museum, Inc.

Bayside History Museum (Calvert County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bayside History Museum.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-408, (SL-172-220-038) **\$ 70,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 70,000
	22-408 (This Action)	\$ 70,000 (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

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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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9-CGL. CAPITAL GRANTS AND LOANS

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

County Commissioners of Cecil County

Cecil County – Health Department Parking Lot Renovation (Cecil County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a parking lot at the Health Department.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-200, (SL-163-220-038) **\$ 300,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 675,000
	22-200 (This Action)	\$ 300,000 (Non-match)
	Local Cost	\$ 375,000

(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

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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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10-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 Eubie Blake National Jazz Institute and Cultural Center, Inc.

Eubie Blake National Jazz Institute and Cultural Center (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Eubie Blake National Jazz Institute and Cultural Center.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-348, (SL-165-220-038) **\$ 1,200,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 1,200,000
	22-348 (This Action)	\$ 1,200,000 (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.

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*

11-CGL. CAPITAL GRANTS AND LOANS

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

Grasonville Community Center, Inc.

Grasonville Community Center (Queen Anne's County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Grasonville Community Center programs and facility."

*Maryland Consolidated Capital Bond Loan of 2022 (LSI– Chapter 344, Acts of 2022)
DGS Item 22-665, (SL-170-220-038) **\$ 40,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 40,000
	22-665 (This Action)	\$ 40,000 (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

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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*

12-CGL. CAPITAL GRANTS AND LOANS

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

Board of County Commissioners of Calvert County and the Board of Education of Calvert County

Huntingtown High School – Electronic Message Sign (Calvert County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of an electronic message sign at Huntingtown High School.”

*Maryland Consolidated Capital Bond Loan of 2022 (LSI– Chapter 344, Acts of 2022)
DGS Item 22-582, (SL-162-220-038) **\$ 60,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 60,000
	22-582 (This Action)	\$ 60,000 (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
deirdra.bell@maryland.gov

13-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 McDaniel College

Maryland Independent College and University Association – McDaniel College (Carroll County)

“For the design, construction, and equipping of the renovation and expansion of the existing college greenhouse, the McDaniel Environmental Center, and the Harvey Stone Pavilion.”

Maryland Consolidated Capital Bond Loan of 2022 (MICUA– Chapter 344, Acts of 2022) DGS Item 22-244, (SL-169-220-038) **\$ 2,300,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 2,300,000
	22-244 (This Action)	\$ 2,300,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to 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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14-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 Oxon Hill Recreation Club

Oxon Hill Swim Club (Prince George's County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Oxon Hill Swim Club."

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 407. (SL-175-220-038) **\$ 50,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 50,000
	22-407 (This Action)	\$ 50,000 (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
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:

Board of Directors of the Interfaith Works, Inc.

Interfaith Works Vocational Services Center (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Interfaith Works Vocational Services Center, located in Montgomery County.”

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)
DGS Item 21-366, (SL-185-210-038) **\$ 350,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 350,000
	21-366 (This Action)	\$ 350,000 (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:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



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

16-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 Frederick Innovative Technology Center, Inc.

Frederick Innovative Technology Center, Inc. Frederick County

“For the acquisition, planning, design, construction, repair, renovation,

reconstruction, site improvement, and capital equipping of the Innovation Center.”

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)

DGS Item 22-223, (SL-173-220-038)

\$ 1,000,000

Matching Fund: No match is required.

Background:	Total Project	\$ 10,996,007
	22-223 (This Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 9,996,007

(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
April 19, 2023**



*Contact: Courtney League 410-333-7303
courtney.league@maryland.gov*

**17-C. CONSTRUCTION CONTRACT
*Department of Health***

Contract ID: HVAC Replacement at Springfield Hospital Center - Sykesville; S-032-220-002
ADPICS No.: CTR012528

Contract Description: HVAC replacement in convalescent buildings 3 and 4 at Springfield Hospital Center in Sykesville. Buildings are leased by the Sheppard Pratt Health System.

Award: Ariosa and Company, LLC; Cockeysville, MD

Contract Term: 180 Calendar Days

Amount: \$2,239,900

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Ariosa & Company, LLC; Cockeysville, MD	\$2,239,900
R F Warder Inc.; White Marsh, MD	\$2,401,805
Denver Elek Inc.; Essex, MD	\$2,440,659
Chilmar Corporation; Baltimore, MD	\$2,618,792
M & M Welding and Fabricators; Mt Airy, MD	\$2,850,000
Adrian L Merton Inc.; Capitol Heights, MD	\$3,225,000

MBE/VSBE Participation: 10.74% / 0%

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 November 9, 2022. Seven bids were received and opened on December 15, 2022. One bid was rejected because they failed to supply payment and performance bonds. Ariosa and Company, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



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

18-C. CONSTRUCTION CONTRACT

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

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

Procurement Method: Task Order under Master Contract

1.0 Master Contract: HVAC/Boiler & Related Services
 Contract No.: DGS-19-301-IQC
 Approved: DGS 1-C, 06/17/2020
 Term: 06/18/2020 - 06/17/2025
**As of publication, the remaining balance of this master contract is \$5,975,293.*

1.1 Using Agency: Department of General Services
Description: Equipment upgrade at Robert F. Sweeney District Court in Anne Arundel County. Includes upgrades to the major mechanical systems, such as replacement of the chillers, air handling units, custom air handling unit components, variable air volume terminal units and pumps. Also replacement of the pneumatic automatic temperature control (ATC) with a new direct digital control (DDC) system that will be integrated into the existing energy management system. Structural and architectural work will also be performed in the upgrades; *BC-580-210-003*
Award: Power and Combustion, Inc.; Baltimore, MD
Number of Qualified Master Contractors: 10
Number of Bids: 3
Bids:

<i>Bidders</i>	<i>Amounts</i>
Power and Combustion, Inc.; Baltimore, MD	\$6,659,000
Denver-Elek, Inc.; Essex, MD	\$6,882,500
Adrian L. Merton, Inc.; Capitol Heights, MD	\$9,579,826

Amount: \$6,659,000
Term: 730 Calendar Days
MBE/VSBE Participation: 15% / 0%
Resident Business: Yes
Fund Source: 100% General (CA 2022 Provide funds to the Department of General Services for facilities renewal that will repair and rehabilitate State-owned facilities. Item 050)



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023



18-C. CONSTRUCTION CONTRACT (cont'd)

- 1.2** *Using Agency:* Department of Juvenile Services
Description: Boiler replacement at Lower Eastern Shore Juvenile Detention Center in Wicomico County; *DE-524-230-002*
Award: Power and Combustion, Inc.; Baltimore, MD
Number of Qualified Master Contractors: 5
Number of Bids: 2
Bids:

<i>Bidders</i>	<i>Amounts</i>
Power and Combustion, Inc.; Baltimore, MD	\$249,000
Patapsco Mechanical, LLC; Hanover, MD	\$265,000

- Amount:* \$249,000
Term: 180 Calendar Days
MBE/VSBE Participation: 5% / 0%
Resident Business: Yes
Fund Source: 100% General (CA 2022 *Provide funds to the Department of General Services for facilities renewal that will repair and rehabilitate State-owned facilities. Item 050*)

- 2.0** *Master Contract:* **General Construction and Related Services, Statewide**
Contract No.: DGS-18-306-IQC
Approved: DGS 3-C, 03/28/2018
Term: 03/26/2018 - 07/25/2023
**As of publication, the remaining balance of this master contract is \$3,263,910.*

- 2.1** *Using Agency:* Department of Health
Description: Replace walk-in freezer and refrigerators at the Regional Institute for Children and Adolescents (RICA) in Rockville; *MM-150-210-001 (IQC)-CTR012593*.
Award: Baltimore Contractors, Inc.; Glen Burnie, MD
Number of Qualified Master Contractors: 11
Number of Bids: 3



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



18-C. CONSTRUCTION CONTRACT (cont'd)

Bids:

<i>Bidders</i>	<i>Amounts</i>
Baltimore Contractors, Inc.; Glen Burnie, MD	\$373,888
Warwick Supply & Equipment Co., Inc.; Hunt Valley, MD	\$409,600
Hayes Construction Company; Phoenix, MD	\$453,780

Amount: \$373,888

Term: 120 Calendar Days

MBE/VSBE Participation: 10% / 5%

Resident Business: Yes

Fund Source: 100% General (~~CA 2022 Provide funds to the Department of General Services for facilities renewal that will repair and rehabilitate State-owned facilities Item 050~~)

H00 23 88703 03 1499 PAYGO

See next page for Record
Correction Letter dated 8/24/23

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Maryland


DEPARTMENT OF GENERAL SERVICES

Wes Moore, Governor · Aruna Miller, Lt. Governor · Atif Chaudhry, Secretary

August 24, 2023

Accepted 9/5/2023- 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: 2023.09.05
09:32:04 -04'00'

SUBJECT: Record Correction – April 19, 2023, 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 – April 19, 2023 DGS 18-C; 2.1 Replace walk-in freezer and
refrigerators at the Regional Institute for Children and Adolescents (RICA) in Rockville;
MM-150-210-001 (IQC)-CTR012593**

Page 120-121

FROM: ***Fund Source:*** CA 2022 *Provide Funding To The Department Of General
Services For Facilities Renewal That Will Repair And Rehabilitate State-Owned Facilities.* Item
050

TO: ***Fund Source:*** H00 23 88703 03 1499 PAYGO

Reason: Clerical error. The funding in the CA 2022 Item 050 has been exhausted and
needs to be changed to reflect the use of 1499 PAYGO funds.

Regards,



Courtney League
Assistant Secretary
Design, Energy & Construction
Department of General Services



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



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

19-S. SERVICES CONTRACT
Department of Transportation, State Highway Administration

Contract ID: Attenuator Rental for Roadway Maintenance Support; *SHADILEASE*
ADPICS No.: 001B9400368

Contract Description: Attenuator rental for two trucks with arrow boards for roadway maintenance support for the District 1 Office which includes Dorchester, Wicomico, Worcester, and Somerset Counties.

Award: Herc Rentals, Inc.; Bonita Springs, FL

Contract Term: 05/04/2023 - 05/03/2025

Amount: \$182,400

Procurement Method: Release from DGS Statewide Contract:

Bid:

<i>Bidder</i>	<i>Amounts</i>
Herc Rentals, Inc.; Bonita Springs, FL	\$182,400

MBE/VSBE Participation: 0% / 0%

Incumbent: Same

Requesting Agency Remarks: The MDOT SHA District 1 Office has lost six protection vehicles due to accidental loss. Due to budget constraints equipment is not being purchased for FY 23 or FY 24. The vehicles are necessary to continue safely with roadside operations until the damaged protection vehicles can be replaced. These units provide required protection for work zone activities and provide a safer working environment for employees and motorists.

A Minority Business Enterprises (MBE) participation was not established for this contract, nor a Veteran-Owned Small Business Enterprise participation due to a lack of subcontracting opportunities.

Fund Source: 100% Special (Transportation Trust)

Approp. Code: J02B0101, J02B0102



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



19-S. SERVICES CONTRACT (cont'd)

Resident Business: No

MD Tax Clearance: 23-0390-1101

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
April 19, 2023



*Contact: Christian Kramer 410-767-8009
christian.kramer1@maryland.gov*

20-S. SERVICES CONTRACT
Public Service Commission

Contract ID: Gas & Electric System Planning Study; *BPM031339*
ADPICS No.: C90B3600002

Contract Description: The Climate Solutions Now Act of 2022 statute requires the Maryland Public Service Commission (PSC or Commission) to conduct a study, with input from the Maryland Building Codes Administration (BCA), of the capacity of each utility's gas and electric distribution systems to successfully serve customers under a managed transition to a highly electrified building sector.

Award: The Brattle Group, Inc.; Boston, MA

Contract Term: 04/20/2023* (**Or later upon BPW approval*)
End Date: Cannot be defined - The Legislature has the opportunity to request up-to four hearings. The contract end date shall be the final date after no more than three optional follow-up presentations have been held.

Amount: \$560,000 (NTE)

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
The Brattle Group, Inc.; Boston, MA	1	\$560,000 (1)	1
PA Consulting Group, Inc; New York, NY	2	\$595,300 (2)	2

**Technical and financial proposals were weighted equally.*

MBE/VSBE Participation: 15% / 0%

Performance Security: No

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



20-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace Advantage* (eMMA) and the Commission's website. on November 9, 2022. A total of 56 potential contractors were solicited beforehand, 16 expressed interest in the solicitation. Seven were solicited via eMMA, and nine were directly solicited. Two vendors were MBEs, and one vendor was an SBE. Two offers were received, and both were determined to be reasonably susceptible of being selected for award. The recommended offeror The Brattle Group, Inc was determined to be most advantageous to the State as its proposal was both ranked highest technically and was lowest in price.

The analysis of the current gas and electric system and the understanding of the challenges of a transition to an energy system with a much higher electrification, central to this study, requires significant background work and research in order to develop a meaningful planning study. The Brattle Group, Inc. possesses specialized expertise needed and its proposed key personnel possess the necessary academic credentials and experience as expert researchers.

SB528 requires Maryland to achieve net-zero greenhouse gas levels (GHG) by 2045, versus the prior standard which called for the state to reduce GHG emissions by 90% versus 2006 levels by 2050. The State is to reduce GHG emissions by 60% from 2006 levels by 2031; the law had previously called for a 40% reduction from 2006 levels by 2030. Regarding energy conservation, in per capita peak demand of electricity consumed in each utility's respective service territory using 2016 as the base year, SB528 calls for incremental reductions of 2% for the years 2022 through 2024; 2.25% for 2025 and 2026; and 2.5% in 2027 and each year thereafter. Additionally Senate Bill 65 passed in 2021 expands Maryland's target to require 52.5% of electricity sold in the State by 2030 and after to come from renewable resources, including 14.5% solar required from in State resources.

Specific requirements outlined in SB528 for this Gas & Electric System Planning Study for a Managed Transition to Electrification are described in Maryland Code, Environment § 2-1603 Section 10.

Fund Source: 100% Special (Public Utilities Regulation)

Approp. Code: C90G0001

Resident Business: No **MD Tax Clearance:** 23-0460-0110

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
April 19, 2023**



*Contact: Patti Tracey 410-260-7220
ptracey@marylandtaxes.gov*

**21-S-OPT. SERVICES OPTION
*Comptroller of Maryland***

Contract ID: Acquisition Support Services; *COMP.2020-01*
ADPICS No.: E00B3600032

Contract Approved: DGS 17-S, 12/02/20

Contract Description: Support services via the NASPO ValuePoint Procurement of Acquisition Support Services led by the State of Hawaii.

Option Description: Exercise the final renewal option.

Award: Mathtech, Inc.; Hamilton, NJ

Original Contract Term: 12/23/2020 - 06/05/2022 (w/two 1-year renewal options)

Option Term: 06/06/2023 - 06/05/2024

Original Amount: \$874,500

Option Amount: \$583,000

Prior Options/Mods: \$197,200 (Mod #1: Labor resource for the COMPASS project as a temporary bridge until a CATS+ IT Management Consulting Services TORFP is awarded in the Spring 2022, DGS 26-S-MOD, 11/03/2021)
\$272,000 (Mod #2: Extend the services of one resource for continued support of the Compass Project, DGS 23-S-OPT/MOD, 03/23/2022)
\$583,000 (Renewal Option #1 06/06/2022 - 06/05/2023, DGS 23-S-MOD, 03/23/2022)

Total Contract Amount: \$2,509,700

Percent +/- (This Item): 66.67%

Total Percent Change: 186.99%

Original Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA)



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



21-S-OPT. SERVICES OPTION (cont'd)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: This contract provides support services for the Fraud Detection and Business Intelligence Division (FDBI) in maintenance, reporting, and annual tax year change configuration. Because of Mathtech's tenure and resulting knowledge of technology, data, processes, and staff; FDBI should retain Mathtech's support to ensure continuity of service. Mathtech is instrumental in participating, planning new initiatives, supporting efforts to improve Data Warehouse usability for the business user, assisting in developing requirements and business rules for new revenue-generating, cost-reduction programs, supporting business user testing, data validation, and reviewing documents and deliverables as requested. Not renewing this contract will significantly impact daily operations.

This contract does not have an MBE participation because it is an Intergovernmental Cooperative Purchasing Agreement (ICPA) from the National Purchasing Alliance (NCPA) which does not have an MBE participation.

Fund Source: 70% General, 30% Special (MITDP)

Approp. Code: E00A0402

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
April 19, 2023**



*Contact: Patti Tracey 410-260-7220
ptracey@marylandtaxes.gov*

22-S-OPT. SERVICES OPTION
Comptroller of Maryland, Compliance Division

Contract ID: Primary Collection Services; OC-2019-10
ADPICS No.: E00B3600029

Contract Approved: DGS 9-S, 05/06/2020

Contract Description: Revenue generating contract to acquire an independent collection agency to perform primary collection services of delinquent tax accounts owed to the State of Maryland

Option Description: Exercise the first renewal option.

Award: IC Systems, Inc.; St. Paul, MN

Original Contract Term: 05/20/2020 - 05/19/2023 (w/one 3-year renewal option)

Option Term: 05/20/2023 - 05/19/2026

Original Contract Amount: \$5,000,000

Option Amount: \$5,000,000

Prior Options/Mods: N/A

Total Contract Amount: \$10,000,000

Percent +/- (This Item): 100%

Total Percent Change: 100%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 0.5%

MBE/VSBE Compliance: 19.266% / 0.602%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



22-S-OPT. SERVICES OPTION (cont'd)

Performance Security: \$300,000 Security Bond

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The Comptroller of Maryland competitively acquires the services of both a primary and secondary collection service, awarded as separate contracts. The primary collection contractor is given the first opportunity to collect against the delinquent tax accounts. Only if they are unsuccessful is the account given to a secondary collection contractor.

The anticipated collection during the contract term is estimated to be \$36,000,000. The estimated revenue generated for the State is approximately \$34,000,000. IC System, Inc. will receive a percentage of each collection made, as a commission, and an incentive award each year a pre-established collection threshold is met.

The compliance to date has the contractor on track to meet the MBE participation by the end of the contract.

Fund Source: 100% Special (Revenue Generating)

Approp. Code: E00A0201

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
April 19, 2023**



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

23-S-MOD. SERVICES MODIFICATION

Department of Human Services, Social Services Administration

Contract ID: Out of State Residential Child Care Services; SSA/OOS-23-004-A1
ADPICS No.: COJ82336

Contract Approved: DGS 48-S, 10/12/2022

Contract Description: Continuation of out-of-state placement services for one youth currently placed with the provider.

Modification Description: Add funds for the care for a second youth placed with the provider.

Award: Center for Comprehensive Services dba Neurorestorative
Florida; Clearwater, FL

Original Contract Term: 11/01/2022 - 10/31/2024 (w/one 1-year renewal option)

Modification Term: 05/01/2023 - 10/31/2024

Original Contract Amount: \$1,279,250

Modification Amount: \$1,279,250

Prior Options/Mods: N/A

Total Contract Amount: \$2,558,500

Percent +/- (This Item): 100%

Total Percent Change: 100%

Original Procurement Method: Sole Source (Continuity of Care)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



23-S-MOD. SERVICES MODIFICATION (cont'd)

Performance Security: No

Requesting Agency Remarks: Due to the unique needs of the child, it was determined by the Local Department of Social Services that Center for Comprehensive Services dba Neurorestorative Florida is the most appropriate placement.

The Maryland State Department of Education (MSDE) is the State Agency responsible for setting rates for facilities that serve Maryland youth which are located outside of the State of Maryland. The Division of Special Education/Early Intervention Services (DSE/EIS), Nonpublic Special Education Section provides oversight for this work. Maryland rates are set to ensure equal rates are paid for equal services regardless of the placing agency, placing State, or location of the facility. All rates issued by Maryland must comply with all cost approval guidelines and instructions.

There is no MBE or VSBE participation because it is an out-of-state contract.

Fund Source: 100% General

Approp. Code: N00G0001

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
April 19, 2023**



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

**24-IT. INFORMATION TECHNOLOGY
*Department of Housing and Community Development***

Contract ID: Affordable Rental Housing Online Information and Telephone Referral Services;
S00B3600032

ADPICS No.: ~~S00B3600032~~
S00B3600004

See next page for Record
Correction Letter dated 6/22/23

Contract Description: Interactive online rental housing information and telephone referral center to assist low and moderate income Marylanders in finding affordable housing.

Award: Emphasys Computer Solutions, Inc.; Medley, FL

Contract Term: 05/01/2023* - 02/28/2026 (w/one 2-year renewal option)
(*Or earlier upon BPW approval)

Amount: \$385,757 (Base)
\$315,326 (Renewal Option #1)
\$701,083 Total

Procurement Method: Sole Source (*Proprietary*)

Proposal:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Ranking</i>
Emphasys Computer Solutions, Inc.; Medley, FL	1	\$701,083 (1)	1

**Technical and financial proposals were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

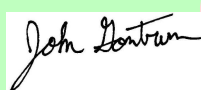
Performance Security: No

Incumbent: Same

June 22, 2023

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

Accepted 6/22/2023- JTG



Digitally signed by
John T. Gontrum
Date: 2023.06.22
14:13:57 -04'00'

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 – April 19, 2023; DGS Item 24-IT

**Department of Housing and Community
Development**

Affordable Rental Housing Online Information and
Telephone Referral Services; *S00B3600032*;
Emphasys Computer Solutions, Inc.

FROM: ADPICS No. S00B3600032

TO: ADPICS No. S00B3600004

REASON: Clerical Error:

Regards,

 6/22/23

Olasunbo Lawal
Director, Division of
Finance and Administration

Date



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



24-IT. INFORMATION TECHNOLOGY (cont'd)

Requesting Agency Remarks: This contract was originally awarded to Non-Profit Industries in 2007. Their proposal was selected because they offered a commercial, off-the-shelf (COTS) product known as SocialServe and currently in use in 50 states and municipalities which could easily be customized for Maryland. Non-Profit Industries also had an established telephone referral center staffed by professionals. After awarding the contract to Non-Profit Industries they created MDHousingSearch.org and a telephone referral service. Emphasys Computer Solutions, Inc. acquired Non-Profit Industries, including all rights to the proprietary systems.

SocialServe now hosts proprietary data on landlords offering affordable housing, and the system combines an interdependent, online database and referral center, disallowing for the segmentation of services. Additionally, SocialServe fulfills the Department's requirement to encourage participation by owners of suitable units located outside areas of low income or minority concentration. Local housing agencies in the Baltimore region have engaged with DHCD to make www.MdHousingSearch.org an effective clearinghouse and affirmative fair housing marketing tool, including accessible housing. The State of Maryland has a compelling interest in creating fair and open access to affordable housing and promoting compliance with the State and Federal civil rights obligations. Fair housing requirements apply to the full spectrum of housing activities. Emphasys Computer Solutions, Inc. is the sole vendor capable of providing necessary services without interruption and re-creation of another system.

The Department has reviewed the proposal from Emphasys. The contract includes an option to continue the contract for an additional two years over the previous contract term, at an additional cost of \$315,326. The costs for the first three years of the contract will increase over the previous three year contract by approximately 21%. Much of this price difference is attributable to the nationwide inflation experienced in the period of 2021, 2022 and potentially 2023. Emphasys continually iterates and improves upon its technology to provide ease and customer support. Therefore, the Department determined the pricing from Emphasys for affordable rental housing online information and telephone referral services to be fair and reasonable.

An MBE participation was not established for this contract because there are no subcontracting opportunities because maintenance and support are proprietary and can only be performed by the owner.

Fund Source:	100% Federal	Approp. Code:	S00.A25.05
Resident Business:	No	MD Tax Clearance:	23-1158-0111

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
April 19, 2023**



*Contact: Joe Palechek 410-865-1137
jpalechek@mdot.maryland.gov*

**25-IT. INFORMATION TECHNOLOGY
*Department of Transportation***

Contract ID: IBM Mainframe Software; MDOTTS2323
ADPICS No.: J01B3600035

Contract Description: Annual maintenance, support, and license renewal for IBM mainframe operating system software.

Award: IBM Corporation; Baltimore, MD

Contract Term: 07/01/2023 - 06/30/2024

Amount: \$2,109,171.69

Procurement Method: Sole Source (*Proprietary*)

Bid

<i>Bidder</i>	<i>Amount</i>
IBM Corporation; Baltimore, MD	\$2,109,171.69

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: This contract provides continued maintenance and renewal of licenses for the essential IBM mainframe operating system and related software products currently installed on the IBM mainframe processor at the Glen Burnie Data Center. The software license agreement is critical to the ability to fulfill MDOT's responsibility as the central data processing center for all of MDOT, including the Maryland Transportation Authority. The price is determined fair and reasonable with an increase of \$131,258.49 or 6.3% above the FY23 contract price.

IBM Corporation is the sole owner of the proprietary operating system and the sub-systems installed on the existing mainframe processor and there is no other available source for the maintenance software. Due to the proprietary nature of the services being provided, there are no subcontracting opportunities.



**DEPARTMENT OF GENERAL SERVICES
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25-IT. INFORMATION TECHNOLOGY (cont'd)

Fund Source: 100% Special (Transportation Trust)

Approp. Code: J01A0107

Resident Business: Yes

MD Tax Clearance: 23-0274-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Nneka Willis-Gray 410-767-7675
nneka.willisgray@maryland.gov*

26-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION

Department of Human Services, Office of Technology for Human Services

Contract ID: Druva InSync; OTHS/MDTHK-22-002-A1
ADPICS No.: COJ92871

Contract Approved: DGS 31-IT, 03/23/2022

Contract Description: Druva InSync Software-as-a-Service (SaaS) product to share backup/restore, data loss prevention for DHS servers and Statewide user endpoints, including mobile devices. Provides users with data retention in the cloud for up to 10 devices for e-discovery, data access control, and shared content protections. Also includes Druva SaaS Licenses for the agency.

Modification Description: Extend the contract to allow time to complete the new procurement.

Award: CDW Government, LLC; Chicago, IL

Original Contract Term: 04/25/2022 - 04/24/2023

Modification Term: 04/25/2023 - 04/24/2024

Original Contract Amount: \$1,056,426.33

Modification Amount: \$1,074,607.90

Prior Options/Mods: N/A

Total Contract Amount: \$2,131,034.23

Percent +/- (This Item): 101.72%

Total Percent Change: 101.72%

Original Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA) [General Services Administration (GSA) Schedule 70 # 47QTCA18D004K]



**DEPARTMENT OF GENERAL SERVICES
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26-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The new solicitation was delayed because DHS was exploring different procurement options but ultimately decided to use the Invitation for Bid (IFB) process.

Druva InSync SaaS provides a backup solution for DHS users digital data, e-discovery, mobile device protection, data protection, management controls for user-levels, and group-level and external-party collaboration needs. Also servers, computers, and mobile devices contain sensitive data and are critical to operations. Malicious access and unauthorized changes to these systems can have a significant impact on an agency's operations and potentially citizens.

An MBE participation was not established for this contract because there were no subcontracting opportunities.

Fund Source: 48% General, 52% Federal

Approp. Code: N00F0004

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
April 19, 2023



*Contact: Stefanos Ghebrehawariat 410-697-9633
 stefanos.ghebrehawariat@maryland.gov*

27-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
Department of Information Technology

Contract ID: Information Technology Support Management; F50B4400105

Contract Approved: DoIT 1-IT, 12/03/2014

Contract Description: Cloud-based Software-as-a-Service (SaaS) Information Technology Support Management tool.

Modification Description: Increase the contract to allow additional licensing and related device subscriptions for ServiceNow.

Award: Triad Technology Partners LLC; Bethesda, MD

Original Contract Term: 12/17/2014 - 12/16/2019 (w/two 5-year renewal options)

Modification Term: 04/20/2023 - 12/16/2024

Original Contract Amount: \$ 2,205,840

Modification Amount: \$4,866,344

Prior Mods/Options: \$559,160 (Mod. 1 Purchase additional licenses in support of the Enterprise initiative, DoIT 1-IT-MOD, 12/20/2017)
 \$1,116,720 (Renewal Option #1 12/17/2019 - 12/16/2024 DGS 24-IT-OPT, 12/04/2019)
 \$7,838,402 (Mod. #2: Increase the contract ceiling to allow for additional licensing and related device subscriptions for ServiceNow DGS 14-IT-MOD, 02/24/2021)

Total Contract Amount: \$16,586,466

Percent +/- (This Item): 220.61%

Total Percent Change: 651.93%

Original Procurement Method: Competitive Sealed Proposals



**DEPARTMENT OF GENERAL SERVICES
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27-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: This increase supports the expanded usage of ServiceNow, a key platform for the State. The ServiceNow platform is a best-in-class workflow management and organization-wide risk and control management solution. The ServiceNow platform is a key component in DoIT's drive to standardize and automate processes to fight the escalating threat of cyber-attacks and improve the State's cybersecurity posture.

This request is needed to provide licenses, professional services and Technical Subject Matter Experts in support of current DoIT workload obligations for DoIT Cyber Remediation activities, to implement additional ServiceNow modules such as the IT Service Management (ITSM) for the Department of Health (MDH), Integrated Security Risk Management Framework Governance, and Risk, and Compliance (GRC) module across the Executive Branch to comply with statutory requirements.

If the contract is not increased, DoIT will not be able to create and develop the GRC module as required by State law, fully comply with securing key application environments and IT assets, onboard other agencies to the platform, or be able to provide support staff for continued maintenance and operations.

An MBE participation was not established for this contract because there are no subcontracting opportunities.

Fund Source: 100% Reimbursable (Using Agencies)

Approp. Code: F50B0402

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
April 19, 2023**



Contact: Yasin Mohammed 410-260-7552
yasin.mohammed@maryland.gov

28-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 \$8,960,956.*

1.1 Using Agency: Department of Information Technology
Description: Two-part Independent Verification and Validation on the Department of Health's Medical Management Information System Modular Transformation Project; *F50B0600024*
Option Description: Exercise the third renewal option.
Award: Public Knowledge, LLC; Wheatridge, CO (formally SLI Global Solutions, LLC d/b/a Center for the Support of Families)
Original Term: 03/05/2020 - 03/04/2021 (w/four 1-year renewal options)
Option Term: 04/25/2023 - 04/24/2024
Original Amount: \$2,000,000
Option Amount: \$1,320,458
Prior Mods/Options: \$0 (Mod. #1, Extension 03/05/2021 - 04/24/2021, Delegated Authority - DoIT, 02/24/2021)
\$2,000,000 (Renewal Option #1 04/25/2021 - 04/24/2022, DGS 25-IT 1.3, 04/21/2021)
\$0 (Modification #2, Novation of contract from SLI Global Solutions LLC d/b/a Center for the Support of Families to Public Knowledge, LLC, Delegated Authority - DoIT, 06/25/2021)
\$1,500,000 (Renewal Option #2 04/25/2022 - 04/24/2023 DGS 33-IT 1.2, 03/23/2022)
Total Contract Amount: \$6,820,458



DEPARTMENT OF GENERAL SERVICES
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28-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 *Consulting and Technical Services Plus (CATS+) (cont'd)*

MBE/VSBE Participation: 20% / 0%
MBE/VSBE Compliance: 18.646% / 0%
Resident Business: No
Funding Source: 100% Reimbursable (MITDP)

2.0 Master Contract: ***Commercial Off-the-Shelf Software (COTS) 2012***
 Contract No. 060B2490021
Approved: DoIT 6-IT, 09/19/2012
Term: 10/01/2012 - 09/30/2027
***As of publication, the remaining balance of this master contract is \$167,269,328.*

2.1 Using Agency: Department of Education
Description: Oracle software annual support renewal. Oracle software has been in use at the Department of Education since the late 1990's. These systems utilize Oracle to collect information on children; distribute grant funding to the local school systems; manage quality childcare in order to prepare children to be ready for school; and collect and analyze data from several State agencies to track children's educational track from birth to the workforce; *R00B3600104*.

The Education Data Warehouse (EDW) and the Financial Data Warehouse (FDW) are some examples that are still in use today. Many other applications have been created completely in the Oracle environment or using only a few Oracle software tools. In addition to EDW and FDW, below is a list of Oracle applications currently in production at MSDE:

Web Data Collection System (WDCS)
 High School Data Collection (HSDC)
 Maryland Comprehensive Assessment Program (MCAP - formerly PARCC)
 Maryland Course Catalog (MCC)
 Maryland Integrated Science Assessment (MISA)
 Maryland State Alternate Assessment (MSAA)
 Student Course Grade Teacher (SCGT)
 Childcare Administrative Tracking System (CCATS)
 Maryland Longitudinal Data System (MLDS)
 Grants AFR

Award: DLT Solutions, Inc.; Herndon, VA



DEPARTMENT OF GENERAL SERVICES
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28-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)*

Number of Qualified

Master Contractors: 2

Number of Bids: 2

Bids:

<i>Bidders</i>	<i>Amounts</i>
DLT Solutions, Inc.; Herndon, VA	\$2,952,506.81
Mythics, Inc.; Virginia Beach, VA	\$2,961,241.93

Amount: \$2,952,506.81

Term: 05/01/2023 - 04/30/2025

MBE/VSBE Participation: 0% / 0%

Resident Business: No

Fund Source: 100% General

Agency Remarks: An MBE participation was not established for this contract because there are no subcontracting opportunities.

3.0 *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 \$27,299,252.**

3.1 *Using Agency:* Department of Public Safety and Correctional Services

Description: Purchase 24 HID Global full cabinet Livescan systems with palm print, touch print, duplex card printer, signature pads, and digital mug photo camera to replace aging Livescan systems. These systems are used by the Division of Parole and Probation (DPP) for processing parolees' finger and palm prints, signatures, and photographs for updating their criminal history; *Q00B3600058*.

Award: En-Net Services, LLC, Frederick, MD (SBE)

Number of Qualified

Master Contractors: 2

Number of Bids: 2

<i>Bidders</i>	<i>Amount</i>
En-Net Services, LLC; Frederick, MD	\$831,431.79
Applied Technology Services, Inc.; Middle River, MD	\$833,839.00

Amount: \$831,431.79



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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28-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 *Hardware/Associated Equipment & Services 2012 (cont'd)*

Term: Anticipated delivery date - 06/01/2023
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Fund Source: 100% General
Agency Remarks: An MBE participation was not established for this contract because there are no subcontracting opportunities.

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
April 19, 2023

REVISED



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

29-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Statewide Armed and Unarmed Uniformed Guard Services; 001IT821290
ADPICS No.: 001B3600361, 001B3600362, 001B3600363

Contract Description: Statewide armed and unarmed uniformed guard services for **Region 1:** (Allegany County, Garrett County, and Washington County), **Region 2:** (Frederick County, Montgomery County, and Prince George's County), **Region 3:** (Calvert County, Charles County, and St. Mary's County), **Region 4:** (Anne Arundel County, Baltimore County, Baltimore City, Carroll County, Harford County, and Howard County), **Region 5:** (Caroline County, Cecil County, Kent County, Talbot County, and Queen Anne's County), and **Region 6:** (Dorchester County, Somerset County, Wicomico County, and Worcester County).

Awards: Eagle Protection Agency, LLC; Silver Spring, MD (SBE)
Trust Consulting Services, Inc.; Washington, DC (MBE) (SBE)
Watkins Security Agency, Inc.; Baltimore, MD (SBE)

Contract Term: 05/01/2023 - 04/30/2025 (w/three 2-year renewal options)

Amount: \$ 43,000,000 (Base 2-years)
\$ 48,000,000 (Renewal Option #1)
\$ 54,000,000 (Renewal Option #2)
\$ 60,000,000 (Renewal Option #3)
\$205,000,000 Total NTE (No minimum usage guaranteed)

Procurement Method: Competitive Sealed Proposals (*SBR - Designated*)

Proposals:

<i>Offeror</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Trust Consulting Services, Inc., Washington, DC	1	\$344,397,557.55 (2)	1
Eagle Protection Agency, LLC, Silver Spring, MD	2	\$320,447,511.44 (1)	2
Watkins Security Agency, Inc., Baltimore, MD	3	\$302,120,961.81 (3)	3
Urban Development Solutions, Inc., Baltimore, MD	4	\$373,369,159.19 (4)	4

**Technical and financial rankings were weighted equally.*



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



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

**30-M. MAINTENANCE CONTRACT
Department of General Services**

Contract ID: Unarmed Uniformed Guard Services for Department of Labor, ~~Seven~~ **Six (6)** Locations;
P00R3603512

ADPICS No.: ~~001B3600341~~ **001B3600383**

See next page for Record
Correction Letter dated 5/1/23

Contract Description: Unarmed uniformed guard services for the Department of Labor at 14 N. Potomac Street, Hagerstown, 138 Baltimore Street, Cumberland, 31901 Tri-County Way, Salisbury, 7161 Columbia Gateway Drive, Columbia, 301 Bay Street, Easton, 21601, College Park UI Call Center 9829 Rhode Island Avenue, College Park.

Award: DePaul Industries; Baltimore, MD

Contract Term: 05/01/2023 - 04/30/2024

Amount: \$332,661.36

Procurement Method: Preferred Provider

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: DePaul Industries is a Community Service Provider under the Maryland Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on March 16, 2023.

Fund Source: 100% Federal **Approp. Code:** P00G01.07

Resident Business: No

MD Tax Clearance: 23-0836-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore, Governor · Aruna Miller, Lt. Governor · Atif Chaudhry, Secretary

May 1, 2023

Accepted 5/4/2023- JTG

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

A digital signature of John T. Gontrum, written in black ink on a white rectangular background.

Digitally signed by
John T. Gontrum
Date: 2023.05.04
11:56:28 -04'00'

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 – April 19, 2023

Department of General Services, Item 30-M

*Unarmed Uniformed Guard Services for Department of
Labor Six Locations; P00R3603512
001B3600341*

FROM: Contract ID: Unarmed Uniformed Guard Services for Department of Labor,
Seven Locations; P00R3603512

TO: Contract ID: Unarmed Uniformed Guard Services for Department of Labor, Six
Locations; P00R3603512

FROM: ADPICS No. 001B3600341

TO: ADPICS No. 001B3600383

REASON: Clerical Error:

Regards,

A handwritten signature of Mike Myers in black ink.

Mike Myers, CPPO, CPPB, NGIP-CPP, CMPO
Associate Director of Procurement



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



*Contact: Joseph Sedtal 443-469-5864
joseph.sedtal@maryland.gov*

**31-M. MAINTENANCE CONTRACT
*Department of Public Safety and Correctional Services***

Contract ID: Janitorial Services - Information Technology and Communications Division
Warehouse; Q00B3600098
ADPICS No.: Q00B3600098

Contract Description: Janitorial services for the Information Technology and Communications Division Data Center and Property Warehouse in Pikesville.

Award: Arc Baltimore, Inc.; Baltimore, MD

Contract Term: 05/01/2023 - 04/30/2028

Amount: \$280,085.28

Procurement Method: Preferred Provider

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: Arc of Baltimore. is a Preferred Provider under the Employment Works Program pursuant to COMAR 21.11.05. Pricing was determined to be at fair market value and approved by the Pricing and Selection Committee on February 16, 2023.

Fund Source: 100% General

Approp. Code: PCA: 12110 AOBJ: 8130

Resident Business: Yes

MD Tax Clearance: 23-0575-1110

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
April 19, 2023



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

32-M-OPT. MAINTENANCE OPTION
Department of General Services

Contract ID: Janitorial Services - Baltimore State Office Complex; *DGSR0600066*;
ADPICS No.: CTR002066-1

Contract Approved: DGS 17-M, 04/01/2020

Contract Description: Provide janitorial services at the Baltimore State Office Complex, 201 and 301 West Preston Street.

Option Description: Exercise the first renewal option.

Award: Alliance, Inc.; Nottingham, MD

Original Contract Term: 04/23/2020 - 04/22/2023 (w/two 1-year renewal options)

Option Term: 04/23/2023 - 04/22/2024

Original Contract Amount: \$3,694,620.52

Option Amount: \$1,344,099.58

Total Contract Amount: \$5,038,720.10

Percent +/- (This Item): 36.38%

Total Percent Change: 36.38%

Prior Mods/Options: N/A

Original Procurement Method: Preferred Provider

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
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32-M-OPT. MAINTENANCE OPTION (cont'd)

Requesting Agency Remarks: Alliance, Inc., a community service provider, was awarded this preference contract pursuant to COMAR 21.11.05. Pricing for this contract was approved by the Pricing and Selection Committee (PSC) on February 20, 2020.

The Department of General Services (DGS) is satisfied with the performance of the contractor in providing janitorial services at Baltimore State Center. DGS has determined that it is in the best interest of the State to exercise the first renewal option.

Fund Source: 100% General

Approp. Code: H00C01.01
 H00 23 33351 0813 (\$340,888.47)
 H00 24 33351 0813 (\$1,003,211.11)

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
April 19, 2023



*Contact: Yasin Mohammed 410-767-6586
 yasin.mohammed@maryland.gov*

33-M-OPT. MAINTENANCE OPTION
Department of General Services

Contract ID: Comprehensive Building Management - Nancy S. Grasmick State Education Building; *H00R9400021*
 ADPICS No.: CTR007444-1

Contract Approved: DGS 2-M, 04/03/2019

Contract Description: Comprehensive building management services at the Nancy S. Grasmick State Education Building in Baltimore. Work includes janitorial services, elevator maintenance, unarmed uniformed security guard services, window cleaning, HVAC maintenance, interior and exterior painting, and trash removal.

Option Description: Exercise the final renewal option.

Award: Falcon Solutions, LLC; Annapolis, MD (MBE)

Original Contract Term: 05/01/2019 - 04/30/2022 (w/two 1-year renewal options)

Option Term: 05/01/2023 - 04/30/2024

Original Contract Amount: \$4,937,019.84

Option Amount: \$1,725,791.28

Prior Mods/Options: \$1,698,613.44 (Renewal Option #1 05/01/2022 - 04/30/2023
 DGS 51-M-OPT 04/27/2022)

Total Contract Amount: \$8,361,424.56

Percent +/- (This Item): 34.96%

Total Percent Change: 69.36%

Original Procurement Method: Preferred Provider



**DEPARTMENT OF GENERAL SERVICES
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33-M-OPT. MAINTENANCE OPTION (cont'd)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: Falcon Solutions, an Individual with Disability-Owned Business, was awarded this contract pursuant to COMAR 21.11.05. Pricing for this contract was approved by the Pricing and Selection Committee (PSC) on February 28, 2019.

The Department of General Services (DGS) is satisfied with the performance of the contractor in providing comprehensive building management services at the facility. DGS has determined that it is in the best interest of the State to exercise the final renewal option of the contract.

Fund Source: 100% General

Approp. Code: H00C01.01
 H00 23 33429 0899 (\$ 287,631.88)
 H00 24 33429 0899 (\$1,438,159.40)

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
April 19, 2023



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

34-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: | Baltimore City Community College |
| | Fund Source: | MCCBL 2022 <i>Deferred maintenance. Provide funds to design, construct, and equip various infrastructure, building system, and site improvements.</i> Item 156 |
-
- | | | |
|------------|--------------------------------|---|
| 1.1 | Contract ID: | Restroom Renovations at Life Science Building; CC-622-230-001 |
| | Description: | Design for renovation of first level and second level restrooms to meet Americans with Disabilities Act (ADA) Life Science Building at Baltimore City Community College in Baltimore City. Includes water saving touchless fixtures and LED lighting. |
| | Procurement Method: | Qualification Based Selection - DGS-17-100-IQC |
| | Award: | Noelker and Hull Associates, Inc.; Frederick, MD (SBE) |
| | Amount: | \$42,410 |
| | MBE/VSBE Participation: | 0% / 0% |
| | Resident Business: | Yes |
| | Agency Remarks: | This is a category III small procurement, an MBE participation was not assigned. |
-
- | | | |
|------------|--------------------------------|--|
| 1.2 | Contract ID: | Exterior Curtain Wall Replacement at Fine Arts Building; CC-623-230-001. |
| | Description: | Design to replace building exterior curtain wall systems. Includes adjacent finishes, fixtures, partitions, and roof edge at Fine Arts Building at Baltimore City Community College in Baltimore City. |
| | Procurement Method: | Qualification Based Selection - DGS-17-100-IQC |
| | Award: | Waldon Studio Architects - A Michael Graves Company, Baltimore/Columbia, MD and Washington D. C.(SBE) |
| | Amount: | \$83,290 |
| | MBE/VSBE Participation: | 20.3% / 0% |
| | Resident Business: | Yes |



DEPARTMENT OF GENERAL SERVICES
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34-GM. GENERAL MISCELLANEOUS (cont'd)

1.3 *Contract ID:* Exterior Window Replacement at South Pavilion; *CC-624-230-001*
Description: Design to replace building exterior windows, storefront and top lighting windows. Includes adjacent and intersecting building envelope systems, interior finishes, fixtures, and partitions at South Pavilion at Baltimore City Community College in Baltimore City.
Procurement Method: Qualification Based Selection - *DGS-17-100-IQC*
Award: Morris & Ritchie Associates, Inc.; Abingdon, MD
Amount: \$48,500
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Agency Remarks: This is a category III small procurement, MBE participation was not assigned.

2.0 *Agency:* Historic St. Mary's City
Fund Source: MCCBL 2022 Site improvements. *Provide funds to design, construct, and equip. infrastructure improvements in Historic St. Mary's City. Item 148*

2.1 *Contract ID:* Design and Install HVAC AC System at Brome-Howard Slave Quarters; *SM-000-231-002*
Description: Design package to create an air envelope in the unairconditioned space of the Brome-Howard Slave Quarters in Historic St. Mary's City. The proposed project will remove one of two layers of existing siding, install insulation, then reinstall the original siding, prepping, caulking, and painting.
Procurement Method: Qualification Based Selection - *DGS-19-004-IQC*
Award: Henry Adams LLC; Towson, MD (*SBE*)
Amount: \$36,031.32
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Agency Remarks: This is a category III small procurement, an MBE participation was not assigned.



**DEPARTMENT OF GENERAL SERVICES
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34-GM. GENERAL MISCELLANEOUS (cont'd)

3.0	Agency:	Department of Public Safety and Correctional Services
	Fund Source:	100% General/HOO 23 77051 01 1498

3.1 *Contract ID:* Dust Collection System Replacement; *KN-121-230-003*

Description: Replacement of the dust collection system at the Western Correctional Facility in Garrett County. The system is a particulate collection system utilized in the industrial wood shop to capture small and microscopic dust particles and transport them to a safe containment system outside of the occupied area.

Procurement Method: Competitive Sealed Bidding (Single Bid Received) (*SBR-Designated*)

Award: Warwick Supply & Equipment Co.; Hunt Valley, MD (MBE, SBE)

Amount: \$175,000

MBE/VSBE Participation: 100% / 0%

Resident Business: Yes

Agency Remarks: Warwick Supply & Equipment Co., Inc. has confirmed its bid price and understanding of the scope of work. The obscure nature of this project made it difficult to find other pricing or commercial list price schedules or other vendors that could be used for a price comparison. The Engineer's estimate for this project was \$185,000. Warwick Supply and Equipment Co.'s bid of \$175,000 provides a 6% cost savings or \$10,000. Based on the engineer's estimate the price is determined to be fair and reasonable.

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
April 19, 2023**



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

**35-RP. REAL PROPERTY
*Department of Natural Resources***

Recommendation: Approve the granting of an Easement.

Property: Perpetual Easement 1.81 acres +/- through a portion of the Savage River State Forest to the property located at 6336 New Germany Road, Grantsville, Garrett County, Maryland.

Grantor: The State of Maryland, to the use of the Department of Natural Resources

Grantee: Anthony Saunders and Christine Saunders

Consideration: \$24,300

Appraised Values: Denise L. H. Wolfe - Fee Appraiser - 10/01/2021 - \$39,460
William T. Beach - Chief, DGS Valuation – 10/01/2021 - \$24,300
(approved value)

Background: The Saunders own property located at 6336 New Germany Road. At the time they purchased it, the previous owner stated that there was an unperfected claim of an easement by necessity across State-owned and other properties which had never been improved into a usable driveway. The previous owners had oral permission to utilize a trail through the State Forest, which was minimally improved, and to construct a spur from that trail to their property. DNR granted Mr. and Mrs. Saunders a Right of Entry to continue to use that trail and spur pending the granting of a permanent easement. The easement to be granted will be solely for access and the ability to lay utility or communication cables to support a single family residence. Any expenses to maintain or repair the roadway over the DNR requirements will be at the Saunders' sole cost and expense.

Authority: State Finance and Procurement 10-305

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023**



*Contact: Wendy Scott- Napier 410-767-4088
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**36-LL. LANDLORD LEASE
 *Canal Place Preservation Authority***

Recommendation: Lease Renewal

Prior Board Actions: DGS 40 LL, 03/23/2022

Tenant Stangel and Stangel Financial Services Inc.

Property Location: 13 Canal Street, Room 301, Cumberland, MD 21502

Space Type: Office/Retail Room 306 and 307 (Total 411 sq. ft.)

Lease Type: Renewal (Continuous Use)

Term: 05/01/2023 - 04/30/2024 (\$5,715.00 annum, monthly rent \$476.25).

Utilities/Custodial Responsibility: Landlord

Termination for Convenience Clause: Yes

Remarks: The Canal Place Authority owns and manages offices and retail space in Cumberland at two locations: The Western Maryland Railroad Station (13 Canal Street) and Shops at Canal Place (14-17 Howard Street). Since 1993 The Authority has leased units in the Railroad Station to commercial tenants and to Western Maryland elected officials. This space shall be used for only a financial services office. Revenue generated from the leased premises is deposited in the Authority's Special Funds to maintain the Canal Place infrastructure and to support the Canal Place Heritage Areas programs. The Canal Place Preservation and Development Authority is an independent unit of the State Government.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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Contact: Wendy Scott- Napier 410-767-4088
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37-LL-MOD. LANDLORD LEASE MODIFICATION
Department of State Police

Recommendation: Approve Supplemental Lease Agreement

Prior Board Actions: DGS 36-LL, 07/22/2020

Tenant: JEWELS School, Inc.; 31 Walker Avenue, Pikesville, MD

Property Location: 38 Sudbrook Lane, MSP Headquarters, Pikesville, MD

Space Type: Land

Lease Type: Modification

Term: 07/27/2020* - 07/26/2025
(*Modification to become effective upon BPW approval)

Annual Rent: \$1.00

Termination for Convenience Clause: Yes

Remarks: The Jewels School property is located adjacent to the MSP Pikesville Headquarters. On July 22, 2020, the Board of Public Works approved a lease permitting the school to use a portion of the MSP property to install 15 parking spaces. The school has requested permission to use a portion of the parking area as a green space for its students to use as a play area. The school shall, at its sole cost and expense, clear, grade, and plant sod and/or grass seed on the play area. The school will also relocate an existing fence in order to protect the students from the parking area. The fence will be replaced in its current position at the end of the Lease Term. MSP supports this use of the property.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

38-LT. TENANT LEASE
Department of Education, Division of Rehabilitation Services

Recommendation: Approve a new lease

Landlord: Mayor and City Council of Hagerstown,
1 East Franklin Street, Hagerstown

Prior Board Actions: DGS 48-LT-OPT, 05/05/2021

Property Location: 25 N. Potomac Street, Hagerstown, MD 21740

Space Type: Parking Deck (7 spaces)

Lease Type: Renewal

Term: 06/01/2023 - 05/31/2025 (continued use)

Annual Rent: \$5,880

Rate/Month: \$70.00/space/month

Fund Source: 100% Federal

Appropriation Code: U1503

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: State Employees have been parking at this location since 1995. The number of spaces complies with the 1:2 ratio established for this area.

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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SUPPLEMENTAL



*Contact: Amanda Sadler 301-429-7780
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39-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION

*Department of Housing and Community Development,
Community Development Administration*

Contract ID: Homeowner Assistance Fund Management System; S00B2600064
ADPICS No.: C0K00983

Contract Approved: Secretary's Agenda A-1, 03/09/2022

Contract Description: Support and manage the disbursement of Federal Homeowner Assistance Funds (HAF) to eligible applicants. Also includes call center and staffing services.

Modification Description: Equitable adjustments to rates of compensation to the contractor for services involving recipient eligibility reviews in light of changes to the way the HAF program disburses financial assistance in order to expand the pool of eligible recipients.

Award: Tetra Tech, Inc.; Maitland, FL

Original Contract Term: 10/28/2021 - 10/27/2026

Modification Term: No additional time is required.

Original Contract Amount: \$14,837,797.25

Modification Amount: \$8,731,238.18

Prior Options/Mods: -\$ 60,000 (Mod. #1 Eliminate payment processing as a part of the contract's scope of work. DGS 33-IT-MOD, 03/09/2022
\$0 (Mod. #2 Facilitate migration of the software system to a system managed by a different subcontractor. Delegated Authority - DCHD, 05/16/2022)

Total Contract Amount: \$23,509,035.43

Percent +/- (This Item): 58.84%

Total Percent Change: 58.44%

Original Procurement Method: Emergency

Living Wage Eligible: Yes



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

39-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: None

Requesting Agency Remarks: In December 2021, DHCD launched the ARPA-funded Homeownership Assistance Fund to provide financial assistance to Maryland homeowners at risk of displacement due to the pandemic. The program specifically provides assistance with delinquent mortgage payments, as well as other housing-related costs (property taxes, water bills, HOA fees, etc.). It also provides funding for home repairs that could otherwise displace the homeowner.

In light of the emergency nature of the original procurement, DHCD did not set an MBE participation for this contract.

The decision to conduct an emergency procurement was done so that the State of Maryland could have a program launched in time to respond to foreclosure filings that would begin because of the moratorium and subsequent policy changes at Fannie Mae and Freddie Mac. It was predicted that most servicers would begin foreclosure proceedings in January 2022. To date, DHCD has successfully helped over 5,300 homeowners who were at risk of displacement and have another 5,000 in various stages. DHCD works closely with housing counseling agencies, legal services, and the MD Dept. of Labor and Dept. of Assessments and Taxation (the State Tax Sale Ombudsman) to do outreach efforts to anyone in Maryland facing foreclosure.

DHCD launched the program amid continuing changes from the US Treasury. In addition, there have been dramatic shifts in the interest rate environment and the mortgage servicing industry, requiring DHCD to shift ways to help homeowners, creating new assistance methods and accompanying operating procedures. Due to these external factors, DHCD works daily with the vendor on application processing and management, but the workload is dramatically different than what either party anticipated. The costs to process and finalize applications are significantly higher due to the number of hours it takes to complete an application review, and the amount of time spent working with mortgage servicers.

To ensure continuation of the program without interruption, the modification to the contract must be implemented immediately.

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



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SUPPLEMENTAL

39-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Approp. Code: S00A2503

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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SUPPLEMENTAL



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

40-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
RETROACTIVE - Department of General Services

Contract ID: Microsoft Licensing Packages; 001B0600408
ADPICS No.: COJ82430

Contract Approved: DGS 15-IT, 09/23/2020

Contract Description: Purchase Microsoft Licensing Packages via the National Intergovernmental Purchasing Alliance Company (National IPA), now OMNIA Partners, led by the City of Mesa, Arizona.

Modification Description: **RETROACTIVE** approval to add additional funding. Also correct the originally approved item that incorrectly stated the contract included two, 1-year renewal options. This contract does not include any renewal options. A review by the AAG determined that the future renewal option terms were not included in the documents the State issued to SHI International Corporation.

Award: SHI International Corporation, Somerset, NJ

Original Contract Term: 11/01/2020 - 02/28/2023

Modification Term: 11/02/2022 - 02/28/2023 (**Retroactive**)

Original Contract Amount: \$30,000,000.00

Modification Amount: \$13,786,349.96 (**Retroactive**)

Prior Mods/Options: N/A

Total Contract Amount: \$43,786,349.96

Percent +/- (This Item): 45.95%

Total Percent Change: 45.95%



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

40-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Original Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA) - City of Mesa, AZ, 2018011-02

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: In seeking guidance from the Office of the Attorney General to exercise the two, one year renewal options it was determined by legal counsel that the existing ICPA with SHI International Corporation was not valid as neither the State nor SHI International Corporation are able to locate a Participating Addendum (PA) signed by all parties (DGS-OSP, SHI International Corporation, and the City of Mesa). Unfortunately, the PA contained language that was crucial to the parties' agreement. Neither party is able to confirm whether a copy of the BPO which the parties incorporated by reference into the agreement was issued to SHI International Corporation. Given these issues and the language contained in the PA, the Office of the Attorney General does not believe the parties hold a valid agreement for the licenses.

DGS-OSP has also identified an issue in ADPICS where releases issued against this Statewide contract were not routed to OSP for approval. This issue caused the BPO to become overspent without OSP's approval or awareness. OSP has made changes to ensure that future releases from this BPO will route for the correct approvals. Moving forward, OSP will approve and track releases against the BPO to ensure this does not reoccur.

As a result, DGS-OSP has created a new agreement that will allow DGS to leverage the OMNIA Master Contract which has also been presented on the April 19, 2023 agenda for BPW consideration of approval. The term of the State's new ICPA agreement with SHI International Corporation will run from April 20, 2023 through February 28, 2025. This new ICPA will replace DGS's existing ICPA for Microsoft Licensing Packages (which expired on February 28, 2023). Microsoft licensing is currently being used by State agencies; therefore, it is crucial that DGS-OSP put in place a contract to avoid any uninterrupted flow of services to the using agencies.

An MBE participation was not established for this contract because this contract is for the purchase of software licenses and software license renewals. There are no services provided under this contract, therefore no subcontracting opportunities exist.



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SUPPLEMENTAL



40-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Agency Remarks (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: Various

Approp. Code: Various

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 19, 2023



SUPPLEMENTAL

REVISED

2nd Revision

Contact: Yasin Mohammed 410-767-3586
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41-IT. INFORMATION TECHNOLOGY CONTRACT
RETROACTIVE - Department of General Services

Contract ID: Microsoft Licensing Packages; CTR012098
ADPICS No.: 001B3600339

Contract Description: *RETROACTIVE* approval to purchase Microsoft Licensing Packages via the National Intergovernmental Purchasing Alliance Company (National IPA), now OMNIA Partners, led by the City of Mesa, Arizona.

Award: SHI International Corporation; Somerset, NJ

Contract Term: 03/01/2023 - 04/19/2023 (**Retroactive**)
04/20/2023 - 02/28/2025 (Proactive)

Amount: \$ 411,548.90 (**Retroactive**)
\$40,000,000.00 (Proactive)
\$40,411,548.90

Procurement Method: Intergovernmental Cooperative Purchasing Agreement
(ICPA) - City of Mesa, AZ, 2018011-02

MBE/VSBE Participation: 0% / 0%

Incumbent: Same

Requesting Agency Remarks: The Maryland Department of General Services (DGS) is requesting approval for the State's participation in an Intergovernmental Cooperative Purchasing Agreement (ICPA) competitively procured by the State of Arizona. DGS OSP intends to use OMNIA Partner's Master Contract, awarded to SHI International Corporation (SHI), as Master Contractor via a competitively bid/proposal process to purchase Microsoft Licensing Packages on behalf of the State of Maryland. This ICPA will replace DGS's existing agreement with SHI under the same Master Contract. Microsoft licensing is currently being used by State agencies; therefore, it is crucial that DGS put in place a contract to avoid any uninterrupted flow of services to the using agencies.

DGS intends to continue leveraging the nation's largest and most experienced cooperative purchasing organization for the public sector. DGS will be responsible for managing the contract on behalf of all State agencies and it shall be administered via a Work Order process which will allow each agency to tailor a specific Statement of Work (SOW) for each task or product.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT

SUPPLEMENTAL ACTION AGENDA

April 19, 2023

REVISED

2nd Revision



41-IT. INFORMATION TECHNOLOGY CONTRACT (cont'd)

Agency Remarks (cont'd):

OMNIA Partners is the nation's largest and most experienced cooperative purchasing organization for the public sector. Additionally, all contracts available through OMNIA Partners are competitively solicited and publicly awarded by a lead agency, using a competitive solicitation process consistent with applicable procurement laws and regulations.

The resulting services from this ICPA would allow the State to continue to easily purchase Microsoft Licensing Packages. It will also reduce the procurement process cycle time and maximize cost avoidance to the using state agencies. Other key benefits resulting from this competitively, and successfully negotiated, contract by the City of Mesa includes a wide variety of technology solutions broken down by category, including but not limited to systems, input/output devices, memory, storage devices, network equipment, software, media supplies, collaboration & IP telephony, and other related products and services. Through the City of Mesa, with overall project oversight from OMNIA Partners, 11 proposals were received and evaluated by an evaluation committee, using the evaluation criteria set forth in the RFP. SHI International Corporation was awarded the contract upon successful completion of negotiations.

The pricing had been determined to be fair and reasonable. DGS compared multiple line items of SHI International Corporation's price list for the current ICPA against their pricing available on the General Services Administration's (GSA), multiple award schedule price list. Two line items for the same requested software offered under both contracts were compared and it was determined the prices were lower in both instances.

An MBE participation was not established for this contract because this contract is for the purchase of software licenses and software license renewals. There are no services provided under this contract, therefore no subcontracting opportunities exist.

SHI's contract with Microsoft is an Azure consumption-based contract. SHI receives its invoices from Microsoft based upon the calculated consumption of agency users, and subsequently submits invoices to those agency users for its consumption-based amounts as identified by Microsoft. The retroactive amount of \$411,548.90, deemed necessary to avoid an interruption in services to state agencies, represents the Azure consumption-based spend for the first 3 months of 2023 (approximately \$300,000) and a single agency expenditure (\$111,548.90).

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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2nd Revision

41-IT. INFORMATION TECHNOLOGY CONTRACT (cont'd)

Fund Source: Various
Approp. Code: Various
Resident Business: No
MD Tax Clearance: 23-1161-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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