

**BOARD OF PUBLIC WORKS**  
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**AUGUST 2, 2023**

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

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August 2, 2023**



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

**1. DEPARTMENT OF AGRICULTURE  
*Maryland Agricultural Cost-Share Program - Grants***

**Recommendation:** That the Board of Public Works approve funding for 11 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:** \$415,600

**Fund Source:** MCCBL of 2020: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 20340

County	Grantee	Agreement #	Amount
Carroll	Abner S. Ebersol	MP-2023-2496	\$22,700
Dorchester	Joseph A. Capozzoli	CR-2024-2003	\$18,100
Frederick	Grossnickle Farms, Inc	MP-2023-3021-C	\$149,400
	Stuart H. Garst	MP-2023-3023	\$7,300
Harford	Kimberly A. Lewis	LS-2023-2625-C	\$39,000
		LS-2023-2626	\$45,700
Kent	John H. Krastel	CH-2023-3020	\$52,800
St. Mary's	Beavan Farming Operations, LLC	AT-2024-2004	\$47,200
Washington	Creek View Farms, LLC	AT-2023-2629	\$3,100
		AT-2023-2753	\$6,000
	David D. Smith	AT-2023-2763	\$24,300

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
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*Contact: Jason Keppler 410-841-5864  
jason.keppler@maryland.gov*

**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 nine 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:** \$35,639.71

**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	Jason Krankowski	AT-2023-2635	\$929.95
		AT-2023-2641	\$2,725.35
		AT-2023-2642	\$8,170.80
Carroll	Green Valley Farm, LLC	MP-2022-2873	\$3,536.00
Cecil	Spry Brothers, Inc	AT-2022-2783	\$7,544.86
Kent	Howard A. Mchenry	CH-2023-2216	\$5,096.00
	James A Payne	AT-2022-2606	\$4,107.00
Queen Anne's	Schillinger's Farm, Inc	CH-2023-2500	\$539.25
	Willow Rose Farm, LLC	CR-2023-2441	\$2,990.50

**Remarks:** The Maryland Department of Agriculture has determined that these projects are eligible for cost-share funds. The projects have 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 each project. These additional costs are a result of design changes required based on site conditions encountered during construction.

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**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

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

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

*Department of General Services*

*January 2023*

**Authority:** COMAR 21.02.01.05

**Remarks:** The content of the report may be accessed on the Board of Public Works website: [www.bpw.maryland.gov/Pages/PAAR.aspx](http://www.bpw.maryland.gov/Pages/PAAR.aspx)

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BOARD OF PUBLIC WORKS

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DISAPPROVED

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

4. **BOARD OF PUBLIC WORKS**  
***Wetlands License - #17-0169(R2) – MD Dept. of Transportation-State Highway  
Administration  
License Extension***

**Recommendation:** The Board of Public Works Wetlands Administrator recommends the Board grant a second wetlands license extension for three additional years. The first three-year extension was granted on July 16, 2021 as a minor modification to Tidal Wetlands License No. 17-0169(R). The license is for a bridge replacement in Salisbury for US Business 13 over the South Prong Wicomico River.

**Prior Approval:** Secretary’s Agenda, Item 2 (8/1/2018)

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

**Authority:** Title 16, Environment Article, Annotated Code of Maryland;  
COMAR 23.02.04.15E.

**Remarks:** The Maryland Department of Transportation-State Highway Administration (MDOT-SHA) has provided the Board of Public Works with all materials specified in the regulations for a second wetlands license extension.

According to MDOT-SHA, “Advertisement for construction of the proposed project has been delayed numerous times. Ongoing private utility relocations as well as design revisions requested by the City of Salisbury to incorporate a multi-use path have resulted in significant delays. The project was also placed on-hold for several months due to unprecedented State budget constraints during the COVID shutdown in 2020. Advertisement for construction is currently scheduled to occur in October 2023 with construction starting in Winter 2024. Due to phased construction and time-of-year restrictions, bridge replacement which is anticipated to begin in Summer 2024 could potentially span 35 months. As such, MDOT SHA respectfully requests an additional three-year extension of the license to August 1, 2027. Please note the proposed design, limits of disturbance and tidal water impacts related to the bridge replacement remain the same.”

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

**WICOMICO COUNTY**

17-0169(R2) *MD DEPT. OF TRANSPORTATION-STATE HIGHWAY ADMINISTRATION* – To replace a timber plank bridge with a concrete slab bridge, remove bridge piers, and attach a City of Salisbury water line.

*Salisbury, Wicomico River*

*Special conditions: Time-of-year restrictions. Restrictions on debris entering the water and for some types of runoff. Requirements for compliance with required Soil Erosion and Sediment Control Plan.*

**Original Approval:** Secretary's Agenda, Item 2 (8/1/2018) in which the Board authorized the following:

17-0169 *MD DEPT. OF TRANSPORTATION-STATE HIGHWAY ADMINISTRATION* – To replace the structurally-deficient, two-span timber plank SHA Bridge No. 2200400, US 13 Business, and replace it with a single-span pre-stressed concrete slab bridge; remove bridge piers and sheeting and attach a City of Salisbury water line.

*Salisbury, Wicomico River*

*Special conditions: Time-of-year and debris removal restrictions. Requirements for local Critical Area approval, debris disposal, runoff, erosion and sediment.*

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**REVISED**

Contact: Rebecca Ruff  
410-260-6203

5. **STATE TREASURER**  
***2024 Master Equipment Lease-Purchase Agreement***

**Recommendation:** The State Treasurer recommends that the Board of Public Works approve the award to **Banc of America Public Capital Corp.** of the 2024 Master Equipment Lease-Purchase Agreement for financing, on a consolidated basis under a lease-purchase financing arrangement, the acquisition of up to \$10.0 million in approved capital equipment for State agencies.

**Authority:** Section 8-403, State Finance & Procurement Article, Annotated Code of Maryland.

**Term:** August 2, 2023 through June 30, 2025

**Procurement Method:** Competitive Sealed Bids

**Award:** **Banc of America Public Capital Corp.**

**Bids:** Award is based on the lowest weighted average rate on amounts expected to be financed at the calculated rates set forth in the bid forms for the respective lease terms of three and five-years.

<b><i>Bidder's Name</i></b>	<b><i>Weighted Average Rate</i></b>
<b><i>Banc of America Public Capital Corp.</i></b>	<b><i>4.239%</i></b>

**MBE Goal:** None

**Fund Sources:** Agency operating budgets

**Amount:** Up to \$10.0 million

**Requesting Agency Remarks:** The State Treasurer's Office (STO) issued an Invitation for Bids (IFB) for financing on a consolidated basis of up to \$10.0 million in capital equipment, that was published on *eMaryland Marketplace Advantage*, posted on STO's website, and emailed to firms known to be active in financing municipal equipment lease-purchase financing agreements. There are no subcontracting opportunities with this financing; however, MBEs were encouraged to respond.



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**REVISED**

5. **STATE TREASURER** (cont'd)

*Requesting Agency Remarks (cont'd):*

Two (2) bids were received in response to the IFB. One bid did not meet the requirements of the IFB and was therefore rejected as non-responsive. The sole responsive bid was evaluated and weighted based on the addition of a spread provided by the bidder to the percentage of an indexed rate with three and five-year terms (based on the amounts expected to be financed for such terms). For purposes of evaluating the bids, 3-month SOFR swap rates from June 27, 2023 were used as the indexed rate. As added context, the non-responsive bid used an indexed rate apart from the 3-month SOFR swap rate identified in the IFB, and hence was not evaluated.

Upon the Board's approval of this agreement, STO will continue to utilize a Master Equipment Lease-Purchase model for financing capital equipment for State agencies. Equipment approved for lease-purchase financing during the term of the contract will be funded under this agreement, eliminating the need for STO to issue individual IFBs and to obtain approval from the Board of Public Works for each takedown. The interest rate for each takedown will be determined at the time of the takedown by adding the spread bid under this solicitation to the applicable percentage of the Index, in each case for the applicable lease amortization term and as set forth in the Master Equipment Lease-Purchase Agreement. The continuation of a master lease model will significantly reduce the staff time spent on the program and allow State agencies to obtain funding for capital equipment more quickly. Additionally, the cost of capital for the Master Equipment Lease-Purchase Agreement is expected to be substantially lower than issuing individual IFBs for each takedown.

There is no guarantee of work given to the lessor and there is no penalty to the State for non-use.

In accordance with Section 8-403 of the State Finance and Procurement Article, this financing request and supporting information was submitted to the Legislative Policy Committee for 45-day review on April 4, 2023 and was approved for presentation to the Board of Public Works for its approval in a letter dated May 19, 2023.

[...]

BOARD OF PUBLIC WORKS

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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*Contact: Beverly Pivec 410-568-8481  
bpivec@oag.state.md.us*

**6. OFFICE OF THE ATTORNEY GENERAL  
*Criminal Investigation Division***

**Recommendation:** That the Board of Public Works create four positions.

**Authority:** Section 7-236, State Finance and Procurement Article, Annotated Code of Maryland; Section 34 of Chapter 101 of 2023 (Budget Bill for FY 2024)

**Amount:** \$559,550

**Fund Sources:** General Funds

**Appropriation Code:** C81C0016

**Requesting Agency Remarks:** Section 34 of Chapter 101 of 2023 (Budget Bill for FY 2024) authorizes the Board of Public Works to create additional positions beyond the Rule of 100 established in the Budget Bill provided that 1.25 full-time equivalent (FTE) contractual positions are abolished for each regular position added and there is no increase in agency funding in the current budget or the next two budgets as a result of the action. The following new positions are requested to be created:

**Regular Positions to be Created**

	<b>FTE</b>	<b>Position Title</b>	<b>Class Code</b>	<b>Grade/Step</b>	<b>Salary and Fringe</b>
	2.0	<i>Assistant Attorney General VI</i>	5301	23/18	\$332,448
	1.0	<i>Administrator III</i>	6096	18/17	\$117,935
	1.0	<i>Administrator II</i>	6095	17/17	\$110,469
<b>Total</b>	<b>4.0</b>				<b>\$560,852</b>

These new positions will support the investigations of allegations related to the sexual abuse of minors by clergy and others affiliated with the Archdiocese of Washington D.C. and the Diocese of Wilmington in Delaware, as well as the intaking, processing, and investigation of any new allegations that we receive regarding the Archdiocese of Baltimore. The Office of the Attorney General recently released a report containing the results of our 4-year investigation into decades of child sexual abuse within the Archdiocese of Baltimore and the coverup of that abuse by officials within the Catholic Church. The investigation involved issuing numerous subpoenas, reading and analyzing hundreds of thousands of pages of Archdiocesan documents, and interviewing or attempting to interview hundreds of suspects, witnesses, and victim-survivors. The investigation culminated in attorneys and investigators reviewing all the documents and interview notes and piecing together a nearly 500-page report of the investigatory findings.

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**6. OFFICE OF THE ATTORNEY GENERAL (cont'd)**

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

Since the release of that report, we have had a substantial uptick in the number of calls and emails that have come into our office through the hotline we set up at the start of that investigation four years ago.

The Department identified five contractual FTE to be abolished to create the four regular positions listed above. This is a ratio of 1.25 contractual FTE abolished to 1 regular position created.

***DBM Remarks:*** The Secretary of the Department of Budget and Management has certified that funds are available for the new positions for which approval is requested and that the budget includes the contractual positions to be abolished.

***Contractual Conversion Positions Budget and Personnel Detail:***

Regular Positions to be Created:

	<b>FTE</b>	<b>Position Title</b>	<b>Class Code</b>	<b>Grade/Step</b>	<b>Salary and Fringe</b>
	2.0	Assistant Attorney General VI	5301	23/18	\$332,448
	1.0	Administrator III	6096	18/17	\$117,935
	1.0	Administrator II	6095	17/17	\$110,469
<b>Total</b>	<b>4.0</b>				<b>\$560,852</b>

Contractual Positions to be Abolished:

	<b>FTE</b>	<b>Position Title</b>	<b>Class Code</b>	<b>Grade/Step</b>	<b>Salary and Fringe</b>
	3.0	Assistant Attorney General V	5310	22/13	\$328,445
	2.0	Administrator	2586	16/10	\$141,581
<b>Total</b>	<b>5.0</b>				<b>\$470,026</b>

**BOARD OF PUBLIC WORKS**

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**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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*Contact: Beverly Pivec 410-568-8481  
bpivec@oag.state.md.us*

**7. OFFICE OF THE ATTORNEY GENERAL  
*Independent Investigations Division***

**Recommendation:** That the Board of Public Works create four positions.

**Authority:** Section 7-236, State Finance and Procurement Article, Annotated Code of Maryland; Section 34 of Chapter 101 of 2023 (Budget Bill for FY 2024)

**Amount:** \$606,044

**Fund Source:** General Funds

**Appropriation Code:** C81C0011

**Requesting Agency Remarks:** Section 34 of Chapter 101 of 2023 (Budget Bill for FY 2024) authorizes the Board of Public Works to create no more than 100 positions in excess of the total number of authorized State positions on July 1, 2023, within the Executive Branch. The following four positions are requested to be created:

**Regular Positions to be Created**

	<b>FTE</b>	<b>Position Title</b>	<b>Class Code</b>	<b>Grade/Step</b>	<b>Salary and Fringe</b>
	2.0	<i>Assistant Attorney General VI</i>	5301	23/20	\$345,386
	1.0	<i>Administrator VI</i>	6146	21/20	\$151,599
	1.0	<i>Administrator II</i>	6095	17/17	\$110,469
<b>Total</b>	<b>4.0</b>				<b>\$607,454</b>

Chapter 632 of 2023 gives the Independent Investigations Division (IID) of the Office of the Attorney General exclusive authority, beginning October 1, 2023, to prosecute police-involved fatalities and serious injuries likely to result in death. Building on the General Assembly’s 2021 police reform agenda, which charged the Attorney General with conducting independent investigations of police- involved fatalities, the new law increases transparency, independence, and community trust not only in the investigation of these cases, but also in the decisions as to whether they should be prosecuted. Nine other states have adopted this best practice to ensure impartiality in this crucial area of police accountability. The new cases under our expanded authority will require expansive preparation and litigation. In addition to the extensive motions practice, the attorneys would be expected to write indictments and supporting memoranda, prepare discovery, and prepare themselves and witnesses for trial.

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7. **OFFICE OF THE ATTORNEY GENERAL** (cont'd)

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

If the indictment was in a remote county of the State, the attorneys would be required to travel to prepare witnesses for trial as well as litigate motions and trial.

The Administrator VI responsible for aiding the attorneys must be very experienced with preparation for litigation, serving witness subpoenas for hearings and trial, and testifying. The Administrator VI will be required to be present for all hearings and will accompany the attorneys to trial. If a case is in a remote area of the State, the Administrator VI will also need to travel with the attorneys to that location for additional witness interviews, trial preparation, and trial.

Finally, the Administrator II will coordinate complex demonstrative evidence and video evidence for presentation at trial. This person will also be responsible for filing necessary notices and pleadings with the Court and preparing all trial subpoenas for service.

**DBM REMARKS:** The Secretary of the Department of Budget and Management has certified that the budget includes funds to support the requested positions, including the \$548,900 general funds outlined in Section 19 of Chapter 200, the FY 2024 Budget Bill specially for this purpose. If the Board approves this request and the request for one position at the Public Service Commission on this agenda (See Secretary's Agenda, Item 8), 11 positions will have been approved within the Rule of 100 for FY 2024.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023**



*Contact: Amanda Best 443-469-4294  
amanda.best@maryland.gov*

**8. PUBLIC SERVICE COMMISSION  
*General Administration & Hearings***

**Recommendation:** That the Board of Public Works create one position.

**Authority:** Section 7-236, State Finance and Procurement Article, Annotated Code of Maryland; Section 34 of Chapter 101 of 2023 (Budget Bill for FY 2024)

**Amount:** \$65,157

**Fund Sources:** Special Funds: C90303 - Public Utility Regulation Fund

**Appropriation Code:** C90G0001

**Requesting Agency Remarks:** Section 34 of Chapter 101 of 2023 (Budget Bill for FY 2024) authorizes the Board of Public Works to create no more than 100 positions in excess of the total number of authorized State positions on July 1, 2023, within the Executive Branch. The following new position is requested to be created:

**Regular Position to be Created**

	<b>FTE</b>	<b>Position Title</b>	<b>Class Code</b>	<b>Grade/Step</b>	<b>Salary and Fringe</b>
	<i>1.0</i>	<i>Procurement Officer Trainee</i>	<i>3001</i>	<i>14/02</i>	<i>\$65,157</i>
<b>Total</b>	<b>1.0</b>				<b>\$65,157</b>

The Public Service Commission (PSC) needs a new position for procurement support for three reasons: (1) the increased workload is too much for one person\*; (2) increased requirements for state procurements; and (3) the ability to respond to legislative directives in a timely manner.

The main purposes of this position are to: (1) assist the procurement officer with buying or leasing supplies/equipment and major services; which results in tracking, verification, and approval of invoices; and is responsible for achieving this purpose by performing all levels of work procuring equipment, services, supplies, information technology and other needs, which must be obtained through the competitive procurement process, which includes the writing of Request for Proposals (RFP), Invitation for Bids(IFB), and the submission of Purchase Orders regarding these contracts.

*\*There was over a 300 percent increase in procurements between FY 2022 and FY 2023. When looking at the average for the nine years prior to FY 2023, there is a 900 percent increase in procurements.*

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8. **PUBLIC SERVICE COMMISSION** (cont'd)

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

This position is also responsible for assisting with soliciting, evaluating, and awarding contracts, according to State Procurement laws, procedures, and regulations, as well as maintaining these contracts; (2) Assist the property officer with inventory control management; (3) Serve as the agency's forms manager and records control manager; (4) Assist as the agency's supply officer, and (5) Assist as the liaison to the State's socio-economic programs in conducting market assessments, participating in Procurement Review Group meetings, ensuring Contractor compliance, and in preparing the Commission's compliance reports to the Governor's Office of Small, Minority & Women Business Affairs' compliance officers.

***DBM REMARKS:*** The Secretary of the Department of Budget and Management has certified that funds are available for the new position for which approval is requested. If the Board approves this request and the request for four positions at the Office of the Attorney General on this agenda (See Secretary's Agenda, Item 7), 11 positions will have been approved within the Rule of 100 for FY 2024.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023**



*Contact Person: Jeffrey Fretwell 410-537-4481  
jeffrey.fretwell@maryland.gov*

**9. MARYLAND DEPARTMENT OF THE ENVIRONMENT  
*Bay Restoration Fund***

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

**Authority:** Maryland Water Infrastructure Financing Administration Act  
Sections 9-1601--9-1622, Environment Article,  
Annotated Code of Maryland

**Project:** Middletown Wastewater Treatment Plant ENR Upgrade

**Recipient:** Town of Middletown

**Amount:** Up to \$49,923

**Location:** Frederick County/Legislative District 4

**Description:** The proposed project entails the planning, design and construction of Enhanced Nutrient Removal (ENR) facilities for the existing design capacities of 250,000 gpd (West WWTP) and 350,000 gpd (East WWTP) at the Town of Middletown. Upon completion of the upgrades, the plants will discharge effluent with an annual average Total Nitrogen goal of 3.0 mg/l and Total Phosphorus goal of 0.3 mg/l which will reduce nutrients to Catoctin Creek and ultimately the Chesapeake Bay. This Board action is for the planning phase. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

**Project Funding Sources:**

<b>Bay Restoration Fund Grant BR-NR 10.11 (this Item)</b>	<b>\$ <u>49,923</u></b>
Total Estimated Planning Cost	\$ 49,923

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



BOARD OF PUBLIC WORKS  
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Contact Person: Jeffrey Fretwell 410-537-4481  
jeffrey.fretwell@maryland.gov

10. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
***Maryland Drinking Water Revolving Loan Fund***  
***Water Supply Financial Assistance***

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

***Authority:*** Maryland Water Infrastructure Financing Administration Act  
Sections 9-1601--9-1622 & Sections 9-420--9-426, Environment Article,  
Annotated Code of Maryland

***Project:*** Route 36 Waterline Replacement

***Recipient:*** Allegany County

***Amount:*** Up to \$550,000

***Location:*** Allegany County/Legislative District 1B

***Project Description:*** The proposed project involves the design and replacement of a portion of ductile iron pipe waterline with PVC pipe that runs along MD Route 36 between Vale Summit to Midland, near the Mountain View Landfill in Allegany County. The existing 25-year-old pipe is experiencing numerous failures and leaks due to severely corroded pipe. This corrosion is caused by very aggressive soils which attack and surround the buried pipe. This water line not only serves approximately 50 residences living adjacent to the water line but it is also being used as an emergency connection to Town of Lonaconing, which is experiencing water plant production problems. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

***Financing Description:***

**A. New Loan (up to) \$137,500 – Drinking Water State Revolving Loan Fund**

***Term.*** Period not to exceed 40 years following project completion

***Rate.*** Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2023 loan recipients received interest rates ranging from 0.80% to 0.90%).

***Security.*** Borrower will deliver its bond, along with its full faith and credit endorsement, to the Maryland Water Infrastructure Financing Administration.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
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**10. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)**

*Financing Description (cont'd):*

**B. New Loan Forgiveness (up to) \$137,500 – Drinking Water State Revolving Loan Fund**

This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged community criteria. Principal forgiveness loan terms/grant conditions are enforceable should Recipient default.

**C. New Grant (estimated) \$275,000 – Water Supply Financial Assistance**

*Project Funding Sources:*

<b>Drinking Water Revolving Loan Fund (this Item)</b>	<b>\$ 137,500</b>
<b>Drinking Water Revolving Loan Fund Forgiveness (this Item)</b>	<b>\$ 137,500</b>
<b>Water Supply Financial Assistance, WSG 34.01, MCCBL 2020 (20331) (this Item)</b>	<b>\$ <u>275,000</u></b>
Total Estimated Project Cost:	<b>\$ 550,000</b>

*Funding may involve multiple sources which may include general obligation bond proceeds as the required 20% match to federal funds and other funds.*

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023



**REVISED**

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

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

**11. MORGAN STATE UNIVERSITY  
*Baldwin Hall and Cummings House Renovation –  
Construction Management Services  
GMP 2***

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

**Recommendation:** Approve Guaranteed Maximum Price (GMP) Contract 2 for Baldwin Hall and Cummings House renovations.

**Prior Approvals:** Secretary’s Agenda, Item 12 (12/7/2022) Preconstruction Services  
Secretary’s Agenda, Item 11 (5/17/2023) GMP 1A  
Secretary’s Agenda, Item 21 (6/7/2023) GMP 1B

**Contractor:** The Whiting-Turner Contracting Company  
Baltimore, Maryland

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

**Contract Amount:**

Preconstruction Services (prior approval)	\$ 1,506,661
GMP 1A (prior approval)	\$ 4,821,637
GMP 1B (prior approval)	\$ 6,450,342
<b><u>GMP 2 (this Item)</u></b>	<b><u>\$ 12,854,568</u></b>
Total Contract Amount	\$ 25,633,208

**MBE Participation Goal – Total Project Contract:** 40.00%

**MBE Participation - GMP 2:** 32.99%

**MBE Compliance – Total Paid to Date:** 15.28%

**Remarks:** GMP 2 is the third GMP contract issued for the renovation of Baldwin Hall and Cummings House. Work in GMP 2 includes, but is not limited to, Doors, Drywall, Mechanical/Plumbing labor and materials, Electrical labor and materials, Telecom/AV. A total of 16 competitive and responsive bids were received for 6 bid categories.

Morgan State University is committed to modernizing student housing facilities to create healthy, safe, and energy-efficient environments marketable to the growing student population. The renovation of Legacy Buildings Baldwin Hall and Cummings House is the next phase of the housing plan. Both buildings, built in 1929 and 1952, respectively, are located in the center of campus and will require a comprehensive renovation to meet current codes and to bring them up to current market expectations for student housing.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023



REVISED

2<sup>nd</sup> Revision

11. MORGAN STATE UNIVERSITY (cont'd)

*Remarks (cont'd):*

The renovations will include energy-efficient components like a new electrified mechanical system, controls, LED lighting with lighting control sensors, insulated windows to reduce heat loss, and other features to reduce energy and operational costs.

Each GMP will have its own separate MBE participation goal based on the availability of MDOT-certified firms. We have set a participation goal of 40.00% for the project as a whole. GMP 2 includes MBE Firm participation of 32.99% with a cumulative current project total of 40.84%. The Whiting-Turner Contracting Company and their MBE Partner Mason Dixon Builders have paid MBE Firms 15.28% of the total contracted billings to date.

The Pre-Construction/Design is 80% complete and construction work commenced in May 2023. We expect the project's MBE participation to meet the established goal of 40.00% per contract. All bid packages included in GMP 2 are awarded based on best value as the procurement process.

This request is for the Board of Public Works to approve Morgan State University awarding GMP 2 for the total contract amount of \$12,854,568.

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

*Fund Source:* HBCU CAPFIN Loan

*Resident Business:* Yes

*MD Tax Clearance:* 23-2859-1111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023



**REVISED**

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

12. **MORGAN STATE UNIVERSITY**  
***Real Property Lease – Hoen Lithograph Building Lease***

**Recommendation:** That the Board of Public Works approve Morgan State University entering into a lease to provide additional community-based facilities for faculty and staff.

**Lessor:** Hoen MT, LLC

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

**Property:** Hoen Lithograph Project  
2101 East Biddle Street, Baltimore City, Maryland

**Term:** Eighty-four (84) months from Term Commencement Date with one five-year option to extend with 18-months' prior notice.

**Rent:** Base rent is \$565,000 per year, with a 3% annual escalator, plus common area maintenance for 34,721 square feet.

**Fund Source:** Unrestricted Funds

**Remarks:** The University has identified the historic Hoen Lithograph Building as a suitable facility for expanding community-based research programs. With its central location and community-based tenants, the building will enhance collaboration on community-based research initiatives.

The Hoen building highlights the Center for Neighborhood Innovation (CNI) as a collaborative workspace for mission-driven organizations. The facilities include private offices, traditional co-working, and a suite of state-of-the-art classroom and training spaces that offer a uniquely-tailored environment where innovators can collaborate with community stakeholders. Strategic partnerships, interdisciplinary conversations, and in-house university networks broaden their reach and impact.

**Board of Regents Approval:** The Morgan State University Board of Regents approved this action at the August 1, 2023, regular meeting.

**Resident Business:** No

**MD Tax Clearance:** 23-2862-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023



**REVISED**

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

13. **MORGAN STATE UNIVERSITY**  
***Real Property Lease – Varsity Midtown Apartments***

**Recommendation:** That the Board of Public Works approve Morgan State University:

1. Amending a lease to provide an additional 29 apartment units for student housing to meet the University's current student housing demand, and
2. Receiving delegated authority to exercise a lease option for an additional 33 apartment units in 2024.
3. Extending the term of the lease from 7/31/25 to 7/31/29 with four 1-year options.

**Prior Approval:** Secretary's Agenda, Item 26 (6/8/2022)

**Lessor:** Harmonia Hopkins Varsity, LLC, a Maryland limited liability company

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

**Property:** Varsity Midtown Apartments  
30 W. Biddle Street, Baltimore, MD 21201

**Original Term:** 8/1/2022 – 7/31/2025 (with two 1-year options)

**Modification Term:** 8/3/2023 – 7/31/2029 (with four 1-year options)

**Rent:** \$1,800,000 annually with the higher of 3.95% or CPI (Current Rent)  
\$1,097,000 annually with the higher of 3.95% or CPI (Modification- **this Item**)  
\$ 994,000 annually with the higher of 3.95% or CPI (2024 Option- **this Item**)  
\$3,891,000 annually with the higher of 3.95% or CPI (Total)

**Fund Source:** Housing/Auxiliary Funds

**Remarks:** The original lease for 37 apartment units was approved as Secretary's Agenda, Item 26 at the June 8, 2022 Board of Public Works Meeting. This item is an amendment to the lease to add 29 apartment units to the off-campus student housing inventory effective August 3, 2023, with an option for an additional 33 apartment units effective August 1, 2024.

MSU expects to continue its historic enrollment for the fall 2023 semester, exceeding 9,000 for the second time in history. This record enrollment includes a continuation of the record number of first-year students admitted in 2021 and 2022 and the anticipated yield numbers for Fall 2023.

MSU's current housing capacity of 2,571 is inadequate to accommodate this surge in enrollment and the high level of interest among students residing in university-owned or affiliated housing.

BOARD OF PUBLIC WORKS  
SECRETARY'S  
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**REVISED**

13. MORGAN STATE UNIVERSITY (cont'd)

*Remarks (cont'd):*

MSU currently has a record number of applications and strong evidence that complete housing applications will exceed the current supply of on-campus and off-campus available beds for Fall 2023. Further, privatized housing facilities are expected to reach total capacity for the upcoming academic year.

Morgan's Office of Residential Life has recommended that the University add additional housing beds in a location it can control in terms of a safe and healthy college environment. This facility has been identified as a potential location to house students at terms agreeable to the University.

*Board of Regents Approval:* The Morgan State University Board of Regents approved this action at the August 1, 2023, regular meeting.

*Resident Business:* No

*MD Tax Clearance:* 23-2860-0001

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023



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

14. **MORGAN STATE UNIVERSITY**  
***Real Property Lease - Towson Town Place Apartments Lease***

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

**Prior Approval:** Secretary's Agenda, Item 25 (6/8/2022)

**Lessor:** Towson Owner, LLC dba Towson Town Apartments

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

**Property:** Towson Town Place  
6920 Donachie Road, Towson, MD 21239

**Term:** 8/3/2023 – 7/31/2026 (with two 1-year options)

**Rent:** 153 units for annual rent as follows:  
Year 1: \$1,918,500  
Year 2: \$1,918,500  
Year 3: \$1,966,500  
Opt Yr1: \$2,016,000  
Opt Yr2: \$2,066,000

**Fund Source:** Housing/Auxiliary Funds

**Remarks:** A lease for 201 units was approved as Secretary's Agenda, Item 25 at the June 8, 2022 Board of Public Works Meeting. This item is an additional lease to add 153 units to the off-campus student housing inventory.

MSU expects to continue its historic enrollment for the fall 2023 semester, exceeding 9,000 for the second time in history. This record enrollment includes a continuation of the record number of first-year students admitted in 2021 and 2022 and the anticipated yield numbers for Fall 2023.

MSU's current housing capacity of 2,571 is inadequate to accommodate this surge in enrollment and the high level of interest among students residing in university-owned or affiliated housing. MSU currently has a record number of applications and strong evidence that complete housing applications will exceed the current supply of on-campus and off-campus available beds for Fall 2023. Further, privatized housing facilities are expected to reach total capacity for the upcoming academic year.



BOARD OF PUBLIC WORKS  
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14. **MORGAN STATE UNIVERSITY** (cont'd)

**Remarks (cont'd):**

Morgan's Office of Residential Life has recommended that the University add additional housing beds in a location it can control in terms of a safe and healthy college environment. This facility has been identified as a potential location to house students at terms agreeable to the University.

*Board of Regents Approval:* The Morgan State University Board of Regents approved this action at the August 1, 2023, regular meeting.

**Resident Business:** No

**MD Tax Clearance:** 23-2558-0001

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023



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

15. **MORGAN STATE UNIVERSITY**  
***Service License Agreement – Lord Baltimore Hotel***

**Recommendation:** That the Board of Public Works approve Morgan State University entering into a group room agreement to provide additional student housing to meet the University's student housing demand.

**Contract ID:** Lord Baltimore Hotel Agreement

**Contract Type:** License Agreement

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

**Procurement Method:** Competitive Sealed Bid (*Single Acceptable Bid Received*)

**Lessor:** Lord Baltimore Hotel

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

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

**Term:** 8/12/2023 – 5/19/2024

**Rent:** \$4,332,000 (180 rooms with 348 beds)

**Remarks:** The University previously entered into a Services Agreement with the Lord Baltimore Apartments for 275 apartment units (496) beds under an emergency procurement for Fall 2022 to accommodate the increased enrollment. The Board of Public Works accepted a report of the emergency procurement on September 14, 2022 (Secretary's Agenda, Item A3). The Services Agreement was extended for the spring 2023 semester to accommodate for (248) beds and was approved by the Board of Public Works on November 16, 2022 (Secretary's Agenda, Item 21). The services agreement was entered into to accommodate additional housing needs for the 2022-2023 academic year.

MSU expects to continue its historic enrollment for the fall 2023 semester, exceeding 9,000 for the second time in history. This record enrollment includes a continuation of the record number of first-year students admitted in 2021 and 2022 and the anticipated yield numbers for Fall 2023.

BOARD OF PUBLIC WORKS  
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15. **MORGAN STATE UNIVERSITY** (cont'd)

**Remarks (cont'd):**

MSU's current housing capacity of 2,571 is inadequate to accommodate this surge in enrollment and the high level of interest among students residing in university-owned or affiliated housing.

MSU currently has a record number of applications and strong evidence that complete housing applications will exceed the current supply of on-campus and off-campus available beds for Fall 2023. Further, privatized housing facilities are expected to reach total capacity for the upcoming academic year.

Morgan's Office of Residential Life has recommended that the University add additional housing beds in a location it can control in terms of a safe and healthy college environment. This facility has been identified as a potential location to house students at terms agreeable to the University and was selected through an IFB procurement process.

The university solicited seven prospective hotels in the Baltimore area. Only two hotels expressed an interest. One hotel was found nonresponsive as they could not fulfill the requested number of rooms. The Lord Baltimore Hotel was the only responsive respondent to the Invitation to Bid.

*Board of Regents Approval:* The Morgan State University Board of Regents approved this action at the August 1, 2023, regular meeting.

**Fund Source:** Auxiliary Funded (unrestricted)

**Resident Business:** No

**MD Tax Clearance:** 23-2862-1111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023**



*Contact: Jonathan Dobry 240-895-3346  
jadobry@smcm.edu*

**16. ST. MARY'S COLLEGE OF MARYLAND  
*Encumbrance of State Capital Funds***

**Contract ID:** Schaefer Hall Central Plant Replacement Project (SMC-23-37290)

**Recommendation:** That the Board of Public Works approve St. Mary's College of Maryland awarding a contract for the Schaefer Hall Central Plant Replacement Campus Infrastructure Improvement Project.

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

**Procurement Method:** Request for Proposals

**Proposals:**

<i>Firm</i>	<i>Technical Evaluation</i>	<i>Financial Proposal</i>	<i>Overall Ranking</i>
Kent Island Mechanical, LLC Laurel, MD	Excellent	\$6,296,160.00	1
American Combustion Industries (ACI) Glenn Dale, MD	Excellent	\$6,984,348.80	2

*Technical proposals were evaluated using adjectival ratings: Outstanding, Excellent, Acceptable, Marginal and Unacceptable (did not meet the standards set forth by the College).*

**Award:** Kent Island Mechanical, LLC

**Amount:** \$6,296,160

**Fund Sources:** MCCBL 2021 (560) - \$495,000  
PAYGO FY 2022 (008) - \$850,000  
PAYGO FY 2023 (001) - \$2,851,160  
MCCBL 2023 (148) - \$2,100,000

**Appropriation Code:** 622

**Remarks:** In response to advertisement on eMaryland Marketplace, three technical proposals were received. After evaluation of these proposals, two firms were rated excellent and one firm was rated unacceptable. The financial proposals were opened for the two firms that received ratings of excellent. Kent Island Mechanical, LLC, the firm with the lowest cost, was selected for the project.

**Resident Business:** Yes

**MD Tax Clearance:** 23-2493-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**      **DISAPPROVED**  
**WITH DISCUSSION**

**DEFERRED**      **WITHDRAWN**  
**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 2, 2023



**SUPPLEMENTAL**

*Contact: Jeffrey Cann  
443-676-0080*

**17. MARYLAND DEPARTMENT OF PLANNING**  
*Planning Services*

**Recommendation:** That the Board of Public Works create 1 position, pursuant to 7-236, State Finance and Procurement Article, and Section 34 of Chapter 101 of 2023 (Budget Bill for FY 2024).

**Amount:** \$109,301

**Fund Sources:** 100% Federal Funds

**Appropriation Code:** D40W0104

**Requesting Agency Remarks:** Section 34 of Chapter 101 of 2023 (Budget Bill for FY 2024) authorizes the Board of Public Works to create positions that are supported entirely by funds from federal or other non-State sources, provided that the positions are abolished if the funding source is eliminated. The following new position supported with Federal Funds is requested to be created.

**Regular Positions to be Created**

	FTE	Position Title	Class Code	Grade/Step	Salary and Fringe
	<i>1.0</i>	<i>Planner Lead/Advanced</i>	<i>1274</i>	<i>18/13</i>	<i>\$109,301</i>
<b>Total</b>	<b>1.0</b>				<b>\$109,301 Total</b>

Funding for this position is available as part of a \$500,000 Appalachian Regional Initiative for Stronger Economies (ARISE) grant award from the Appalachian Regional Commission (ARC) that was approved on July 11<sup>th</sup>, 2023.

**DBM Remarks:** The Secretary of the Department of Budget and Management has certified that funds are available for the new position for which approval is requested.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
August 2, 2023



APP 1

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

**A1. DEPARTMENT OF HUMAN SERVICES**  
***Social Services Administration (SSA)***

**Contract Title:** Emergency Out-of-State Residential Child Care Services  
SSA/OOS-23-027; ADPICS No: N00B3600609

**Contract Type:** Services

**Contract Description:** Emergency placement of one youth.

**Procurement Method:** Emergency

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

**Amount:** \$395,500 (not to exceed)

**Term:** 4/19/2023 – 11/30/2023

**Date Emergency Declared:** 4/19/2023

**Contract Award Date:** 4/19/2023

**Date Emergency Reported:** 7/05/2023

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

**Fund Source:** 100% General

**Appropriation Code:** N00G0001

**Remarks: Nature of Emergency:** Emergency placement of a fifteen-year-old diagnosed with Autism Spectrum Disorder, Disruptive Mood Dysregulation Disorder, Learning Disability and Attention Deficit Hyperactivity Disorder.

**Basis for Selection:** Due to the unique and emergent needs of the youth, it was determined by Baltimore County Local Department of Social Services that Center for Comprehensive Services, dba Neurorestorative Florida, is the most appropriate placement as they provide intensive residential care and support services to youth ages 8 - 17. They specialize in treating youth experiencing Traumatic Brain Injury (TBI) or neurological impairments.

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
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APP 2

A1. **DEPARTMENT OF HUMAN SERVICES** (cont'd)  
***Social Services Administration (SSA)***

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

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.

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 approval memo, instructions given to forward the Notice of Placement to the Local Department of Social Services, the Secretary approval of placement, and the NOP form.

***Resident Business:*** Yes

***Tax Clearance:*** 23-2741-0001

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 2, 2023



DNR 1

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

1A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**  
*Baltimore County*

**Recommendation:** Approval to commit \$3,000,000 for the following **development** project.

***Holt Park Enhancements - \$3,000,000***

Baltimore County  
LPPI# LPPI-3-11

**Background:** Design and construct improvements to revitalize Holt Park and Center for the Arts including new signage, facility updates, pathways, improved amphitheater seating areas, landscaping and associated site amenities. The project may include a natural playground and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$3,000,000.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 2, 2023



DNR 2

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

2A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**  
*Prince George's County*

**Recommendation:** Approval to commit \$2,350,000 for the following **development** projects.

**1. Sandy Hill Park Renovations - \$850,000**

M-NCPPC (Prince George's County)  
LPPI# LPPI-16-3

**Background:** Renovate the park to include converting a combined-use field to an adult-sized baseball field, installing lights, picnic shelter, walking loop trail, irrigation system, playground, parking lot, 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 \$850,000.00

**2. Marlow Heights Playground, Splash Pad and Other Amenities - \$1,500,000**

M-NCPPC (Prince George's County)  
LPPI# LPPI-16-4

**Background:** Construct improvements at the park including an inclusive playground and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act, splash pad, hard surface walking system, resurfaced multi-sport court, 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 \$1,500,000.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 2, 2023



DNR 3

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

3A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*St. Mary's County*

**Recommendation:** Approval to commit \$200,000 for the following **development** project.

**Lancaster Park Playground Replacement – \$200,000**  
St. Mary's County  
POS #7169-18-144 MD20200914-0785

**Background:** Additional funding to replace existing outdated playground with new equipment and rubber safety surfacing to enhance ADA accessibility. Improvements will also include fencing for added safety.

**Prior Approval:** \$350,000.00 (DNR-RP Item 8A [December 2, 2020])

**Fund Source:** Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$200,000.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 2, 2023



DNR 4

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

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

**Recommendation:** Approval to change the scope of the following **development** project.

**Prior Project Name:** Wakefield Valley Park – Phase 1  
**Revised Project Name:** Wakefield Valley Park – Outdoor Event Space  
City of Westminster  
LPPI# LPPI-6-8

**Background:** Renovate the former golf clubhouse at the park to include the design and reconfiguration of the building to create an outdoor event space for use by the public. The southeast portion of the clubhouse wall will be selectively demolished and rebuilt to construct the outdoor public use space, and the remainder of the clubhouse will be renovated to provide indoor meeting space, storage, and public restrooms. Reference is made to DNR Item 4A(3) where approval was received on August 10, 2022 for multiuse trails, pedestrian bridges, a disc golf course and associated site amenities. The City has requested to revise the scope to instead construct the exterior event space at the clubhouse. The City has indicated that other funding sources, including possible grant funding, are being sought to address the previous project scope.

**Prior Approval:** \$1,000,000 (DNR-RP Item 4A(3) [August 10, 2022])

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 2, 2023



DNR 5

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

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

**Recommendation:** Approval to grant \$6,500 to **The Gunpowder Valley Conservancy Inc.** from Rural Legacy Funds for additional funding to acquire a 45.51-acre conservation easement.

***Gunpowder Rural Legacy Area – Lang-Bryant survey***

**Prior Approval:** Rural Legacy Area Grant for easement acquisitions:  
DNR-RP Item 14A (12/1/2021) for \$1,062,000 for FY 2022  
DNR-RP Item 12A (12/7/2022) for \$307,691.15 for Lang-Bryant Easement

**Project Description:** Additional funding for incidentals related to the acquisition of a Rural Legacy conservation easement. Reference is made to Department of Natural Resources (DNR) Real Property Agenda item 12A approved by the Board of Public Works (BPW) at the December 7, 2022 meeting for the Lang-Bryant Rural Legacy easement within the Gunpowder Rural Legacy Area. It was determined a survey was needed subsequent to BPW approval.

**Total Other DNR Costs:**

Administrative:	N/A
Incidental:	\$ 6,500.00
Compliance:	N/A

**Amount Requested:** \$6,500

**Fund Sources:** Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021  
Rural Legacy Program  
Source Code: 22012 \$6,500.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 2, 2023



DNR 6

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

**6A. MARYLAND ENVIRONMENTAL TRUST**

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

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

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

**Property:** 31.98 acres, Harford County, Mitchell Ave, Aberdeen  
Harford Tax Map 63, Parcel 343  
Legislative District 34A

**Grantor:** Harford County

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

**Purchase Price:** Donation

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BOARD OF PUBLIC WORKS

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Board of Public Works  
 Department of Natural Resources – Real Property  
 Supplement  
 August 2, 2023



DNR 7

*Contact: Robert Feldt 410-836-4571  
 rob.feldt@maryland.gov*

**7A. TIMBER SALE**  
***Garrett County***

***Recommendation:*** That the Board of Public Works approve this timber sale of 344,166 broad feet of sawtimber and 324 cords of pulpwood, which will be conducted in Compartment 35, Stands 6 & 9 of Potomac-Garrett State Forest.

***Potomac-Garrett State Forest***  
*48 acres/Compartment 35 (PG-03-23)*

***Description:*** This regeneration harvest will remove unacceptable growing stock from Stand 6. Stand 9 was previously thinned and is ready to be harvested. Some residual trees will be retained as a seed source.

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

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

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

***Bids:***

Glotfelty Lumber Co.	MD	\$173,680.00
Northwest Hardwoods, Inc.	PA	\$120,100.00
Wood Products, Inc.	MD	\$105,328.65

***Award:***                    **Glotfelty Lumber Co.**

***Amount:***                    \$173,680.00

***Estimated Value:***        \$95,605.53

**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  
August 2, 2023



DNR 8

Contact: Robert Feldt 410-836-4571  
rob.feldt@maryland.gov

**8A. TIMBER SALE**  
***Garrett County***

**Recommendation:** That the Board of Public Works approve this timber sale of 150,606 board feet of sawtimber, and 171 cords of pulpwood, which will be conducted in Compartment 69, Stands 13, 15, & 16 of Savage River State Forest.

***Savage River State Forest***  
***33 acres /Compartment 69 (SR-05-23)***

**Description:** This commercial thinning harvest will benefit this overstocked stand that currently has poor regeneration. The basal area will be reduced to approximately 80 sq. ft/acre and will allow the remaining trees of superior form and health to grow with increased vigor.

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

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

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

**Bids:**

Glotfelty Lumber Co.	MD	\$52,620.00
Northwest Hardwoods, Inc.	MD	\$38,361.00

**Award:** **Glotfelty Lumber Co.**

**Amount:** \$52,620.00

**Estimated Value:** \$45,148.00

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

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**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
August 2, 2023



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

**1-GM. GENERAL MISCELLANEOUS**

**Recommendation:** That the Board of Public Works approve the use of General Fund (PayGo) funding for the following contracts totaling \$121,490.

**University of Maryland, College Park**  
*John S. Toll Physics Building*

**Description:** Furnish all labor and material to implement high pressure hoses to provide temporary cooling and related work for replacement of Air Handling Units 1, 2, 13, 14 and 15.  
**Procurement Method:** On-Call Master Mechanical Contracts (competitive)  
**Award:** W. L. Gary Company, Inc., Washington, DC  
**Amount:** \$30,799  
**Fund Source:** General Funds (FY 2023 PayGo Funding)  
**Resident Business:** No **MD Tax Clearance:** 23-2675-1111

**University of Maryland, College Park for The University of Maryland Eastern Shore**  
*School of Pharmacy & Health Professions*

**Description:** Various mechanical, electrical and architectural work.  
**Procurement Method:** Sourcewell Cooperative Agreement  
**Award:** Vigil Contracting, Inc., Crofton, MD  
**Amount:** \$90,691  
**Fund Source:** General Funds (FY 2022 PayGo Funding)  
**Resident Business:** Yes **MD Tax Clearance:** 23-2650-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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Board of Public Works  
University System of Maryland  
Supplement  
August 2, 2023



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

**2-C. UNIVERSITY OF MARYLAND, COLLEGE PARK**  
***On-Call Design-Build Contract – Task Order***

**Contract ID:** Design-Build Contract Services for Baseball Player Development Facility, University of Maryland College Park, RFP No. 136859

**Recommendation:** Award of Design-Build Task Order

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

**Project Description:** The proposed project is for the design and construction of an approximately 7,900 GSF player development facility for the Baseball team. The structure (adjacent to the Varsity Sports Team House and Bob “Turtle” Smith Stadium at Shipley Field) will include practice facilities for both pitchers and hitters with state-of-the-art technology for performance analytics.

The University anticipates the final value of this contract, after award of all Bid Packages, will be approximately \$6 million.

**Contract Term:** Forty-One (41) months from notice to proceed (including warranty period)

**Amount:** \$518,909 (design and pre-construction services)

**Procurement Method:** On-Call Design-Build Master Contracts – Task Order Solicitation

**Proposals:**

Company	Price
J. Vinton Schafer Construction, Abingdon, MD	\$1,075,665
Whiting-Turner Contracting Company, Herndon, VA	\$1,188,960
Dustin Construction, Ijamsville, MD	\$1,290,755
Harper & Sons, Inc., Easton, MD	\$1,393.723

**Funding:** Institutional Funds

**MBE Participation Goal:** N/A (See Requesting Institution Remarks)

**Performance Security:** Equal to contract amount

Board of Public Works  
University System of Maryland  
Supplement  
August 2, 2023



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

**Requesting Institution Remarks:** This solicitation was sent to the six (6) On-Call Design Build services contractors that have master contracts with the University. Award is recommended to J. Vinton Schafer Construction, LLC as the lowest priced technically acceptable offer.

This contract award is for pre-construction and design services. As design progresses and construction documents are completed, the contractor will sequentially and competitively bid the construction trade packages. Upon completion of the solicitation of trade packages, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs in the form of a Bid Package, which will include trade costs, general conditions, and the construction services fee. There is no MBE participation during the preconstruction and design phase; however, the overall project has an MBE goal of 29%.

**Sustainability:** This project will comply with the Maryland State High Performance Green Building Program through use of the International Green Construction Code.

**Resident Business:** Yes

**MD Tax Clearance:** 23-2565-1000

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**BOARD OF PUBLIC WORKS**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
August 2, 2023



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

**3-GM. UNIVERSITY OF MARYLAND BALTIMORE for  
TOWSON UNIVERSITY  
*Smith Hall Renovation Architecture/Engineering Services***

**Contract ID:** Design Services for the Smith Hall Renovation Project, RFP #22-333 AE-ML, University Contract #C-00932

**Recommendation:** Approve expenditure of MCCBL 2023 funds to previously approved A/E design services contract for the Smith Hall Renovation Project.

**Amount:** \$4,002,477

**Fund Source:** MCCBL of 2023: *Provide funds to continue design and begin construction of the renovation of Smith Hall for the College of Fine Arts and Communication, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project.* Item 112, \$20,808,000

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

**Prior Approval:** USM Item 2-AE (8/31/2022)

**Project Description:** The primary goal of the project is to renovate the Smith Hall building in order to consolidate the College of Fine Arts and Communication (COFAC), Departments of Mass Communications (MC), Communications Studies (CS), and the Electronic Media & Film (EMF). The project will support Towson University's academic programs through shared classroom, study, and student support spaces, media production projects, and workforce demand initiatives. The proposed facility will improve operational efficiency, provide up-to-date media production technology, and maximize the provision of student services. The existing five story Smith Hall building consists of two wings, Smith I & II, also known as East Smith and West Smith which were constructed in 1964 and 1976 respectively. The complete renovation and adaptive reuse of the existing Smith Hall building will extend the useful life of the building and include the restoration of the building envelope, addressing building accessibility issues and the upgrading of mechanical, plumbing, electrical and life safety systems.

Board of Public Works  
University System of Maryland  
Supplement  
August 2, 2023



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

**Requesting Institution Remarks:** Reference is made to USM Agenda Item 2-AE (8/31/2022) in which the Board of Public Works previously approved the University awarding an A/E design service contract to the contractor for a total contract amount of \$11,030,484. At the time of award, funds in the amount of \$6,066,000 only were available and with the remaining funds authorized for FY 2024 (\$4,308,000) and pre-authorized for FY 2025 (\$2,802,000). The initial contract was issued for the Concept/Program Verification and Design Development design phases (\$4,193,229) and will be subsequently amended for Construction Documents and Bidding phase services (\$4,002,477) after Board approval of this item. The University will return to the Board to authorize the remaining \$2,834,778 when FY 2025 funds become available.

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**BOARD OF PUBLIC WORKS**

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**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
August 2, 2023



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

**4-GM. UNIVERSITY OF MARYLAND BALTIMORE  
*New School of Social Work Architecture/Engineering Services***

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

**Recommendation:** Approve expenditure of MCCBL 2023 funds to previously approved A/E design services contract for the New School of Social Work Building.

**Amount:** \$3,426,362

**Fund Source:** MCCBL 2023: *Provide funds to continue design of a new School of Social Work.* Item 102: \$3,861,000

**Contractor:** The Ballinger Company, Philadelphia, PA

**Prior Approval:** USM Item 5-AE (4/19/2023)

**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.

**Requesting Institution Remarks:** Reference is made to USM Agenda Item 5-AE (4/19/2023) in which the Board of Public Works previously approved the University awarding an A/E design service contract to the contractor for a total contract amount of \$9,238,420. At the time of award, funds in the amount of \$5,000,000 only were available and with the remaining funds authorized for FY 2024 (\$3,861,000) and pre-authorized in FY 2025 (\$2,762,000). The initial contract was issued for the Concept/Program Verification and Schematic design phases (\$2,420,003) and will be subsequently amended for Design Development and Construction Documents phase services (\$4,486,359) after Board approval of this item. The University will return to the Board to authorize the remaining \$2,332,058 when FY 2025 funds become available.

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**BOARD OF PUBLIC WORKS**

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**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
August 2, 2023



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

**5 -C-OPT/MOD. UNIVERSITY OF MARYLAND BALTIMORE  
*On-Call General Contracting Services***

**Contract ID:** On-Call General Contracting Services for the University of Maryland Institutions in the Baltimore Region RFP #88741 CB

**Contract Approved:** USM Item 3-C 8/14/19 (\$60 million)  
USM Item 3-C-OPT 7/28/21 (\$30 million)  
USM Item 4-C-OPT/MOD 6/8/22 (\$45 million)

**Award:**

Emjay Engineering & Construction Co, Inc.	Baltimore, MD
Brawner Builders, Inc.	Hunt Valley, MD
A.R. Marani, Inc.	Baltimore, MD
Plano-Coudon, LLC	Baltimore, MD

**Contract Description:** Contractor to furnish all labor, materials, equipment, and supervision necessary for general construction projects for Facilities & Operations of University System of Maryland institutions, primarily in the Baltimore region, on an as-needed basis.

**Option/Modification Description:** Exercise third renewal option and increase option amount to \$45 million for the one-year renewal period. (See Requesting Institution Remarks)

**Original Contract Term:** 9/1/2019 – 8/31/2021 (2 years w/ three 1-year renewal options.)

**Option/Modification Term:** 9/1/2023 – 8/31/2024 (3<sup>rd</sup> Renewal)

**Original Amount:** \$60,000,000 (not to exceed) (2-year base term)  
\$30,000,000 (not to exceed) (1<sup>st</sup> Renewal Option)  
\$30,000,000 (not to exceed) (2<sup>nd</sup> Renewal Option)  
\$30,000,000 (not to exceed) (3<sup>rd</sup> Renewal Option)  
\$150,000,000 (not to exceed) total

**Option Amount (this Item):** \$30 million (Not to Exceed) (second renewal)

**Modification Amount (this Item):** \$15 million (Not to Exceed)

**Option/Modification Total:** \$45 million (Not to Exceed)

Board of Public Works  
University System of Maryland  
Supplement  
August 2, 2023



**5 -C-OPT/MOD.      UNIVERSITY OF MARYLAND BALTIMORE (cont'd)**

**Revised Amount – Base**

**Period plus Option Years:**    \$60,000,000 (Not to Exceed) 2-year base term  
    \$30,000,000 (Not to Exceed) 1<sup>st</sup> renewal option  
    \$15,000,000 (Not to Exceed) 1<sup>st</sup> renewal option modification  
    \$45,000,000 (Not to Exceed) 2<sup>nd</sup> renewal option  
    \$45,000,000 (Not to Exceed) 3<sup>rd</sup> renewal option  
    \$195,000,000 (Not to Exceed) Total

**Procurement Method:**            Competitive Sealed Proposals

**MBE Participation:**                The MBE participation goal, including appropriate sub-goals, will be set for each task order after a review of the requirements for the applicable project.

**MBE Compliance:**                 28.08%

**Performance Security:**            100% performance bonds required for those projects \$100,000 or greater, equal to task order amount.

**Requesting Institution Remarks:** Renewal is recommended for four firms based on satisfactory performance. Implementation will be on a task order basis with no guarantee of award to any firms. The firms must use the fixed hourly rates as negotiated at renewal. The percentage mark-up for material, subcontractors, and equipment rental will remain the same in the renewal option terms. Opportunities for green building practices will be identified on a task order basis. The University is requesting that the not to exceed amount for this one-year renewal option be increased by \$15 million to a not to exceed total of \$45 million in anticipation of an increase in the need for these services over the next year.

**Fund Source:**                        Fund sources will be identified on any contract exceeding \$1 million that requires Board of Public Works approval.

**Resident /MD Tax Clearance:**

Company Name	Residence Business	MD Tax Clearance
A.R. Marani, Inc.	Yes	23-2227-1111
Brawner Builders, Inc.	Yes	23-2228-1111
Emjay Engineering & Construction Co, Inc.	Yes	23-2229-1111
Plano-Coudon, LLC	Yes	23-2230-1110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
August 2, 2023



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

**6-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for  
UNIVERSITY OF MARYLAND BALTIMORE COUNTY  
*Sherman Hall Renewal Project-Bid Package 3 of 4***

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

**Recommendation:** Award construction bid package 3 of 4.

**Contractor:** The Whiting Turner Contracting Company, Baltimore, MD

**Prior Approval:** USM Item 3-C (3/9/2022) (pre-construction services)  
USM Item 7-C-BP (4/19/2023) (Bid Package 1)  
USM Item 5-C-BP (7/5/2023) (Bid Package 2)

**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:** \$8,183,180

**Amount Pre-Construction;  
Bid Package 1 & 2;  
USM Authorized Changes:** \$7,225,379

**Revised Amount:** \$15,408,559

**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: \$40,000,000

MCCBL 2023 Provide funds to continue construction of the renovation of Sherman Hall, 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#119: \$23,839,000





**6-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for  
UNIVERSITY OF MARYLAND BALTIMORE COUNTY (cont'd)**

**MBE Participation:** Overall Goal 15%, this bid package 13.06%  
**MBE Compliance:** 11.4% (See Requesting Institution Remarks)  
**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 third of four bid packages. This bid package is for the curtainwall and terra cotta. This bid package has an MBE participation of 13.06%. The MBE Compliance is 11.4% since only pre-construction services, long lead time materials and a small portion of construction have been awarded to the CM firm to date. The last bid package will include a higher MBE percentage of subcontractor trade work to bring the contract into compliance with the overall MBE participation goal on the project.

**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 curtainwall and terra cotta building envelope façade 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.

**Resident Business:** Yes                      **MD Tax Clearance:** 23-2513-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



*Wes Moore*  
Governor

*Aruna Miller*  
Lt. Governor

*Paul J. Wiedefeld*  
Secretary

**BOARD OF PUBLIC WORKS  
ACTION AGENDA  
August 2, 2023**

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4 – 5	Maryland Port Administration (MPA)	7 – 10
6 - 7	Maryland Transit Administration (MTA)	11 – 14
8 – 13	State Highway Administration (SHA)	15 - 26
14	The Secretary’s Office (TSO)	27

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

**1-E-MOD. MARYLAND AVIATION ADMINISTRATION**  
***Modification: Equipment Contract***

**Contract ID:** New Flyer of America, Inc., 8 Xcelsior XE40 Heavy Duty Low Floor 40-Foot Battery-Electric Transit Buses for Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAP6204663*

EPICS NO.: CO407965

**Contract Approved:** DOT 1-E, 03/09/2022

**Contractor:** New Flyer of America, Inc.; Crookston, MN

**Contract Description:** Purchase and delivery of eight Xcelsior XE40 Heavy Duty Low-Floor 40-Foot Battery-Electric Transit Buses.

**Modification Description:** Increase funding for the purchase of tools and training for the electric transit buses. The tools and training were a part of the original intergovernmental agreement; however, MAA did not procure the training with the original purchase.

**Original Contract Term:** 03/24/2022 – 03/23/2023 (1-year)

**Modification Term:** 08/24/2023 – 10/01/2023 (1-month, 7-days)

**Original Contract Amount:** \$6,866,910.00

**Modification Amount:** \$ 177,538.94

**Prior Mods/Options:** \$ 0.00 (Mod. #1: Extended term to 10/01/2023;  
Delegated Authority – MAA, 03/01/2023)

**Revised Contract Amount:** \$7,044,448.94

**Percent +/- Change:** 2.58%

**Overall Percent +/-:** 2.58%

**Original Procurement Method:** Intergovernmental Cooperative Purchase

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

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

*Performance Security:* None

*Requesting Agency Remarks:* This modification provides for additional funding to purchase the specialized tools and training required to maintain and operate the eight new battery electric transit buses being delivered in August 2023.

This intergovernmental cooperative purchase contract did not lend itself to the inclusion of MBE nor VSBE participation goals.

*Fund Source:* 94% Volkswagen Grant/Maryland Department of the Environment; 6% Special (Transportation Trust Funds),

*Approp. Code:* J06I0002

*Resident Business:* No

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

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

**Contract ID:** Security Guard Services at Martin State (MTN) Airport; *MAA-MC-24-002*  
EPICS No.: MAAMC24002

**Contract Description:** Provide trained uniformed personnel, equipment, and a vehicle for security guard services 24-hours a day, 7-days per week at MTN Airport.

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

**Contract Term:** 09/01/2023 – 08/31/2028 (w/one 3-year renewal option)

**Amount:** \$2,383,664.00 NTE (Base: 5-years)  
\$1,522,713.53 NTE (Renewal Option #1: incl. 2.1% CPI)  
\$3,906,377.53 NTE Aggregate Total

**Procurement Method:** Competitive Sealed-Bidding

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
All County Security Agency, Inc. Ellicott City, MD	\$2,383,664.00 (Base) <u>\$1,522,713.53 (Renewal)</u> \$3,906,377.53
Watkins Security Agency, Inc. Baltimore, MD	\$2,426,938.40 (Base) <u>\$1,593,951.71 (Renewal)</u> \$4,020,890.11
Allied Universal Baltimore, MD	\$2,514,538.40 (Base) <u>\$1,670,195.16 (Renewal)</u> \$4,184,733.56

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

**Incumbent:** Same

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

**Living Wage Eligible:** Yes

**Hiring Agreement Eligible:** Yes

2-M. MARYLAND AVIATION ADMINISTRATION (cont'd)

**Requesting Agency Remarks:** The solicitation was advertised on April 14, 2023 on the Maryland Aviation Administration's (MAA) website, and eMaryland Marketplace Advantage which electronically notified 61 potential vendors. MAA also directly solicited six prospective bidders. Seven bids were received on May 18, 2023; however, four bids were rejected after being determined to be non-responsive for failing to conform to all material respects. Three did not submit bid bonds and one submitted an incomplete bid bond) as required in the solicitation. Therefore, the bids were rejected pursuant to COMAR 21.06.02.03(B). No protests were received for this contract.

MAA received a waiver for these services from Maryland Works on August 1, 2022. No MBE, nor VSBE participation goals were established due to the limited subcontracting opportunities contained within the scope of work.

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

**Approp. Code:** J06I0002

**Resident Business:** Yes

**MD Tax Clearance:** 23-2517-1111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

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

**Contract ID:** Signs and Graphics Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-MC-24-015*  
ADPICS No.: MAAMC24015

**Contract Description:** Install signs and banners, design and layout services of existing artwork and/or text at BWI Thurgood Marshall and MTN Airports.

**Award:** SBT Pasadena, LLC dba Image 360 BWI; Glen Burnie, MD  
*(Certified Minority Business Enterprise and Small Business)*

**Contract Term:** 09/01/2023 – 08/31/2028 (5-years)

**Amount:** \$501,250.00 NTE

**Procurement Method:** Competitive Sealed-Bidding *(Single Bid Received)*

**Bid:**

<i>Bidder</i>	<i>Amount</i>
SBT Pasadena, LLC dba Image 360 BWI; Glen Burnie, MD	\$501,250.00

**MBE/VSBE Participation:** 100% / 0%

**Living Wage Eligible:** Yes

**Hiring Agreement Eligible:** Yes

**Performance Security:** N/A

**Incumbent:** Same

**Requesting Agency Remarks:** This solicitation was advertised on February 28, 2023, as a Small Business Reserved Competitive Sealed Bid on the Maryland Department of Transportation Maryland Aviation Administration’s (MAA) website and eMaryland Marketplace Advantage; electronically notifying 52 potential vendors. MAA also directly solicited four certified small businesses. A single bid was received on May 17, 2023, from the incumbent contractor, SBT Pasadena, LLC dba Image 360 BWI.

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

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

Bids were due April 4, 2023, due to a lack of interest the bid due date was extended to April 18, 2023. Additionally, the procurement officer, directly solicited five additional certified small business and requested no feedback information from the firms not showing interest. Only one small business replied showing interest in bidding. Therefore, the procurement officer removed the small business designation to allow for competition and extended the bid due date to May 2, 2023. Still not receiving interest, the procurement officer directly solicited eight additional prospective bidders and extended the bid due date to May 10, 2023.

The procurement officer received no bid notices prior to the May 10, 2023, bid due date which stated: the bonding requirement was an issue; one bidder was unable to commit to installing signs and graphics at this time; one bidder had other commitments preclude their participation and one bidder do not have the necessary equipment, labor and capital required to perform.

The procurement officer, after reviewing the scope of work and contract requirements, determined the bonding was not needed because the risk of contractor default is limited for these work-order based services. Accordingly, the performance and payment bond requirements were removed on March 22, 2023, via addendum no. 1. Inadvertently, the procurement officer neglected to remove the bid bond at that time. Therefore, the solicitation was amended to remove the bid bond requirement on May 8, 2023. On May 10, 2023, the bid due date was extended until May 17, 2023, to allow for more competition.

SBT has been providing this service since 2018 to MAA at the same hourly rates that were bid in the new procurement. Because the pricing has not changed the procurement officer considers the rates fair and reasonable. The contract includes an allowance for extra work, materials and labor totaling \$250,000.00.

No MBE nor VSBE participation goals were established due to the limited subcontracting opportunities; however, SBT is a certified minority and small business enterprise. This contract will report 100% MBE participation.

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

***Approp. Code:*** J06I0002

***Resident Business:*** Yes      ***MD Tax Clearance:*** 23-2545-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**4-AE. MARYLAND PORT ADMINISTRATION  
*Architectural and Engineering Contract***

**Contract ID:** Dredging and Coastal Engineering Services; 522802A and 522802B  
EPICS No.: P522802A and P522802B

**Contract Description:** Provide dredging and coastal engineering consulting services to support the State of Maryland’s Dredged Material Management Program.

**Awards:** Moffatt & Nichol; Baltimore, MD Contract A  
Gahagan & Bryant Associates, Inc.; Baltimore, MD Contract B

**Contract Term:** 08/24/2023\* – 07/31/2028 *\*(or earlier upon BPW approval)*

**Amount:** \$5,000,000 NTE each  
\$10,000,000 NTE Aggregate Total

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Ranking</i>	<i>Awards</i>
Moffatt & Nichol; Baltimore, MD	1	\$5,000,000 Contract A
Gahagan & Bryant Associates, Inc. Baltimore, MD	2	\$5,000,000 Contract B
Anchor QEA, LLC; Seattle, WA	3	N/A

**MBE/VSBE Participation:** 15% / 0%

**Incumbents:** Same

**Requesting Agency Remarks:** Expression of Interest and the Technical Proposal were combined for this solicitation and two contract awards will be made. This solicitation was published on eMaryland Marketplace Advantage (eMMA) on October 20, 2022, notifying 2,918 vendors. Nine firms attended the preproposal meeting and three consultants submitted proposals. The non-selected consultant was debriefed, and no protest was received.

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**4-AE. MARYLAND PORT ADMINISTRATION (cont'd)**

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

The consultants under these contracts will provide the Maryland Port Administration (MPA) with dredging and coastal engineering services for its Dredged Material Management Program. Services will include planning and design of new or modified dredged material management options and shipping channels; providing operations analyses, constructability and cost-effectiveness recommendations, comprehensive planning studies, land and hydrographic surveys, geotechnical drilling services, geotechnical evaluations, and dike stability analyses; compiling and analyzing coastal data for wind, tides, currents, storm-propagated and ship-generated waves; determining sediment deposition rates of shoaling; providing hydrographic characterization and compilation of wave analysis; determining erosion, sediment control, and wetland and shoreline protection measures; performing hydrodynamic modeling and developing coastal studies reports; and determining parameters for habitat development, including the need for beach nourishment, shoreline stabilization and erosion control.

A 15% MBE participation goal was established for this project; however, no VSBE participation goal has been applied due to the limited pool of certified VSBE firms for these services.

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.

The Maryland Port Commission approved these contracts on July 17, 2023.

<b><i>Fund Source:</i></b>	100% Special (Transportation Trust Funds)	
<b><i>Approp. Code:</i></b>	J03D0002	
<b><i>Resident Business:</i></b>	Yes	
<b><i>MD Tax Clearance:</i></b>	Gahagan & Bryant Associates, Inc.	23-2471-1111
	Moffatt & Nichol	23-2472-0111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

**5-C. MARYLAND PORT ADMINISTRATION  
*Construction Contract***

**Contract ID:** Agency Wide Waterfront Structure Repairs; 522078  
EPICS No.: P522078

**Contract Description:** Provide for the maintenance, repair, and construction of the waterfront structures throughout Maryland Port Administration (MPA) marine terminals.

**Award:** Ballard Marine Construction, LLC; Washougal, WA

**Contract Term:** 08/24/2023\* — 08/30/2026 (\*or earlier upon BPW Approval)  
(3-years, 6-days)

**Amount:** \$20,000,000 NTE

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offerors</i>	<i>Technical Ranking</i>	<i>Evaluated Prices (Financial Rankings)</i>	<i>Overall Rankings*</i>
Ballard Marine Construction, LLC Washougal, WA	2	\$18,475,844.00 (1)	1
Brayman Construction Corporation/ Specialty Underwater Services (JV) Saxonburg, PA	3	\$18,847,361.00 (2)	2
McLean Contracting Company Glen Burnie, MD	1	\$29,985,050.00 (4)	3
Kokosing Industrial, Inc. Westerville, OH	4	\$21,568,713.00 (3)	4
Agate Construction Company Egg Harbor Township, NJ	5	\$30,314,450.50 (5)	5

*\*Technical merit had greater weight than financial offers.*

**MBE/VSBE Participation:** 16% / 0%

**Performance Security:** 100% Performance and Payment Bonds

**Incumbent:** None

5-C. MARYLAND PORT ADMINISTRATION (cont'd)

**Requesting Agency Remarks:** This solicitation was published on eMaryland Marketplace Advantage on December 6, 2022. A total of 1,599 potential offerors were notified by eMaryland Marketplace Advantage. Twenty-two potential offerors attended the preproposal conference.

Although the technical proposal of Ballard Marine Construction, LLC was ranked second, its offer was deemed most advantageous to MPA because there was an insignificant difference in the technical merit of Ballard Marine Construction compared with that of McLean Contracting Company, the evaluated price of Ballard Marine Construction, LLC price was approximately \$11.5 million less than that of McLean Contracting Company.

Offerors submitted firm unit prices for estimated quantities of various components of work required by the contract. The sum of those unit prices multiplied by the proposal-form quantities resulted in the evaluated prices. MPA will pay at the unit prices offered for services provided for actual paving provided under work orders approved by MPA, within the not-to-exceed value of \$20,000,000.

The work to be performed under the contract includes repairs to all substructure elements, all deck and under-deck elements, limited dredging, and waterside paving of bulkheads at MPA marine terminals. Repair work may include concrete pile repairs, timber pile wraps and connection repairs, above-water and below-water concrete spall repairs, pile driving, sheet pile driving, cathodic protection installation, and topside paving. This is an indefinite quantity, work order-based contract. Projects will be assigned by work order based on MPA strategic priorities, funding, inspections, and needs as they arise.

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.

The Maryland Port Commission approved this award on July 17, 2023.

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

**Approp. Code:** J03D0002

**Resident Business:** Yes

**MD Tax Clearance:** 23-2276-1101

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THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION  
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*Contact: Memory Hewlett 410-767-8374  
mhewlett@mdot.maryland.gov*

**6-AE. MARYLAND TRANSIT ADMINISTRATION  
*Architecture/Engineering Contract***

**Contract ID:** On-Call Services of Fare Collection and Associated Services, Programs & Equipment Engineering; *AE-21-001-A&B*  
EPICS Nos.: AE21002A, AE21002B

**Contract Description:** Two contracts to provide fare collection and associated services, programs, and equipment engineering for the Maryland Department of Transportation Maryland Transit Administration’s (MTA) multiple modes.

**Awards:** WSP USA Inc.; Baltimore, MD Contract A  
Jacobs Engineering Group, Inc.; Baltimore, MD Contract B

**Contract Term:** 08/24/2023 – 08/23/2028 (5-years)

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

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 1100) (Rankings)</i>	<i>Awards</i>
WSP USA Inc.; Baltimore, MD	923 (1)	\$2,000,000 NTE Contract A
Jacobs Engineering Group, Inc.; Baltimore, MD	810 (2)	\$2,000,000 NTE Contract B
Hatch LTK; Ambler, PA	685 (3)	N/A

**DBE/VSBE Participation** 28% / N/A

**Incumbent:** LTK Engineering Services; CH2M Hill, Inc.

**Requesting Agency Remarks:** On October 20, 2021, this solicitation was published on eMaryland Marketplace Advantage (eMMA). A total of 434 firms were notified via eMMA, of which 150 were certified DBEs. A total of three engineering consultant firms submitted technical proposals in response to the solicitation. The two highest scoring firms were selected for award after (1) each technical proposal was evaluated, scored, and ranked and (2) after each price proposal was reviewed.

6-AE. MARYLAND TRANSIT ADMINISTRATION (cont'd)

*Agency Remarks (cont'd):*

The contractors will perform architectural and engineering services on a work order basis for MTA's Office of Fare Collection Systems and Services. Additionally, the contractors will provide project support, technical services, and perform task deliverables deemed necessary by MTA to enable the planning and fulfillment of the fare revenue related work to support Local Bus, Metro Rail, Light Rail, Mobility, MARC, and Commuter Bus services.

Existing and anticipated projects requiring Services of Fare Collection and Associated Services, Programs & Equipment Engineering include:

- support for Transit Store new Point of Sales System (POS) – Support for implementation, operations, and enhancements. Develop/document procedures, controls, standard operating procedures, improvements etc.;
- support for New Fare System – Additional support of review and analysis, implementation support, design reviews, testing, etc. – including fare system back office, validators, Ticket Vending Machines, Fare Gates, as well as the Farebox system, Mobile application, Retail network, etc.;
- support, plan, develop, and implement transition from legacy system to new system – including timetables, project plans, analysis, and implementation;
- develop and establish a new test lab and transition from legacy system test lab.
- assist with continued operations and maintenance support of legacy system – Retail Compact Point of Sale (CPOS) devices, analysis and reporting, fare changes and communications, and other activities to support legacy operations;
- special projects for legacy or new system - Ticket vending operating system upgrade; Fare Capping program; Low-Income Fare Program; Opioid Treatment Center Reduced Fare Program;
- Legacy Mobile Application operations and ongoing support – reporting, communications, testing, new fare product development, customer support and communications, education of users and institutions;
- support transit store sales and consignment program – review agreements, update for required new terms, monitor contracts for expiration, process renewals, and catalogue and organize contracts and supporting documents;
- support new fare system rollout with marketing and communications planning and implementation – Support program planning, coordinate and plan implementation, oversee various activities, and report issues or rollout needs.

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6-AE. MARYLAND TRANSIT ADMINISTRATION (cont'd)

*Agency Remarks (cont'd):*

A 28% DBE participation goal has been established for these contracts. No VSBE participation goal was established for the contract due to an inability to apply State programs to federally funded projects.

These contracts include a provision authorizing an extension for a total period no longer than one-third of the base term to spend funds remaining on the contracts as provided in Board Advisory 1995-1.

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

*Approp. Code:* J05H0105

*Resident Businesses:* Yes

*MD Tax Clearances:* WSP USA Inc. 23-0935-1001  
Jacobs Engineering Group, Inc. 23-1631-1101

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



*Contact: Memory Hewlett 410-767-8374  
mhewlett@mdot.maryland.gov*

**7-GM. MARYLAND TRANSIT ADMINISTRATION**

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

**Procurement Method:** Task Order under Master Contract

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

**1.0 Master Contract:** *Ancillary – Repair & Maintenance of Communication & Security Systems, Rail Signals, Rolling Stock & Associated Equipment* MTA Contract No. OPS-17-089-AN  
*Approved:* MDOT 11-GM, 01/24/2018  
*Term:* 02/08/2018 - 10/07/2024  
*Fund Source:* 80% Federal; 20% Special (Transportation Trust Funds)

**1.1 Using Agency:** Maryland Transit Administration (MTA)  
**Description:** Light Rail 5kV Utility Replacement – This utility project provides for the construction of new electrical equipment to replace the Light Rail train control signal power system which runs signal lights and crossing gates at seven locations; *OFS No. 17*

**Number of Qualified Master Contractors:** 3  
**Number of Bids:** 2  
**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Brawner Builders, Inc.; Hunt Valley, MD	\$682,752.84
Mona Electric Group, Inc.; Clinton MD	\$870,605.34

**Award:** Brawner Builders, Inc.; Hunt Valley, MD  
**Amount:** \$682,752.84  
**Term:** 365 days from an NTP (anticipated NTP of 08/03/2023)  
**DBE/VSBE Participation:** 16.09% / 0%  
**Resident Business:** Yes

**Agency Remarks:** The awardee’s bid was 1.03% higher than the engineer’s estimate of \$675,773.07 because the estimate did not account for premium time (i.e., night and weekend) work hours. Additionally, the awardee committed to a 16.90% DBE goal. However, no VSBE goal was established for the contract due to an inability to apply State programs to federally funded projects.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

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**WITHOUT DISCUSSION**



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

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

**Contract ID:** Construction Contract Claims Review and Schedule Analysis Services - Statewide;  
*BCS 2021-22 D*

EPICS No.: SBCS2122D

**Contract Description:** One of four open-ended, work-order based contracts to provide construction contract claims review and schedule analysis services - Statewide for the State Highway Administration (SHA).

**Award:** Pennoni and Associates Inc; Baltimore, MD.

**Contract Term:** 08/24/2023 – 08/23/2028 (5-years)

**Amount:** \$1,250,000 NTE

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Whitman, Requardt & Associates, LLP Baltimore, MD	76.67 (1)	Contract A Approved 19-AE, 06/07/2023
Rummel, Klepper & Kahl, LLP Baltimore, MD	76.17 (2)	Contract B Approved 19-AE, 06/07/2023
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	75.60 (3)	Contract C Approved 19-AE, 06/07/2023
Pennoni Associates Inc. Baltimore, MD	75.43 (4)	\$1,250,000 NTE Contract D
Urban Engineers, Inc./ Volkert, Inc. (JV) Baltimore, MD	73.80 (5)	
Century Engineering, LLC/ ACTS P.L.C. (JV) Hunt Valley, MD	73.60 (6)	
Greenman-Pedersen, Inc./ Gannett Fleming, Inc. (JV) Columbia, MD	70.78 (7)	

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

**DBE/VSBE Participation:** 25% / N/A

**Incumbents:** Century Engineering, LLC/ATCS, PLC. (JV); Urban Engineers, Inc./PRIME AE Group, Inc. (JV); Alpha Corporation; Johnson, Mirmiran & Thompson, Inc.

**Requesting Agency Remarks:** On November 16, 2021, a solicitation for four awards for construction contract claims reviews and scheduling analysis services at SHA was advertised in The Daily Record, SHA’s web page, and eMaryland Marketplace Advantage, which electronically notified approximately 901 potential vendors. An additional 57 were directly solicited. SHA received 13 expressions of interest on January 21, 2022, and invited eight firms to submit technical proposals. One of eight expressions of interest invited to submit a technical proposal was found to be non-responsive. SHA used qualifications-based selection and found four consultants eligible for contract award. No protests were filed.

Services shall include construction contract claims review, constructability review, and schedule analysis services for SHA Office of Construction (OOC) projects and for projects throughout all seven SHA Districts and other SHA offices, statewide. This project may require the Consultant to provide construction contract claims review, constructability review, and schedule analysis services on-site at SHA facilities. The scope of services include, but are not limited to, evaluation of claims, constructability reviews, providing factual analysis and establishing a strategy for assertion or defense of said claim, preparation of reports, including but not limited to critical path scheduling, graphs, charts, exhibits, documentation and calculation of construction delays, recoverable damages, providing technical assistance in preparation of Rule IV file, answering interrogatories, participation in discovery procedures, and assisting in case preparation for counsel, provide expert witness testimony, and assist SHA at MSBCA for litigation hearings.

A 25% DBE participation goal has been established for this contract. No VSBE participation goal was established for this contract because State programs cannot be applied to contracts supported by federal funds.

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

**Approp. Code:** J02B0101

**Resident Business:** Yes

**MD Tax Clearance:** 23-2376-0111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

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

**Contract ID:** Comprehensive Environmental & Engineering Services, Statewide; *BCS 2022-04 B and C*

EPICS No.: SBCS2204B and SBCS2204C

**Contract Description:** Two of seven open-ended, work-order based contracts to provide comprehensive environmental & engineering services for the State Highway Administration (SHA).

**Awards:** The Wilson T. Ballard Company; Owings Mills, MD Contract B  
Wallace Montgomery & Associates, LLP; Hunt Valley, MD Contract C

**Contract Term:** 08/24/2023 – 08/23/2028 (5-years)

**Amount:** \$5,000,000 NTE each  
\$10,000,000 total *for this action agenda item*

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
McCormick Taylor, Inc. Baltimore, MD	86.91 (1)	(Contract A)
The Wilson T. Ballard Company Owings Mills, MD	86.54 (2)	\$5,000,000 NTE Contract B
Wallace Montgomery & Associates, LLP Hunt Valley, MD	84.35 (3)	\$5,000,000 NTE Contract C
RS&H, Inc./ ATCS P.L.C. (JV) Towson, MD	82.87 (4)	(Contract D)
Century Engineering, LLC/ Gannett Fleming, Inc. (JV) Windsor Mill, MD	82.75 (5)	(Contract E)
Rummel, Klepper & Kahl, LLP Baltimore, MD	81.29 (6)	(Contract F)
A. Morton Thomas and Associates, Inc./ A.D. Marble & Co. Inc., (JV) Towson, MD	77.46 (7)	(Contract G)

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

**Proposals (cont'd):**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Brudis & Associates, Inc./ Skelly & Loy, Inc., (JV) Columbia, MD	77.19 (8)	
AECOM Technical Services, Inc. Hunt Valley, MD	77.17 (9)	
KCI Technologies, Inc. Sparks, MD	72.20 (10)	
WSP USA, Inc./ Johnson, Mirmiran & Thompson, Inc. (JV) Baltimore, MD	69.25 (11)	
STV Incorporated/ Stantec Consulting Services Inc. (JV) Owings Mills, MD	67.44 (12)	
Jacobs Engineering Group Inc. Baltimore, MD	59.23 (13)	
Barton & Loguidice, P.C. Annapolis, MD	41.27 (14)	

**DBE / VSBE Participation:** 28% / N/A

**Incumbents:** Rummel, Klepper, & Kahl, LLP; Century Engineering/Gannett Fleming (JV); McCormick Taylor, Inc.; Wallace, Montgomery, & Associates, LLP; STV/Stantec (JV); Jacobs Engineering Group, Inc.; JV of Skelly & Loy, Inc./Brudis & Associates

**Requesting Agency Remarks:** On April 12, 2022, the solicitation was advertised in The Daily Record, MDOT SHA's web page, and eMaryland Marketplace Advantage. The advertisement was for seven contracts for \$5,000,000 each not to exceed \$35,000,000 for comprehensive environmental & engineering services, Statewide for SHA. A total of 762 firms were notified via eMMA. SHA received 15 Expressions of Interest on June 7, 2022, and invited 14 firms to submit technical proposals. One firm, Devine Professional Consulting Group, was ineligible for contract award and was excluded from submitting a technical proposal. SHA used qualifications-based selection and found seven consultants eligible for contract award. There were no protests for this contract.

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

*Agency Remarks (cont'd):*

The comprehensive architectural and engineering (A/E) services pursued through this contract will include all environmental and engineering services, including but not limited to: transportation purpose and need assessments, multi-modal evaluations, logical termini/independent utility analyses, engineering feasibility and transportation planning studies, alternatives analyses, and completing all stages of project planning and development; perform environmental and engineering inventories and field surveys; perform travel forecast modelling and traffic analyses, prepare cost estimates; complete engineering through final design up to PS&E plans; perform a variety of agency, public and stakeholder involvement activities; analyze growth management issues; analyze climate change resiliency; conduct detailed environmental technical analyses for environmental documentation; prepare both draft and final environmental documents; and provide staff for on-site work as requested. The consultant will furnish all personnel, equipment, labor, computer software, materials, transportation, space, and related support facilities to perform these services support facilities to perform these services and other duties as assigned.

A 28% DBE participation goal was established for each contract within this award series. No VSBE goal was established for this contract because State programs cannot be applied to contracts supported by federal funds.

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

**Approp. Code:** J02B0101

**Resident Business:** Yes

**MD Tax Clearance:** The Wilson T. Ballard Company 23-2443-0111  
Wallace Montgomery & Associates, LLP 23-2444-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

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

**Contract ID:** Median and Roadside Tractor Mowing, Trimming, and Litter Pick-Up at Various Locations in Carroll County; 4270671424SB.  
EPICS No.: 4270671424

**Contract Description:** Provide median and roadside tractor mowing, trimming, and litter pick-up at various locations in Carroll County

**Award:** Manuel Landscaping, Inc.; Owings Mills, MD  
(Certified Small Business)

**Contract Term:** 08/24/2023 – 12/31/2024 (1-year, 4-months, 7-days)

**Amount:** \$239,140.00 NTE

**Procurement Method:** Competitive Sealed Bidding (SBR-Designated)  
(Single Bid Received)

**Bids:**

<i>Bidder(s)</i>	<i>Amount(s)</i>
Manuel Landscaping, Inc.; Owings Mills, MD	\$239,140.00

**Living Wage Eligible:** Yes

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

**Performance Security:** None

**Incumbent:** None

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage on April 11, 2023, notifying 157 potential contractors, 16 of which were MDOT-certified Minority Business Enterprises (MBEs). SHA distributed an email on May 9, 2023, directly soliciting 50 potential bidders for this contract, however a single bid was received and opened on May 11, 2023. No protests were filed for this contract. SHA did obtain no bid responses from several vendors who cited a lack of equipment as the reason for not participating.

This contract is the first of its kind in Carroll County and has been assembled referencing historical needs of the District Office in support of its Carroll County Maintenance Shop. Standard practices and procedures have been followed; specifically, the referencing of past contract usage.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

*Agency Remarks (cont'd):*

Historically, the SHA District 7 has performed this work using its own workforce. With approval of this contract, SHA will partner with Manuel Landscaping, Inc. to accomplish the increased volume of work to address the needs in this area. Comparing Manuel Landscaping, Inc's submitted bid price to other mowing contracts, Shop small procurements, as well as to contract 4272021426, SHA finds the single bid submittal to be fair and reasonable.

SHA does not believe there would be an advantage to re-advertise this project, nor to incur the resultant delay and additional inconveniences placed on the shop who is currently dealing with staffing issues. The successful low bidder stated they are completely familiar with the contract scope, specifications, and maintenance of traffic requirements. In addition, they have had a successful history in completing SHA projects. The SHA has confirmed Manuel Landscaping, Inc's bid price and the work conducted on this contract is performed 100% by a State-certified Small Business.

No MBE nor VSBE participation goals were established for this project due to the limited pool of vendors identified in the applicable NAICS Code to perform the work in the given geographical area.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 23-1990-0111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

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

**Contract ID:** Median and Roadside Tractor Mowing, Trimming, and Litter Pick-Up Along Roadways in Talbot County; 4272021426SB  
EPICS No.: 4272021426

**Contract Description:** Provide median and roadside tractor mowing, trimming, and litter pick-up along roadways in Talbot County.

**Award:** Manuel Landscaping, Inc.; Owings Mills, MD  
(*Certified Small Business*)

**Contract Term:** 08/24/2023 – 12/31/2026 (3-years, 4-months, 7-days)

**Amount:** \$259,960.00 NTE

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Manuel Landscaping, Inc.; Owings Mills, MD	\$259,960.00
Bluestone Contracting Corporation; Somerdale, NJ	\$307,680.00

**Living Wage Eligible:** Yes

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

**Performance Security:** None

**Incumbent:** Bluestone Contracting Corporation; Somerdale, NJ

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage on April 11, 2023, notifying 157 potential contractors, sixteen of which were MDOT-certified Minority Business Enterprises (MBE's). Two bids were opened on May 18, 2023. There were no protests filed for this contract.

The State Highway Administration has confirmed Manuel Landscaping, Inc.'s bid price and the work conducted on this contract is performed 100% by a State-certified Small Business.



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

*Agency Remarks (cont'd):*

No MBE nor VSBE participation goals were established for this project due to the limited pool of vendors identified in the applicable NAICS Code to perform the work in the given geographical area.

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

*Approp. Code:* J02B0102

*Resident Business:* Yes

*MD Tax Clearance:* 23-2076-0111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

**12-M-MOD STATE HIGHWAY ADMINISTRATION**  
***Modification: Maintenance Contract***

**Contract ID:** Statewide Maintenance and Repair of Traffic Control Devices; OT2022  
EPICS No.: ~~OT2022~~ CO407570

See next page for Record  
Correction Letter dated 10/2/23

**Contract Approved:** MDOT 13-M, 02/15/2023

**Contractor:** Rommel Infrastructure Inc.; Linthicum, MD

**Contract Description:** This solicitation is to respond to statewide traffic signal/sign structures knock-downs or other emergency repairs of traffic control devices statewide. The solicitation also includes individual maintenance assignments of traffic control devices in support of continued operations.

**Modification Description:** Construct five 'section signal heads' and supply metered pedestals to replace and repair the existing signal heads along MD-528.

**Original Contract Term:** 03/02/2023 - 03/01/2026 (3-years)

**Modification Term(s):** 04/18/2023 - 02/16/2026 (2-years, 9-months, 29-days)

**Original Contract Amount:** \$2,848,848.00

**Modification Amount:** \$ 97,905.00

**Prior Mods/Options:** None

**Revised Contract Amount:** \$2,946,753.00

**Percent +/- Change:** 3.44%

**Overall Percent +/-:** 3.44%

**Original Procurement Method:** Competitive Sealed Bidding

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

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

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**MEMORANDUM**

**TO:** EXECUTIVE SECRETARY JOHN GONTRUM  
**FROM:** MDOT SHA ADMINISTRATOR WILLIAM PINE  
**SUBJECT:** NOTICE OF CORRECTION – MDOT 12-M-MOD 08/02/2023 BPW MEETING  
**DATE:** OCTOBER 02, 2023  
**RESPONSE**  
**REQUESTED BY:** OCTOBER 15, 2023

Accepted 10/10/2023- JTG

  
Digitally signed by John T. Gontrum  
Date: 2023.10.10 11:51:29 -0400

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**PURPOSE**

Clerical error correction for EPICS entry.

**MDOT Agenda 08/02/2023, Item 12-M-MOD**

Approved Contract EPICS Number: OT2022

Correct Contract EPICS Number: CO407570

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

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Request By:

  
\_\_\_\_\_

Jada Wright, Director  
Office of Procurement and Contract Management

Concurrence:

  
\_\_\_\_\_

Lisa B. Connors  
Deputy Administrator for Administration

Approval:

  
\_\_\_\_\_

William Pine, P.E.  
Administrator

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

**Requesting Agency Remarks:** The cost of labor to assemble five section traffic signal heads and the cost to install SHA supplied metered pedestals are not in the original OT2022 contract. These services have been performed by SHA personnel; however, SHA does not currently have the laborers to complete this task.

The additional funding will provide for the assembly of five section traffic signal heads. The Signal shop forces do not have the capability to assemble, causing the need for a change order for the contractor to complete the work.

Install SHA supplied Metered Pedestals. Due to the shortage of metered pedestals and suppliers, the contractor is unable to provide metered pedestals for remedial and maintenance jobs. SHA currently has metered pedestal available for emergency jobs.

No MBE or VSBE participation goals were established for this contract due to limited subcontracting opportunities.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



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

**13-RP. STATE HIGHWAY ADMINISTRATION**  
*Real Property – Easement*

**Recommendation:** That the Board of Public Works approve the State Highway Administration (SHA) releasing a snow fence easement.

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

**Property:** MC# 23-2794  
Benjamin Mellor, (± 100 feet), located at the intersection of US Route 40 and St. John’s Lane in Ellicott City, Howard County

**Grantor:** State of Maryland, SHA

**Grantee:** Potomac Energy Holdings, LLC

**Consideration:** \$500

**Appraised Value:** N/A

**Requesting Agency Remarks:** In 1937, SHA acquired the subject property as part of the US Route 40 project. The SHA proposes to release the snow fence easement to Potomac Energy Holdings, LLC, at an administrative cost of \$500.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 2, 2023



Contact: Mashel Wakil 410-865-1234  
mwakil@mdot.maryland.gov

14-LL. THE SECRETARY'S OFFICE  
*Lease/Landlord*

**Recommendation:** That the Board of Public Works approve State Highway Administration (SHA) leasing real property as landlord.

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

**Property:** Item #FPM8  
Old MD 144 & US 40 Roadbed, Located at MD 144 and E. Patrick St Park-N-Ride, at 1501 E. Patrick Street in Frederick County.

**Landlord:** State of Maryland, MDOT SHA

**Tenant:** Chesaco Motors, Inc.

**Space Type:** Commercial

**Lease Type:** Renewal (Continued Use)

**Lease Term:** 3-years Effective Date: 08/02/2023

**Annual Rent:** \$14,424  
**\$14,436**

See next page for Record  
Correction Letter dated 3/19/24

**Requesting Agency Remarks:** The SHA proposes to lease the subject property for 3-years to Chesaco Motors, Inc., solely for the purpose of parking and storage of recreational vehicles.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

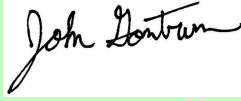
DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Digitally signed by John  
Gontrum  
Date: 2024.03.21  
09:59:47 -04'00'



Wes Moore  
Governor  
Aruna Miller  
Lieutenant Governor  
Paul J. Wiedefeld  
Secretary

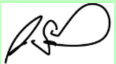
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## EXECUTIVE MEMORANDUM

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**TO:** EXECUTIVE SECRETARY JOHN GONTRUM  
**FROM:** ALICIA TARR, PROGRAM MANAGER, MDOT BPW & PROCUREMENT COMPLIANCE  
**SUBJECT:** NOTICE OF CORRECTION – MDOT 14-LL; 08/02/23 BPW MEETING   
**DATE:** MARCH 19, 2024  
**RESPONSE REQUESTED BY:** APRIL 2, 2024

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### PURPOSE

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

BPW – MDOT Agenda 08/02/2023; Item 14-LL; Page 75

**FROM:** Approved Annual Rent: \$14,424  
**TO:** Corrected Annual Rent: \$14,436

**REASON:** Clerical error.

Thank you for your attention in this matter.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 2023**

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<b>Item#</b>	<b>Category</b>	<b>Pages</b>
<i>1 - 8</i>	<i>Capital Grants and Loans</i>	<i>1 - 10</i>
<i>9 - 10</i>	<i>Construction</i>	<i>11 - 14</i>
<i>11 - 14</i>	<i>Services</i>	<i>15 - 23</i>
<i>15</i>	<i>Information Technology</i>	<i>24 - 29</i>
<i>16</i>	<i>General Miscellaneous</i>	<i>30 - 31</i>
<i>17 - 18</i>	<i>Real Property</i>	<i>32 - 37</i>
<i>19</i>	<i>Landlord Lease</i>	<i>38</i>
<i>20</i>	<i>Tenant Lease</i>	<i>39</i>
<i>21</i>	<b>Supplemental:</b> <i>Capital Grants and Loans</i>	<i>40</i>





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 2023**



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

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

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

**Maryland-National Capital Park and Planning Commission**  
 Bay Sox Stadium (Prince George’s County)  
*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements at the Bay Sox Stadium, also known as Prince George’s Stadium.”*  
*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)*  
 DGS Item 21-172, (SL-217-210-038)                      **\$ 500,000**

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

<b>Background:</b>	Total Project	\$ 1,065,000
	<b>21-172 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	Local Cost	\$ 565,000

(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.

<b>BOARD OF PUBLIC WORKS</b>	<b>THIS ITEM WAS:</b>
<b>APPROVED</b>	<b>DISAPPROVED      DEFERRED      WITHDRAWN</b>
<b>WITH DISCUSSION</b>	<b>WITHOUT DISCUSSION</b>



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 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:

**Board of Directors of the Historic East Baltimore Community Action Coalition, Inc.**  
Mack Lewis Gym Renovations (Baltimore City)  
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Mack Lewis Gym.”  
Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-321, (SL-215-220-038)                     **\$ 175,000**

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

<b>Background:</b>	Total Project	\$ 175,000
	<b>22-321 (This Action)</b>	<b>\$ 175,000 (Non-match)</b>
	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.

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<b>BOARD OF PUBLIC WORKS</b>		<b>THIS ITEM WAS:</b>	
<b>APPROVED</b>	<b>DISAPPROVED</b>	<b>DEFERRED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>		<b>WITHOUT DISCUSSION</b>	



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 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:

**County Executive and County Council of Baltimore County**

Tradepoint Atlantic – Infrastructure Improvements (Baltimore County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements and capital improvements for the Edgemere-Sparrows Point Community.”*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 21-244, (SL-216-210-038)                      \$ 3,000,000*

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

<b>Background:</b>	Total Project	\$ 21,085,000
	<b>21-244 (This Action)</b>	<b>\$ 3,000,000 (Non-match)</b>
	Local Cost	\$ 18,085,000

(Prior Actions: None)

**Remarks:**

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 2023



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:

**Love Wins Movement, Inc.**

Love Wins Movement, Inc. (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Love Wins Movement Project.”*

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-437, (SL-216-220-038)                      **\$ 500,000**

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

<b>Background:</b>	Total Project	\$ 500,000
	<b>22-437 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	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  
August 2, 2023



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

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

**Recommendation:** That the Board of Public Works enter into grant agreements for the following grants:

**Board of Directors of the Howard County Veterans Foundation, Inc.**

Howard County Veterans Monument (Howard County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Howard County Veterans Monument at Bailey Park.”*

Maryland Consolidated Capital Bond Loan of 2022 (LSI– Chapter 344, Acts of 2022)  
DGS Item 22-608, (SL-192-200-038) **\$ 400,000**

Maryland Consolidated Capital Bond Loan of 2022 (LHI– Chapter 344, Acts of 2022)  
DGS Item 22-760, (SL-192-200-038) **\$ 250,000**

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

<b>Background:</b>	Total Project	\$4,860,000
	<b>22-608 (This Action)</b>	<b>\$ 400,000 (Non-match)</b>
	<b>22-760 (This Action)</b>	<b>\$ 250,000 (Non-match)</b>
	20-G178 (Prior Action)	\$ 250,000 (Match)
	Local Cost	\$3,710,000

(Prior Actions: 12/7/23 Agenda; Item 3-CGL)

**Remarks:**

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 2, 2023



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

6-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The World Arts Focus, Inc. dba Joe's Movement Emporium
Creative Suitland Arts Center (Prince George's County)
'For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Creative Suitland Arts Center.'
Maryland Consolidated Capital Bond Loan of 2022 (LSI- Chapter 344, Acts of 2022)
DGS Item 22-642, (SL-166-220-038) \$ 100,000

Matching Fund: No match is required.

Table with 3 columns: Background, Amount, and Description. Rows include Total Project (\$140,000), 22-642 (This Action) (\$100,000 Non-match), and Local Cost (\$40,000).

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 2023**



*Contact: Craig Curtis 410-767-3615  
craig.curtis@maryland.gov*

**7-CGL.      CAPITAL GRANTS AND LOANS  
*Higher Education Commission***

***Recommendation:*** The Board of Public Works authorize that funds be encumbered for the following grant:

**Cecil College**

Entrance/Roadway and Facility Maintenance Building– Construction

The scope of work for this project includes constructing a second, multi-lane entrance to the Cecil College campus and roadways within the campus to connect the campus core, opening the northern acres of the campus for vehicular and emergency services access while accommodating campus development, to include construction of a new 12,095 NASF/16,127 GSF Facilities Management building. The existing Facilities Management building, built in 1982, is outdated, undersized, in poor condition, and will be demolished following construction of the new Facilities Management building. The new building will contain the following Facilities Management Services functions: Maintenance, Grounds, Custodial, Fleet Services, Mail and Receiving, Duplication, and Capital Projects.

The sustainable features of the project are as follows: high-efficient soil removal and placement plan, which falls in line with Smart Growth requirements. The maintenance building has been designed with high-efficiency long-life expectant equipment; high-efficiency installations of HVAC and electrical systems. Installation of lighting technology; to minimize the need for artificial lighting which can decrease lighting energy use by 50-70%. The project goal is a LEED Silver status.

***Fund Sources:*** MCCBL 2023 Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities... Cecil College –Entrance, Roadway, & Facilities Maintenance Building; Item 181. (CC-13-MC20/21/23-469) **\$1,150,000**

**Total Encumbrance: \$1,150,000**

**BACKGROUND:**

Total Project

**This Action**

Previous Action 19-CGL, 10/20/2021

Previous Action 11-CGL, 7/22/2020

Total State Share

\$9,977,000

**\$1,150,000**

\$3,776,000

\$5,051,000



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 2023**



**7-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

***Remarks:***

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Cecil College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$16,466,000, and the local share of this cost is 60.6% or \$6,489,000 and is in accordance with Section 11-105(j) of the Education Article.

**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  
August 2, 2023**



*Contact: Craig Curtis 410-767-3615  
craig.curtis@maryland.gov*

**8-CGL.      CAPITAL GRANTS AND LOANS  
*Higher Education Commission***

***Recommendation:*** The Board of Public Works authorize that funds be encumbered for the following grant:

**Montgomery College – Rockville Campus  
Library Renovation – Design**

The project is to renovate the first three floors, totaling 31,069 NASF / 62,282 GSF, of the Montgomery College Rockville Campus Macklin Tower which houses the campus library. The project will address current facility problems and the programmatic needs of the library. The project will include a complete interior renovation and reconfiguration of each floor including modernization and upgrades to building systems and equipment serving these floors. The project will be phased so as to keep the Library operational in its current location during construction.

***Fund Sources:*** MCCBL 2023 *Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities... Montgomery College – Rockville- Library Renovation; Item 181. (CC-01-MC23-483)* **\$2,169,000**

**Total Encumbrance: \$2,169,000**

<b><i>Background:</i></b>	Total State Share
Total Project	\$2,169,000
<b>This Action</b>	<b>\$2,169,000</b>

***Remarks:***

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Montgomery College and signed by local authorities.



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

3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$4,338,000, and the local share of this cost is 50.0% or \$2,169,000 and is in accordance with Section 11-105(j) of the Education Article.

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**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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August 2, 2023**



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

**9-C. CONSTRUCTION CONTRACT**  
*Department of General Services on behalf of  
Baltimore City Community College*

**Contract ID:** Modernize Elevators at Baltimore City Community College; CC-000-211-003  
ADPICS No.: CTR014158

**Contract Description:** Modernize elevators at Baltimore City Community College (BCCC) in Baltimore. Includes modernization of seven elevators in the Life Science, Nursing, West Pavilion, South Pavilion, and the Gym. The contractor will rebuild elevators to bring them up to current standards and compliance with current codes and regulations.

**Award:** Brawner Builders, Inc.; Hunt Valley, MD

**Contract Term:** 490 Calendar Days

**Amount:** \$2,583,810

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Offerors</i>	<i>Amount</i>
Brawner Builders, Inc.; Hunt Valley, MD	\$2,583,810
Nichols Contracting Inc.; Columbia MD	\$2,863,484
Chilmar Corporation; Baltimore MD	\$3,249,710

**MBE/VSBE Participation:** 30% / 3%

**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 eMaryland Marketplace Advantage on May 2, 2023. Three bids were received and opened May 31, 2023. Brawner Builders, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.



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

**Fund Source:**                            \$268,850 - MCCBL 21 *Provide funds to design, construct, and equip various infrastructure, building system, and site improvements.* Item 520

    \$2,314,960 - MCCBL 22 *Provide funds to design, construct, and equip various infrastructure, building systems, and site improvements.* Item 156

**Resident Business:**                    Yes

**MD Tax Clearance:**                    23-2330-1111

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

**10-C. CONSTRUCTION CONTRACT**  
*Department of General Services on behalf of  
Baltimore City Community College*

**Contract ID:** Bard Building Deconstruction Design at Baltimore City Community College;  
CC-623-220-002  
ADPICS No.: CTR014028

**Contract Description:** Bard Building deconstruction design at Baltimore City Community College in Baltimore City.

**Award:** The Berg Corporation; Baltimore, MD

**Contract Term:** 340 Calendar Days

**Amount:** \$4,227,826

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amount</i>
The Berg Corporation; Baltimore, MD	\$4,227,826
Mackenzie Contracting Company, LLC; Lutherville, MD	\$6,456,960

**MBE/VSBE Participation:** 5% / 0%

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

**Incumbent:** N/A

**Requesting Agency Remarks:** This project provides for complete demolition of the 5-story, 172,642 GSF Bard Building located at 600 E. Lombard St. in Baltimore City. The scope provides protection of the adjacent Holocaust Memorial during construction, abatement of all hazardous materials prior to demolition, disconnecting and capping off all existing utility connections and identification of remaining live systems as well as management and disposal and/or recycling of all remaining debris and scrap materials. The site will generally be re-graded as a large open lawn with shade trees bordering three sides of the site which coincide with existing streets; existing sidewalks will be restored for pedestrian use and site lighting will be provided as necessary to provide for safety.



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10-C. CONSTRUCTION CONTRACT (cont'd)

*Agency Remarks (cont'd):*

A notice of availability of an Invitation for Bids was posted on the DGS website and eMaryland Marketplace Advantage on March 29, 2023. Two bids were received and opened on April 26, 2023. The Berg Corporation has been found responsible and its bid responsive. The bid pricing has been confirmed.

**Fund Source:** 100% General

**Approp. Code:** CA 2022 Provide funding to Baltimore City  
Community College to demolish the vacant Bard Building to allow  
for future redevelopment of the property. Item 041

**Resident Business:** Yes

**MD Tax Clearance:** 23-1887-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Amanda Sadler 301-429-7780  
amanda.sadler@maryland.gov*

**11-S.            SERVICES CONTRACT  
*RETROACTIVE - Department of Housing and Community Development***

**Contract ID:** Credit Investigating and Reporting; S00B3600052  
ADPICS No.: S00B3600052

**Contract Description:** *RETROACTIVE* approval for business-credit reporting services to assist with loan monitoring and underwriting.

**Award:** Dun & Bradstreet, Arlington, VA

**Contract Term:** 04/01/2023 - 08/02/2023(**Retroactive**)  
08/03/2023 - 03/31/2026 (Proactive)

**Amount:** \$ 5,568.33 (**Retroactive**)  
\$46,064.67 (Proactive)  
\$51,633.00 Total

**Procurement Method:** Sole Source (Proprietary)

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

**Incumbent:** Same

**Requesting Agency Remarks:** Dun & Bradstreet offers information on commercial credit as well as reports on businesses. Most notably, its Data Universal Numbering System (DUNS). The DUNS Number can help potential partners and lenders mitigate potential business risks by accessing a company's operations, financial performance, and public filing records.

Dun & Bradstreet is the only credit bureau that focuses strictly on business credit. They have the largest and most comprehensive business rating service in the United States and do business financial risk ratings on most businesses, including non-profits. They use statistical analysis to predict future performance of the kinds of business entities that seek millions of dollars of funding annually and the historical modeling and trend analysis is critical to the Department's ability to make informed underwriting decisions. D&B is the only vendor capable of providing these services.



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

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

The cost for the subscription for the new three-year contract averages \$17,211 per year. This represents a 6.1% increase over the previous contract, which had a flat cost of \$16,218 annually. This cost increase is below general inflationary trends and is determined to be fair and reasonable, considering the unique and critical nature of the services being provided.

MBE participation was not established for this contract because there are no subcontracting opportunities available.

DHCD began working on a new contract in February 2023, however there were some unanticipated delays in settling the contract language, which resulted in the contract being executed after the effective date stated in the contract. DHCD apologizes and is working hard to ensure this type of unauthorized contract action does not occur in the future.

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

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

***Approp. Code:***                             S00A2503, S00A2502

***Resident Business:***                     No

***MD Tax Clearance:***                    23-0561-1111

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

**12-S. SERVICES CONTRACT  
*RETROACTIVE - Department of Housing and Community Development***

**Contract ID:** Audit Services for State Funded Loan Program and Maryland Affordable Housing Trust; *S00R2600001*  
ADPICS No: S00B3600049

**Contract Description:** Audit services for the State Funded Loan Program (SFLP) and the Maryland Affordable Housing Trust (MAHT).

**Award:** SB & Company; Owings Mills, MD (SBE)

**Contract Term:** 05/15/2023 - 08/02/2023 (**Retroactive**)  
08/03/2023 - 05/14/2028 (Proactive)

**Amount:** \$ 30,495 (**Retroactive**)  
\$129,257 (Proactive)  
\$159,752 Total

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

**Proposals:**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
SB & Company - Owings Mills, MD	1	\$159,752 (1)	1

*\*Technical and financial rankings were weighted equally.*

**Living Wage Eligible:** Yes

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

**Performance Security:** No

**Incumbent:** Same

**Requesting Agency Remarks:** A notice of availability of a Request for Proposal (RFP) was advertised on eMaryland Marketplace Advantage on April 20, 2022. Copies of the solicitation were sent directly to approximately 35 prospective vendors.



DEPARTMENT OF GENERAL SERVICES  
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12-S. SERVICES CONTRACT (cont'd)

*Agency Remarks (cont'd):*

SB & Company was the only company to submit a proposal. SB & Company is uniquely positioned to provide the audit services that DHCD finds to be essential. The firm specializes in the government sector and delivers excellent value in financial statement reporting preparation as outlined in the RFP. DHCD finds the price to be fair and reasonable compared to the previous contract procured through a competitive procurement process. The overall price increase is approximately 3.5% from the previous five year contract.

DHCD needed to complete an annual financial audit of the State Funded Loan Program (SFLP) and the Maryland Affordable Housing Trust (MAHT) programs by September 2023. The audit is required by statute to begin after the end of the fiscal year, leaving a narrow window in which services must begin and then conclude. DHCD began working on a solicitation for a new contract in April 2022; however, there were several setbacks and DHCD was unable to get a contract in place to present to the Board for approval.

No MBE participation was established due to the single element of work.

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

**Fund Source:** 100% Special Funds

**Approp. Code:** S00.A27.01

**Resident Business:** Yes

**MD Tax Clearance:** 23-0817-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Bryan Mroz 410-456-8078  
bryan.mroz@maryland.gov*

**13-S-OPT. SERVICES OPTION**  
*Department of Health, Office of Medical Benefits Management,  
Office of Health Care Financing*

**Contract ID:** Medicaid Hospital Claims Audit Contractor; *OPASS #19-18604*  
ADPICS No.: COK09834

**Contract Approved:** DBM 3-S, 05/08/2019

**Contractor:** Healthcare Service Partners, LLC; Laurel, MD (MBE) (VSBE)

**Contract Description:** Medicaid Hospital Auditor to conduct audits of Medicaid providers and identify over and under payments.

**Option Description:** Exercise the final renewal option.

**Original Contract Term:** 06/01/2019 - 05/30/2022 (w/two 1-year renewal options)

**Option Term:** 08/12/2023 - 07/31/2024

**Original Contract Amount:** \$1,196,000

**Option Amount:** \$ 553,000

**Prior Mods/Options:** \$0 (Mod #1: Extended the Schedule of Complex Audits to reflect base contract term dates from 06/01/2019 - 05/30/22, to 06/01/2019 - 07/31/22 Delegated Authority - MDH, 05/05/2022)  
\$0 (Mod #2: Extended base term from 06/01/2019 - 05/30/2022 to 06/01/2019 - 07/31/2022 Delegated Authority - MDH, 05/20/22)  
\$0 (Mod #3: Extended base term from 08/01/2022 - 08/11/2022, Delegated Authority - MDH, 06/22/2022)  
\$553,000 (Renewal Option #1 08/12/2022 - 08/11/2023 DGS 18-S-OPT 08/10/2022)

**Total Contract Amount:** \$2,302,000

**Percent +/- (This Item):** 46.24%

**Total Percent Change:** 92.47%



**DEPARTMENT OF GENERAL SERVICES  
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**13-S-OPT. SERVICES OPTION (cont'd)**

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:** 7% / 1%

**MBE/VSBE Compliance:** 7.029% / 0.810%

**Requesting Agency Remarks:** The Office of Medicaid Benefits Management is pleased with the Healthcare Service Partners' performance. Healthcare Service Partners, LLC provides audit reviews of hospital postpaid claims, as required by the Center for Medicare and Medicaid, for overpayments and underpayments, provides training and education to hospitals to ensure that billing errors do not reoccur. The vendor also provides support to the Department in the hearing process.

The VSBE contractor has not done any consultancy work this year. They will be doing consultancy work in the upcoming quarter. The vendor will meet the goal before the end of the year.

**Fund Source:** 50% General, 50% Federal

**Approp. Code:** M00Q0103

**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  
August 2, 2023**



*Contact: Vern Shird 443-769-1039  
vern.shird2@maryland.gov*

**14-S-OPT/MOD.     SERVICES OPTION/MODIFICATION  
*State Treasurer's Office, Maryland 529***

**Contract ID:** MD529 Marketing and Public Relation Services; *MD529/MARKETING-19-201-S*  
ADPICS No.: R60B4600001

**Contract Approved:** DBM 5-S, 09/04/2019

**Contractor:** The Hatcher Group Inc, Bethesda, MD (SBE)

**Contract Description:** Support the Maryland 529 marketing initiatives in the following areas: Comprehensive Marketing and Reports Plan, Branding and Advertising, Print Collateral, Media Planning Buying, Digital Media Planning and Buying, Community Outreach and Public Relations, Account Management, and Marketing Strategy Report.

**Option Description:** Exercise the third renewal option.

**Modification Description:** Increase funds due to the addition of the ABLE program to the marketing/public relations plan.

**Original Contract Term:** 09/05/2019 - 09/04/2021 (w/three 1-year renewal options)

**Option Term:** 09/05/2023 - 09/04/2024

**Modification Term:** 09/05/2023 - 09/04/2024

**Original Contract Amount:** \$751,572.00

**Option Amount:** \$387,013.00

**Modification Amount:** \$ 50,000

**Prior Mods/Options:** \$ 49,719.00 (Mod. #1: Design piece of MD529 website; Delegated Authority MD529, 04/26/2021)  
\$373,074.50 (Renewal Option #1; 09/05/2021 – 09/04/2022, DGS 26-S-OPT/MOD 08/11/2021)  
\$ 96,550.00 (Mod. #2: Increase funding for the cost of website development services and add the ABLE program to the marketing/public relations plan. DGS 26-S-OPT/MOD 08/11/2021)



**DEPARTMENT OF GENERAL SERVICES  
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**14-S-OPT/MOD.      SERVICES OPTION/MODIFICATION (cont'd)**

\$11,161.00 (Mod. #3: Creation of a new Annual Report template that incorporates the ABLE program; Delegated Authority MD529, 03/28/2022)

\$377,359 (Renewal option #2; 09/05/2022 – 09/04/2023, DGS 19-S-OPT-MOD 07/27/2022)

\$50,000 (Mod. #4: Add the ABLE program to the marketing/public relations plan. DGS 19-S-OPT-MOD 07/27/2022)

**Total Contract Amount:**      \$2,146,448.50

**Percent +/- (This Item):**      58.15%

**Total Percent Change:**      185.59%

**Original Procurement Method:**      Competitive Sealed Proposals

**MBE/VSBE Participation:**      18% / N/A

**MBE/VSBE Compliance:**      6.945% / N/A

**Requesting Agency Remarks:** The marketing services will be expanded to include MD529's ABLE program. An ABLE advertising campaign can effectively reach thousands of individuals across the State who either have a disability or have a dependent that has a disability. Individuals can use the plan to save money and pay for qualified disability-related expenses without jeopardizing State or Federal means-tested benefits like SSI or Medicaid.

The COVID pandemic resulted in the cancellation of all in-person events, significantly impacting the printing of marketing materials which the MBE provided. Printing of materials was also impacted by the transition of the MD Prepaid College Trust (MPCT) program manager, Intuition College Savings Solutions. Intuition would not accept paper enrollments, MD529 did not print the full enrollment kit. The kit normally included disclosure statements, enrollment forms, and a highlights brochure; however, only the highlights brochure was printed. MD529 anticipates the return of in-person events; however, only the highlights brochures will be printed. Both COVID and the non-printing of paper enrollments are issues that could not have been foreseen and MD529 will not be able to reach the MBE participation.



**DEPARTMENT OF GENERAL SERVICES  
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**14-S-OPT/MOD.     SERVICES OPTION/MODIFICATION (cont'd)**

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

The prime vendor, The Hatcher Group, is a full-service agency and fulfillment and printing are the only services they cannot do in house. Therefore, there are no other subcontracting opportunities for this contract.

As a result of the legislation SB959, the MD529 Board was dissolved and all operations and administrative responsibilities post June 1, 2023 are under the Maryland State Treasurer.

***Fund Source:***                      100% Special (Participant Plan Fees)

***Approp. Code:***                      R60H0041

***Resident Business:***                Yes

*This Item was withdrawn as Item 23-S-OPT-MOD from the 07/19/2023 DGS Agenda.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 2023**



*Contact: Yasin Mohammed 410-260-7552  
yasin.mohammed@maryland.gov*

**15-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 \$220,858,476.*

**1.1 Using Agency:** Department of Health  
**Description:** Contract furnishes technical support for Electronic Data Interchange Transaction Processing System (EDITPS) Operation Support and Maintenance for the Medicaid Management Information System (MMIS). Provides the required resources for support and maintenance of the legacy production.  
**Modification Description:** Extend contract to provide ongoing operations and maintenance of legacy system and provide transition for the replacement contract; OPASS 16-15834.  
**Award:** Group Z Inc., Columbia, MD (MBE) (SBE)  
**Original Term:** 09/01/2016 - 08/31/2019  
**Modification Term:** 09/01/2023 - 08/31/2025  
**Original Amount:** \$4,888,166  
**Modification Amount:** \$3,833,274  
**Prior Options/Mods:** \$1,728,085 (Renewal Option #1: 09/01/2019 - 08/31/2020 DoIT 11-IT 1.1, 08/14/2019)  
\$1,779,939 (Renewal Option #2: 09/01/2020 - 08/31/2021 DGS 32-IT 1.3, 07/22/2020)  
\$1,779,939 (Mod. #1: Extension 09/01/2021 - 08/31/2022 and a add six month renewal option; DGS 49-IT 1.3, 06/02/2021)  
\$1,833,291 (Mod. #2 Extension 09/01/2022 - 08/31/2023 DoIT 64-IT 1.3, 06/08/2022)  
**Total Contract Amount:** \$15,842,694





**DEPARTMENT OF GENERAL SERVICES  
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**15-IT. INFORMATION TECHNOLOGY (cont'd)**

**1.0 Consulting and Technical Services Plus (CATS+) (cont'd)**

**MBE/VSBE Participation:** 100% (Awardee is an MBE) / 0%

**MBE/VSBE Compliance:** 100% (Awardee is an MBE) / 0%

**Resident Business:** Yes

**Fund Source:** 75% Federal, 25% General

**Remarks:** Initially, MDH started a procurement process for a regular procurement but later decided to explore an alternative path with MDTHINK. As a result, the new procurement was paused. After careful consideration, MDTHINK and MDH agreed that proceeding with the regular procurement process would be more beneficial to the state. Consequently, MDH resumed its original procurement process. Presently, the MDH Office of Enterprise Technology is working to update the draft solicitation to be in line with MDH IT security regulations and requirements, taking into consideration the latest technological advances.

**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 \$152,468,825.**

**2.1 Using Agency: MDOT**

**Description:** Maintenance and support for the Rocket Software Mobius View which is the document management system that houses RSTARS and EPICS, and Stateside ADPICS and RSTARS mainframe reports. This allows users to extract data from various reports, download the reports to Excel, email and save the reports electronically. The application provides a more efficient manner for users to administer, manage, retrieve, and view these mainframe reports; J01P2600105

**Award:** Oakland Consulting Group; Lanham, MD

**Number of Qualified**

**Master Contractors:** 4

**Number of Bids:** 1 (Single Bid Received)

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Oakland Consulting Group; Lanham, MD	\$ 1,356,785

**Amount:** \$1,356,785

**Term:** 08/24/2023 - 08/23/2024

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



**DEPARTMENT OF GENERAL SERVICES  
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**15-IT. INFORMATION TECHNOLOGY (cont'd)**

**2.0 Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)**

**Resident Business:** Yes  
**Fund Source:** 100% Special (Transportation Trust)  
**Remarks:** No MBE nor VSBE subcontracting opportunities could be identified as this purchase is for software. The procurement officer determined the bid to be fair and reasonable when conducting market research for comparable products. The agency is realizing a 22.5% savings from current market pricing. Additionally, MDOT compared the current bid to a similar purchase made last year and determined the pricing aligned with that cost, further aiding the Department to find the pricing fair and reasonable.

**2.2 Using Agency:** State Highway Administration  
**Description:** Talend software creates and manages data integration and data management solutions, which assists in automating extensive data integration needed for various solutions. This software allows IT to retrieve data from various external data sources. ; J02PE600022

**Award:** ePLUS Technology, Inc.; Herndon, VA

**Number of Qualified**

**Master Contractors:** 3

**Number of Bids:** 1 (Single Bid Received)

**Bids:**

<i>Bidder</i>	<i>Amount</i>
ePLUS Technology, inc.; Herndon, VA	\$371,371.03

**Amount:** \$371,371.03

**Term:** 08/07/2023 - 08/06/2024

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

**Resident Business:** Yes

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

**Remarks:** A total of three bids were received; however, two bidders are not approved as master contractors and are not susceptible to award. SHA used the not susceptible bids for comparison to that of the recommended awardee's and determined the bid to be fair and reasonable. This contract is not SBR-designated because there were no SBR master resellers. No MBE or VSBE participation goals were established for this contract as it requires a single element of work and provides no subcontracting opportunities.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 2023**



**15-IT.      INFORMATION TECHNOLOGY (cont'd)**

**3.0    *Master Contract:*      **Desktop, Laptops and Tablets 2015****

Contract No. 060B5400007

*Approved:*                      *DOIT 1-IT, 07/16/2015*

*Term:*                              *07/22/2015 - 07/21/2027*

**\*\*As of publication, the remaining balance of this master contract is \$52,156,863.**

**3.1    *Using Agency:*              State Police**

***Description:***                  Purchase 75 Panasonic laptops for new vehicles for use while on patrol; *BPM038207*.

***Award:***                              USC-Canterbury, Upper Marlboro MD (MBE) (SBE)

***Number of Qualified***

***Master Contractors:***              6

***Number of Bids:***                      2 (*SBR - Designated*)

***Bids:***

<i>Bidders</i>	<i>Amounts</i>
USC-Canterbury; Upper Marlboro, MD	\$250,425.00
ACC; McLean, VA	\$251,933.25

***Amount:***                              \$250,425

***Term:***                                  Anticipated delivery date - 08/31/2023

***MBE/VSBE Participation:***      100% (Awardee is an MBE) / 0%

***Resident Business:***                  Yes

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

**4.0    *Master Contract:*              **Public Branch Exchange (PBX) IV Telecommunications Equipment and Services****

Contract No. 001B0600162

*Approved:*                          DGS 26-IT, 07/22/2020

*Term:*                                  01/01/2021 - 12/31/2030

**\*\*As of publication, the remaining balance of this master contract is \$43,795,834.**

**4.1    *Using Agency:*              MDOT State Highway Administration**

***Description:***                          Replace 1,427 CISCO IP phones that have reached end of life at various locations throughout the department. Replacements are comparable to current equipment and include six versions of hardware.; *J02P3600095*

***Award:***                                  Skyline Technology Solutions; Hanover, MD

***Number of Qualified***

***Master Contractors:***              6

***Number of Bids:***                      4



**DEPARTMENT OF GENERAL SERVICES  
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**15-IT. INFORMATION TECHNOLOGY (cont'd)**

**4.0 Public Branch Exchange (PBX) IV Telecommunications (cont'd)**

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Skyline Technology Solutions, LLC; Glen Burnie, MD	\$316,988.41
Disys Solutions, Inc.; Ashburn, VA	\$351,272.27
Alxcel, Inc.; Silver Spring, MD	\$369,654.13
Elite Design Networks, LLC; Brentwood, MD	\$399,362.00

**Amount:** \$316,988.41

**Term:** Anticipated delivery date - 08/31/2023

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

**Resident Business:** Yes

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

**Remarks:** No MBE or VSBE participation was established for this contract as it is a single purchase of hardware and carries no subcontracting opportunities.

- 4.2 Using Agency:** Department of Public Safety and Correctional Services
- Description:** Enhanced Service Level or Standard Service Level maintenance for all PBX and peripheral equipment, includes voicemail, software application, and associated servers; *Q00B1600100*
- Modification Description:** Increase funding to support expenditures for the day-to-day billable services, which include the move, add, change activities such as the replacement of broken phone jacks, relocation of phones, installation and programming of additional phones, configuration changes to phone systems or station equipment, and replacement of new data/voice cables.
- Award:** NEC Corporation of America; Fulton, MD
- Original Term:** 01/12/2022 - 01/11/2025
- Modification Term:** N/A
- Original Amount:** \$1,227,754.50
- Modification Amount:** \$ 450,000.00
- Prior Options/Mods:** N/A
- Total Contract Amount:** \$1,677,754.50
- MBE/VSBE Participation:** 30% / 2%
- MBE/VSBE Compliance:** 18.078% / 2.921%
- Resident Business:** Yes



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15-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 *Public Branch Exchange (PBX) IV Telecommunications (cont'd)*

**Fund Source:** 100% General

**Remarks:** NEC is on track to meet the MBE participation goal.

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  
August 2, 2023**



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

**16-GM.      GENERAL MISCELLANEOUS  
*Department of Natural Resources,  
State Park Water & Sewer Infrastructure Fund  
MES Fund Transfer for Statewide Projects***

***Recommendation:*** That the Board of Public Works approve a transfer of capital funds between the Department of General Services (DGS), and the Maryland Environmental Service (MES), on behalf of the Department of Natural Resources (DNR).

***Description:*** There is an existing Memorandum of Understanding (MOU) between DGS and MES, dated August 11, 2020, that established an agreement to transfer procurement responsibility and funding from authorized Program Open Space funds for the design and construction of infrastructure improvements on various water and wastewater projects located on, or serving, DNR facilities. The FY 2024 transfer is for \$13,410,000 to fund the following projects:

New Germany SP - Wastewater Treatment Plant and Collection System Upgrades  
\$4,287,000

Swallow Falls SP - Wastewater Treatment Plant and Water Treatment Plant Upgrades  
\$1,926,000

Cunningham Falls SP - Sewer Improvements MD Route 77  
\$2,261,000

Tuckahoe SP - Water Tower Rehabilitation  
\$225,000

Sandy Point SP - Water Tower and Water Treatment Plant Upgrade  
\$2,500,000

Sandy Point SP - Water Tower and Water Treatment Plant Upgrade  
\$250,000

Janes Island SP - Water Storage Tank Reconditioning  
\$400,000

Ft. Frederick SP - Water Treatment Plant and Water Distribution System Upgrade  
\$61,000



**DEPARTMENT OF GENERAL SERVICES  
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**16-GM.      GENERAL MISCELLANEOUS (cont'd)**

Greenbrier SP - Water Treatment Plant and Wastewater Treatment Plant Upgrades  
\$500,000

Unallocated Contingency Fund  
\$1,000,000

**Total Amount:**      \$13,410,000

The project scope of work includes the design and construction of water and wastewater system improvements at New Germany State Park and Swallow Falls State Park in Garrett County, Cunningham Falls State Park in Frederick County, Tuckahoe State Park in Caroline County, Sandy Point State Park in Anne Arundel County, Janes Island State Park in Somerset County, and Fort Frederick State Park and Greenbrier State Park in Washington County, Maryland.

**Requesting Agency Remarks:** Approval for the use and transfer of capital Program Open Space (POS) funds have been considered by the Department of Budget and Management (DBM) and they respectfully concur with this agreement.

MES will be the agency responsible for management of the design and construction tasks related to these projects, on behalf of DNR.

**Fund Source:**      Natural Resources Development Fund FY 2024 Program Open Space/Item 004 For \$13,160,000 and Critical Maintenance Fund FY 2016 Program Open Space/ Item 009 for \$250,000, for a total transfer of \$13,410,000.

**Appropriation Code:** K00A05.10 Outdoor Recreation Land Loan

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 2, 2023**



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

**17-RP.      REAL PROPERTY  
*Military Department***

***Recommendation:***      Transfer property.

***Property:***                      610 Reisterstown Road, Baltimore, Maryland 21208, Baltimore County,  
14 acres +/- with 6 buildings.

***Grantor:***                        The State of Maryland to the use of the Maryland Military Department

***Grantee:***                         Baltimore County Maryland

***Reference:***      The Pikesville Armory property is being transferred to Baltimore County, for \$1.00 subject to a historic preservation easement to the Maryland Historic Trust. The County plans to transfer the property to the Pikesville Armory Foundation.

***Consideration:***                \$1.00

***Appraisals:***                    Melody Campbell - date of value 07/1/2022 - \$4,240,000  
James Turlington - date of value 02/26/2023 - \$1.00  
William Beach - date of value 03/09/2023 - \$1.00  
(\*recommended appraisal)

***State Clearinghouse:*** The Clearinghouse conducted an intergovernmental review of the project under MD20120118-0036. It is recommended to declare the Pikesville Readiness Center and (6) other structures surplus to the State of Maryland. It is recommended that Baltimore County will work with the Maryland Historical Trust and the Maryland Military Department to assist Baltimore County in answering its questions regarding the real property.

***Legislative***

***Notification:***                    04/13/2023 and 07/07/2023

***Authority:***                        State Finance and Procurement 10-305

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
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*Contact: Wendy Scott- Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**18-RP. REAL PROPERTY**

***Department of Agriculture, Maryland Agricultural Land Preservation Foundation (MALPF) and Agricultural Land Preservation Easements (Various Properties)***

**Reference:** Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties. All purchases outlined below have been reviewed and approved by the MALPF Board.

**Special Conditions:** Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

A) As to items 1 through 8, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.

B) As to items 9 through 12, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others. Note that as to Item 10, the unrestricted lot will be a building envelope that will not be subdivided from the farm.

C) As to items 13 and 14, the Grantor is waiving the right to request any additional lots.

**Grantor**

**Property**

**Price**

**FAMILY LOTS**

**Baltimore County**

1. Richardson's Farm, Inc. 03-23-05	71.3485 Acres Less 1 acre Per dwelling (Appraised Value)	\$745,694.10 \$10,600.00/acre	(Agricultural Value)	(Easement Value)
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**DEPARTMENT OF GENERAL SERVICES**  
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**18-RP.      REAL PROPERTY (cont'd)**

a. Lefort (Staff)	\$1,055,000	\$78,536.49	\$976,463.51
b. Campbell (fee)	\$895,000	\$78,536.49	\$816,463.51
c. Cline (fee)	\$1,266,000	\$78,536.49	\$1,187,463.51
Review Appraiser: Lefort			

**Dorchester County**

2. Double Trouble, LLC	45 Acres	\$196,500.00	
09-23-02	Less 1 acre	\$4,569.77/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cline (fee)	\$206,000	\$64,505.42	\$141,494.58
b. Belinko (fee)	\$301,000	\$64,505.42	\$236,494.58
Review Appraiser: Lefort			

3. Murphy's Crusting	39.1 Acres	\$200,250.00	
& Uniloader Serv., Inc.	Less 1 acre	\$5,255.91/acre	
09-23-03	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$267,000	\$46,614.83	\$220,385.17
b. Cline (fee)	\$206,000	\$46,614.83	\$159,385.17
Review Appraiser: Lefort			

**Frederick County**

4. Mt. Pleasant Farm LLC	198.9 Acres	\$1,476,750.00	
10-23-08	Less 1 acre	\$7,500.00/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$1,969,000	\$181,217.95	\$1,787,782.05
b. Belinko (fee)	\$2,166,000	\$181,217.95	\$1,984,782.05
Review Appraiser: Enger			

5. Timothy Rice	153.94 Acres	\$887,052.00	
10-23-10	Less 1 acre	\$5,800.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$1,453,000	\$153,664.18	\$1,299,335.82
b. Belinko (fee)	\$1,529,000	\$153,664.18	\$1,375,335.82
Review Appraiser: Enger			



**DEPARTMENT OF GENERAL SERVICES**  
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**18-RP.      REAL PROPERTY (cont'd)**

**Garrett County**

6. D&R Ganoe	114.83 Acres	\$318,724.00	
11-23-03	Less 1 acre	\$2,800.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$544,000	\$69,208.91	\$474,791.09
b. Campbell (fee)	\$464,000	\$69,208.91	\$394,791.09
Review Appraiser: Kelleher			

**Washington County**

7. D&P Gehr	100.26 Acres	\$447,000.00	
21-23-06	Less 1 acre	\$4,503.32/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Bowers (fee)	\$596,000	\$93,210.37	\$502,789.63
b. Cline (fee)	\$744,000	\$93,210.37	\$650,789.63
Review Appraiser: Enger			

8. K. Horst, et. al.	193.61 Acres*	\$808,542.00	
21-23-09	Less 1 acre	\$4,725.00/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Enger (Staff)	\$1,207,000	\$132,905.18	\$1,074,094.82
b. Bowers (fee)	\$1,437,000	\$132,905.18	\$1,304,094.82
c. Cline (fee)	\$1,724,000	\$132,905.18	\$1,591,094.82
Review Appraiser: Enger			

*\*193.61 acres will be encumbered by the MALPF Easement, but 20.49 acres are already protected by prior restrictions and thus payment will only be made upon 171.12 acres, after also subtracting 2 acres for 2 dwellings.*

**UNRESTRICTED LOTS**

**Baltimore County**

9. John Alexander, Jr.	51.05 Acres	\$350,350.00	
03-23-01	Less 1 acre	\$7,000.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cline (fee)	\$526,000	\$24,080.56	\$501,919.44
b. Campbell (fee)	\$445,000	\$24,080.56	\$420,919.44
Review Appraiser: Lefort			



**DEPARTMENT OF GENERAL SERVICES  
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**18-RP.      REAL PROPERTY (cont'd)**

**Charles County**

10. J&M Schmidt	20.73 Acres	\$116,250.00	
08-23-07		\$5,607.81/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Enger (Staff)	\$155,000	\$8,637.50	\$146,362.50
b. Belinko (fee)	\$332,000	\$8,637.50	\$323,362.50
c. Campbell (fee)	\$151,000	\$8,637.50	\$142,362.50
Review Appraiser: Enger			

**Queen Anne's County**

11. F. Nash Lednum Trust	197.08 Acres	\$740,455.42 <sup>^</sup>	
17-23-13	Less 1 acre	\$3,776.29/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$1,804,000	\$159,516.25	\$1,644,483.75
b. Cadell (fee)	\$1,784,000	\$159,516.25	\$1,624,483.75
Review Appraiser: Andrews			

**Wicomico County**

12. Bryan Toadvine	75.13 Acres	\$428,250.00	
22-23-16	Less 1 acre	\$5,777.01/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$571,000	\$90,586.00	\$480,414.00
b. Cadell (fee)	\$511,000	\$90,586.00	\$420,414.00
Review Appraiser: Lefort			

**LOT WAIVER**

**Baltimore County**

13. Diane Rogge	15 Acres*	\$98,000.00	
03-23-06		\$7,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Campbell (fee)	\$165,000	\$9,494.98	\$155,505.02
b. Cline (fee)	\$165,000	\$9,494.98	\$155,505.02
Review Appraiser: Lefort			

*\*15 acres will be encumbered by the MALPF Easement, but 1 acre is reserved for a non-subdividable building envelope and thus payment will only be made upon 14 acres*



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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**18-RP.      REAL PROPERTY (cont'd)**

14. F.L. Wilson Trust	136.856 Acres	\$1,273,500.00	
03-23-08	Less 1 acre	\$9,373.90/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (Staff)	\$1,698,000	\$101,606.08	\$1,596,393.92
b. Campbell (fee)	\$1,265,000	\$101,606.08	\$1,163,393.92
c. Cline (fee)	\$1,902,000	\$101,606.08	\$1,800,393.92
Review Appraiser: Lefort			

<b>Fund Source:</b>	L00/10460/1481	<u>\$8,087,317.52</u>
<b>Total:</b>		\$8,087,317.52
<b>Total Acres (TA):</b>		1,412.8345
<b>Total Acres (TA):</b>		1,376.3445
<b>Average Price per Paid Acre:</b>		<b>\$5,875.94</b>

**Remarks:**

1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the fair market value of the land on which the easement is to be acquired.
3. Pursuant to Agriculture Article 2-511(e), the purchase price of each easement may not exceed 75% of the fair market value, or the owner's asking price, whichever is less.
4. Item 11, marked with a "^" is an "insufficient funds offer". The Option Contract for the insufficient offer specifies that if additional funds become available during the due diligence period, the offer will increase to 75% of the fair market value, or the asking price, whichever is less. Any increase in purchase price will be subject to Board of Public Works approval.

**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  
August 2, 2023**



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

**19-LL-MOD. LANDLORD LEASE MODIFICATION  
*Department of Natural Resources***

**Recommendation:** Approve an Amendment to Amended & Consolidated Lease Agreement

**Prior Items** 46A-L 11/10/1981, 51-L 6/26/1985, 19-L 12/20/1989

**Tenant:** Fair Hill Condominium Association, Inc.

**Property Location:** Fair Hill Natural Resources Management Area

**Lease Type:** Modification

**This Term:** To run concurrent with the existing lease term, upon BPW approval.

**Remarks:** The Department Natural Resources and Fair Hill Condominium Association, Inc., (which operates on behalf of the Fair Hill Training Center) have agreed to enter into an Amendment to their existing Amended and Consolidated Lease Agreement dated 6/26/1985 to affect an exchange of area to correct lease boundaries whereby DNR will remove a portion of the property from the lease and provide an alternate portion to be included within the lease. DNR is the owner of the subject land by virtue of Deed dated June 25, 1975. DNR originally entered into a lease agreement dated November 10, 1981 for part of the Fair Hill Natural Resources Management Area (FHNRM). The FHNRM office and maintenance area is used by DNR for administrative purposes and was mistakenly included within the leased area and should be removed. In its place, a portion of the adjacent land outside of the original lease along an area of FHNRM known as Chevation Section, used by the Tenant, should be added to the lease.

**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  
August 2, 2023**



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

**20-LT.      TENANT LEASE  
*Department Education, Office of Child Care***

**Recommendation:**                      Approve a lease renewal

**Prior Board Action:**                    DGS 15-LT-OPT, 02/22/2012

**Landlord/Owner:**                      Eastern Shore Retirement Associates Limited Partnership  
402 Marvel Court, 2<sup>nd</sup> Floor, Easton, MD 21601

**Property Location:**                    301 Bay Street, Suite 4, Easton, MD 21601

**Space Type:**                              Office (2,415 sq. ft.)

**Lease Type:**                                New (Continued Use of Property)

**This Term:**                                  09/01/2023 - 08/31/2028 (w/standard 6-month holdover)

**Future Option Term:**                    09/01/2028 - 08/31/2033

**Annual Rent Office:** \$44,194.50                      **SF Rate:**                    \$18.30/sq. ft.  
**Fund Source:** 50% General 50% Federal                      **Appropriation Code:** D710 D7J1

**Utilities/Custodial Responsibility:**                    Tenant/Tenant  
**Termination for Convenience Clause:**                    Yes

**Procurement Method:**                    Sole Source  
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual 6-605 E

**Remarks:** This space has been used since 1996 as the Talbot County Office of Child Care to license day care homes, investigate complaints on unregistered day care providers and provide continuing education and training for child care providers. The lease provides free parking spaces at no cost to the State.

**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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**SUPPLEMENTAL**

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

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

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

**Tradepoint Atlantic, LLC**

Tradepoint Atlantic - West Berth Dredging (Baltimore County)

*“To dredge the west berth at the Sparrows Point facility to safely accommodate the demand for larger vessels.”*

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-286, (SL-222-220-038) **\$ 3,500,000**

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

<b>Background:</b>	Total Project	\$ 3,500,000
	<b>22-286 (This Action)</b>	<b>\$ 3,500,000 (Non-match)</b>
	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**