

**BOARD OF PUBLIC WORKS**  
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**MAY 17, 2023**

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

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**BOARD OF PUBLIC WORKS  
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ACTION AGENDA  
May 17, 2023**



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

**Recommendation:** That the Board of Public Works approve funding for 27 individual grants under the Maryland Agricultural Cost-Share Program.

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

**Amount:** \$283,000

**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	Baugher Enterprises, Inc.	MP-2023-2844	\$56,400.00
		RS-2023-2842	\$16,900.00
	Snader Farms, Inc.	MP-2023-2826	\$13,200.00
		MP-2023-2827	\$31,600.00
		MP-2023-2828	\$24,700.00
		MP-2023-2829	\$18,800.00
Frederick	Eric L. Troxell	MP-2023-2825-R	\$7,100.00
Kent	Albert C. Lieber, IV	CH-2023-2807	\$10,600.00
Montgomery	Stanley Grain & Fertilizer, LLC	AT-2023-2791	\$900.00
		AT-2023-2795	\$4,400.00
		MP-2023-2796	\$3,900.00
		MP-2023-2803	\$8,200.00
		RS-2023-2787	\$1,500.00
		RS-2023-2790	\$4,800.00
		RS-2023-2794	\$900.00
		RS-2023-2797	\$3,600.00
		RS-2023-2798	\$3,500.00
		RS-2023-2799	\$5,000.00
		RS-2023-2800	\$2,100.00
		RS-2023-2801	\$2,200.00

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

<b>County</b>	<b>Grantee</b>	<b>Agreement #</b>	<b>Amount</b>
Montgomery (cont'd)	Stanley Grain & Fertilizer, LLC (cont'd)	WM-2023-2789	\$1,900.00
		WM-2023-2802	\$9,100.00
		WM-2023-2804	\$3,000.00
Queen Anne's	Ralph W. Russum, Sr.	AT-2023-2840	\$13,700.00
	Roberts Land Renewed, LLC	CH-2023-2852	\$10,100.00
	Talisman Therapeutic Riding, Inc.	AT-2023-2853	\$6,000.00
Talbot	Phillip E. Councill, Jr	CR-2023-2761	\$18,900.00

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

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

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

**Amount:** \$1,666.76

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

County	Recipient	Agreement #	Amount
Kent	Jones Farming, LLC	SA-2023-2314	\$1,666.76

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

Additional funds are requested for this project to offset additional costs realized at the completion of the project. These additional costs are a result of design changes required based on site conditions encountered during construction.

**BOARD OF PUBLIC WORKS**

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

**Recommendation:** That the Board of Public Works approve reverting the balances on 19 completed or cancelled projects under the Maryland Agricultural Cost-Share Program.

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

**Amount:** \$473,693.96

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

County	Recipient	Agreement #	Amount	Status
Caroline	Stewart A. Cohee	CR-2023-2263	\$8,775.00	Completed
Carroll	Karen E. Butler	MP-2020-2165	\$64,359.00	Completed
		MP-2020-2166-C	\$122,386.73	Completed
Frederick	Dana Lynn Shultz	MP-2020-2542	\$12,589.95	Completed
	Eric L. Troxell	MP-2022-2880	\$33,600.00	Completed
	Glade Haven Farms, LLC	MP-2020-2239-C	\$17,354.73	Completed
	Ripleyvale Farms	MP-2021-1982	\$39,700.00	Completed
		MP-2021-2263	\$3,067.01	Completed
	Robert J. Kline	MP-2021-2023	\$843.79	Completed
		MP-2021-2024	\$2,001.90	Completed
Worthington P. Pearre	MP-2020-2346	\$7,817.60	Completed	
Garrett	Sebold Farm	AT-2021-2012	\$5,000.00	Cancelled
Prince George's	Anne Simon	PA-2021-1978	\$5,366.16	Completed
Talbot	Gary R. Marville	CR-2021-1968	\$725.50	Completed
	Many Blessings Farm, LLC	CH-2020-2465	\$2,709.21	Completed
		CH-2020-2467	\$1,078.49	Completed

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

<b>County</b>	<b>Recipient</b>	<b>Agreement #</b>	<b>Amount</b>	<b>Status</b>
Talbot (cont'd)	Sandra B. Monahan	CR-2022-2519	\$989.94	Completed
Washington	Crown Stone Farm, LLC	UP-2021-2321	\$140,857.13	Completed
	John S. Shank, III	UP-2021-1923	\$4,471.82	Completed

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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*Contact: David Bohannon 410-260-7335  
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**4. BOARD OF PUBLIC WORKS  
*Office of Administrative Hearings  
Compensation to Erroneously Confined Individual  
Mr. David Veney***

**Recommendation:** That the Board of Public Works pay Mr. David Veney compensation for erroneous confinement in the amount of \$714,676.60, and McCollum & Associates, LLC attorney’s fees in the amount of \$8,470.54.

**Authority:** State Finance & Procurement Article, § 10-501(e)  
*“The Board of Public Works shall pay the compensation ordered [by the Office of Administrative Hearings] under subsection (d) of this section in:*  
*(1) one initial payment equal to the annual amount of the State’s most recent median household income to be paid within 60 days after receiving the order; and*  
*(2) (i) after the initial payment under item (1) of this subsection, installments paid over a period not to exceed 6 fiscal years; or (ii) in accordance with an expedited payment schedule recommended under subsection (d)(1)(iv) of this section.”*

**Order Received:** April 10, 2023  
*Note: if an appeal is filed by May 10, this item will be withdrawn.*

**Amount:** \$ 714,676.60 – Compensation  
 \$ 8,470.54 – Attorney’s Fees  
 \$ 723,147.14 Total

**Compensation Payment Schedule:**

<b>Payment</b>	<b>Date</b>	<b>Amount</b>
1	Within 60 days of OAH Order (June 9, 2023) (FY23)	\$ 91,431.10
2	By December 31, 2023 (FY24)	\$ 124,649.10
3	By June 30, 2024 (FY24)	\$ 124,649.10
4	By December 31, 2024 (FY25)	\$ 124,649.10
5	By June 30, 2025 (FY26)	\$ 124,649.10
6	By December 31, 2025 (FY27)	\$ 124,649.10



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

***Attorney's Fees Payment Schedule:***

<b>Payment</b>	<b>Date</b>	<b>Amount</b>
7	Within 60 days of deficiency appropriation passage (FY23)	\$8,470.54

***Fund Source Payment 1:*** BPW Contingent Fund D05E01.02  
 BPW Settlements and Judgements D05E01.15

***Fund Source Payments 2-6:*** BPW Settlements and Judgements \* D05E01.15  
 \* pending appropriations during future General Assembly Sessions

***Fund Source Payment 7:*** BPW Contingent Fund D05E01.02

***Remarks: Conviction.*** After an initial hung jury, in late 1997, a second jury in the Wicomico County Circuit Court convicted Mr. David Veney of First-Degree Rape, and First-Degree Burglary for a 1996 attack on a woman in her home in Salisbury.

***Release.*** In 2005, Mr. Veney filed a petition for postconviction relief alleging ineffective assistance of counsel. The State agreed with the merits of the petition and agreed to a new trial. In the course of developing his petition, Mr. Veney developed significant evidence of actual innocence, and after an additional investigation, the State declined to re-prosecute the matter.

***Actual Innocence.*** Upon receipt of Mr. Veney's request for compensation, the Office of the State's Attorney for Wicomico County, through its Prosecution Integrity Unit (PIU), undertook a reinvestigation of the facts and circumstances surrounding the Claimant's conviction. Considering the evidence uncovered by the PIU investigation, the additional information provided by the Claimant, the affirmative evidence of the Claimant's innocence, and the absence of any credible evidence implicating him, the parties agreed before the Administrative Law Judge that the Claimant is actually innocent of the crimes for which he was convicted; and further, agreed that Mr. Veney was eligible for relief under the Act.

***Compensation.*** In its decision, the Administrative Law Judge found that: (1) Mr. Veney was confined for 2,853 days, (2) the current annual income figure to use is \$ 91,431.00, and (3) under the statutory formula he is entitled to \$ 714,676.50 in compensation. However, the formal order directs the State to pay compensation of \$ 714,676.60. The recommendation above adds the additional ten cents ordered to the payment amount.

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

**Remarks (cont'd):**

*Recommended Expedited Payment Schedule.* Under SFP § 10-501(d)(1)(iv), if an Administrative Law Judge determines it is in the best interests of the exoneree, they are to include a recommendation for an expedited payment schedule in their order. Accordingly, the decision *In the Matter of the Wrongful Conviction of David Veney, Claimant v. Board of Public Works* recommends an expedited payment schedule over approximately three years. The Department of Budget & Management has reviewed this recommendation and indicated it can be met with the funding sources as noted above.

*Attorney's Fees.* Under SFP § 10-501(d)(1), orders for compensation and benefits shall include reasonable attorney's fees and expenses associated with the action brought under this section. The decision *In the Matter of the Wrongful Conviction of David Veney, Claimant v. Board of Public Works* ordered payment of attorney's fees in the amount of \$8,470.54.

The Department of Budget and Management has recommended the Board of Public Works pay ordered attorney's fees out of the recently approved deficiency appropriation into the Contingent Fund for the FY 2023 Operating Budget.

*See also Secretary's Agenda, Item 14 on this May 17, 2023 agenda for related item requesting approval for the award of payment of a housing benefit in the amount of \$89,100.*

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BOARD OF PUBLIC WORKS

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
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Contact: Gabriel Gnall 410-260-7335  
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5. **BOARD OF PUBLIC WORKS**  
***Procurement Agency Activity Report***

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

*Department of Transportation*

*February 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](http://www.bpw.maryland.gov)

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BOARD OF PUBLIC WORKS

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

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

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

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

**ANNE ARUNDEL COUNTY**

22-0148 *BENJAMIN PETRE* – To improve navigable access by mechanically dredging an area, removing an existing pier, constructing a pier, platform, and boatlifts, disposing of dredge material, and providing for periodic maintenance dredging for six years.

*Severna Park, Cattail Creek*

*Special conditions: Time of year restriction. Requirements for removal of exiting pier prior to construction of new pier, obtaining a variance from Anne Arundel County prior to commencement of construction, dredge material transport and disposal, staking of dredged area, post dredge bathymetric survey, and maintenance dredging. Restrictions on total platform area and attaching accessory platforms to existing or proposed boatlifts.*

22-0897 *U.S. DEPT OF THE NAVY - NAVAL SUPPORT ACTIVITY ANNAPOLIS - ENVIRONMENTAL DIVISION* – To install electrical lines by horizontally directionally drilling under State Tidal Wetlands.

*Annapolis, College Creek*

*Special conditions: Requirements for following HDD Good Practice Guidelines 4<sup>th</sup> Edition, United States Coast Guard coordination, geotechnical data, Frac-out Contingency Plan, retaining an Independent Environmental Monitor(IMC), IMC monitoring of drilling contractor, IMC responsibilities, bottom elevations prior to construction, preconstruction meeting and required attendees, protocol in event of a frac-out, drill hole abandonment, drilling fluid makeup, water quality monitoring in event of a frac-out, reporting on fluid formation pressure methodology, drilling contractor limits and protocol if limits are reached.*

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

**KENT COUNTY**

22-1256 *GEORGE BARNETT* – To enhance the access and navigability of Swan Creek by removing an existing pier and associated structures, attaching a pier to a gangway, constructing piers and mooring piles, relocating an existing boatlift, and adding boatlifts with their associated piles.

*Rock Hall, Swan Creek*

*Special conditions: Requirements for removing existing pier and associated structures prior to construction of new piers.*

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BOARD OF PUBLIC WORKS

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**WITHOUT DISCUSSION**

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

**Wetlands License -- #22-0464 – U.S. Naval Air Station Patuxent River  
Mitigation**

**Recommendation:** The Board of Public Works Wetlands Administrator recommends that the Board:

1. Grant a tidal wetlands license to replace culverts, install concrete aprons, dredge, and
2. Require mitigation in the form of planting tidal marsh for impacts to vegetated tidal wetlands resulting from replacing the culverts.

**MDE:** The Maryland Department of the Environment concurs with the recommendations.

- Application received April 26, 2022
- Public comment period ended November 15, 2022
- MDE Report and Recommendation April 25, 2023

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

**Mitigation:** Replacing the culverts will result in impacts to 150 square feet of vegetated tidal wetlands. MDE recommends that the licensee mitigate for the 150 square feet of impact to vegetated tidal wetlands at a 2:1 ratio (COMAR 23.02.04.11.B) by planting 300 square feet of marsh vegetation.

$$150 \text{ square feet} \times 2 \text{ (2:1 ratio)} = 300 \text{ square feet}$$

**ST. MARY’S COUNTY**

22-0464 *U.S. NAVAL AIR STATION PATUXENT RIVER – To reduce flooding and improve stormwater management by replacing culverts, mechanically dredging an area, and providing mitigation for wetland impacts by planting marsh vegetation.*  
*St. Inigoes, St. Mary’s River*  
*Special conditions: Time of year restrictions. Requirements for marsh establishment, signing and acceptance of marsh maintenance plan, marsh mats, mitigating impacts to vegetated tidal wetlands, dredge material transport and disposal, staking dredged area, post dredge bathymetric survey, and maintenance dredging.*

**BOARD OF PUBLIC WORKS**

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**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
May 17, 2023**



*Contact: Anna Sierra 443-381-2467  
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**8. DEPARTMENT OF EMERGENCY MANAGEMENT  
*Volunteer Company Assistance Fund (VCAF) Loans***

**Recommendation:** The Board of Public Works authorize the following loans up to the total amount of \$2,823,725 from the Volunteer Company Assistance Fund.

**Authority:** Sections 8-203 – 8-204, Public Safety Article, Annotated Code of Maryland.

**Background:** The Maryland State Firemen’s Association has approved the requests of the following volunteer fire companies and certifies that its recommendations comply with the requirements of the Volunteer Company Assistance Fund as set forth in the Public Safety Article. The Association and the volunteer companies have entered into agreements that the loans will be used as represented and that give the State appropriate and adequate security in the equipment purchased. The Department of Emergency Management verifies that the funds are available in the Volunteer Company Assistance Fund.

**Appropriation:** D52H002 -- MISV3 -- 1433/3001

**ANNE ARUNDEL COUNTY**

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
THE CAPE ST. CLAIRE VOLUNTEER FIRE COMPANY, INC.	Engine	Replacement	\$505,238.00	\$855,238.00

*Interest Rate: 1% Term: 10 years/annual payments*

**CAROLINE COUNTY**

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
DENTON VOLUNTEER FIRE COMPANY	Engine	Replacement	\$700,000.00	\$950,000.00

*Interest Rate: 1% Term: 15 years/annual payments*

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**8. DEPARTMENT OF EMERGENCY MANAGEMENT (cont'd)**

**HARFORD COUNTY**

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
ABINGDON FIRE COMPANY	Rescue Engine	Replacement	\$576,864.00	\$961,439.00

*Interest Rate: 1% Term: 15 years/annual payments*

**QUEEN ANNE'S COUNTY**

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
SUDLERSVILLE FIRE COMPANY, INC	Engine	Replacement	\$524,478.00	\$699,305.00

*Interest Rate: 1% Term: 10 years/quarterly payments*

**WORCESTER COUNTY**

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
SHOWELL VOLUNTEER FIRE DEPARTMENT, INC	Engine	Replacement	\$517,145.00	\$917,145.00

*Interest Rate: 1% Term: 15 years/quarterly payments*

**BOARD OF PUBLIC WORKS**

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**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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SECRETARY'S  
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Contact: Joseph Pulver 301-429-7890  
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9. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
***Finance Adjustment Factor (FAF)***  
***Shelter and Transitional Housing Facilities Grant Program (STHFGP)***

**Recommendation:** That the Board of Public Works approve the reinstatement of Montgomery County’s right to obtain forgiveness of two separate loans from the Department of Housing and Community Development (“DHCD”):

1. A forgivable grant from the Community Development Administration, a unit in the division of development finance of DHCD, FAF Project No. 76.16.001 (the “FAF Grant”), evidenced by a Financing Adjustment Factor Deed of Trust Note dated February 20, 2009 in the original principal amount of \$350,000 (the “FAF Note”)
2. A forgivable grant from DHCD, STHFGP Project No. 43.16.0004 (the “STHFGP Grant”), evidenced by a Shelter and Transitional Housing Facilities Deed of Trust Note dated February 18, 2009 in the original principal amount of \$250,000 (the “STHFGP Note”).

**Project Addresses:** 600 East Gude Drive, Rockville, Maryland 20850 (Chase Partnership House)

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

**Consideration:** \$0

**Loan Amounts :**

**FAF Loan:**

Current Principal Balance:	\$350,000.00
Accrued Interest:	\$0.00
Additional Repayment Amount:	\$332,027.03

**STHFGP Loan:**

Current Principal Balance:	\$250,000.00
Accrued Interest:	\$0.00
Additional Repayment Amount:	\$237,162.17

**Remarks:** The FAF funds finance projects for households with income at or below 50% of area median income (“Very Low Income Households”) and the STHFGP funds finance shelters and transitional housing for the homeless.

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

*Remarks (cont'd):*

The FAF Grant and STHFGP Grant were provided to Montgomery County, MD (the “Borrower”) in 2009 to finance the costs of the construction of a shelter or transitional housing facility located at 600 E. Gude Drive, Rockville, MD 20850 and known as Chase Partnership House, containing 36 beds of housing and serving homeless men, women and children (the “Chase Partnership House Project”). As a condition of receiving the Department financing, and in accordance with the terms of the FAF Grant documents and STHFGP Grant documents, the Borrower was obligated to limit occupancy of the Chase Partnership House Project to “Very Low Income Households” and “homeless households” for a period of 15 years.

Pursuant to the terms of the FAF Grant and STHFGP Grant documents, the Borrower was entitled to forgiveness of the entire amount of financial assistance from the Department if the Borrower complied with the applicable terms for a period of 15 years.

The Borrower relocated the occupants of the Chase Partnership House Project and caused the Chase Partnership House Project to be permanently closed on or after May 1, 2019 without notifying or obtaining the Department’s consent.

On September 6, 2022, as a result of the Borrower’s actions, the Secretary issued a Secretary’s Declaration of Default and Delegation. The Department declared the FAF Grant and STHFGP Grant to be in default and made demand for repayment of the amounts owed under the Financing Documents, including \$350,000 in outstanding principal on the FAF Note, together with additional amounts due under Section 7 of the FAF Note, and \$250,000 in outstanding principal on the STHFGP Note, together with additional amounts due under Section 7 of the STHFGP Note, and proceeded with enforcing the Department’s rights.

After negotiations, the Division of Credit Assurance has reached the terms of a Workout Agreement with Borrower (the “Workout Agreement”) wherein the Borrower, among other things, granted the Department additional liens on a separate shelter and transitional housing facility operated by the Borrower and known as the Nebel Street Shelter, containing not less than 196 beds of housing and serving homeless men, women and/or children and located at 11600 Nebel Street, Rockville, MD 20852 (the “Nebel Street Property”). In return for the Borrower’s obligations, and subject to the approval of the Secretary and the Board of Public Works, the Borrower’s obligations to the Department under the FAF Grant and STHFGP Grant will again be eligible for forgiveness, provided that the Borrower complies with the terms and conditions of the Workout Agreement.

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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  
May 17, 2023



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

10. **MORGAN STATE UNIVERSITY**  
***Real Property Lease – Altus Apartments***

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

***Prior Approval:*** Secretary's Agenda, Item 23 (6/8/2022)

***Lessor:*** Altus Student Housing LLC d/b/a Altus

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

***Property:*** Altus Apartments  
22 West Susquehanna Avenue, Towson, MD 21204

***Original Term:*** 8/20/2022 – 7/28/2024

***Modification Term:*** 8/18/2023 – 7/28/2024

***Original Rent:*** \$1,970,000 Annually

***Modified Rent (this Item):*** \$3,020,000 Annually

***Total New Rent:*** \$4,990,000 Annually

***Funding Source:*** Auxiliary (Housing Revenues)

***Remarks:*** The Original lease for 152 units and 50 parking spaces was approved as Secretary's Agenda, Item 23 at the June 8, 2022, Board of Public Works Meeting. This item is an amendment to add 216 units and 75 parking spaces for the remaining 1-year of the lease term.

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.

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10. **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 May 2, 2023 regular meeting.

**Resident Business:** No

**MD Tax Clearance:** 23-1468-0000

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**11. MORGAN STATE UNIVERSITY  
*Baldwin Hall and Cummings House Renovation –  
Construction Management Services  
GMP 1A***

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

**Recommendation:** Approve Guaranteed Maximum Price (GMP) Contract 1A for Baldwin Hall and Cummings House Renovations

**Prior Approval:** Secretary’s Agenda, Item 12 (12/7/2022) Preconstruction Services

**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 (this Item)	\$ 4,821,637
Total Contract Amount	\$ 6,328,298

**MBE Participation Goal:** 40.00%

**MBE Participation - GMP 1A:** 23.00%

**MBE Compliance:** 15.97%

**Remarks:** GMP 1A is for early trade packages allowing the contractor to mobilize within two weeks of completing the Spring Semester and for long-lead technology equipment. Work in GMP 1A includes Industrial Hygiene (removal of hazardous materials), Fencing, C-Containers, Site Preparation, Relocation of Campus Cable Head-End Equipment, Removal of Trash, Moving of Furniture, Generators, Transformers, Security Cameras, Card Access Devices and Partial Construction Costs for the Construction Manager and Architect. A total of 28 competitive and responsive bids were received for 5-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. 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.

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11. **MORGAN STATE UNIVERSITY** (cont'd)

**Remarks (cont'd):**

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% to back the project as a whole. The Whiting-Turner Contracting Company and their MBE Partner Mason Dixon Builders have paid MBE Firms 15.97% of the total billings. The Pre-Construction/Design is currently 40% complete. We expect the project's MBE participation to meet the established goal of 40% as per the contract. All bid packages included in GMP 1A are being awarded to MBE subcontractors.

This request is for the Board of Public Works to approve Morgan State University awarding GMP 1A for the total contract amount of \$4,821,637.

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

**Fund Source:** HBCU CAPFIN Loan

**Resident Business:** Yes

**MD Tax Clearance:** 23-1752-1111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
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Contact: Michael J. Frenz 410-333-1560  
mfrenz@mdstad.com

12. **MARYLAND STADIUM AUTHORITY**  
***Football Stadium Bonds Series 2023***

**Recommendation:** That the Board of Public Works approve the Maryland Stadium Authority issuing bonds in a principal aggregate amount not to exceed \$450 million (the “Series 2023 Bonds”). The proceeds of the Series 2023 Bonds, will finance certain capital projects (the “Capital Projects”) at M&T Bank Stadium (the “Football Stadium”), fund certain deposits into an emergency repair fund and capital works fund, and fund capitalized interest, facility fees and expenses, a contingency reserve, and pay the costs of issuance of the Series 2023 Bonds.

**Authority:** Section 10-628 Economic Development Article,  
Annotated Code of Maryland

**General Information:** The Authority expects to issue the Series 2023 Bonds in two series to (i) maximize bond proceeds based on market rates and terms; (ii) provide necessary flexibility for spending bond proceeds; and (iii) comply with all applicable federal rules and regulations. The first series will be issued as tax exempt bonds in a principal amount not to exceed \$250 million and designated as the Tax-Exempt Series 2023A (Football Stadium Issue) (the “Series 2023A Bonds”). The second series will be issued as taxable bonds, unrated, and directly placed with J.P. Morgan Chase Bank, N.A. (the “Bank”) in a principal amount not to exceed \$200 million; and designated as Federally Taxable Series (Football Stadium) 2023B Bonds, which include the Series 2023B-1 and Series 2023B-2 Bonds (the “Series 2023B Bonds”).

The terms and lower costs associated with the Series 2023B Bonds compared to a traditional taxable bond financing is advantageous for paying a portion of the 2023 Capital Projects costs that are or may not be eligible for tax-exempt financing. The Bank offers a financing structure which anticipates a draw-down bond facility that (i) offers a total four-year term for the 2023B-1 Bonds, and (ii) partial conversions of the 2023B-1 Bonds to a tax-exempt rate (such bond to be designated as the 2023B-2 Bond) on two pre-determined conversion dates in 2026 and 2027 at fixed rates. If any portion of the 2023B-1 Bonds are ineligible for conversion to tax-exempt bonds, the Bank will convert the 2023B-1 Bonds to long term taxable bonds for the ineligible amount.

Approval of this Item includes approval of the following:

- The Comprehensive Plan of Financing, which was approved by the Stadium Authority Board on March 7, 2023 and submitted to the fiscal committees of the General Assembly for review and comment on March 14, 2023;
- The Resolution of the Board of Public Works approving this bond issuance.

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

**General Information (cont'd):**

The approval of this Item will authorize the Stadium Authority to issue up to \$450 million of bonds as Series 2023A and Series 2023B (or such other designations as approved by the Authority's Executive Director or Chairman) with the proceeds to be used to:

- Pay costs related to the issuance of the bonds;
- Fund a capitalized interest account;
- Pay for the construction and renovation associated with capital improvement projects at the Football Stadium;
- Pay facility fees and expenses;
- Fund a contingency reserve; and
- Make deposits into an emergency repair fund and capital works fund required under the lease between the Authority and the Baltimore Ravens Limited Partnership, approved by the Board on January 4, 2023.

**Background:** Pursuant to sections 10-601 et seq. of the Economic Development Article ("ED") of the Annotated Code of Maryland, as amended (the "Act"), the Maryland Stadium Authority (the "Authority") is authorized to issue bonds at any time for any of its corporate purposes. Specifically, ED section 10-628(b) of the Act authorizes the Authority to issue and have outstanding up to \$1.2 billion face amount of bonds (whether taxable or tax exempt) to be divided equally between the Football Stadium and Oriole Park at Camden Yards (the "Baseball Stadium" and with the Football Stadium, the "Stadiums"). Bonds may be issued to finance construction, renovation, and related expenses for construction management, professional fees, and contingencies of the Stadiums, and sports facilities (as defined in the Act) related thereto.

Chapter 112 (HB 524 Session 2023) amends the Act by, among other things, creating separate funds for bonds issued for the Stadiums for the purpose of receiving lottery deposits pursuant to State Government Article Section 9-120, and managing debt obligations in connection with bonds issued for each Stadium. Section 10-629 of the Act requires the Authority's debt service payment obligations with respect to the Series 2023 Bonds be secured by, and payable from, the property or receipts of the Authority which may include taxes, fees, charges or other revenues payable to the Authority, or any combination thereof. The Authority expects the Series 2023 Bonds will be solely secured by, and payable from the Camden Yards Football Sports Facility Supplemental Financing Fund (see Ch 112). The Authority remains below its \$600 million debt limit for the Football Stadium with issuance of debt in the proposed amount of \$450 million.



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

***Background (cont'd):***

The details of the proposed bond issuance are set forth in the Comprehensive Financing Plan. Bonds issued under the Act will not constitute a debt, liability, or pledge of the faith and credit or the taxing power of the State, the Authority, or any other governmental unit.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
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*Contact: Phil Hutson 410-333-1560  
phutson@mdstad.com*

**13. MARYLAND STADIUM AUTHORITY  
*Renovation Projects at M&T Bank Stadium  
Construction Management (CM) – Pre-construction Services***

**Contract ID:** 23-100

**Recommendation:** That the Board of Public Works approve the Maryland Stadium Authority awarding a pre-construction services contract for the Renovation Projects at M&T Bank Stadium located in Baltimore City.

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offeror/Local Office</i>	<i>Technical Score</i>	<i>Price Score</i>	<i>Overall Score</i>	<i>Pre - Construction Fee</i>	<i>Mark-ups plus Preconstruction fee (based upon \$275 million cost of work)</i>
Gilbane Building Company, Baltimore, MD	63	30	93	\$1,003,365	\$22,747,919
The Whiting-Turner Contracting Company, Towson, MD	61	30	91	\$676,963	\$22,528,054
Barton Malow Builders, LLC. Baltimore, MD	57	26	83	\$1,273,000	\$26,160,108

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

**Contractor:** Gilbane Building Company

**Amount:** \$1,003,365

**Term:** 5/18/2023 - 5/2028

**MBE Goal:** 32% overall; subgoals 8% African-American and 11% WBE

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

**Remarks:**

The Maryland Stadium Authority (MSA) Board recommends Gilbane Building Company for pre-construction services for the Renovation Projects at M&T Bank Stadium project and intends to return with future recommendations to award several Guaranteed Maximum Price contracts, providing pre-construction performance is satisfactory.

The procurement was initially advertised as a Request for Qualifications on January 9, 2023. MSA pre-qualified nine firms to receive the Requests for Proposals (RFP). Four of the pre-qualified firms submitted proposals in response to the RFP issued on March 3, 2023. The Selection Committee held oral presentations with all four Offerors and short-listed three of the Offerors to participate in the financial proposal phase of the procurement. Financial proposals included pre-construction fees as well as the construction phase mark-ups related to CM fee, CM contingency, and insurances/bonds. After review of the financial proposals and scope of work reviews, the selection committee selected Gilbane Building Company for intent to award. Gilbane Building Company had the highest technical score, overall score, and provided the overall best value to the State.

**Fund Source:** Series 2023 Bonds (See Secretary's Agenda, Item 12 on this 5/17/2023 meeting agenda)

**Tax Compliance No.:** 23-1220-1110

**Resident Business:** No

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
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Contact: Myriem Seabron 443-679-6965  
myriem.seabron@maryland.gov

14. **BOARD OF PUBLIC WORKS**  
***Department of Housing and Community Development***  
***Compensation to Erroneously Confined Individual***  
***Mr. David Anthony Veney***

***Recommendation:*** The Department of Housing and Community Development (“DHCD”) recommends approval of payment of \$89,100 to resolve all claims for housing benefits of claimant, as ordered by the Office of Administrative Hearings, *In the Matter of the Wrongful Conviction of David Anthony Veney v. Board of Public Works*, Maryland Office of Administrative Hearings, OAH No. BPW-WLA-02-21-28534.

***Authority:*** Sections 12-404 and 12-501, State Government Article, Annotated Code of Maryland; Section 10-501, State Finance & Procurement Article, Annotated Code of Maryland

***Request Amount:*** \$89,100

***Fund Source:*** \$89,100 DHCD – General Funds (Rental Services Division)

***Appropriation Codes:*** S00A2505

***Requesting Agency’s Remarks:*** DHCD requests and recommends Board approval to pay \$89,100.00 to resolve all claims for housing benefits made by Mr. Veney under the Walter Lomax Act as in the best interest of the State. The Board of Public Works has included the payment of a compensation award and attorney's fees as a separate item on its May 17th agenda. (See Secretary’s Agenda, Item 4)

If this payment is approved, the DHCD will deliver a check to Mr. Veney, through his counsel at The McCollum Firm, LLC, in the amount of \$89,100.00.

***See also Secretary’s Agenda, Item 4 on this, May 17, 2023 agenda for related item requesting approval of compensation award payment and attorney’s fees payment.***

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
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APP 1

Contact: Bobbie James 410-537-3083  
bobbie.james@maryland.gov

**A1. DEPARTMENT OF THE ENVIRONMENT**

***Coordinating Offices – Office of Emergency Preparedness and Response***

**Contract Title:** Hazardous Materials Clean-up and Disposal  
U00B3600014

**Contract Type:** Services

**Contract Description:** Mitigate and remove illegally discarded hazardous materials from the following Baltimore City locations: 4501 E. Lombard Street; 4215 E Monument Street; and 345-349 S. Spring Court.

**Procurement Method:** Emergency

**Bids:** Kalyani Environmental Solutions, LLC, Baltimore, MD

**Award:** Kalyani Environmental Solutions, LLC, Baltimore, MD

**Amount:** \$59,982.50

**Term:** 2/16/2023 – 3/08/2023

**Date Emergency Declared:** 2/16/2023

**Contract Award Date:** 2/16/2023

**Date Emergency Reported:** 4/18/2023

**MBE / VSBE Participation:** 100% / 0% (Kalyani Environmental Solutions is a certified MBE)

**Fund Source:** 100% Special Funds: State Hazardous Substance Control Fund

**Appropriation Code:** U00A10.01

**Remarks: Nature of Emergency:** This Contract was entered into to remove hazardous materials that had been illegally discarded in publicly accessible areas, such as sidewalks and parking lots. The Maryland Department of Environment (MDE) was made aware of illegally discarded hazardous materials at the first site on February 16, 2023, via a call from the Baltimore City Fire Department, and contacted Kalyani Environmental Solutions, LLC (KES) to perform the cleanup to mitigate health hazards.

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APP 2

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**A1. DEPARTMENT OF THE ENVIRONMENT (cont'd)**

**Remarks (cont'd):**

As crews from KES were completing the over-packing and transporting the materials recovered from the original site, a second site with the same / similar materials was discovered a few blocks away. Crews from KES were then directed to that location to perform the cleanup. A third site was found several days later after an investigation by the Environmental Crimes Unit (ECU) of the Office of the Attorney General and an interview of those suspected of doing the dumping. KES also cleaned up that location at the request of MDE.

*Basis for Selection:* There was no competitive solicitation issued due to the immediate need to mitigate and remove the illegally discarded hazardous materials from public locations. KES was chosen for this emergency cleanup based upon their proximity to the incident, capability to perform the job (characterization, over-packing, temporary storage, and disposal), and their availability to respond. MDE has used KES in the past and has found their services satisfactory. KES is a certified Minority Business Enterprise and a registered Small Business Reserve vendor.

*Reason for Late Report:* There was an oversight that led to this report not being reported timely. The Environmental Crimes Unit and the Office of Emergency Preparedness and Response were investigating the illegal dumping and speaking with the responsible party for some time in order to obtain reimbursement for the clean-up and disposal. KES reached back to MDE when the responsible party failed/refused to sign a contract for the service, as well as the waste generator manifests. MDE has taken steps to improve its reporting procedures in order to meet the Emergency Procurement reporting requirements.

**Resident Business:** Yes

**Tax Clearance:** 23-1347-0110

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
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APP 3

*Contact: Jim Beauchamp  
jim.beauchamp@maryland.gov*

**A2. DEPARTMENT OF HEALTH  
*State Anatomy Board***

**Contract Title:** Transportation of Bodies  
OCMP # 23-20838 ADPICS No.: M00B3600592

**Contract Type:** Services

**Contract Description:** Transportation of deceased adult donated, adult unclaimed, and infant bodies from hospitals, nursing homes, residences and Office of the Chief Medical Examiner (OCME), 24 hours per day, 7 days per week, to include all areas of Maryland.

**Procurement Method:** Emergency

**Bids:**

<b>Bidder</b>	<b>Location</b>	<b>Bid</b>
Luelle's Mortuary Transport 2 LLC	Pikesville, MD	\$341,497.25
Franker Removal Service Inc.	Towson, MD	\$644,885.00
The Springbok Group, LLC	Annapolis, MD	\$807,875.00

**Awards:** Primary - Luelle's Mortuary Transport 2 LLC, *Pikesville, MD*  
Secondary (Area 1) - Franker Removal Service Inc., *Towson, MD*  
Secondary (Area 2) - The Springbok Group, LLC, *Annapolis, MD*

**Amount:** \$450,000\* (9 months)

*\* The Primary vendor for this Contract is funded at 100% and is anticipated to perform the majority of the requested services in the award areas. The Secondary vendors for Areas 1 and 2 are anticipated to perform up to 20% of requested services for these areas. The award amount reflects the potential for services from the secondary vendors.*

**Term:** 3/01/2023 – 11/30/2023

**Date Emergency Declared:** 1/17/2023

**Contract Award Date:** 3/01/2023

**Date Emergency Reported:** 4/17/2023

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

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APP 4

**A2. DEPARTMENT OF HEALTH (cont'd)**

**Fund Source:** 100% General  
**Appropriation Code:** D120G

**Remarks: Nature of Emergency:** A prior contractor for these services failed to fulfill its contract requirements resulting in the remaining, secondary contractor struggling to meet the contract demands of servicing the entire state. The secondary contractor's contract expired on February 28, 2023. MDH had properly and timely issued an IFB for these services with the objective of two vendors starting under new contracts on March 1, 2023. Multiple bids were received. After two vendors were selected for an award, one was not able to provide an adequate certificate of insurance. The combination of the first and third lowest bids was not affordable, and MDH canceled the solicitation for that reason and pursued a new solicitation.

The combination of these conditions made it imperative for MDH to seek emergency procurement contracts with multiple vendors to provide immediate coverage to provide adequate statewide service while MDH re-solicited in regular order for long-term contracts. MDH is reviewing the recent IFB and will make changes to the requirements & scope of work to encourage more affordable competition.

In accordance with COMAR 21.05.06.02, the Maryland Department of Health (MDH) requested an emergency procurement solicitation be issued to provide continuity of service for the transportation of bodies in Maryland to the State Anatomy Board (SAB) facility. A multi-award solicitation for this service was issued, with the intent to award contracts to a primary and secondary vendors. Vendors were able to provide bids by SAB transportation areas as follows:

<b><u>Area 1</u></b>
Baltimore City, Baltimore County, Anne Arundel, Harford and Howard
<b><u>Area 2</u></b>
<b>Counties:</b> Calvert, Charles, Montgomery, Prince Georges and St. Mary's
<b><u>Area 3</u></b>
<b>Counties:</b> Allegany, Fredrick, Garrett, Washington and Carroll
<b><u>Area 4 (Lower Eastern Shore)</u></b>
<b>Counties:</b> Caroline, Dorchester, Wicomico, Somerset and Worcester
<b><u>Area 5 (Upper Eastern Shore)</u></b>
<b>Counties:</b> Cecil, Kent, Queen Anne's and Talbot



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APP 5

**A2. DEPARTMENT OF HEALTH (cont'd)**

The solicitation sought primary transportation service providers for all areas and secondary transportation service providers for areas 1 and 2 only.

*Basis for Selection:* On January 24, 2023, MDH received approval to proceed with an emergency contract for a nine (9) month term beginning on March 1, 2023 and ending on November 30, 2023. On February 7, 2023, the solicitation was published on eMaryland Marketplace.com (eMMA) for seven days as an emergency. Sixty (60) vendors were directly solicited by email on February 7, 2023. On February 14, 2023, at bid closing, five (5) bids were received. One (1) bid was deemed unresponsive due to tax issues with the State Department of Assessments and Taxation. One primary vendor and two secondary vendors were selected for contract award.

*Reason for Late Report:* The contracts were signed late, resulting in late reporting to the Board of Public Works. Although the services began March 1, 2023, the final contracts were not officially approved until March 22, 2023. Additionally, the contracts were conditionally approved based on a requirement for a hiring agreement that was received April 9. After receiving additional guidance from the Department of General Service Office of State Procurement (DGS-OSP), due to the nature of the procurement as an emergency the hiring agreement requirement was bypassed.

*Resident Business:* Yes

*Tax Clearance:*

Luelle's Mortuary Transport 2 LLC	23-0676-0000
Franker Removal Service Inc.	23-0674-0111
The Springbok Group, LLC	23-0675-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
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APP 6

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

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

**Contract Title:** Emergency Out-of-State Residential Child Care Services  
SSA/OOS-23-025, ADPICS No. N00B3600490

**Contract Type:** Services

**Contract Description:** Emergency placement of one (1) youth.

**Procurement Method:** Emergency

**Award:** Laurel Oaks Behavioral Health Center, Inc.  
Dothan, AL

**Amount:** \$126,750 (not to exceed)

**Term:** 3/20/2023 – 9/30/2023

**Date Emergency Declared:** 3/20/2023

**Contract Award Date:** 3/20/2023

**Date Emergency Reported:** 4/24/2023

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

**Fund Source:** 100% General

**Appropriation Code:** N00G0001

**Remarks:** *Nature of Emergency:* Emergency procurement contract for the placement of a fifteen-year-old youth diagnosed with Oppositional Defiant Disorder, Disruptive Mood Dysregulation Disorder, Conduct Disorder, and attention deficit hyperactivity disorder.

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

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APP 7

**A3. DEPARTMENT OF HUMAN SERVICES (cont'd)**

**Remarks (cont'd):**

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

The Department requested and received emergency procurement approval on March 17, 2023, from the Department of General Services' Office of State Procurement.

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

In addition, the Department has had initial conversations with the Board of Public Works' staff, as well as the Department of General Services, on additional procurement options. The Department hopes 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:** No

**Tax Clearance:** 23-1357-0001

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
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APP 8

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

**A4. DEPARTMENT OF HUMAN SERVICES**  
*Social Services Administration*

**Contract Title:** Confidential Research and Advisory Services  
SSA/RESEA-23-001; ADPICS No. N00B3600600

**Contract Type:** Services

**Contract Description:** Research and advisory services to make recommendations for improving the oversight, management, and documentation of psychotropic medications and an improved system of care to address hospital overstay issues.

**Procurement Method:** Emergency

**Bids:** The Mosaic Group, Inc., Baltimore, MD \$190,000  
Healthcare Advisory Services, Columbia, MD \$240,000

**Award:** The Mosaic Group, Inc., Baltimore, MD

**Amount:** \$190,000

**Term:** 04/28/2023 - 04/27/2024

**Date Emergency Declared:** 01/30/2023

**Contract Award Date:** 04/28/2023

**Date Emergency Reported:** 05/01/2023

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

**Fund Source:** 100% Federal

**Appropriation Code:** N00B0004

**Remarks: Nature of Emergency:** The Department has legal cases in litigation and potential future litigation stemming from hospital overstays and psychotropic drug use. The services procured will assist the Department in gathering and analyzing nationwide data on the issues of hospital overstays and the use of psychotropic drugs in foster youth populations.

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A4. **DEPARTMENT OF HUMAN SERVICES** (cont'd)

**Remarks (cont'd):**

This emergency procurement is necessary to immediately help best position the Department to respond to the lawsuits while minimizing the burden, cost and negative community impact of litigation, and creating better outcomes for youth served.

*Basis for Selection:* There were two proposals received. The selected offeror best demonstrated an understanding of DHS' Scope of Work. Their experience in the child welfare system and participation in prior projects is also more aligned with DHS' desired outcomes. The selected offeror also proposed the lowest cost for the project.

**Resident Business:** Yes

**Tax Clearance:** 23-1770-0111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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APP 10

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

**A5. DEPARTMENT OF JUVENILE SERVICES**

**Contract Title:** Emergency Out-of-State Residential Treatment Services  
Contract ID#: 23-PD-020, ADPICS No.: V00B3600077

**Contract Type:** Services

**Contract Description:** Emergency residential treatment services for one (1) youth referred by the Department of Juvenile Services (DJS) who is before the Juvenile Courts.

**Procurement Method:** Emergency

**Award:** Stevens-Children's Home, Inc.  
Swansea, MA

**Term:** 4/15/2023 – 4/14/2024

**Amount:** \$349,623 (Not to Exceed)

**Date Emergency Declared:** 3/23/2023

**Contract Award Date:** 4/12/2023

**Date Emergency Reported:** 4/25/2023

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

**Fund Source:** 100% General

**Appropriation Code:** E0101

**Remarks:** *Nature of Emergency:* Emergency placement of a youth in need of 24-hour care and supervision to include special education with a highly structured, safe, and therapeutic setting requiring a high level of care consistent with criteria for placement in a self-contained residential facility. This contract will provide a continuum of care necessary to meet treatment needs and the supervision levels mandated by the juvenile courts.

DJS is required to provide both residential and non-residential services and programming for youth who are ordered by the Juvenile court to be placed in specific types of programs. Considering that DJS does not have a sufficient number of State-operated programs, private

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**A5. DEPARTMENT OF JUVENILE SERVICES (cont'd)**

**Remarks (cont'd):**

providers are relied upon to provide the majority of these services. The residential programs include treatment foster care, group homes, therapeutic group homes, shelter homes, residential treatment centers, residential educational programs or schools, and independent living programs. Home based supervision treatment and therapy are also provided.

*Basis for Selection:* Due to the unique and emergent needs of the youth, DJS reached out to other treatment programs for the placement but only Stevens-Children's Home, Inc. responded positively. For both in-State and out-of-State providers, DJS determines the "not to exceed" amount of each contract based upon the number of youth that may require these services. The Contractor will be paid only for the one (1) youth placed in the program and for the actual number of days and services he receives.

Daily or per diem rates are paid in accordance with the IRC (or the rate setting authority for out-of-State providers). Maryland rates are set to ensure equal rates are paid for equal services regardless of the placing agency, placing State, or location of the facility. All rates issued by Maryland must comply with all cost approval guidelines and instructions.

**Resident Business:** No

**MD Tax Clearance:** 23-1456-0000

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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APP 12

**SUPPLEMENTAL**

Contact: Anthony Woods 410-260-3845  
anthony.woods@maryland.gov

**A6. MARYLAND DEPARTMENT OF VETERANS AFFAIRS**

**Contract Title:** Management Services for Charlotte Hall Veterans Home (CHVH)  
MDVA-CHVH-ALL23-FULLEP

**Contract Type:** Services

**Contract Description:** Provide a broad range of quality long-term health care and assisted living services to the residents of the Charlotte Hall Veterans Home.

**Waiver Approval:** *RETROACTIVE:* In addition to acceptance of this emergency contract report, the Department is also seeking retroactive approval of a waiver of the 365 days initial contract term limitation found in COMAR.21.05.06.02(A).

**Procurement Method:** Emergency

**Bids:** PruittHealth Veterans Services – Maryland, Inc., Norcross, GA  
(local office, Charlotte Hall, MD) \$198,441,000

**Award:** PruittHealth Veterans Services – Maryland, Inc., Norcross, GA  
(local office, Charlotte Hall, MD)

**Amount:** \$159,153,000 4-year base term  
\$ 39,288,000 1-year renewal option term  
\$198,441,000 Total potential award amount

**Term:** 6/6/2023 – 6/5/2027 (w/one 1-year renewal option)

**Date Emergency Declared:** 2/23/2023

**Contract Award Date:** 5/10/2023

**Date Emergency Reported:** 5/11/2023

**MBE / VSBE Participation:** 0% / 0% (see Agency Remarks)

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

**Appropriation Code:** D55



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APP 13

**SUPPLEMENTAL**

**A6. MARYLAND DEPARTMENT OF VETERANS AFFAIRS (cont'd)**

*Remarks: Nature of Emergency:* The current contract for management of the Charlotte Hall Veterans Home (CHVH) was terminated for default due to ongoing violations of the contract which seriously jeopardized the life, health, and safety of CHVH's residents. That contract termination will be effective June 5, 2023. A new vendor is needed to run the home as of that date to avoid or mitigate serious damage to the health, safety, or welfare of the residents at CHVH. The Home cannot remain open without management services.

Due to the limited and emergency timeline for this procurement, MBE and VSBE goals were not established.

*Basis for Selection:* An emergency solicitation for management services for CHVH was issued on March 8, 2023 to eight vendors who were identified based on online market research, including companies that rescue failing long term care facilities and companies that manage veterans homes, information received from the LifeSpan Network (largest senior care provider association in the Mid-Atlantic), and information received from the Maryland Department of Aging. The solicitation was amended on March 23, 2023, and two additional amendments were issued extending the due date. Four site visits of CHVH were held for potential offerors. The Department received no responses to the emergency solicitation.

All solicited vendors were contacted regarding why they did not respond to the solicitation. Reasons provided included: lack of financial/operational data, current structure not financially feasible due to all the restrictions and additional oversight, the short-term of the contract, and lack of time to prepare a response.

The Department then began direct negotiations with PruittHealth. PruittHealth was selected for direct negotiation because they already manage a number of Veterans Affairs (VA) nursing homes in other states and also have experience taking over low rated homes and revitalizing them.

*Retroactive Approval of Waiver of COMAR.21.05.06.02(A):* COMAR 21.05.06.02 limits the initial term of an emergency contract to 365 days. PruittHealth advised that one year was too short a period of time to get past the emergency for a contract of this size and magnitude, nor would it have provided enough time to conduct a new procurement or provide the Contractor the opportunity to make significant and measurable improvements at CHVH. It takes well over a year to get everything up and running. The Department therefore requests that the Board of Public Works (BPW) waive the one-year term limit for this emergency contract under the Waiver provision in COMAR 21.01.03.06. The Office of the Attorney General concurred with the Department's request and has approved the waiver for form and legal sufficiency in accordance with COMAR 21.01.03.06B. As the Department has already executed this contract

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**SUPPLEMENTAL**

**A6. MARYLAND DEPARTMENT OF VETERANS AFFAIRS (cont'd)**

with an initial term exceeding 365 days, the Department is seeking retroactive approval of the waiver of the 365 days duration limitation in COMAR 21.05.06.02(A).

**RETROACTIVE** approval requested pursuant to § 11-204(c) State Finance & Procurement Article, Annotated Code of Maryland. The Maryland Department of Veterans Affairs 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.

**Resident Business:** Yes

**Tax Clearance:** 23-1910-0000

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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  
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May 17, 2023



DNR 1

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

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

*Allegany County*

**Recommendation:** Approval to commit \$28,224 for the following **development** project.

***Allegany College of Maryland Fitness Center Enhancements - \$28,224.90***

Allegany County  
LPPI# LPPI-1-12

**Background:** Additional funding to renovate the existing Fitness Center on the Allegany College of Maryland campus for use by the school and general public. Project will include upgraded cardio and weight training equipment, power lifting stations and associated site amenities.

**Prior Approvals:** \$67,500.00 (DNR-RP Item 1A(1) [August 31, 2022])

**Fund Source:** Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021  
Local Parks and Playgrounds Infrastructure  
Source Code: 21523 \$28,224.90

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

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Board of Public Works  
Department of Natural Resources – Real Property  
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May 17, 2023



DNR 2

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

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

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

***School Street Multi-Purpose Sports Field Complex and Lighting - \$1,000,000***  
Dorchester County  
LPPI# LPPI-9-4

**Background:** Design and construct four new multipurpose fields, stormwater management system, lighting, parking, and other associated amenities.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$1,000,000.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works  
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DNR 3

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

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

**Recommendation:** Approval to commit \$12,666 for the following **development** projects.

**1. Mountain Lake Park Security Cameras - 3 Parks - \$10,326.60**

Garrett County  
POS #7556-11-294 MD20230404-0251

**Background:** Purchase and install security cameras at Bob Damon Veterans Park, Leo Martin Memorial Park, and Woodell Park to deter vandalism and preserve park amenities.

**Fund Source:** Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$10,326.60

**2. Leo Martin Memorial Park Signage - \$2,340.00**

Garrett County  
POS #7557-11-295 MD20230404-0252

**Background:** Purchase and install new signage at Leo Martin Memorial Park.

**Fund Source:** Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$2,340.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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Board of Public Works  
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DNR 4

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

4A. **PROGRAM OPEN SPACE LOCAL SHARE**  
**LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**  
*Howard County*

**Recommendation:** Approval to commit \$1,300,000 for the following **development** projects.

**1. Font Hill Park Stream Restoration - \$300,000**

Howard County  
POS #7534-13-114 MD20230301-0165

**Background:** Implement post-flood stream channel restoration activities to prevent future storm damage and to ensure continued public access at the park.

**Fund Source:** Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020  
Program Open Space Local  
Source Code: 21011 \$750.00

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$299,250.00

**2. Prior Project Name: Centennial Park West Area Renovation**  
**Revised Project Name: Centennial Park West Area Renovation – Phase 1**

Howard County  
LPPI# LPPI-13-3

**Prior Approval:** \$7,300,000 (DNR-RP Item 5A(3) [November 3, 2021])

**Background:** Implement phase 1 improvements in the west area of the park. The project will include the redesign and renovation of the three ball diamonds, drainage, retaining walls, pathways, plaza, bleachers, dugouts, fencing, and grading. Reference is made to the prior approval item listed above. The County has requested to revise the scope to remove the multipurpose field, sports field lighting, and parking improvements from this project.

**3. Barnard Fort House Rehabilitation & Renovation - \$1,000,000**

Howard County  
LPPI# LPPI-13-12

**Background:** Renovate the Barnard Fort House to provide classrooms, offices, and community space for educational and recreational programming.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$1,000,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
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May 17, 2023



DNR 5

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

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

**Recommendation:** Approval to commit \$611,638 for the following **acquisition** project.

**Long Branch Local Park – Thai-Luong Acquisition - \$611,638.50**  
M-NCPPC (Montgomery County)  
POS #7541-15-735 MD20230301-0168

**Background:** Acquire 0.2039 acres to add to the existing Long Branch Local Park. The Commission is paying the balance of the acquisition costs.

**Appraised Value:** Moholt & Associates \$620,000.00  
Philip R. Lamb & Co. Inc \$580,000.00

**Property Cost:** \$700,000.00

**Incidental Costs:** \$11,638.50

**Fund Source:** Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$9,225.13

Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$45,815.81

Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020  
Program Open Space Local  
Source Code: 21011 \$556,597.56

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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  
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DNR 6

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

6A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*Washington County*

**Recommendation:** Approval to commit \$1,282,300 for the following **acquisition** and **development** projects.

**1. Fairgrounds Park Play Equipment - \$108,000**

City of Hagerstown  
POS #7502-21-421 MD20221101-0858

**Background:** Purchase and install new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act at Fairgrounds Park.

**Fund Source:** Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020  
Program Open Space Local  
Source Code: 21011 \$106,947.00

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$1,053.00

**2. Park Play Equipment and Amenities – 3 Parks - \$49,500**

City of Hagerstown  
POS #7503-21-422 MD20221101-0859

**Background:** Purchase and install picnic tables, park benches and portable bleachers at City Park, Fairgrounds Park and Pangborn Park. Project will also include the construction of a grass mound for children at City Park.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$49,500.00

**3. Athletic, Recreation, and Community Center (ARCC) Bleacher and Curtain Divider Replacement - \$150,000**

Washington County  
POS #7513-21-423 MD20221110-0887

**Background:** Purchase and install new stationary mechanical bleachers and vinyl curtain dividers for the ARCC athletic facility at Hagerstown Community College. Project includes the removal of the existing wooden bleachers and curtain dividers.



Board of Public Works  
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**6A. PROGRAM OPEN SPACE LOCAL SHARE (cont'd)**  
*Washington County*

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$150,000.00

**4. *Doubs Woods Park Expansion – Bricker Property Acquisition - \$435,000***

Washington County  
POS #7514-21-424 MD20230301-0164

**Background:** Acquire 2.81 acres of forested land adjacent to Doubs Woods Park to expand existing trails and preserve natural space.

**Appraised Value:** Bowers Appraisal Services \$380,000  
Diversified Appraisal Services \$650,000

**Property Cost:** \$425,000  
**Incidental Costs:** \$10,000

**Fund Source:** Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020  
Program Open Space Local  
Source Code: 21011 \$49,607.68

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$282,942.75

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$102,449.57

**5. *Sharpsburg Community Park Upgrades - \$64,800***

Town of Sharpsburg  
POS #7527-21-425 MD20230208-0098

**Background:** Purchase and install a new playground and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act at Sharpsburg Community Park. Project includes updates to existing play equipment and landscaping for enhanced shaded areas.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$64,800.00

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6A. **PROGRAM OPEN SPACE LOCAL SHARE** (cont'd)  
*Washington County*

**6. Smithsburg Elementary School Playground and Trail Connection - \$63,000**

Washington County

POS #7528-21-426 MD20230208-0099

**Background:** Replace outdated playgrounds with new equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act at Smithsburg Elementary School for use by the school and general public. Project also includes sidewalk construction from the school to nearby Veterans Park.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$63,000.00

**7. Agricultural Education Center Event Space and Parking - \$164,000**

Washington County

POS #7538-21-427 MD20230215-0120

**Background:** Site development for a new equestrian center, additional parking, roadway construction and associated site amenities at the Agricultural Education Center.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$164,000.00

**8. Doubs Woods Park Playground Equipment Replacement - \$135,000**

Washington County

POS #7539-21-428 MD20230215-0123

**Background:** Replace the outdated playground with new equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act at Doubs Woods Park.

**Fund Source:** Outdoor Recreation Land Loan 2008, Chapter 487, Acts of 2007  
Program Open Space Local  
Source Code: 08012 \$11,554.34

Outdoor Recreation Land Loan 2009, Chapter 335, Acts of 2008  
Program Open Space Local  
Source Code: 09012 \$2,244.69

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6A. **PROGRAM OPEN SPACE LOCAL SHARE** (cont'd)  
*Washington County*

Maryland Consolidated Capital Bond Loan of 2011, Chapter 396, Acts of 2010  
Program Open Space Local  
Source Code: 11052 \$6,924.91

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$114,276.06

**9. Regional Park Multisport Court - \$113,000**

Washington County  
POS #7542-21-429 MD20230301-0169

**Background:** Resurface the existing basketball courts at Regional Park. Project includes converting one court into a multisport court for roller hockey, volleyball, handball and other hardcourt sports.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$113,000.00

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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  
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May 17, 2023



DNR 10

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

7A. **PROGRAM OPEN SPACE STATE SHARE**  
**LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**  
*Baltimore City*

**Recommendation:** Approval to commit \$325,000 for the following **development** projects.

**1. Patterson Park Observatory/Pagoda - \$225,000**

Baltimore City  
POS #7497-26-257 MD20221101-0856  
LPPI# LPPI-24-12

**Background:** Complete an assessment of the observatory/pagoda, and design and construct improvements to the structure including repainting and minor repairs.

**Fund Source:** Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
POS Stateside – Baltimore City Direct Grant  
Source Code: 23001 \$100,000.00

Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$125,000.00

**2. Latrobe Park Longhouse Improvements - \$100,000**

Baltimore City  
LPPI# LPPI-24-11

**Background:** Design and improve the Olmstedian-era Latrobe Park Longhouse. Renovations will include structural repairs, new roof, new pedestrian doorways, and site furnishing. New nature play features, pedestrian pathways, stormwater management facilities, and improvements to the adjacent picnic pavilion will also be constructed.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$100,000.00

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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  
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May 17, 2023



DNR 11

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

**8A. PROGRAM OPEN SPACE STATE SHARE**

*Cecil County (Peters et al.)*

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

**Description:** This entirely forested property is located along an unnamed tributary to Plum Creek and will be managed by the Maryland Forest Service as an addition to the adjacent Elk Neck State Forest. Acquisition will expand public recreational opportunities, protect Forest Interior Dwelling Species habitat, and protect water quality in the Upper Elk Neck Watershed.

**POS Scoring System:** 97 out of 100

**Targeted Ecological Area:** Yes

**Grantor:** Claudia H. Peters, Trustee of the Claudia H. Peters Revocable Trust; Amy Eleanor Schmidt-McCrary; Cara Richardson; Reed Lipsey; Grant A. Harvey; Margaret Alverson; George S. Harvey; Barbara E. Harvey; and Reed W. Lipsey, Personal Representative of the Estate of Elizabeth Conklin

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

**Property:** 59.51+/- acres, unimproved, POS No.13434

**Price:** \$458,000

**Appraisals:** \$464,000 (8/15/22) – Melody C. Campbell  
\$458,000 (8/6/22) – David E. Cadell

All appraisals reviewed by Mary Lou Krozack, Review Appraiser

**Stabilization funds:** \$36,500

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

**Fund Source:** Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020  
Program Open Space Stateside  
Source Code: 21010 \$494,500.00

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
 Department of Natural Resources – Real Property  
 Supplement  
 May 17, 2023



DNR 12

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

**9A. RURAL LEGACY PROGRAM FUNDS**

***Dorchester County***

**Recommendation:** Approval to grant \$610,367.50 to **The Conservation Fund** from Rural Legacy Funds to acquire a 402.74-acre conservation easement.

***Harriet Tubman Rural Legacy Area – Luthy Property***

**Prior Approval:** Rural Legacy Area Grant for easement acquisitions:  
 DNR-RP Item 14A (12/1/2021) \$925,152.00 for FY 2022  
 DNR-RP Item 15A (10/12/2022) \$481,598.00 for FY 2023

**Project Description:** Acquisition of this conservation easement will protect 402.74 acres of agricultural fields, woodlands and wetlands in the Transquaking River watershed. Preserving this land from development provides additional resiliency to the effects of climate change on the Eastern Shore. The U.S. Navy is contributing funding through the REPI program, and the U.S. Fish and Wildlife Service is contributing funding through the NAWCA program. Rural Legacy easement, RL No. 34552, will be held jointly the Department of Natural Resources and the United States of America. The Conservation Fund is not requesting program compliance costs.

**Easement Value:** \$1,457,846.00 (\$3,619.82 per acre)

**Purchase Price:** \$1,457,846.00 (\$3,619.82 per acre)

**Funding Sources:**

\$514,846.00	DNR
\$471,500.00	U.S. Department of the Navy
\$471,500.00	U.S. Fish & Wildlife Service/NAWCA

**Total Other DNR Costs:**

Administrative:	\$43,735.38
Incidental:	\$51,786.12
Compliance:	\$ 0.00
	<u>\$95,521.50</u>

**Amount Requested:** \$610,367.50

**Fund Sources:** Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020  
 Rural Legacy Program  
 Source Code: 21012 \$610,367.50

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**1-GM. GENERAL MISCELLANEOUS**

**Recommendation:** That the Board of Public Works approve use of general obligation bond funding proceeds for the following contract totaling \$494,067.

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

**University of Maryland, College Park**

*Exterior Lighting Phase 2*

**Description:** This project is to add and replace the old street lighting with high efficiency lighting and increase lighting levels in the area for safety and security purposes on campus on Fieldhouse Drive, and the parking lots in the vicinity.

**Procurement Method:** On-Call Master Contract

**Award:** Electrico, Inc., Baltimore, MD

**Amount:** \$494,067

**Fund Source:** 2021 MCCBL: *Provide funds to design, construct, and equip campuswide infrastructure improvements at the College Park campus. Item# #22-509.*

**Resident Business:** Yes      **MD Tax Clearance:** 23-1576-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK  
*On-Call Construction Management at Risk Services-Task Order  
Bid Package 2 of 2***

**Contract ID:** Construction Management at Risk Services for Woods Hall and Jimenez Hall South Wing HVAC Renovations. RFP# 112184-F

**Recommendation:** Award of Bid Package 2

**Contractor:** DPR Construction, Columbia MD

**Prior Approval:** USM Item 3-C (10/20/2021) – Pre-construction services  
USM Item 3-C-BP (5/11/2022) – Bid Package 1

**Project:** The project will complete an HVAC upgrade in sections of Woods and Jimenez Halls. This is a partial HVAC renovation for both buildings replacing all HVAC equipment serving 20,202 GSF in Woods Hall and 15,761 GSF in Jimenez Hall.

The overall project estimate is \$11.1 million (including equipment).

**Bid Package Description:** Bid Package 2 consists of all services required to complete the project.

**Contract Term:** 51 months from notice to proceed (including warranty period)

**This Bid Package Amount:** \$4,224,721

**Current Contract Amount:** \$5,407,289

**Revised Contract Amount:** \$9,632,010

**Fund Source:** MCCBL 2022: Provide funds to design, construct, and equip campuswide infrastructure improvements at the College Park campus; Item# 22-102 \$2,500,000; FY 2023 General Funds (Paygo Funds): \$1,400,000; Academic Revenue Bonds: \$324,721

**MBE Participation:** Overall: 29%; Subgoals: African American, 8%; Women, 11%

**MBE Compliance:** Overall: 23.88%; Subgoals: African American 7.93%; Women, 14.18%

**Performance Security:** 100% performance bond is required.





**2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)  
*On-Call Construction Management at Risk Services-Task Order  
Bid Package 2 of 2***

**Requesting Institution Remarks:** This Construction Management at Risk contract was initially awarded for pre-construction services through the design phase. As design progressed and design information became available, the contractor sequentially and competitively bid construction packages. This is the final bid package for this project.

The overall estimated project cost increased due to current construction market conditions and the University's decision to install a new sprinkler system in both Woods Hall and Jimenez Hall to increase the safety of the building, which were not included in the original scope.

**Sustainability:** The design of the project will comply with the Maryland State Energy Code and include sustainable features such as the following: HVAC airflow reduction based on occupancy, variable frequency drive motors, energy efficient LED lighting fixtures with occupancy sensor controls, and water-saving plumbing fixtures.

**Resident Business:** Yes

**MD Tax Clearance:** 23-1666-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

**3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK  
*Field Hockey and Women's Lacrosse Complex Renovation*  
*On-Call Design-Build Services-Task Order, Bid Package 3 of 3***

**Contract ID:** Design-Build Services for the Field Hockey and Women's Lacrosse Complex Renovation, Task Order No. 93147

**Recommendation:** Award Construction Bid Package 3

**Contractor:** Jeffrey Brown Contracting, Towson, MD

**Prior Approval:** USM Item 7-C (4/21/2021) – Preconstruction & Design  
USM Item 2-C-BP (8/10/2022) – Bid Package 1  
USM Item 3-C-BP (2/15/2023) – Bid Package 2

**Project Description:** The Field Hockey and Women's Lacrosse Complex at the University of Maryland College Park will be renovated and expanded to provide a 15,340 GSF building. The existing 6,195 GSF facility will be partially demolished for the incorporation of new Physical Training and Sports Therapy areas, new team lounges, upgraded locker rooms, new lobby and Hall of Fame entrance. A second floor will be added to the existing structure to support the Head Coaches and Assistant coaching staff, offices, conference room, and support spaces.

The University anticipates the final value of this contract will be approximately \$14.5 million. The overall project estimate (design, construction and equipment) is \$16.9 million.

**Bid Package Description:** Bid Package 3 consists of all services required to complete the project.

**Contract Term:** Fifty-One (51) months from notice to proceed (including warranty period)

**This Bid Package Amount:** \$3,566,538

**Current Contract Amount:** \$11,016,887

**Revised Contract Amount:** \$14,583,425

**Fund Source:** Institutional Funds



**3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)**  
***Field Hockey and Women's Lacrosse Complex Renovation***  
***On-Call Design-Build Services-Task Order, Bid Package 3 of 3***

***MBE Participation Goal:*** Overall: 21%; Sub-goals: 8%-African American: 11%-Women

***MBE Compliance:*** Overall: 37.10%%; Sub-goals: 7.81%-African American: 17.59%-Women

***Performance Security:*** Equal to contract amount

***Requesting Institution Remarks:*** This contract was initially awarded for the pre-construction and design services only. As design progressed and design information became available, the contractor sequentially and competitively bid construction packages. This is the third and final Bid Package for this project.

The MBE Compliance is based on actual payments to MBE contactors. The prime contractor is expected to exceed the MBE goals established for the project.

***Sustainability:*** The design of the project complies with the Maryland State High Performance Green Building Program and will achieve a LEED Silver rating. The project includes the following sustainable features: high efficiency HVAC system, energy efficient LED lighting, water-saving plumbing fixtures, low VOC emitting materials, reflective roofing, high R-value building envelope, and high-performance glazing.

***Resident Business:*** Yes

***MD Tax Clearance:*** 23-1665-0011

**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  
May 17, 2023**

<u>Item #s</u>	<u>Transportation Business Unit</u>	<u>Pages</u>
1 – 3	Maryland Aviation Administration (MAA)	1 – 5
4 – 9	Maryland Transit Administration (MTA)	6 – 16
10 – 13	State Highway Administration (SHA)	17 – 23
14	The Secretary’s Office (TSO)	24

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

**1-RP. MARYLAND AVIATION ADMINISTRATION**  
*Real Property – Disposition*

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

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

**Property:** MC# 20-3045  
Former Valenza property, (± 1.0 acre), located at 7117 Race Road,  
Hanover, MD 21076, Anne Arundel County.

**Grantor:** State of Maryland, MDOT MAA

**Grantee:** Race Road\_2 Incorporated

**Consideration:** \$55,000

**Appraised Value:** \$10,000 – George Peabody, (Approved)  
\$45,000 – Terry Dunkin, (Selected)  
Casey Fitzpatrick, MDOT SHA Review Appraiser

**State Clearinghouse:** The Clearinghouse conducted an intergovernmental review of the project under MD20210305-0173. It is recommended to declare the +/- 1.0 acres of land, located south of Hanover Road at Race Road in Hanover, Anne Arundel County surplus to the needs of the State, contingent upon consideration of the Maryland Department of the Environment qualifying comments. None of the local or state agencies that provided review comments expressed an interest in acquiring the properties.

**Requesting Agency Remarks:** In 1993, MDOT MAA acquired the site as part of the Voluntary Noise Acquisition Program. Subject property is no longer needed. The subject property was approved for surplus by the Board of Public Works (BPW) on November 3, 2021 as MDOT 4-RP. MDOT MAA proposes to dispose the subject property to Race Road\_2 Incorporated, through an auction sale of \$55,000 which is 22% above the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**REVISED**

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

**2-RP. MARYLAND AVIATION ADMINISTRATION**  
*Real Property – Disposition*

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

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

**Property:** MC# 21-3047  
Former Nowakowski property, (± 0.572 acre), located at 7131  
Race Road, Hanover, MD 21076, Anne Arundel County

**Grantor:** State of Maryland, MDOT MAA

**Grantee:** Race Road\_2 Incorporated

**Consideration:** \$95,000

**Appraised Value:** \$70,000 – George Peabody, (Approved)  
\$85,000 – Terry Dunkin, (Selected)  
Casey Fitzpatrick, Review Appraiser

**State Clearinghouse:** The Clearinghouse conducted an intergovernmental review of the project under MD20210616-0527. It is recommended to declare the +/- 0.572 acres of excess land, located along Race Road in Hanover surplus to the needs of the State. None of the local or state agencies that provided review comments expressed an interest in acquiring the property.

**Requesting Agency Remarks:** In 1994, MDOT MAA acquired the site as part of the Voluntary Noise Acquisition Program. Subject property is no longer needed. The subject property was approved for surplus by the Board of Public Works (BPW) on November 3, 2021 as MDOT 5-RP. MDOT MAA proposes to dispose the subject property to Race Road\_2 Incorporated, through an auction sale of \$95,000 which is 12% above the appraised value.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



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

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

**Contract ID:** Consolidated Mechanical Systems Operations, Repair, and Maintenance at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-MC-23-016*

EPICS No.: MAAMC23016

**Contract Description:** Provide all necessary labor, supervision experience, expertise, equipment, supplies, consumables, tools, miscellaneous expenses, insurance, bonding, vehicles/transportation required to perform operations, corrective repair, and replacement, as well as preventative, routine and emergency maintenance and inspection to assure the safe and proper operation and maintenance of the equipment at BWI Thurgood Marshall and MTN Airports. The consolidated mechanical system equipment includes:

1. Passenger Loading Bridges
2. Inbound Baggage Claim Conveyor Systems
3. Outbound Baggage Conveyor Systems
4. Checked Baggage Inspection System (CBIS) Operation and Maintenance
5. Wheelchair Lift
6. Automatic Door Systems and Manual Doors
7. Power Gates
8. Fire Doors

**Award:** Elite Line Services, Inc.; Carrollton, TX

**Contract Term:** 08/01/2023 - 07/31/2028 (w/one 5-year renewal option)  
(\*or earlier pending BPW approval)

**Amount:** \$25,179,003 (Base: 5-years)  
\$28,058,672 (Renewal Option: 5-years incl. 2.1% CPI)  
\$53,237,675 Aggregate Total

**Procurement Method:** Competitive Sealed Proposal

**Proposals:**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Elite Line Services, Inc. Carrollton, TX	1	\$25,179,003 (Base) <u>\$28,058,672 (Option)</u> \$53,237,675 (2)	1
Aircraft Service International, Inc. (dba Menzies Aviation) Grapevine, TX	2	\$23,820,505 (Base) <u>\$25,802,178 (Option)</u> \$49,622,683 (1)	2

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

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

**MBE/VSBE Participation:** 19.73% / 0%

**Incumbent:** Aircraft Service International, Inc. dba Menzies Aviation  
Grapevine, TX

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

**Hiring Agreement Eligible:** Yes

**Requesting Agency Remarks:** The solicitation was previously advertised as MAA-MC-21-008 Consolidated Mechanical Systems and Planemate Operation, Repair and Maintenance at BWI Thurgood Marshall and MTN Airports on July 16, 2020, with four proposals received November 12, 2020. Subsequent to a non-selected Offeror's debriefing, a protest was filed on February 4, 2021. The protest was denied on June 25, 2021. An appeal was filed with the Maryland State Board of Contract Appeals (MSBCA) on July 6, 2021. The MSBCA granted the firm a hearing on August 16, 2021. On February 9, 2022, the MSBCA dismissed the appeal in favor of the Maryland Aviation Administration (MAA).

During the appeal process, the recommended awardee agreed to hold its original price proposal from November 23, 2020, through February 28, 2022, pending the state appeal hearing. On February 1, 2022, MDOT MAA contacted the firm asking if it would continue to hold its price proposal for an additional 3-months in order to seek Board of Public Works approval. On February 11, 2022, the firm contacted MDOT MAA to inform that it would not be able to hold its price proposal beyond February 28, 2022.

MDOT MAA was left with a single proposal and decided not to bring the single non-advantageous proposal for consideration of award. Since there were changes that could be made to the solicitation, MDOT MAA determined that rejecting all proposals and cancelling the procurement was fiscally advantageous or otherwise in the State's best interest. The amendments to the specifications were of such magnitude that a new solicitation was desirable. Therefore, in accordance with COMAR 21.06.02.02 (C) Cancellation and Rejection of Request for Proposals, the procurement was cancelled, and all proposals rejected.

The amended solicitation was re-advertised as "MAA-MC-23-016 Consolidated Mechanical Systems Operations, Repair, and Maintenance at BWI Thurgood Marshall and MTN Airports" on March 30, 2022, on eMaryland Marketplace Advantage and MDOT MAA's website. The amendments to the solicitation included removal of the Planemate scope of work and revisions to the price proposal form. MDOT MAA directly solicited eight firms. Two proposals were received.

After completing technical evaluations, the Panel ranked Elite Line Services, Inc. (ELS) the highest overall considering a combination of industry leading expertise, management plan, maintenance program, quality control and comprehensive understanding of MDOT MAA project goals.



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

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

The Panel ranked ELS highest technically due to its superior technical proposal including the oral presentation and interview. ELS presented an extensive network of subject matter experts, operations in 10 of the top 20 busiest airports and maintaining 108 miles of conveyors and over 300 passenger boarding bridges daily. ELS provided a strong technical proposal that spoke from years of experience to the capabilities of the company. ELS discussed transition between the incumbent and a new contractor, understanding that there isn't a cookie cutter transition model, but it has performed 40 transitions in the last 10 years and demonstrated confidence in its ability to provide MAA with the tools necessary for a smooth transition. ELS' proactive suggested improvements, its ability and eagerness to perform predictive maintenance to reduce the risk of component failures and ultimately system downtime is a superior value to MAA. Therefore, considering a combination of its technical and financial offer, the Panel determined ELS provides the most advantageous offer to the State.

On August 30, 2022, MDOT MAA received a protest, and on September 9, 2022, a supplement to the protest. On November 21, 2022, MDOT MAA denied the protest and the supplement to the protest. An appeal was filed with the Maryland State Board of Contract Appeals (MSBCA) on November 30, 2022. On December 22, 2022, the MSBCA granted the firm a hearing which took place on March 8, 2023. The MSBCA denied the appeal on April 21, 2023.

A 15% MBE participation goal was established for this contract; however, ELS has committed to 19.73%, exceeding the goal by 4.73%. No VSBE participation goal was established due to the lack of certified firms available to perform.

This contract includes a provision authorizing an extension for a reasonable, limited, and defined time to spend funds remaining on the contract as provided in Board Advisory 1995-1.

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

***Approp. Code:*** J06I00003

***Resident Business:*** No

***MD Tax Clearance:*** 23-1742-1101

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



Contact: John Thomas 410-865-1332  
jthomas33@mdot.maryland.gov

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

**Contract ID:** Rail Operations Agreement; *AGY-23-068-GM*      EPICS No.: N/A

**Contract Description:** Provide continued excursion passenger service operations and maintenance for a 6.8-mile portion of the State-owned Frederick Secondary Track.

**Award:** Walkersville Southern Railroad, Inc.; Walkersville, MD  
**Contract Term:** 07/01/2023 – 06/30/2038 (w/two 10-year renewal options)  
**Amount:** (\$1.00)  
**Procurement Method:** Sole Source  
**MBE/VSBE Participation:** 0% / 0%  
**Incumbent:** Same

**Requesting Agency Remarks:** This agreement between the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) and Walkersville Southern Railroad, Inc. (WSRR) provides for continued operation and maintenance of railroad line service on State-owned rail line. WSSR uses the line to operate an excursion passenger service operation using refurbished historic railcars and maintains the line to comply with Federal Railroad Administration standards in Frederick County.

WSRR is required to:

- provide service that meets or exceeds FRA Class I operating conditions;
- determine the frequency of service;
- inspect and maintain active service warning devices at Monocacy Boulevard and Devilbiss Bridge Road at the highway-rail crossing in compliance with FRA regulations;
- inspect, maintain, and rehabilitate track, grade crossings and structures on the rail line;
- immediately notify the State in writing of any embargo imposed on traffic to, from and via any station or stations on the Railroad Line, including the effective date and reason for the embargo; and
- maintain required insurance coverage.

The consideration for this contract is a fee of \$1 paid to the State by the vendor. It has been determined to be fair and reasonable based on historical pricing. No MBE nor VSBE participation goals were established for this contract due to a lack of subcontracting opportunities.

**Fund Source:** N/A  
**Resident Business:** Yes      **MD Tax Clearance:** 23-1042-1110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



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

**5-GM-MOD. MARYLAND TRANSIT ADMINISTRATION**

***Modification: General/Miscellaneous Contract***

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

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

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

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

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

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

**Modification Term:** 05/18/2023 – 03/05/2024 (9-months, 17-days)

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

**Modification Amount:** \$ 0.00

**Prior Mods/Options:** \$ 1,710,025.00 (Mod. #1: Increase contract authority, Amend contract terms; MDOT 4-GM-MOD, 02/24/2021)  
\$ 0.00 (Mod. #2: Amend contract terms; Delegated Authority –MDOT MTA via DCAR, 11/23/2021)  
\$ 0.00 (Renewal Option #1: 02/29/23 – 02/28/24; Delegated Authority – MDOT MTA via DCAR, 02/28/2023)

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

**Percent +/- Changes:** 0%

**Overall Percent +/-:** 1.7%

**Original Procurement Method:** Competitive Sealed Proposals

**DBE/VSBE Participation:** FTA TVM / N/A (see agency remarks)

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

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

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

Currently, the contract language allows for the vendors to request, and MDOT MTA to approve, a pricing adjustment of up to 4% based on the Producer’s Price Index (PPI) category 1413 Truck and Bus Bodies. Due to unprecedented increases in the cost of the vehicle components, Coach and Equipment Bus Sales, Inc. has requested an economic adjustment of 26% based on actual costs. Much of the price increase is attributed to the increase in cost of steel and raw materials for the bus bodies, which has risen more than 100%. Creative Bus Sales, Inc. was selected for their diesel bus option, and to date, no orders have been placed for this bus type.

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

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

**Fund Source:**                    LOTS - 80% Federal, 10% Special (Transportation Trust Funds),  
   10% Various Local Jurisdictions  
Mobility - 80% Federal, 20% Special Funds (Transportation Trust Funds)

**Approp. Code:**                    J05H0105

**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  
May 17, 2023



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

**6-M. MARYLAND TRANSIT ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** MTA Portable Chemical Restroom Maintenance and Rental; AGY-22-028-MT  
EPICS No.: AGY22028MT

**Contract Description:** Provides the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) with a service and maintenance program for satellite restrooms and portable restrooms across several service locations.

**Award:** Pierson Comfort Group, LLC; Ridgely, MD  
(*Certified Small Business*)

**Contract Term:** 06/08/2023\* - 06/07/2028 (*\*or earlier if approved by BPW*)

**Amount:** \$736,800.00 NTE

**Procurement Method:** Competitive Sealed Bidding (*Single Qualified Bid received*)

**Bids:**

<b><i>Bidders</i></b>	<b><i>Amount</i></b>
Pierson Comfort Group, LLC; Ridgely, MD	\$ 736,800.00

**Living Wage Eligible:** No

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

**Incumbent:** Bobby's Portable Restrooms; White Marsh, MD

**Requesting Agency Remarks:** On August 23, 2022, MDOT MTA issued an Invitation for Bid (IFB) and solicited 214 vendors on eMaryland Marketplace Advantage (eMMA). Additionally, two vendors were directly solicited. Bids were opened on September 29, 2022, and two bids were received. One bidder was determined to be non-responsible and non-responsive for failing to submit the required bid forms and was subsequently rejected, which left a single qualified bidder. Additionally, no protests were submitted.

This contract provides scheduled and unscheduled services as needed at four satellite restrooms along MDOT MTA bus routes, two restrooms at the Eastern Avenue Division Construction Trailers, and two restrooms at the Bush Division Construction Trailer. This contract will also include rental of temporary Port-A-Pots and Trailer Restroom facilities as requested by the Project Manager.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



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

*Agency Remarks: (cont'd):*

The price offered was determined to be fair and reasonable when using the Price Analysis' market price method, pursuant to the Board of Public Works (BPW) Advisory 2016-1. MDOT MTA obtained a verifiable market price that was greater than the bid price submitted by the awardee.

The Procurement Review Group determined there was no sub-contractable work in this contract. Therefore, no MBE nor VSBE goal was established.

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 BPW Advisory 1995-1.

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

*Approp. Code:* J05H0102

*Resident Business:* Yes

*MD Tax Clearance:* 23-0397-1110

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**7-M. MARYLAND TRANSIT ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** Repairs and Maintenance of Diesel Power Plant; OPS-23-010-MT  
EPICS No.: OPS23010MT

**Contract Description:** Provide performance of warranty and non-warranty engine and engine component mechanical work on all the transit buses owned and operated by the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA).

**Award:** Cummins Inc.; Philadelphia, PA

**Contract Term:** 06/08/2023\* – 06/07/2028 (\*or earlier upon BPW approval)

**Amount:** \$4,999,999.00 NTE

**Procurement Method:** Sole Source

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

**Performance Security:** Performance and Payment Bonds for 100% of the award amount

**Incumbent:** Same

**Requesting Agency Remarks:** MDOT MTA owns and operates approximately 750 transit buses, and its Bus Maintenance Operations Department requires this five-year contract to perform warranty and non-warranty diesel mechanical work for preventative maintenance and repairs.

The contractor will primarily work on and repair Cummins ISL and ISM diesel engines; however, other types and manufacturers of diesel engines shall also be included. The contractor will also be required to perform additional mechanical work such as:

- pneumatic system repair;
- engine, turbo components, EGR components, exhaust system and emission system repairs, with or without removal of those components;
- cooling system repair, pressurized refilling, electric cooling fan systems;
- front or rear axle repair/ replacement;
- tire and wheel removal and reinstallation;
- brake system repair;
- door repair;
- low voltage (12V/24V DC) electrical service;
- steering system repair; and
- repair of the air conditioning and heating systems.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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7-M. MARYLAND TRANSIT ADMINISTRATION (cont'd)

*Agency Remarks (cont'd):*

Cummins Inc. is the original equipment manufacturer (OEM) and has authorized Cummins Sales and Services Glen Burnie as the sole licensee that has the continual training scheme ensuring they are capable of troubleshooting and repairing current, new and old product lines with them following the global training standards issued from Cummins Inc's engine operating segment.

The price offered was determined to be fair and reasonable when using the Price Analysis' historical price method, pursuant to the Board of Public Works (BPW) Advisory 2016-1. The awardee's proposed price was comparable to the price MDOT MTA has paid over several years in the past for similar services.

MDOT MTA's Office of Equal Compliance Programs determined that no subcontracting opportunities exist for this contract. Consequently, no MBE nor VSBE participation goals were established.

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 BPW Advisory 1995-1 found on the BPW website.

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

*Approp. Code:* J05H0102

*Resident Business:* No

*MD Tax Clearance:* 23-1098-1111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**REVISED**

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

**8-M. MARYLAND TRANSIT ADMINISTRATION**

***Maintenance Contract***

**Contract ID:** Bus Stop Information Boxes; OPS-23-019-MT  
EPICS No.: OPS23019MT

**Contract Description:** Provide maintenance and updates for bus stop information boxes in support of Maryland Department of Transportation Maryland Transit Administration’s (MDOT MTA) Office of Customer and Community Relations.

**Award:** Emerge, Inc.; Columbia, MD

**Contract Term:** 05/18/2023 – 05/17/2028 (5-years)

**Amount:** \$978,951.14 NTE

**Procurement Method:** Preferred Provider

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

**Incumbent:** Same

**Requesting Agency Remarks:** Provides MDOT MTA with a contractor who will perform repair and maintenance services to all the bus information boxes throughout the greater Baltimore area. These services include replacing panels on a routine basis and for special events; removing or relocating boxes; replacing broken boxes; general cleaning of boxes; removal of graffiti, stickers, and foreign materials; and installing new information boxes.

On December 8, 2022, the Pricing and Selection Committee for the Employment Works Program certified the price as fair and reasonable based on market value.

Preferred Provider contracts are not eligible for MBE nor VSBE subcontracting goals.

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

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

**Approp. Code:** J05H0101

**Resident Business:** Yes

**MD Tax Clearance:** 23-0120-1110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



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

**9-GM-MOD. MARYLAND TRANSIT ADMINISTRATION**

***Modification: General/Miscellaneous Contract***

**Contract ID:** Medium Duty Transit Buses for Locally Operated Transit Systems (LOTS);  
*MOL-18-005-EQ*  
EPICS Nos.: CO403031

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

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

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

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

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

**Modification Term:** 05/18/2023 – 07/04/2023  
Mod. #5: Rohrer Enterprises, Inc & Sonny Merryman, Inc.  
Mod. #6: American Bus & Truck, Inc.

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

**Modification Amount:** \$ 0.00

**Mod./Options Amounts:** \$ 0.00 (Mod. #1: Amend contract terms; Delegated Authority – MTA DCAR 09/09/2020)  
\$ 1,265,782.00 (Mod. #2: Increase contract authority, Amend contract terms; MDOT 3-GM-MOD, 02/24/2021)  
\$ 0.00 (Mod. #3: Amend contract terms; Delegated Authority – MDOT MTA via DCAR, American 02/09/2022, Rohrer 03/03/2022, Sonny 01/04/2022)  
\$ 0.00 (Mod. #4: Option Renewal #1, 07/05/2022 - 07/04/2023; Delegated Authority – MDOT MTA via DCAR, 07/05/2022)  
\$ 0.00 (Mod. #5: Amend contract terms for American Bus & Truck, Inc. only; Delegated Authority – MDOT MTA via DCAR 09/09/2022)

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

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

**Percent +/- Changes:** 0%

**Overall Percent +/-:** 2.2%

**Original Procurement Method:** Competitive Sealed Proposals

**DBE/VSBE Participation:** FTA TVM / N/A (See Agency Remarks)

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

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

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

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

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

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

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

MDOT MTA researched other states currently making similar purchases and recognized that a new procurement would definitively result in even higher pricing for the vehicles. Additionally, conducting a new procurement would delay LOTS bus orders at least two years, potentially putting them in the position of being unable to replace older vehicles and possibly not in a state of good repair. Therefore, MDOT MTA has determined that it is in the best interest of the State to grant the requested price adjustments.

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

***Approp. Code:*** J05H0105

***Resident Business:*** Yes – American Bus & Truck, Inc. & Rohrer Enterprises, Inc.  
No – Sonny Merryman, Inc.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



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

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

**Contract ID:** Line Striping at Various Locations in Caroline, Cecil, Kent, Queen Anne’s, and Talbot Counties; 492D21426  
EPICS No.: 492D21426

**Contract Description:** Provide line striping at various locations in District 2 (Caroline, Cecil, Kent, Queen Anne’s, and Talbot Counties).

**Award:** Alpha Space Control, LLC; Chambersburg, PA

**Contract Term:** 06/08/2023 – 06/30/2026 (3-years, 22-days)

**Amount:** \$2,332,000.00 NTE

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
Alpha Space Control, LLC.; Chambersburg, PA	\$2,332,000.00
Zone Striping, Inc.; Glassboro, NJ	\$3,242,780.00
Denville Line Painting, Inc.; Rockaway, NJ	\$4,349,040.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0% (Limited Subcontractor Availability)

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

**Incumbent:** Same

**Requesting Agency Remarks:** The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 17, 2023, notifying 110 potential contractors, 22 of which were MDOT-certified Minority Business Enterprises (MBE’s). Three bids were received and opened on February 16, 2023. There were no protests were filed for this contract.

A variety of material and labor costs accounted for the disparity in bid prices for the two higher bids.

The Maryland Department of Transportation State Highway Administration has confirmed Alpha Space Control, LLC’s bid price.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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10-M. STATE HIGHWAY ADMINISTRATION (cont'd)

*Agency Remarks (cont'd):*

A 0% MBE goal has been set for this project due to the limited availability of MBE firms located within work area to perform the items of work. There were no VSBE firms available to perform this work; therefore, no VSBE participation goal was established.

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

*Approp. Code:* J02B0102

*Resident Business:* Yes

*MD Tax Clearance:* 23-0639-1001

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**REVISED**

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

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

**Contract ID:** Operation of the Ocean City Drawbridge No. 2300700 in Worcester Counties;  
5272311426SB

EPICS No.: 5272311426

**Contract Description:** Provide operation of the Ocean City Drawbridge No. 2300700 in Worcester County.

**Award:** Chesapeake Pilot Training, Inc.; Chestertown, MD  
(Certified Small Business)

**Contract Term:** 06/08/2023\*-06/07/2026 (3-years)  
(\*or earlier upon BPW approval)

**Amount:** \$389,124.00 NTE

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

**Bids:**

Bidder(s)	Amount(s)
Chesapeake Pilot Training, Inc.; Chestertown, MD	\$389,124.00

**Living Wage Eligible:** Yes

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

**Performance Security:** Annual-Renewable Performance Bonds for 100% of the award amount exists for this contract.

**Incumbent:** Same

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 17, 2023, notifying 54 potential contractors, five of which were MDOT-certified Minority Business Enterprises (MBEs); however, a single bid was received and opened on February 16, 2023. There were no protests were filed for this contract.

Historically, the MDOT SHA District 1 Drawbridge Operation contracts have received two bids. MDOT SHA made several attempts to contact the second firm who usually provides a bid, as well as, other potential vendors, to inquire why no bid was submitted. No responses were received.

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

*Agency Remarks (cont'd):*

MDOT SHA determined the current bid to be fair and reasonable based on the bids received for the previously awarded contract for the same services in 2020. Although contract #527231143, approved at the 06/17/2020 BPW meeting, was valued at \$305,280; the second bid received aligned even more closely to the recommended awardee's bid.

Due to the limited number of certified enterprises determined to be capable of operating drawbridges and the single element of work contained within the scope of the contract, it was determined that no sub-contracting opportunities are available. As such, no MBE nor VSBE participation goals were established.

The Maryland Department of Transportation State Highway Administration has confirmed Chesapeake Pilot Training, Inc.'s bid price and work conducted on this contract is performed 100% by a State-certified Small Business.

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

*Approp. Code:* J02B0102

*Resident Business:* Yes

*MD Tax Clearance:* 23-0640-0000

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



Contact: Jada Wright 410-545-0330  
wright18@mdot.maryland.gov

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

**Contract ID:** Janitorial Services for the Maryland Department of Transportation State Highway Administration Owings Mills Shop Facility and Satellite Locations *SOMJAN26*  
EPICS No.: SOMJAN26

**Contract Description:** Provide the Owings Mills Maintenance Facility and satellite locations with cleaning and janitorial services.

**Award:** Alliance, Inc.; Nottingham, MD

**Contract Term:** 06/08/2023\* – 05/31/2026 (\*or earlier upon BPW approval)  
(2-years, 11-months, 24-days)

**Amount:** \$238,745.36 NTE

**Procurement Method:** Preferred Provider

**Living Wage Eligible:** No

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

**Performance Security:** None

**Incumbents:** Same

**Requesting Agency Remarks:** This contract shall provide the Owings Mills Maintenance Facility and satellite locations with cleaning and janitorial services.

The Pricing and Selection Committee and the Employment Works Program met on February 23, 2023, to recommend a not to exceed fair market value of \$238,745.36 which is determined to be fair and reasonable.

This contract requires that all consumable products be purchased from Blind Industries of Maryland (BISM). No MBE nor VSBE participation goals were established for this contract as the Preferred Provider Program does not warrant such goals.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



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

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

*Approp. Code:*                      J02B0102

*Resident Business:*                Yes

*MD Tax Clearance:*                23-1269-0110

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



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

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

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

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

**Property:** MC# 22-2745  
Former Flo Kelly, Robert Himes, Charles Harrison & Leslie Harris  
(1 acre ±), assembled parcels located on the north side of U.S 340,  
west of Valley Rd, in Sandy Hook, Washington County.

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

**Grantee:** NWJ Enterprises, LLC

**Consideration:** \$15,100

**Appraised Value:** \$10,000 - Mohammed Akbarieh (Selected)  
Lisa Ward, Review Appraiser

**Requesting Agency Remarks:** Between 1941 and 1962, MDOT SHA acquired the subject property in conjunction with the dualization of US 340. MDOT SHA no longer needs the subject property. MDOT SHA proposes to dispose the subject property to the adjoining owner, NWJ Enterprises, LLC, through a competitive sealed bid sale of \$15,100.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 17, 2023



Contact: Mashel Wakil 410-865-1273  
mwakil@mdot.maryland.gov

**14-RP. THE SECRETARY'S OFFICE**  
*Real Property – Disposition*

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

**Authority:** Transportation Article, § 8-309  
Annotated Code of Maryland

**Property:** MC# 22-1110  
Barry C. Holloway, (± 2.55 ac), located at 472 Red Hill Road,  
Elkton, Cecil County

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

**Grantee:** Cecil County, Maryland, a body corporate and politic

**Consideration:** \$153,300

**Appraised Value:** \$153,300 – Melville P. Peters, (Selected)  
\$138,200 – Melody Campbell, (Approved)  
Lisa Ward, Review Appraiser

**Legislative Notice:** Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on March 20, 2023. The 45-day review period expired May 04, 2023.

**Requesting Agency Remarks:** MDOT SHA acquired the subject property in 2015 for geometric improvements at MD Route 281. MDOT SHA proposes to convey the parcel to Cecil County, Maryland at a price of \$153,300 which is equal to the appraised value.

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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  
May 17, 2023**

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<i>26 - 29</i>	<i>Construction</i>	<i>28 - 35</i>
<i>30 - 36</i>	<i>Services</i>	<i>36 - 55</i>
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**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 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:

**Governing Board of Employ Prince George’s, Inc.**  
 Employ Prince George’s, Inc. (Prince George’s County)  
*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Employ Prince George’s, Inc. Hillcrest Heights facility.”*  
*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)*  
*DGS Item 21-276, (SL-170-210-038)                                      \$ 250,000*

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

<b>Background:</b>	Total Project	\$ 250,000
	<b>21- 276 (This Action)</b>	<b>\$ 250,000 (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  
May 17, 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:

**Housing Authority of the City of College Park**

Attick Towers Apartments (Prince George’s County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Attick Towers Apartments, located in Prince George’s County”.*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 204, (SL-181-210-038)                      \$ 2,000,000*

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

<b>Background:</b>	Total Project	\$ 2,000,000
	<b>21-204 (This Action)</b>	<b>\$ 2,000,000 (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  
May 17, 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:

**Baltimore County Board of Education**

Baltimore County Schools Parks and Playgrounds (Baltimore County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of school playgrounds and parks located in Baltimore County.”*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 21-208, (SL-172-210-038)                      \$ 2,000,000*

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

<b>Background:</b>	Total Project	\$ 2,000,000
	<b>21-208 (This Action)</b>	<b>\$ 2,000,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

1. An administrative fix was approved to change the Grantee name from “County Executive and County Council of Baltimore County” to “Baltimore County Board of Education”.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. 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.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.

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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  
May 17, 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:

**Baltimore County Board of Education**  
 Catonsville Middle School (Baltimore County)  
*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Catonsville Middle School, including a scoreboard and Electronic Sign.”*  
*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)*  
*DGS Item 22-432, (SL-190-220-038)                      \$ 100,000*

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

<b>Background:</b>	Total Project	\$ 100,000
	<b>22-432 (This Action)</b>	<b>\$ 100,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

1. An administrative fix was approved to change the Grantee name from “County Executive and County Council of Baltimore County and Baltimore County Board of Education” to “Baltimore County Board of Education”.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. 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.
4. 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  
May 17, 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 a grant agreement for the following grant:

**Baltimore County Board of Education**

Deer Park Middle School (Baltimore County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements, including signage, at Deer Park Middle School.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-423, (SL-152-220-038)                      \$ 75,000*

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

<b>Background:</b>	Total Project	\$ 75,000
	<b>22-423 (This Action)</b>	<b>\$ 75,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

1. An administrative fix was approved to change the Grantee name from “County Executive and County Council of Baltimore County and Baltimore County Board of Education” to “Baltimore County Board of Education”.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. 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.
4. 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  
May 17, 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 Anew Inspired Change Organization, Inc.**

Frederick P. Blue Workforce Development Center (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Frederick P. Blue Workforce Development Center, located in Baltimore City”.*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 324 (SL-184-210-038) \$ 125,000*

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

<b>Background:</b>	Total Project	\$ 130,000
	<b>21-324 (This Action)</b>	<b>\$ 125,000 (Non-match)</b>
	Local Cost	\$ 5,000

(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  
May 17, 2023**



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

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

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

**Board of Directors of the Arundel Rivers Federation, Inc.**

Hillsmere Shores Marsh Creation (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a marsh and oyster habitat.”*

*Maryland Consolidated Capital Bond Loan of 2022 (LHI– Chapter 344, Acts of 2022)  
DGS Item 22-689, (SL-191-220-038)                      \$ 109,000*

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

<b><i>Background:</i></b>	Total Project	\$ 400,000
	<b>22-689 (This Action)</b>	<b>\$ 109,000 (Non-match)</b>
	Local Cost	\$ 291,000

(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  
May 17, 2023**



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

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

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

**Board of Directors of the Jewish Foundation for Group Homes, Inc.**  
 Jewish Foundation for Group Homes, Inc. (Montgomery County)  
*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Jewish Foundation for Group Homes program, located in Montgomery County.”*  
*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)*  
*DGS Item 21-368, (SL-098-160-038)                                      \$ 150,000*

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

<b>Background:</b>	Total Project	\$350,000
	<b>21-368 (This Action)</b>	<b>\$150,000 (Non-match)</b>
	19-244 (Prior Action)	\$ 50,000 (Non-match)
	19-G112 (Prior Action)	\$ 50,000 (Non-match)
	16-G170 (Prior Action)	\$ 50,000 (Match)
	Local Cost	\$ 50,000

(Prior Actions: 10/30/19 Agenda, Item 21-CGL;05/16/18 Agenda, Item 21-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  
May 17, 2023**



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

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

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

**Board of Directors of Kingdom Kare, Incorporated**

Kingdom Kare Veterans Resource Support Center (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Veterans Resource Support Center.”*

*Maryland Consolidated Capital Bond Loan of 2022 (LHI– Chapter 344, Acts of 2022)  
DGS Item 22-690, (SL-181-220-038)                                      \$ 850,000*

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

<b>Background:</b>	Total Project	\$ 940,000
	<b>22-690 (This Action)</b>	<b>\$ 850,000 (Non-match)</b>
	Local Cost	\$ 90,000

(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  
May 17, 2023**



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

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

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

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

Maryland Center for History and Culture (Baltimore City)

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

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-242, (SL-101-210-038)                      **\$ 1,500,000***

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

<b>Background:</b>	Total Project	\$ 9,907,000
	<b>22-242 (This Action)</b>	<b>\$ 1,500,000 (Non-match)</b>
	21-144 (Prior Action)	\$ 2,000,000 (Non-match)
	Local Cost	\$ 6,407,000

(Prior Actions: 03/09/22 Agenda, Item 8-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**  
**May 17, 2023**



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

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

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

**Sheppard Pratt Health System, Inc.**

Sheppard Pratt Health System (Baltimore County)

*“To assist in the design, construction, renovation, and equipping of the admissions department at Sheppard Pratt Health System’s Towson hospital, subject to the requirement that the grantee provide an equal and matching fund for this purpose. Notwithstanding Section 1(5) of this Act, the matching fund may consist of funds expended prior to the effective date of this Act.”*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 21-G004, (SL-173-210-038) **\$ 952,000***

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2023, and the Board of Public Works to certify a matching fund. The Sheppard Pratt Health System Inc. has submitted evidence that it has over \$952,000 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$ 3,198,008
	<b>21-G004 (This Action)</b>	<b>\$ 952,000 (Match)</b>
	Local Cost	\$ 2,246,008

(Prior Actions: None)

**Remarks:**

- This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 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.
- Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.

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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  
May 17, 2023**



*Contact: Deirdra Bell 410-767-4107  
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**12-CGL.     CAPITAL GRANTS AND LOANS**

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

**Board of Directors of the Harriet Tubman Center for Cultural and Educational Advancement Corporation**

The Bayly House (Dorchester County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bayly House.”*

<i>Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)</i>	
<i>DGS Item 22-501, (SL-151-220-038)</i>	<b>\$ 500,000</b>
<i>Maryland Consolidated Capital Bond Loan of 2022 (LHI– Chapter 344, Acts of 2022)</i>	
<i>DGS Item 22-750, (SL-151-220-038)</i>	<b>\$ 150,000</b>

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

<b>Background:</b>	Total Project	\$ 650,000
	<b>22-501 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	<b>22-750 (This Action)</b>	<b>\$ 150,000 (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  
May 17, 2023



Contact: Deirdra Bell 410-767-4107  
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**13-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 UPMC Western Maryland**

UPMC Western Maryland - Children’s Specialty Clinic (Allegany County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a Children’s Specialty Clinic in Cumberland.”*

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-287, (SL-188-220-038) **\$ 375,000**

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

<b>Background:</b>	Total Project	\$ 426,000
	<b>22-287 (This Action)</b>	<b>\$ 375,000 (Non-match)</b>
	Local Cost	\$ 51,000

(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  
May 17, 2023**



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

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

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

**Mayor and City Council of the City of Hagerstown**

City of Hagerstown - Burn Building (Washington County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a burn building .”*

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

*DGS Item 209 (SL-194-220-038)*

**\$ 500,000**

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

<b>Background:</b>	Total Project	\$ 951,750
	<b>22-209 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	Local Cost	\$451,750

(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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**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  
May 17, 2023



**REVISED**

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

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

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

**Baltimore County, Maryland, a body corporate and politic**  
Mount Gilboa A.M.E. Church - Road Improvements (Baltimore County)  
*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of road improvements on Westchester Avenue near the Mount Gilboa A.M.E. Church and cemetery.”*  
Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-430, (SL-155-220-038) **\$ 120,000**

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

<b>Background:</b>	Total Project	\$ 120,000
	<b>22-430 (This Action)</b>	<b>\$ 120,000 (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.
4. An administrative fix was requested and approved by the Department of Budget and Management and the Department of Legislative Services to correct the grantee name from ‘Baltimore County’ to ‘Baltimore County, Maryland, a body corporate and politic’ in accordance with Section 1(9) of Senate Bill 291 of 2022.

**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  
May 17, 2023



Contact: Deirdra Bell 410-767-4107  
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**17-CGL. CAPITAL GRANTS AND LOANS**

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

**The Board of Directors of the Northwood Baseball League, Inc.**

Northwood Baseball League (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the baseball fields and facility.”*

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 492 (SL-183-220-038) **1,000,000**

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

<b>Background:</b>	Total Project	\$ 1,000,000
	<b>22-492 (This Action)</b>	<b>\$ 1,000,000 (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  
May 17, 2023**



**REVISED**

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

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

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

**Board of Trustees of The Johns Hopkins Hospital**

Johns Hopkins Medicine and New Medical Research Building, and North Tower Annex (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new medical research building (Baltimore City).”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-232, (SL- 164-190 -038)                      **\$ 9,000,000***

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 21-222, (SL-164-190-038)                      **\$ 2,000,000***

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

<b>Background:</b>	Total Project	\$ 515,900,000
	<b>22-232 (This Action)</b>	<b>\$ 9,000,000 (Non-match)</b>
	<b>21-222 (This Action)</b>	<b>\$ 2,000,000 (Non-match)</b>
	20-195 (Prior Action)	\$ 2,500,000 (Non-match)
	19-215 (Prior Action)	\$ 3,000,000 (Non-match)
	Local Cost	\$ 499,400,000

(Prior Actions: 07/27/2022 Agenda, 2-CGL)

**Remarks:**

1. An administrative fix was granted to change the grantee name from “Johns Hopkins Health System Corporation” to “Johns Hopkins Hospital.”
2. An administrative fix was granted to change the project description since “the new medical research building will not house the Children’s Medical and Surgical Center” and “the Children’s Medical and Surgical Center... should be removed from the appropriation at the request of the grantee.”
3. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
4. 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.



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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May 17, 2023



**REVISED**

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

- 5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.

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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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May 17, 2023**



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

**19-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 Kennedy Krieger Institute, Inc.**

Kennedy Krieger Institute – Southern Maryland Campus

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Southern Maryland Campus (Regional).”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-313, (SL-193-220-038)                      \$ 5,000,000*

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

<b>Background:</b>	Total Project	\$ 5,000,000
	<b>22-313 (This Action)</b>	<b>\$ 5,000,000 (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  
May 17, 2023**



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

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

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

**Baltimore County Board of Education**

Pikesville High School Comfort Station (Baltimore County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a comfort station facility at Pikesville High School.”*

*Maryland Consolidated Capital Bond Loan of 2022 (LSI– Chapter 344, Acts of 2022)  
DGS Item 22-573, (SL-193-220-038)                      \$ 200,000*

*Maryland Consolidated Capital Bond Loan of 2022 (LHI– Chapter 344, Acts of 2022)  
DGS Item 22-729, (SL-193-220-038)                      \$ 600,000*

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

<b>Background:</b>	Total Project	\$800,000
	<b>22-573 (This Action)</b>	<b>\$200,000 (Non-match)</b>
	<b>22-729 (This Action)</b>	<b>\$600,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

1. An administrative fix was approved to change the Grantee name from “County Executive and County Council of Baltimore County and Baltimore County Board of Education” to “Baltimore County Board of Education”.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. 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.
4. 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  
May 17, 2023**



*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:

**Baltimore County Board of Education**

Randallstown Elementary School Infrastructure and Signage (Baltimore County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements, including signage, at Randallstown Elementary School.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-426, (SL-189-220-038)                      \$ 75,000*

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

<b>Background:</b>	Total Project	\$ 75,000
	<b>22-426 (This Action)</b>	<b>\$ 75,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

1. An administrative fix was approved to change the Grantee name from “County Executive and County Council of Baltimore County and Baltimore County Board of Education” to “Baltimore County Board of Education”.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. 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.
4. 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  
May 17, 2023**



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

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

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

**Board of Directors of Carroll County Youth Service Bureau, Inc.**

Carroll County Youth Service Bureau (Carroll County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Carroll County Youth Service Bureau facility, located in Carroll County (Carroll County).”*

*Maryland Consolidated Capital Bond Loan of 2021 (LHI– Chapter 63, Acts of 2021)  
DGS Item 21-347, (SL-171-210-038)                         **\$ 75,000***

*Maryland Consolidated Capital Bond Loan of 2021 (LSI– Chapter 63, Acts of 2021)  
DGS Item 21-441, (SL-171-210-038)                         **\$ 45,000***

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

<b>Background:</b>	Total Project	\$ 213,949
	<b>21-347 (This Action)</b>	<b>\$ 75,000 (Non-match)</b>
	<b>21-441 (This Action)</b>	<b>\$ 45,000 (Non-match)</b>
	Local Cost	\$ 93,949

(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  
May 17, 2023**



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

**23-CGL.      CAPITAL GRANTS AND LOANS  
*Bond Bill Certification Extensions***

***Recommendation:***      That the Board of Public Works unanimously grant a temporary exception for one year from the automatic termination of funds for the following bond bill authorizations:

***Authority:***              Maryland State Finance Law provides:

*Section 8-128, State Finance and Procurement Article, Maryland Code.  
“Except to the extent that money authorized by an enabling act for a State project or program has been encumbered by the Board, an authorization of State debt shall automatically terminate seven years after the date of the authorization, unless the enabling act provides otherwise; or in an emergency, the Board unanimously grants a temporary exception for a period of 1 year.”*

The following authorizations were not fully encumbered within the seven year time period, but the grantee has requested a one year extension to June 1, 2024:

**1. *Grantee:***              *Board of Directors of the Garrett Memorial Veterans of Foreign Wars, Post 10,077, Inc. and the Mayor and Town Council of the Town of Friendsville*

***Project:***                      *Friendsville Veterans Memorial*

***MCCBL 2017:***              *DGS Item G079*

*LSI - Maryland Consolidated Capital Bond Loan of 2016 (Chapter 27 of the 2016 Laws of Maryland); as amended by Chapter 22, Acts of 2017; as amended by Chapter 9, Acts of 2018; as amended by Chapter 576, Acts of 2021.*

***Amount:***                      *\$ 80,000*

***Remarks:***                      *Grantee did not meet the seven year deadline before the authorization terminated because the project was delayed. A one year extension is appropriate because the Grantee plans to proceed with the project.*



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023**



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

- 2. Grantee:**      *Board of Directors of Community Initiatives, Incorporated*
- Project:**      *Dr. Christina Phillips Community Center*
- MCCBL 2017:**      DGS Item G049  
LSI - Maryland Consolidated Capital Bond Loan of 2016 (Chapter 27 of the 2016 Laws of Maryland)
- Amount:**      \$ 150,000
- Remarks:**      Grantee did not meet the seven year deadline before the authorization terminated because the project was delayed. A one year extension is appropriate because the Grantee plans to proceed with the project.

**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  
May 17, 2023**



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

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

***Recommendation:***    That the Board of Public Works approve a grant of \$439,835 to *People Encouraging People, Inc. (“PEP”) (Baltimore City)*.

***Project:***                    The planning, design, construction, repair, renovation, reconstruction, and site improvement of the final phase of the property located at 4201 Primrose Avenue, Baltimore, MD 21215.

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

Total Project Cost	\$ 586,447
State Share (75%)	<b>\$ 439,835</b> (MCCBL 2022, CB-06520-01, 2023 Appropriation)
Grantee Share (25%)	\$ 146,612 Cash Reserves, Bank Loan

***Remarks:***

1. Grantee is a nonprofit organization.
2. Grantee provides community support services to individuals with psychiatric disorders and/or co-occurring substance abuse disorders and other disabilities and/or disadvantages.
3. In accordance with § 24-606(d) of the Health-General Article of the Annotated Code of Maryland, the Board’s approval is further contingent upon the State’s right of recovery being recorded among the Land Records of Baltimore City.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023**



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

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

**Recommendation:** That the Board of Public Works approve a grant of \$160,291.00 to *Housing Unlimited, Inc. (Montgomery County)*.

**Project:** The acquisition of a real property located at 19572 Montgomery Village Avenue, Montgomery Village, MD 20886. This project will provide housing for three individuals with psychiatric disabilities.

<b>Appraisals:</b>	Contract of Sale	\$212,871
	Laura G. Lamb	\$216,000
	H. Virginia Timian	\$212,871
	DGS accepted appraisal	\$212,871
	<b>Eligible Cost</b>	<b>\$213,721*</b>

\*Includes the lesser of the DGS accepted value or the contract price at \$212,871, and the cost of the appraisals at \$850.

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

Eligible Project Cost	\$213,721
State Share (75%)	\$160,291
Grantee Share (25%)	\$ 53,430 DHCD
This Action	<b>\$160,291</b> (MCCBL 2022 CB-20810-04, 2023 Appropriation)

**Remarks:**

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023**



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

**26-C.            CONSTRUCTION CONTRACT  
*Baltimore City Community College***

**Contract ID:** ADA Upgrades at Baltimore City Community College Fine Arts and Physical Education Buildings; CC-000-212-003  
ADPICS No.: CTR012528

**Contract Description:** ADA restroom renovation at Baltimore City Community College fine arts and physical education buildings in Baltimore City.

**Award:** Delta General Services, Inc.; Gaithersburg, MD (MBE)

**Contract Term:** 180 Calendar Days

**Amount:** \$469,570

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Delta General Services, Inc.; Gaithersburg, MD	\$469,570
Warwick Supply & Equipment Co Inc.; Hunt Valley, MD	\$484,800
Bloomes Contracting Inc.; Lanham, MD	\$ 529,630
A L Ingram Construction LLC; Randallstown, MD	\$ 541,429
Bob Andrews Construction Inc.; Abingdon, MD	\$ 543,223
Atlantida Builders Inc.; Gaithersburg, MD	\$ 580,501
Colossal Contractors Inc.; Burtonsville, MD	\$ 880,000

**MBE/VSBE Participation:** 10% / 0%

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

**Incumbents:** N/A

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage on January 13, 2023. Eight bids were received and opened on February 2, 2023. One bid was rejected because they failed to submit MBE documents. Delta General Services, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023



26-C. CONSTRUCTION CONTRACT (cont'd)

*Fund Source:* 100% General  
*Approp. Code:* R95 2023 07706 1415 52000  
*Resident Business:* Yes  
*MD Tax Clearance:* 23-1009-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023**



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

**27-C.            CONSTRUCTION CONTRACT  
*Baltimore City Community College***

**Contract ID:** Cooling Towers at Baltimore City Community College; CC-623-981-901  
ADPICS No.: CTR012962

**Contract Description:** Replace cooling towers and install Building Automation System (BAS) to increase the efficiency of the system and improve occupant comfort.

**Award:** J. F Fisher, Inc.; Baltimore, MD

**Contract Term:** 180 Calendar Days

**Amount:** \$2,381,300

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bids</i>	<i>Amounts</i>
J.F Fisher, Inc.; Baltimore, MD	\$ 2,381,300
Ariosa & Company, LLC; Cockeysville, MD	\$ 2,534,830
Emjay Construction Company Inc.; Baltimore, MD	\$ 2,749,980
Denver Elek Inc.; Essex, MD	\$ 8,792,033
M&M Welding and Fabricators Inc.; Mount Airy, MD	\$14,226,000

**MBE/VSBE Participation:** 15% / 5%

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

**Incumbent:** N/A

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage on December 27, 2022. Five bids were received and opened on January 25, 2023. J. F Fisher, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023**



**27-C.            CONSTRUCTION CONTRACT (cont'd)**

**Fund Source:**                                \$875,136.25 MCCBL 2012 *Provide funds to renovate and equip the Administration Wing of the Main Building.* Item 018

    \$1,506,163.75 MCCBL 2022 *Provide funds to design, construct, and equip various infrastructure, building system and site improvements.* Item 156

**Resident Business:**                        Yes

**MD Tax Clearance:**                        23-0457-1111

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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  
May 17, 2023**



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

**28-C. CONSTRUCTION CONTRACT  
*Department of Juvenile Services***

**Contract ID:** Education Expansion at Baltimore City Juvenile Justice Center; DB-024-180-001

ADPICS No.: CTR013032

**Contract Description:** Renovations to the Baltimore City Juvenile Justice Center in Baltimore City. Project includes creating additional program space for detained youth housed at the facility by converting staff office areas into instructional areas for detained youth.

**Award:** Plano-Coudon, LLC; Baltimore, MD

**Contract Term:** 365 Calendar Days

**Amount:** \$10,188,000

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bids</i>	<i>Amount</i>
Plano-Coudon, LLC; Baltimore, MD	\$ 10,188,000
W. M. Schlosser Co., Inc.; Hyattsville, MD	\$ 11,933,000

**MBE/VSBE Participation:** 25.5% / 5.39%

See next page for Record  
Correction Letter dated 5/24/23

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

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage on January 31, 2023. Two bids were received and opened on March 9, 2023. Plano-Coudon, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

**Fund Source:** ~~\$2,286,976.43 MCCBL 2021 Provide funds to complete design, begin construction, and begin equipping the expansion of the existing Baltimore City Juvenile Justice Center's educational programming and educational support spaces, 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 117~~

**\$1,850,000.00 General Funds** Provide funds to complete design, construction, and equipping of the expansion of the existing Baltimore City Juvenile Justice Center's educational programming and educational support spaces. H00 FY23 10257/0808

**\$8,338,000.00 General Funds** Provide funds to complete design, construction, and equipping of the expansion of the existing Baltimore City Juvenile Justice Center's educational programming and educational support spaces. H00 FY23 88543/1499



# Maryland

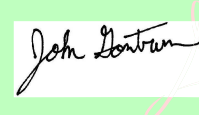
## DEPARTMENT OF GENERAL SERVICES

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

May 24, 2023

Accepted 5/24/2023- JTG

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

 Digitally signed by  
John T. Gontrum  
Date: 2023.05.24  
16:26:54 -04'00'

SUBJECT: Record Correction – May 17, 2023, Board of Public Works Action Agenda

Dear Mr. Gontrum:

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

**BPW – May 17, 2023**

**DGS 28-C**

Page (115 of 174)

FROM: \$2,286,976.43 MCCBL 2021 *Provide funds to complete design, begin construction, and begin equipping the expansion of the existing Baltimore City Juvenile Justice Center's educational programming and educational support spaces, 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 117

\$ 7,901,023.57 General

H00 FY23 88543/1499

TO: Replace with:

**\$1,850,000.00 General Funds** *Provide funds to complete design, construction, and equipping of the expansion of the existing Baltimore City Juvenile Justice Center's educational programming and educational support spaces.*

**H00 FY23 10257/0808**

**\$8,338,000.00 General Funds** *Provide funds to complete design, construction, and equipping of the expansion of the existing Baltimore City Juvenile Justice Center's educational programming and educational support spaces.*

**H00 FY23 88543/1499**

Reason: Clerical error; These updated fund sources were left off of the OSP compiled BPW Agenda package.

Regards,

*Courtney League*

Courtney League

Assistant Secretary

Design, Energy & Construction

Department of General Services



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023**



**28-C.            CONSTRUCTION CONTRACT (cont'd)**

***Fund Source (cont'd):***            ~~\$ 7,901,023.57~~ ~~General~~

***Approp. Code:***                    H00 FY23 88543/1499 **\$8,338,000**  
     H00 FY23 10257/0808 **\$1,850,000**

***Resident Business:***            Yes

***MD Tax Clearance:***            23-0957-1110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023**



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

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

**Contract ID:** Catonsville District Court; BC-230-230-003  
ADPICS No.: CTR08788-1

**Contract Approved:** Delegated Authority - DGS 08/12/2022

**Contract Description:** Boiler and HVAC equipment repairs at Catonsville District Courthouse in Catonsville.

**Modification Description:** Rental chiller to supply chilled water to the facility while the existing building equipment is undergoing a comprehensive engineering study to determine why it is not capable of cooling the building.

**Award:** A.L. Merton; Capitol Heights, MD

**Original Contract Term:** 150 Calendar Days

**Modification Term:** 395 Calendar Days

**Original Contract Amount:** \$ 193,335.80

**Modification Amount:** \$ 364,000.00

**Prior Options/Mods:** N/A

**Total Contract Amount:** \$ 557,335.80

**Percent +/- (This Item):** 188.27%

**Total Percent Change:** 188.27%

**Procurement Method:** Work Order - DGS-19-301-IQC  
HVAC Boiler Work and Related Services

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

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023**



**29-C-MOD. CONSTRUCTION MODIFICATION (cont'd)**

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

**Requesting Agency Remarks:** The existing HVAC equipment at the Catonsville District Courthouse has been problematic since the opening of the facility. The system could not keep up with the cooling during the summer/fall of 2022 and requires a rental unit to supplement the existing equipment. MBE participation was not established for this contract because there are no subcontracting opportunities available.

**Fund Source:** 100% General

**Approp. Code:** H00 23 77051 01 1498

**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  
May 17, 2023**



*Jesse Lawyer 410-767-4036  
jesse.lawyer@maryland.gov*

**30-S. SERVICES CONTRACT  
*Department of Budget and Management, Central Collection Unit***

**Contract ID:** Statewide Debt Collection Services; F10B2600023  
ADPICS No.: ~~CTR012963~~ CTR012963 / F10B2600023

See next page for Record  
Correction Letter dated  
9/18/23

**Contract Description:** Debt collection services of delinquent debts owed to the State other than taxes, child support, and certain other debts listed by statute. Typical debts are college tuition and fees, a small number of student loans, public assistance and food stamp overpayments, Parole and Probation restitution/Supervisory Fees/Court Cost accounts, reimbursement for damage to the State property, bounced checks, reimbursement for care at the State hospitals, unpaid workers' compensation insurance premiums, Home Improvement Commission awards, Motor Vehicle Administration fines, toll violations, and environmental fines.

**Award:** Harris & Harris Ltd; Chicago, IL

**Contract Term:** 06/01/2023 - 05/31/2025 (w/one 2-year renewal option)

**Amount:** \$385,143.00 (Base Term)  
\$260,137.50 (Renewal Option #1)  
\$645,280.50 Total

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Harris & Harris; Chicago, IL	1	\$ 645,280.50 (1)	1
IC System; St. Paul, MN	2	\$ 895,527.50 (2)	2
Reliant Capital Solutions; Gahanna, OH	3	\$1,015,900.00 (3)	3

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

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 20% / 5%

**Performance Security:** \$250,000 Surety Bond

**Hiring Agreement Eligible:** Yes



# Maryland

DEPARTMENT OF BUDGET  
AND MANAGEMENT

WES MOORE  
Governor

ARUNA MILLER  
Lieutenant Governor

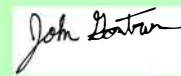
HELENE GRADY  
Secretary

MARC L. NICOLE  
Deputy Secretary

September 18, 2023

Accepted 9/27/2023- JTG

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

 Digitally signed by  
John T. Gontrum  
Date: 2023.09.27  
14:51:50 -04'00'

**SUBJECT: Record Correction – May 17, 2023 Board of Public Works Action Agenda, Item 30-S**

Dear Mr. Gontrum:

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

**BPW – May 17, 2023 DGS 30-S**

Statewide Debt Collection Services, Contract No. CTR012963

FROM: ADPICS No.: *CTR012963*  
TO: ADPICS No.: *CTR012963 / F10B2600023*

Reason: Effective immediately, DBM has determined it will no longer utilize eMaryland Marketplace Advantage (eMMA) for invoice payment purposes due to certain unresolved system limitations related to the lack of extended contract and year-end closeout timeframes. The new blanket purchase order number (*F10B2600023*) reflects the new contract presented and approved by the BPW on the May 17, 2023 agenda, Item 30-S. DBM will utilize ADPICS BPO number *F10B2600023*, created prior to the release of eMMA 2.0, for current and future invoice payment purposes under this contract.

Sincerely,

*Yasin Mohammed*

Yasin Mohammed  
Director, Procurement Operations Bureau  
DGS, Office of State Procurement

45 Calvert Street • Annapolis, MD 21401-1907

Tel: 410-260-7041 • Fax: 410-974-2585 • Toll Free: 1-800-705-3493 • TTY Users: Call via Maryland Relay

<http://dbm.maryland.gov>



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 17, 2023



**30-S.            SERVICES CONTRACT (cont'd)**

**Incumbent:**                                 Same

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace Advantage* (eMMA) on December 10, 2021. The Department directly solicited 21 vendors, including four MBE firms who perform this specialized service. Six proposals were received and three of those proposals were deemed reasonably susceptible of being selected for award. One proposal was deemed not reasonably susceptible of being selected for award for not meeting the minimum qualifications and two for not meeting the MBE requirements.

A protest was received on November 7, 2022 regarding one proposal being found not reasonably susceptible of being selected for award due to incurable errors on their MBE forms. DBM denied the protest on December 9, 2022 and an appeal was not filed.

The evaluation committee determined that Harris & Harris Ltd's proposal was the most advantageous to the State. They have a specialty in toll collections, which DBM will utilize when receiving the backlog of EZPass tolls and have additional benefits to the State by setting up a field office in Baltimore city with MBE contractors.

**Fund Source:**                                 100% Special (Debt Collection Fees)

**Approp. Code:**                                 F10A0103

**Resident Business:**                                 No

**MD Tax Clearance:**                                 23-0871-0100

**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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May 17, 2023**



*Contact: Michael Conaway 410-260-8174  
michael.conaway1@maryland.gov*

**31-S. SERVICE CONTRACT  
*Department of Natural Resources, Maryland Park Service***

**Contract ID:** Cunningham Falls State Park Food Concessions; K00R3600060  
ADPICS No.: K00B3600101

**Contract Description:** Food concession services at Cunningham Falls State Park in Frederick County.

**Award:** CW Boat Rentals, LLC; Thurmont, MD

**Contract Term:** 05/18/2023 - 09/15/2027

**Amount:** \$200,000 *(The State will receive 20% commission of all gross revenues, the estimate is \$40,000 over the contract term which equals to \$8,000 per year)*

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

**Bid:**

<i>Bidder</i>	<i>Percentage</i>
C.W. Boat Rentals, LLC; Thurmont, MD	20%

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

**Performance Security:** No

**Incumbent:** N/A

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage on December 22, 2022. Copies of the solicitation were sent directly to nine prospective vendors, all were Maryland firms. One bid was received in response to the solicitation. The price has been deemed fair and reasonable based on historic commission rates for other concession contracts within the same region of the State. The reason for receiving only one response is the location of the services is not close enough to the Baltimore/DC metro area to entice vendors to bid and the expected revenue of \$40,000 per year is not enough to entice anyone outside of the Frederick County area to bid. There are very limited small or local businesses available to provide the service required.



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**31-S.            SERVICES CONTRACT (cont'd)**

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

Getting vendors to do the work needed in these parks continues to prove difficult. Attempts to reach out to vendors to inquire why they chose not to participate were unsuccessful. Prior to 2019, the concession stand was operated by a private vendor. In 2019 it was decided, due to a large-scale Capital Improvement project that involved closing off large portions of the parking areas and renovating the concession stand, that the concession stand vendor contract would not be resolicited until it was complete. The capital improvement was delayed due to Covid-19 and supply chain issues. In February 2022, the concession contract went out for bid and DNR received no bids. Due to further delays in completing the concession stand renovations it was decided to wait until December 2022 to resolicit the contract.

This contract is an important source of revenue for DNR and provides an important service to the park patrons who visit Cunningham Falls State Park and its popular lake area. The Concession Program provides visitors with access to a food concession building for the purchase of snacks and deli type items from Memorial Day weekend to Labor Day weekend. The contract is revenue generating, the contractor receives the proceeds from these purchases, and DNR receives 20% commission of all gross revenues.

No MBE or VSBE participation goals were established for this contract based on the limited subcontracting opportunities available under this minimal scope of work. Also for the possible areas of work that could be subcontracted, there are few or no MDOT certified minority businesses or verified veteran-owned firms available for those services located in close proximity to the park.

***Fund Source:***                            100% Special (Revenue Generating)

***Approp. Code:***                        A0401

***Resident Business:***                Yes

***MD Tax Clearance:***                23-0625-1110

**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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*John P Lloyd 410-230-8886  
john.lloyd@maryland.gov*

**32-S. SERVICES CONTRACT  
*State Lottery & Gaming Control Agency, Creative Product Services Division***

**Contract ID:** Baltimore Ravens Licensing Contract; #2023-02  
ADPICS No.: E75B3600004

**Contract Description:** License to use Baltimore Ravens NFL football team marks and logos for two instant ticket lottery games and a Fast Play terminal based instant lottery game including marketing materials at retailers and advertising for the tickets. Also Ravens and NFL football related prizes and second chance promotion.

**Award:** Baltimore Ravens Limited Partnership; Owings Mills, MD

**Contract Term:** 01/01/2024 - 12/31/2025

**Amount:** \$337,350

**Procurement Method:** Sole Source

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

**Performance Security:** No

**Incumbent:** Same

**Requesting Agency Remarks:** The recommended contractor is the owner and exclusive licensor of the marks and logos of the Baltimore Ravens NFL football team. The contract includes the cost of the prizes to be awarded to winners of approximately six different second chance drawings. These prizes include Ravens season tickets for 20 years, Ravens 2023 and 2024 season tickets, pre-game access to the sidelines, opportunities to participate in an on-field activity during 2023 home games, and a trip with the team to attend a 2024 Baltimore Ravens regular season NFL away game.

The MLGCA anticipates producing one scratch-off ticket game using the Ravens' NFL marks and logos that will have a quantity of 3,120,000 tickets, a \$2.00 price point and a total retail face value of \$6,240,000 and a second game that will have a quantity of 4,320,000, a \$5.00 price point and a total retail face value of \$21,600,000. These games need to be submitted for production by early June 2023 in order to have the tickets produced and available for distribution mid-summer 2023. Production of the instant scratch-off ticket games, which will be accomplished and paid under the MLGCA's Instant Ticket Games and Related Services Contract #2019-05, is not included in the amount of this licensing contract.





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**32 -S.        SERVICES CONTRACT (cont'd)**

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

The 2023 NFL season will be the fourteenth consecutive year that the MLGCA has produced instant ticket games using the Ravens’ logos and marks. In many of these previous years, the Ravens instant ticket games have been among the more popular and highest performing at their price point category. The second chance prizes are also quite popular, as unique player entries into these contests are some of the highest seen.

By law instant game players have 182 days to claim winning tickets after a game is closed out and the MLGCA has to allow for that period to elapse before the contract expires.

MLGCA reviewed the overall prices and terms of other similar promotions that it has done which involved the licensing of proprietary properties and tickets or other exclusive prizes (e.g., Ravens, Powerball Power Cruise, Willie Wonka, Monopoly, Price is Right, MGM, Royal Caribbean). The amount of this license contract compares favorably with those similar projects and was determined to be fair and reasonable.

No MBE or VSBE participation goal was established for this sole source contract because it is a license agreement with no available subcontracting opportunities.

***Fund Source:***                                100% Special (Lottery Proceeds)

***Approp. Code:***                                E75D0001

***Resident Business:***                                Yes

***MD Tax Clearance:***                                23-1647-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**33-S.            SERVICES CONTRACT  
*Department of Human Services, Child Support Administration***

**Contract ID:** Financial Institution Data Matching Alliance; *CSA/FIDM-23-001*  
ADPICS No.: N00B3600063

**Contract Description:** Increase child support collections through the identification and location of financial institution accounts of delinquent obligors and facilitate interstate case processing. Additionally simplify standardization and centralization of the data match for Alliance States and provide savings through cost sharing of a single-site processing unit.

**Award:** Informatix, Inc.; Sacramento, CA

**Contract Term:** 06/01/2023\* - 06/30/2029 (w/three 1-year renewal options)  
(\*Or earlier upon BPW approval)

**Amount:** \$1,160,819 (Base)  
\$ 240,000 (Renewal Option #1)  
\$ 240,000 (Renewal Option #2)  
\$ 240,000 (Renewal Option #3)  
\$1,880,819 Total

**Procurement Method:** Intergovernmental Cooperative Purchasing Agreement (ICPA)

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

**Performance Security:** No

**Incumbent:** Same

**Requesting Agency Remarks:** Federal law requires the Department of Human Services (DHS) to match financial institution records with the Child Support Management System to determine if the delinquent obligors of child support have assets that can be attached to pay overdue child support. The financial institutions subject to Financial Institution Data Match (FIDM) Alliance are required to freeze and forward the assets held by the delinquent obligor in response to a notice of attachment or lien and levy from the DHS/Child Support Administration (CSA).



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**33-S.            SERVICES CONTRACT (cont'd)**

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

The FIDM Alliance includes 21 states, Alaska, Arizona, California, Colorado, Idaho, Illinois, Indiana, Maine, Maryland, Michigan, Montana, Nebraska, New Jersey, New York, Nevada, North Dakota, Ohio, Pennsylvania, Texas, Utah and Wisconsin. All FIDM Alliance participants pay the same rate allowing each State to benefit from the volume of all participants. This agreement permits CSA to maintain its FIDM Program, which provides matching of delinquent obligors against files of financial institutions within Maryland and other participating FIDM states. Information obtained through the matching process is used to garnish funds from obligor's financial accounts. During the last seven years, the current contract has enabled Maryland to collect over \$16.2M, through April 2022, in child support arrears.

Additional advantages of participating in the FIDM Alliance include reduced administrative costs as the contractor for the FIDM Alliance performs many administrative functions, increased data sharing and matching services, and a streamlined review and procurement process.

This recommended contract award was obtained through a competitive procurement conducted by the State of Michigan.

The incumbent submitted the single response to the Request for Proposal. The proposal was evaluated by the Michigan Joint Evaluation Committee consisting of advisors from other States and a representative from Maryland. The proposal met all the technical evaluation criteria. The evaluation committee deemed Informatix, Inc. appropriate for continuance in offering the best value to the FIDM Alliance.

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

Renewal option year pricing is an estimated cost and a potential for adjustments to ensure that the contractor's costs are covered to provide competitive pricing instead of inflated costs based on potential projected service costs.

***Fund Source:***                                    100% Special (Reinvestment)

***Approp. Code:***                                N00H0008



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33-S. SERVICES CONTRACT (cont'd)

*Resident Business:* No

*MD Tax Clearance:* 23-0296-1001

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

**34-S-MOD. SERVICES MODIFICATION  
*RETROACTIVE - Department of Human Services,  
Child Support Administration***

**Contract ID:** Financial Institution Data Matching Services; CSEA/FIDM-16-001-A6  
ADPICS No.: COK02079

**Contract Approved:** DBM 6-S, 08/26/2015

**Contract Description:** Develop, implement, and operate the federally required Financial Institution Data Matching and Administrative Garnishment Programs, which provide for matching delinquent obligors against files of financial institutions. Information obtained through the matching process is used to garnish funds from obligor's financial accounts.

**Modification Description:** *RETROACTIVE* approval to extend contract to allow time to complete the new procurement.

**Award:** Informatix, Inc.; Sacramento, CA

**Original Contract Term:** 10/01/2015 - 06/30/2020 (w/two 1-year renewal options)

**Modification Term:** 07/01/2022 - 05/03/2023 (**Retroactive**)  
05/04/2023 - 05/31/2023 (Proactive)

**Original Contract Amount:** \$1,032,604

**Modification Amount:** \$0.00

**Prior Options/Mods:** \$447,775 (Mod #1: Exercise both renewal options - Renewal Option #1 07/01/2020 - 06/30/2021 and Renewal Option #2 07/01/2021 - 06/30/2022 DGS 12-S-OPT; 06/17/2020)  
\$0.00 (Mod# 2 Extension 07/01/2022 - 09/30/2022 Delegated Authority - DHS 06/30/2022) (**Retroactive**)  
\$0.00 (Mod# 3 Extension 10/01/2022 - 11/30/2022 Delegated Authority - DHS 09/30/2022) (**Retroactive**)  
\$0.00 (Mod# 4 Extension 12/01/2022 - 01/31/2023 Delegated Authority - DHS 11/30/2022) (**Retroactive**)



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**34-S-MOD. SERVICES MODIFICATION (cont'd)**

***Prior Options/Mods (cont'd):***

\$0.00 (Mod# 5 Extension 02/01/2023 - 04/30/2023 Delegated Authority - DHS 01/31/2023) (**Retroactive**)

\$0.00 (Mod# 6 Extension 05/01/2023 - 05/03/2023 (**Retroactive**)  
05/04/203 - 05/31/2023 (Proactive) Delegated Authority - DHS  
03/30/2023)

***Total Contract Amount:*** \$1,480,379

***Percent +/- (This Item):*** 0%

***Total Percent Change:*** 43.36%

***Original Procurement Method:*** Intergovernmental Cooperative Purchasing Agreement (ICPA)

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

***Performance Security:*** No

***Requesting Agency Remarks*** The item is retroactive based on regulation, a determination must be made by the primary procurement unit prior to modifying or prior to participating, conducting, sponsoring, or administering an ICPA. Since DHS is not a primary procurement unit and the modification was done before a determination was approved by the primary procurement unit, the contract was rendered retroactive.

Federal law requires the Department of Human Services (DHS) to match financial institution records with the Child Support database to determine if the delinquent obligor has assets that can be attached to pay overdue child support. The financial institutions subject to Financial Institution Data Matching (FIDM) are required to freeze and forward the assets held by the delinquent obligor in response to a notice of attachment/lien and levy from the DHS/Child Support Administration (CSA).

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



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**34-S-MOD. SERVICES MODIFICATION (cont'd)**

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

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

***Fund Source:*** 100% Special (Reinvestment)

***Approp. Code:*** N00H0008

***Resident Business:*** No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Krishnanda Tallur 410-767-0123  
krishnanda.tallur@maryland.gov*

**35-S-OPT./MOD. SERVICES OPTION/MODIFICATION  
*Department of Education, Division of Assessment, Accountability, and  
Performance Reporting***

**Contract ID:** Assessment Content Development in Functional Area 1: English Language  
/Literacy and Mathematics; and Functional Area 2: Science and Social Studies  
ADPICS No.: COK00257 (FA1) and COK00259 (FA2)

**Contract Approved:** DBM 4-S, 12/18/2018.

**Contract Description:** Develop content for summative assessments for grades 3-11 in two functional areas for the Maryland Comprehensive Assessment Program (MCAP).

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

**Modification Description:** Modifications to content development items, item bank changes, field test set creation, and additional new scope to the current MCAP contract and the future option exercise in order to benefit the students in Maryland.

**Award:** Educational Testing Services; Princeton, NJ

**Original Contract Term:** 12/20/2018 - 11/30/2023 (w/one 3-year renewal option)

**Option Term:** 12/1/2023 - 11/30/2026

**Modification Term:** 06/01/2023 - 11/30/2026

**Original Contract Amount:** **FA1: English/Mathematics:**  
\$23,847,210 (Base Term 5-years)

**FA2: Science/Social Studies:**  
\$12,317,790 (Base Term 5-years)

**Option Amount:** **FA1: English/Mathematics:**  
\$14,877,000 (3 years)

**FA2: Science/Social Studies:**  
\$7,641,900 (3 years)





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**35-S-OPT./MOD. SERVICES OPTION/MODIFICATION (cont'd)**

***Modification Amount:***      **FA1: English/Mathematics:**  
\$10,293,038

**FA2: Science/Social Studies:**  
\$6,115,811

***Prior Mods:***                      **FA1: English/Mathematics:**

\$0 (Mod. #1 Re-adjust the timeline for the scope of work to maintain reporting for federal accountability and to ensure continuity in the assessment administration. Delegated Authority - MSDE 07/23/2020)

\$218, 210 Mod. #2 Change in deliverables timeline due to the Covid-19 pandemic. DGS 27-S-MOD 05/11/2022)

**FA2: Science/Social Studies:**

\$0 (Mod. #1:Re-adjust the timeline for the scope of work to maintain reporting for federal accountability and to ensure continuity in the assessment administration. Delegated Authority - MSDE 07/23/2020)

-\$218, 210 (Mod. #2 Change in deliverables timeline due to the Covid-19 pandemic. DGS 27-S-MOD 05/11/2022).

***Total Contract Amount:***      FA 1: \$49,235,458

FA2: \$25,857,291

***Percent +/- (This Item):***      FA 1; 105.55% / FA 2: 111.69%

***Total Percent Change:***      FA 1: 106.46% / FA 2: 109.92%

***Procurement Method:***      Competitive Sealed Proposals

***Living Wage Eligible:***      Yes



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**35-S-OPT./MOD.    SERVICES OPTION/MODIFICATION (cont'd)**

***MBE/VSBE Participation:***    **FA 1:** 6.39% / 0%

**FA2:** 4.12% / 0%

***MBE/VSBE Compliance:***    **FA 1:** 0.295% / 0%

**FA2:** 0.545% / 0%

***Performance Security:***        No

***Requesting Agency Remarks:*** This contract develops content for assessments for grades 3-11 for the Maryland Comprehensive Assessment Program (MCAP) for Functional Area 1: English Language Arts and Mathematics and Functional Area 2: Science and Social Studies. Educational Testing Services (ETS) develops and administers multi-staged adaptive (MST) and mandatory computer adaptive testing (CAT) for summative assessments in English Language Arts and Mathematics, and a fixed form for Science and Social Studies assessments delivered online and paper-based to students in grades 3-8, as well as high school end of course assessments (EOC) for Algebra I, Geometry, Algebra II and English 10. These summative assessments comprise assessments in grades 3-8 and high school as part of the College and Career Readiness aligned to the Maryland State Standards across grades 3-8 and high school.

MSDE is satisfied with the performance of the contractor, and they play an important role in the success of MSDE's assessment programs meeting all of the United States Department of Education (USED)'s requirements for State assessment systems. In addition, ETS' services meet and remain consistent with all Federal, State, and local laws, regulations, and guidelines that pertain to the needs of the student population, including requirements for students needing accommodation. ETS and the DAAPR drafted these modifications to the current contract and the future option exercise in order to benefit the students in Maryland public schools. Maryland and MSDE have begun to move beyond the challenges caused by the COVID-19 pandemic.

Several changes need to be put in place within the assessment creation process to accommodate the impact of different educational scenarios and have been provided below:

- **Item Writer Training and Stipend Increase:** The initial solution that ETS presented included the use of ETS-owned items, but it is important that 100% of the items used on the assessments are developed and owned by MSDE and written by Maryland educators. This revised strategy requires additional support from ETS to ensure maximum involvement from Maryland educators.



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**35-S-OPT./MOD. SERVICES OPTION/MODIFICATION (cont'd)**

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

- Accommodated Form Increases: MSDE provides accommodated forms, such as large print, braille, Spanish, and paper-based forms, for students during each testing administration. There are builds of new paper/accommodated forms and additional scope that are required to be added.
- Item Banking Changes: MSDE requested a switch to Pearson's item banking system (ABBI), which caused ETS to institute new processes and procedures. Although using ABBI has provided MSDE with a single system to utilize, it has increased the number of forms needed, reviews, and interactions for ETS in order to meet Pearson requirements, as well as causing the need for a new coding process and documentation.
- Field Test Set Creation: MSDE and ETS will need to continue the process of selecting field test items and assembling them into sets, and reviewing, revising, and approving the sets. This was not part of the original contract and requires additional support from ETS.
- Social Studies: This content area required a new item type, the Evidence Based Argument Sets (EBAS), to be developed to meet the requirements of Maryland legislation, to add a middle school social studies 8 assessment.
- ELA/Math: There is still a concern that this strategy may not mitigate the impact that the assessments are currently "participate only". In other words, students may not perform at their highest proficiency in a participation-only year. This requires additional support from ETS.
- New Scope: Attendance for ETS at meetings, such as range finding, has been included at MSDE's recommendation. An extra accommodated form was not part of the initial contract and plan, but has been, and will continue to be delivered annually.
- Educational Testing Services has developed a strong plan to fulfill their MBE participation goals over the next three years. The new extension planning and start of the extension contract has resulted in an increase of re-use of accommodated items. This means that for the extension option years, ETS will be using more items that already have both Spanish and American Sign Language videos created. The updated MBE plan was put in place to accommodate the time constraints to get materials created, as well as the reduction in the pool of items that had stats and were appropriate for use in the accommodated forms. This has affected the ELA and Math materials (FA1). ETS is committed to ensuring that they partner with their MBE providers. Our goal is always to maximize the contributions from our MBE providers as much as possible. If additional need arises for the use of external subcontractors/vendors, ETS will make a good faith effort to find MBE vendors to fulfill those needs.



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**35-S-OPT./MOD.    SERVICES OPTION/MODIFICATION (cont'd)**

*Fund Source:*                      100% General

*Approp. Code:*                    R00A01.04

*Resident Business:*              No

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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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*Contact: Krishnanda Tallur 410-767-0123  
krishnanda.tallur@maryland.gov*

**36-S-OPT/MOD.      SERVICES OPTION/MODIFICATION  
*Department of Education, Division of Assessment, Accountability, and  
Performance Reporting***

**Contract ID:** Assessment Administration, Scoring and Reporting; R00B9400005  
ADPICS No.: COJ84056

**Contract Approved:** DBM 21-S, 12/19/2018

**Contract Description:** Administer, score, and report summative assessments in grades 3 -11 for the Maryland Comprehensive Assessment Program (MCAP).

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

**Modification Description:** Modifications to expand the ELA passage categories for assessment items and increase the number of mathematics testing items.

**Award:** NCS Pearson, Inc.; Bloomington, MN

**Original Contract Term:** 01/03/2019 - 12/31/2023 (w/one 3-year renewal option)

**Modification Term:** 01/01/2024 - 12/31/2026

**Option Term:** 01/01/2024 - 12/31/2026

**Original Contract Amount:** \$46,649,745

**Option Amount:** \$56,270,986

**Modification Amount:** \$0

**Prior Options/Mods:** N/A

**Total Contract Amount:** \$102,920,731

**Percent +/- (This Item):** 120.62%

**Total Percent Change:** 120.62%

**Original Procurement Method:** Competitive Sealed Proposals



**DEPARTMENT OF GENERAL SERVICES  
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**36-S-OPT./MOD. SERVICES OPTION/MODIFICATION (cont'd)**

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 4.82% / 0%

**MBE/VSBE Compliance:** 4.075% / 0%

**Performance Security:** No

**Requesting Agency Remarks:** NCS Pearson has continued to provide necessary services and MSDE is satisfied with NCS Pearson's performance. The company plays an important role in the success of MSDE's assessment programs meeting all of the United States Department of Education (USED)'s requirements for State assessment systems. In addition, NCS Pearson's services meet and remain consistent with all Federal, State, and local laws, regulations, and guidelines that pertain to the needs of the student population, including special student requirements.

NCS Pearson and the Division of Assessments, Accountability, and Performance Reporting (DAAPR) drafted these modifications to the current contract and the future option exercise in order to benefit the students of Maryland public schools. NCS Pearson and MSDE have begun to move beyond the challenges caused by the COVID-19 Pandemic, and several changes need to be put in place within the assessment creation process to accommodate the impact of different educational scenarios.

The following modifications are being requested:

- **ELA** - MSDE needs to increase the number of passage sets and constructed response items to build the bank in order to move from fixed form to computer adaptive/multi-stage adaptive in spring 2024. The purpose is to expand the available passage categories in the bank from a cognitive level of low-medium and medium-high to three distinct levels low, medium and high. Increasing the number of passages and constructed response items increases the number of field test items that need to be hand scored and then used to train the AI engine. These need to be sent through range finding and scoring before they can be operational. Field tested items will need to be hand scored prior to being used to train the AI engine. When the items become operational, they can be scored via AI.



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**36-S-OPT./MOD.    SERVICES OPTION/MODIFICATION (cont'd)**

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

- **Math** - MSDE needs to increase the number of mathematics items at a variety of cognitive abilities. Constructed response items including math plus text and the drawing interaction tool will need to be hand scored. These items cannot be scored via AI due to the text portion of the response. This increases the cost of scoring. The mathematics standards require students to reason or model as they explain their answers.

NCS Pearson has developed a strong plan to fulfill their MBE participation goals over the next three years. Pearson's MBE compliance goal was affected by the COVID-19 Pandemic when businesses were shut down, causing Pearson to outsource the work that was originally agreed upon.

***Fund Source:***                      100% General

***Approp. Code:***                      R00A01.04

***Resident Business:***              No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Jim Beauchampe 410-767-6481  
jim.beauchamp@maryland.gov*

**37-IT.            INFORMATION TECHNOLOGY  
*Department of Health***

**Contract ID:** Maxwell Database System; MDH/OCMP 23-00030  
ADPICS No.: M00B3600601

**Contract Description:** Maintenance and continuing development management system to support the Maternal Infant and Early Childhood Home Visiting (MIECHV) programs.

**Award:** Advance Management Services LLC; Mountville PA

**Contract Term:** 05/18/2023 - 05/17/2026 (w/two 1-year renewal options)

**Amount:** \$2,051,431.94 (Base)  
\$ 753,303.38 (Renewal Option #1)  
\$ 790,360.79 (Renewal Option #2)  
\$3,595,096.11 Total

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

**Proposals:**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Advance Management Services LLC; Mountville PA	1	\$3,595,096.11 (1)	1

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

**MBE/VSBE Participation:** 4% / 1%

**Performance Security:** No

**Incumbent:** Same

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace Advantage* (eMMA) on October 19, 2022 and one proposal was received. The program found the price to be fair, reasonable, and consistent with historical data. The previous contract had a value of \$2,100,000. However, the previous contract had a shorter contract term, and the new scope includes system upgrades.





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**37-IT.            INFORMATION TECHNOLOGY (cont'd)**

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

The Maternal Infant and Early Childhood Home Visiting (MIECHV) management system is used by local health departments, non-profit organizations, and local management boards for data monitoring, follow-up with clients, and to satisfy accreditation for home visiting models, such as Healthy Families America. It is also used for monitoring home visits which are eligible for Medicaid reimbursement. The maintenance and utilization of a home visiting database is critical to the operations of the statewide home visiting program and is a federal requirement from the Health Resources and Services Administration (HRSA).

***Fund Source:***                            100% Federal

***Approp. Code:***                        M00B

***Resident Business:***                No

***MD Tax Clearance:***                23-0664-1001

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Debbie Thornton 443-814-6539  
debbie.thornton@maryland.gov*

**38-IT-OPT. INFORMATION TECHNOLOGY OPTION  
*Department of Juvenile Services***

**Contract ID:** Juvenile Case Management and Electronic Health Records System; V00B1600065  
ADPICS No.: COJ96804

**Contract Approved:** DGS 39-IT, 06/02/2021

**Contract Description:** Case management and electronic health record (EHR) system to track youth and families under the supervision of DJS. Also includes hosting, training, support, and maintenance.

**Option Description:** Exercise the sole renewal option

**Award:** FEI.COM, Inc. DBA FEI Systems; Columbia, MD

**Original Contract Term:** 07/01/2021 - 06/30/2023 (w/one 1-year renewal option)

**Option Term:** 07/01/2023 - 06/30/2024

**Original Contract Amount:** \$1,358,750

**Option Amount:** \$692,937

**Prior Options/Mods:** N/A

**Total Contract Amount:** \$2,051,687

**Percent +/- (This Item):** . 51%

**Total Percent Change:** 51%

**Original Procurement Method:** Sole Source

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

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



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**38-IT-OPT. INFORMATION TECHNOLOGY OPTION (cont'd)**

**Requesting Agency Remarks:** The case management system integrates with DJS’ reporting, the State enterprise referral/intake system, and has one treatment plan that follows a youth between community supervision and facility placement. The network is easily configurable, reduces the amount of redundancy, and provides easy access to information. In FY25, DJS plans to integrate the existing system with the Department of Human Resources (DHS), Child, Juvenile, and Adult Management System (CJAMS).

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

**Fund Source:** 100% General

**Approp. Code:** V00D0201

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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*Contact: Jim Beauchamp  
jim.beauchamp@maryland.gov*

**39-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION  
*Department of Health, Developmental Disabilities Administration***

**Contract ID:** Support Services for Health Risk Screening; MDH/OPASS #21-18821  
ADPICS No.: COK00628

**Contract Approved:** DGS 8-IT, 10/07/2020

**Contract Description:** Provide continued support of the web-based Health Risk Screening Tool (HRST) used by the Developmental Disabilities Administration. The tool screens for health risks associated with a variety of disabilities which affect a person's ability to engage in functional activities.

**Modification Description:** There were glitches which caused data not to transfer automatically from the Long Term Services and Support (LTSS) database to HRST. Staff will manually add and update data that did not transfer with the modification and enhancements to LTSS as a result of changes made to the system in March 2022.

**Award:** Health Risk Screening, Inc.; Norfolk, VA

**Original Contract Term:** 11/01/2020 - 10/31/2025

**Modification Term:** 05/18/2023 - 10/31/2025

**Original Contract Amount:** \$2,952,000

**Modification Amount:** \$ 60,000

**Prior Mods/Options:** \$ 69,000 Mod #1: Additional training for the Fatal Five Fundamental Aspiration module and Fatal Five Advance Aspiration module. DGS 48-IT-MOD, 09/01/2021)

**Total Contract Amount:** \$3,081,000

**Percent +/- (This Item):** 0.20%

**Total Percent Change:** 4.37%

**Original Procurement Method:** Sole Source



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**39-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

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

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

**Requesting Agency Remarks:** The vendor provides the only screening of its kind developed for identifying health destabilization in vulnerable populations including those with developmental disabilities and intellectual disabilities and provides an e-learning platform that tracks progress and completion. There are five top disorders generally known as the “Fatal Five”, that are associated with preventable deaths in the developmentally disabled community. These five disorders are aspiration, bowel obstruction, dehydration, seizures, and infection/sepsis which consistently represents 23 - 25% of annual deaths for our participants. Training of direct care staff is essential for reducing the number of preventable deaths. This module is an eLearning proprietary program designed for training of the direct care staff or advanced modules for the nurses.

Long Term Services and Support (LTSS) is the database used by many Medicaid providers. It holds all demographic information, eligibility status, services received and case management tools. The case managers and nurses need to access the participant information and all information is pulled from LTSS so there is no duplication or errors in the live information.

There was not an opportunity for MBE participation since this is a software subscription.

**Fund Source:** 57% General, 43% Federal

**Approp. Code:** M00M0102

**Resident Business:** No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Sean Watson 410-767-2595  
sean.watson@maryland.gov*

**40-IT-MOD. INFORMATION TECHNOLOGY, MODIFICATION  
*Department of LABOR, Division of Unemployment Insurance***

**Contract ID:** Identity Verification Services for Unemployment Insurance Division; *LABOR-FY2021-009*

ADPICS No.: COJ92714

**Contract Approved:** Secretary's Agenda A2, 07/28/2021

**Contract Description:** Provides Identity Verification Service for claimants for the Unemployment Insurance Division

**Modification Description:** Extend the contract to allow time to complete the new procurement.

**Award:** LexisNexis Risk Solutions, Inc.; Alpharetta, GA

**Original Contract Term:** 05/19/2021 - 05/18/2022 (w/one 1-year renewal option)

**Modification Term:** 06/01/2023 - 05/31/2024

**Original Contract Amount:** \$3,586,800

**Modification Amount:** \$3,864,978

**Prior Options/Mods:** \$3,692,640 (Renewal Option #1 05/19/2022 - 05/18/2023 DGS 37-IT-OPT 05/11/2022  
\$ 61,560 (Mod #1 Added Instant ID Business, Employer Fraud Subscription Services and extension 06/01/2022 - 05/31/2023. Secretary's Agenda A1 10/12/2022)

**Total Contract Amount:** \$11,205,978

**Percent +/- (This Item):** 107.76%

**Total Percent Change:** 212.42%

**Original Procurement Method:** Emergency

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

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



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**40-IT-MOD. INFORMATION TECHNOLOGY, MODIFICATION (cont'd)**

**Performance Security:** No

**Requesting Agency Remarks:** Fraud prevention is still needed as Maryland Unemployment Insurance Division noticed last year a significant increase in the number of people registering fictitious employers and these services are still necessary to reduce the threat of fraudulent claims.

Unemployment Insurance (UI) staff still need assistance to help identify which accounts are being registered as legitimate employers and not fictitious. If fictitious employers are not identified they attempt to report wages on the account and then file claims against these wages for benefits payments. LexisNexis has a system to analyze the data provided during registration and identify which of these accounts are at high risk of being a fictitious employer. LexisNexis uses this data to determine if the account should be reviewed further or canceled before the fraud can happen.

It is imperative that the Maryland Department of Labor have continuity with the current vendor LexisNexis to protect against fraud while LABOR transitions from the current VoiP phone system to the new LABOR Omni-Channel Contact Center System (LOCCS). LOCCS will be the voice, email, chat and web form interaction repository.

The LOCCS award recommendation is expected to be presented at either the July or August BPW meeting. The estimated timeframe for LOCCS to be fully implemented is by mid November 2023. The contract extension is needed to protect against fraudulent activity on a new phone, email, chat and web form interaction repository.

Additionally, the scope of work for the new ID Verification RFP is tied to LOCCS and all security features that must be implemented during the testing period. It would be impossible to issue a new RFP without completing various testing phases of the new phone system for the Maryland Department of Labor. The Maryland Department of Labor is seeking to issue a new RFP for Identity Verification Services by December 2023.

The original emergency procurement did not have MBE participation since this contract is a software subscription contract with limited staff resources being used.

**Fund Source:** 100% Federal      **Approp. Code:** P00H0101

**Resident Business:** No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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*Contact: Yasin Mohammed 410-260-7552  
yasin.mohammed@maryland.gov*

**41-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 \$-14,492,636.  
NOTE: Item DGS 36-IT-MOD, 04/05/2023 will add an additional \$284,999,998 in funds to this Master Contract. This change order is currently pending approval which will remove the negative balance.*

**1.1    Using Agency:** Department of Human Services  
**Description:** Management support for the Enterprise Project Management Office, staff augmentation with advanced project management skills to implement and management critical projects.  
**Modification Description:** Extend the contract and add two six month renewal options to transition these services [redacted]; OTHS/OTHS-14-015-A8  
**Award:** Momentum, Inc.; Camp Hill, PA (MBE, SBE)  
**Original Term:** 06/01/2015 - 05/31/2018 (w/two 1-year renewal options)  
**Modification Term:** 06/01/2023 - 05/31/2024 (w/two 6-month renewal options)  
**Original Amount:** \$9,497,760.00  
**Modification Amount:** \$3,315,530.40 (Base Amount)  
\$1,690,920.50 (Renewal Option #1)  
\$1,690,920.50 (Renewal Option #2)  
\$6,697,371.40 Total  
**Prior Options/Mods:** \$4,183,063 (Mod. #1: Additional staff; Delegated Authority - DoIT, 06/29/2017)  
\$7,724,760 (Renewal Option #1: 06/01/2018 - 05/31/2019, Delegated Authority - DoIT, 05/29/2018)





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**41-IT.      INFORMATION TECHNOLOGY (cont'd)**

**1.0      *Consulting and Technical Services Plus (CATS+)***

\$ 0 (Mod. #2: Replace VSBE subcontractor, Delegated Authority - DHS 10/01/2018) \$3,250,520 (Renewal Option #2: DoIT 9-IT-OPT, 05/08/2019)  
 \$3,250,520 (Mod. #3, Extension 06/01/2020 - 05/31/2021; DGS 24-IT 1.4, 05/20/2020)  
 \$3,250,520 (Mod # 4, Extension 06/01/2021 - 05/31/2022; DGS 39-IT 1.1, 05/05/2021)  
 \$3,250,520 (Mod # 5, Extension 06/01/2022 - 05/31/2022)  
 DoIT 41-IT 1.2, 05/11/2022)

**Total Contract Amount:** \$31,222,153.40  
**MBE/VSBE Participation:** 100% (Awardee is an MBE) / 1%  
**MBE/VSBE Compliance:** 100% (Awardee is an MBE) / 0.733%  
**Resident Business:** No  
**Fund Source:** 31% General, 65% Federal (EUSP, LIHEAP); 4% Special (MEAP)

**1.2      *Using Agency:*** Department of Public Safety and Correctional Services  
***Description:*** Obtain IT resources on an as-needed basis for the Department's IT projects.  
***Option Description:*** Exercise the first renewal option; *Q00B7400048/Q00B3400470*.  
***Award:*** Gantech, Inc.; Columbia, MD  
 Conduent State & Local Solutions, Inc.; Washington DC  
***Original Term:*** 04/06/2017 - 10/31/2022  
***Option Term:*** 06/01/2023 - 11/30/2023  
***Original Amount:*** \$10,605,076.00 Gantech, Inc.  
 \$11,305,788.19 Conduent State & Local Solutions, Inc.  
 \$21,910,864.19 Total  
***Option Amount:*** \$ 2,375,000.00 Gantech, Inc.  
 \$ 2,375,000.00 Conduent State & Local Solutions, Inc.  
 \$ 4,750,000.00 Total  
***Prior Modifications:*** \$3,000,000 (Mod. #1 Gantech increase; Delegated Authority - DoIT, 10/31/2018)  
 \$3,000,000 (Mod. #1, Conduent increase; Delegated Authority - DoIT, 10/31/2018)  
 \$ 0 (Mod. #2, Move \$3,700,000 from the Conduent contract to the Gantech contract and extend both contracts; 07/01/2021 - 12/ 31/2021, DGS 21-IT 1.3, 06/16/2021)



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**41-IT.      INFORMATION TECHNOLOGY (cont'd)**

**1.0      *Consulting and Technical Services Plus (CATS+)***

\$ 2,700,000 (Mod. #3, Gantech increase; DGS 41-IT 1.3, 12/15/2021)  
 \$ 2,300,000 (Mod. #3, Conduent increase; DGS 41-IT 1.3, 12/15/2021)  
 \$ 0 (Mod. #4, Extend both contracts 07/01/2022 - 09/30/2022, Delegated Authority - DPSCS 04/20/2022)  
 \$ 0 (Mod. #5, Extend both contracts 10/01/2022 - 10/31/2022, Delegated Authority - DPSCS 09/07/2022)  
 \$4,750,000.00 (Mod. #6, Extend both contracts 11/01/2023 - 04/30/2023 and add one six month renewal option; DGS 39-IT, 10/26/2022)  
 \$ 0 (Mod. #7, Extend both contracts 05/01/2023 – 05/31/2023; Delegated Authority - DPSCS, 04/28/2023)

**Total Contract Amount:** \$42,410,864.19  
**MBE/VSBE Participation:** 25% Gantech / 47% Conduent  
**MBE/VSBE Compliance:** 23.528% Gantech / 40.743% Conduent  
**Resident Business:** No  
**Funding Source:** 100% General

**Agency Remarks:** The Department is confident that both contractors will meet the MBE participation by the conclusion of the renewal term.

**2.0      *Master Contract:      **Delivery Program Management Services; F50B0600039*****  
*(Secondary Master from CATS+ 060B2490023)*

**Approved:** DGS 41-IT, 1.0 and 1.4; 07/28/2021

**Term:** 08/21/2021 - 08/11/2024

**\*\*As of publication, the remaining balance of this master contract is \$72,246,760.**

- 2.1      *Using Agency:*** Department of Information Technology  
***Description:*** One Scrum Master responsible for the day-to-day operations of the agile development teams and projects and ensuring teams meet their goals;  
*F50B0600039-36/F50B2600008*  
***Award:*** Creative Information Technology, Inc.; Falls Church, VA  
***Number of Qualified TO Contractors:*** 3 (Category 1)  
***Number of Proposals:*** 3



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**41-IT.      INFORMATION TECHNOLOGY (cont'd)**

**2.0      *Delivery Program Management Services***

***Proposals:***

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Creative Information Technology, Inc.; Falls Church, VA - Candidate 1	1	\$1,187,760.00 (3)	1
Creative Information Technology, Inc.; Falls Church, VA - Candidate 2	2	\$1,158,360.00 (2)	2
Edwards Performance Solutions; Columbia, MD	3	\$1,057,106.40 (1)	3

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

**Amount:**                      \$ 705,600 (Base Term 36 months)

\$ 239,120 (Renewal Option #1)

\$ 243,040 (Renewal Option #2)

\$1,187,760 Total NTE

**Term:**                              05/22/2023 - 05/21/2026 (w/two 1-year renewal options)

**MBE/VSBE Participation:**   0% / 0%

**Resident Business:**            No

**Fund Source:**                    100% General

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

**3.0      *Master Contract:*      ***Agile Team Resources; F50B2600034***  
*(Secondary Master from CATS+ 060B2490023)***

*Approved:*                    DGS 39-IT 1.0 and 1.1; 02/16/2022

*Term:*                            08/21/2021 - 08/11/2024

**\*\*As of publication, the remaining balance of this master contract is \$97,110,124.**

**3.1      *Using Agency:*            State Police**

***Description:***                    One Database Management Specialist (Senior) and two Systems Administrators to Support Maryland Law Enforcement agencies with the use of the statewide Computer Aided Dispatch (CAD), Records Management System (RMS) and mobile systems through a centralized help desk and site visits. Multiple awards were allowed under the Task Order Request. *F50B0600045-10, F50B2600034*

***Awards:***                            Momentum, Inc.; Camp Hill, PA (MBE) (SBE)  
Turning Point Global Solution; Rockville, MD

***Number of Qualified***

***TO Contractors:***                10



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**41-IT.      INFORMATION TECHNOLOGY (cont'd)**

**3.0    Agile Team Resources (cont'd)**

**Number of Proposals:**            6

**Proposals: Systems Administrator**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Momentum, Inc.; Camp Hill, PA	1	\$1,088,640 (1)	1
Turning Point Global Solutions; Rockville, MD	2	\$1,119,400 (2)	2

*\*Technical had greater weight than financial.*

**Proposals: Database Management Specialist (Senior)**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Momentum, Inc.; Camp Hill, PA	1	\$1,020,000 (1)	1

*\*Technical had greater weight than financial.*

**Systems Administrator**      \$ 1,308,000 (Base 36 months)  
    \$ 443,540 (Renewal Option #1)  
    \$ 456,500 (Renewal Option #2)  
    \$ 2,208,040 Total NTE

**Database Management Specialist (Senior)**  
    \$ 612,000 (Base 36 months)  
    \$ 204,000 (Renewal Option #1)  
    \$ 204,000 (Renewal Option #2)  
    \$1,020,000 Total NTE

**Amount:**                                \$3,228,040

**Term:**                                    **05/22/2023 - 05/21/2025** (w/two 1-year renewal options)

**Resident Business:**                1 of 2 Turning Point Global Solution; Rockville, MD

**MBE/VSBE Participation:**        100% (Awardee is an MBE) / 0% Momentum, Inc.  
    0% / 0% Turning Point Global Solution

**Fund Source:**                         100% General

**Agency Remarks:** Three contractors were found not reasonably susceptible of being selected for award after their candidates were interviewed. One contractor's candidate withdrew during the interview process. MBE participation was not established for this contract because there are no subcontracting opportunities available.





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**41-IT.      INFORMATION TECHNOLOGY (cont'd)**

**4.0      *Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)***

**Number of Bids:**                      2

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Carahsoft Technology Corporation; Reston, VA	\$2,260,047.74
Zones; Auburn, WA	\$2,767,587.26

**Amount:**                                \$2,260,047.74

**Term:**                                    05/20/2023 - 05/11/2026

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

**Resident Business:**                No

**Fund Source:**                        100% Reimbursable (Using Agencies)

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

**5.0      *Master Contract:      Hardware/Associated Equipment & Services 2012***

Contract No. 060B2490022

**Approved:**                              DoIT 4-IT, 10/31/2012

**Term:**                                      11/15/2012 - 11/14/2027

**\*\*As of publication, the remaining balance of this master contract is \$25,517,460.**

**5.1      *Using Agency:*                      Department of Information Technology**

**Description:**                            Replacement of Maryland State Department of Education (MSDE) Headquarters LAN (Local Area Network) equipment that has reached end of life and will no longer be supported by manufacturers.

**Award:**                                    DSR Inc.; Hanover, MD (SBE)

**Number of Qualified**

**TO Contractors:**                      11

**Number of Bids:**                      2

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
DSR; Hanover, MD	\$286,196
ATS; Crownsville, MD	\$288,296

**Amount:**                                \$286,196

**Term:**                                    Anticipated delivery date - 07/31/2023

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

**Resident Business:**                Yes



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41-IT. INFORMATION TECHNOLOGY (cont'd)

5.0 Master Contract: Hardware/Associated Equipment & Services 2012 (cont'd)

**Fund Source:** 100% Reimbursable (MSDE)

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Courtney League 410-767-5516  
courtney.league@maryland.gov*

**42-GM.                    GENERAL MISCELLANEOUS**

**Recommendation:** That the Board of Public Works approve the following contracts.

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

**1.0    Agency:**                    Department of Public Safety and Correctional Services  
**Fund Source:**                100% General CA-2022 *To provide funding to the Department of General Services for facilities renewal that will repair and rehabilitate State-owned facilities.* Item 050

**1.1    Contract ID:**                Replace Door Locks & Control Panels, Units B-F - Maryland Correctional Institution - Jessup; *KF-000-220-002*  
**Description:**                Replace 320 door locks and 10 control panels at the Maryland Correctional Institution in Jessup.  
**Procurement Method:**        Work Order  
**Award:**                        Securitas Electronic Security, Inc.; Uniontown, OH  
**Amount:**                        \$ 1,452,437  
**MBE/VSBE Participation:**    0% / 0%  
**Remarks:**                    MBE participation was not included because the statewide contract does not include MBE participation.  
**Resident Business:**            No

**2.0    Agency:**                    Department of Health  
**Fund Source:**                100% General CA-2022 *To provide funding to the Department of General Services for facilities renewal that will repair and rehabilitate State-owned facilities.* Item 050

**2.1    Contract ID:**                Replace Roof Facility-Wide at Potomac Center; *RW-000-230-002*  
**Description:**                Design for the installation of a new shingle roof, facility-wide at Potomac Center in Hagerstown.  
**Procurement Method:**        Qualification Based Selection - *DGS-20-006-IQC*  
**Award:**                        Gant Brunnett Architects, Inc.; Baltimore, MD  
**Amount:**                        \$243,130.88  
**MBE/VSBE Participation:**    10% / 0%  
**Resident Business:**            Yes





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**42-GM.      GENERAL MISCELLANEOUS (cont'd)**

**3.0**    *Agency:*                    Department of General Services  
           *Fund Source:*            MCCBL 2022 Site improvements. Provide funds to design, construct, and equip infrastructure improvements in Historic St. Mary's City. Item 148

**3.1**    *Contract ID:*                Design for Installation of Interpretive Elements Exhibit and Air-Conditioning at the Chapel Exhibit; SM-023-230-002  
           *Description:*                Design and installation documents for interpretive elements exhibit and adding air-conditioning at the Historic St. Mary's City Chapel Exhibit building in St. Mary's City.  
           *Procurement Method:*    Qualification Based Selection - DGS-17-100-IQC  
           *Award:*                        Whitney Bailey Cox & Magnani, LLC; Baltimore, MD  
           *Amount:*                      \$49,520  
           *MBE/VSBE Participation:* 0% / 0%  
           *Resident Business:*        Yes  
           *Remarks:* MBE participation was not included due to the amount of the contract.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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**2<sup>nd</sup> Revision**

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

**43-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 billboards 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 4, 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 5 through 20, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others. Note that as to Item 18, the unrestricted lot will be a building envelope that will not be subdivided from the farm.

C) As to items 21 through 24, the Grantor is waiving the right to request any additional lots.

<u>Grantor</u>	<u>Property</u>	<u>Price</u>
<b><u>FAMILY LOTS</u></b>		
<b><u>Carroll County</u></b>		
1. G&E Hester 06-23-07.	66.9313 Acres Less 1 acre Per dwelling	\$429,100.00 \$6,508.29/acre
	(Appraised Value)	(Agricultural Value) (Easement Value)
a. Belinko (fee)	\$613,000	\$52,643.47 \$560,356.53



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**43-RP.      REAL PROPERTY (cont'd)**

b. Muller (fee)	\$607,000	\$52,643.47	\$554,356.53
Review Appraiser: Andrews			

2. D&Z Zepp	109.399 Acres	\$872,900.00	
06-23-16.	Less 1 acre	\$8,052.66/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$1,247,000	\$77,633.92	\$1,169,366.08
b. Muller (fee)	\$1,084,000	\$77,633.92	\$1,006,366.08
Review Appraiser: Andrews			

**Harford County**

3. Cattail, LLC	65.84 Acres	\$518,720.00	
12-23-07	Less 1 acre	\$8,000.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Kelleher (Staff)	\$778,000	\$45,123.92	\$732,876.08
b. Cadell (fee)	\$1,122,000	\$45,123.92	\$1,076,876.08
c. Muller (fee)	\$681,000	\$45,123.92	\$635,876.08
Review Appraiser: Kelleher			

**Montgomery County**

4. Sharon Burdette	309.50 Acres*	\$2,167,211.25	
15-23-01.	Less 1 acre	\$7,125.00/acre	
	Per dwelling		
	(3 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Peters (fee)	\$2,192,000	\$191,692.03	\$2,000,307.97
b. Belinko (fee)	\$2,697,000	\$191,692.03	\$2,505,307.97
Review Appraiser: Kelleher			

*\*309.50 acres will be encumbered by the MALPF Easement, but 2.33 acres are already protected by prior restrictions and thus payment will only be made upon 304.17 acres, after also subtracting 3 acres for 3 dwellings.*



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**43-RP.      REAL PROPERTY (cont'd)**

**UNRESTRICTED LOTS**

**Anne Arundel County**

5. S&M Hopkins	139.83 Acres	\$1,103,700.00	
02-23-01.	Less 1 acre	\$7,950.01/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Peters (fee)	\$1,417,600	\$58,262.50	\$1,359,337.50
b. Cadell (fee)	\$1,735,000	\$58,262.50	\$1,676,737.50
Review Appraiser: Kelleher			

**Charles County**

6. Ruth Tabb	102 Acres	\$466,500.00	
08-23-11.		\$4,573.53/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Enger (Staff)	\$622,000	\$48,891.25	\$573,108.75
b. Belinko (fee)	\$694,000	\$48,891.25	\$645,108.75
c. Campbell (fee)	\$530,000	\$48,891.25	\$481,108.75
Review Appraiser: Enger			

7. B&N Welch	140.087 Acres	\$761,250.00	
08-23-12.	Less 1 acre	\$5,473.19/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$1,015,000	\$97,826.95	\$917,173.05
b. Campbell (fee)	\$765,000	\$97,826.95	\$667,173.05
Review Appraiser: Enger			

**Montgomery County**

8. Nellie Hanagan	186.876 Acres	\$1,129,500.00	
15-23-02.	Less 1 acre	\$6,076.63/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$1,506,000	\$122,536.03	\$1,383,463.97
b. Peters (fee)	\$1,487,000	\$122,536.03	\$1,364,463.97
Review Appraiser: Kelleher			



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**43-RP.      REAL PROPERTY (cont'd)**

**Queen Anne's County**

9. Wye Mills Gardens, LLC	97.31 Acres		\$457,472.50	
17-23-03.	Less 1 acre		\$4,750.00/acre	
	Per dwelling			
	(Appraised Value)	(Agricultural Value)		(Easement Value)
a. Cadell (fee)	\$970,000	\$93,155.50		\$876,844.50
b. Cline (fee)	\$854,000	\$93,155.50		\$760,844.50
Review Appraiser: Andrews				

10. M.A. Jackson Trust, et.al.	119.995 Acres		\$476,980.13	
17-23-06.			\$3,975.00/acre	
	(Appraised Value)	(Agricultural Value)		(Easement Value)
a. Belinko (fee)	\$1,020,000	\$66,977.29		\$953,022.71
b. Cadell (fee)	\$1,020,000	\$66,977.29		\$953,022.71
Review Appraiser: Andrews				

11. Nola Leager	173.432 Acres*		\$622,584.30	
17-23-07.	Less 1 acre		\$3,900.00/acre	
	Per dwelling			
	(Appraised Value)	(Agricultural Value)		(Easement Value)
a. Belinko (fee)	\$1,535,000	\$152,955.06		\$1,382,044.94
b. Cadell (fee)	\$1,517,000	\$152,955.06		\$1,364,044.94
Review Appraiser: Andrews				

*\*173.432 acres will be encumbered by the MALPF Easement, but 12.795 acres are already protected by prior restrictions and thus payment will only be made upon 159.637 acres, after also subtracting 1 acre for 1 dwelling.*



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**43-RP.      REAL PROPERTY (cont'd)**

12. Ruthsberg Harvest LLC 17-23-09	218.553 Acres*	\$733,166.10 \$3,700.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$2,011,000	\$185,120.42	\$1,825,879.58	
b. Belinko (fee)	\$2,207,000	\$185,120.42	\$2,021,879.58	

Review Appraiser: Andrews

*\*218.553 acres will be encumbered by the MALPF Easement but 20.4 acres are already protected by prior restrictions and thus payment will only be made upon 198.153 acres.*

13. R&A Whaley 17-23-10.	122.363 Acres* Less 1 acre Per dwelling	\$467,247.55 \$3,850.00 /acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Andrews (Staff)	\$1,032,000	\$113,751.22	\$918,248.78	
b. Belinko (fee)	\$1,153,000	\$113,751.22	\$1,039,248.78	
c. Cadell (fee)	\$922,000	\$113,751.22	\$808,248.78	

Review Appraiser: Andrews

14. Willow Rose Farm, LLC 17-23-12.	235 Acres	\$899,815.00 \$3,829.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$2,186,000	\$229,583.00	\$1,956,417.00	
b. Cadell (fee)	\$2,186,000	\$229,583.00	\$1,956,417.00	

Review Appraiser: Andrews

15. B&J Stanton 17-23-15.	181.285 Acres* Less 1 acre Per dwelling	\$177,140.00 \$4,000.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Andrews (Staff)	\$1,370,000	\$47,726.00	\$1,322,274.00	
b. Belinko (fee)	\$1,280,000	\$47,726.00	\$1,232,274.00	
c. Cadell (fee)	\$1,659,000	\$47,726.00	\$1,611,274.00	

Review Appraiser: Andrews

*\*181.285 acres will be encumbered by the MALPF Easement but 136 acres are already protected by prior restrictions and thus payment will only be paid upon 44.285 acres after also subtracting 1 acre for 1 dwelling.*



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**43-RP.      REAL PROPERTY (cont'd)**

**St. Mary's County**

16. Clara Artemesia LP 18-23-02.	118.96 Acres	\$767,250.00 \$6,449.65/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$1,023,000	\$85,589.25	\$937,410.75
b. Campbell (fee)	\$1,106,000	\$85,589.25	\$1,020,410.75
Review Appraiser: Enger			

17. Stephen Reeves 18-23-06.	94.2 Acres	\$621,750.00 \$6,600.32 /acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$829,000	\$83,524.31	\$745,475.69
b. Campbell (fee)	\$801,000	\$83,524.31	\$717,475.69
Review Appraiser: Enger			

18. Wicomico Valley . Foundation 18-23-10.	123.81 Acres	\$1,021,500.00 \$8,250.55 /acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Enger (Staff)	\$1,362,000	\$82,820.55	\$1,279,179.45
b. Campbell (fee)	\$1,015,000	\$82,280.55	\$932,179.45
c. Belinko (fee)	\$1,486,000	\$82,280.55	\$1,403,179.45
Review Appraiser: Enger			

**Talbot County**

19. M&V Stump 20-23-15.	216.57 Acres*	\$1,147,910.25 \$5,325.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$1,538,000	\$297,093.36	\$1,240,906.64
b. Cadell (fee)	\$1,733,000	\$297,093.36	\$1,435,906.64
Review Appraiser: Andrews			

\*216.57 acres will be encumbered by the MALPF Easement but 1 acre is reserved for a non-subdividable building envelope and thus payment will be made only upon 215.57 acres.



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**43-RP.      REAL PROPERTY (cont'd)**

**LOT WAIVER**

**St. Mary's County**

<b>20.</b> Clara Artemesia LP 18-23-03	212.89 Acres* Less 1 acre Per dwelling (3 dwellings) (Appraised Value)	\$737,259.75 \$6,525.00 /acre	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$1,826,000		\$102,844.85	\$1,723,155.15
b. Campbell (fee)	\$1,952,000		\$102,844.85	\$1,849,155.15

Review Appraiser: Enger

*\*212.89 acres will be encumbered by the MALPF Easement but 96.9 acres of mined area is being included in the easement acreage in order for the soils to qualify for a MALPF Easement; thus payment will only be made upon 112.99 acres after also subtracting 3 acres for 3 dwellings.*

**Somerset County**

<b>21.</b> Hyrock Duck Club 19-23-03	188.969 Acres*  (Appraised Value)	\$511,836.63 \$2,752.27/acre	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$360,000		\$176,248.67	\$183,751.33
b. Peters (fee)	\$336,500		\$176,248.67	\$160,251.33

Review Appraiser: Lefort

*\*188.969 acres will be encumbered by the MALPF Easement but 3 acres are reserved for a commercial permitted use envelope and thus payment will be made only upon 185.969 acres.*

<b>22.</b> G&D Dumsha 19-23-11	198.75 Acres* Less 1 acre Per dwelling (Appraised Value)	\$505,312.50 \$2,625.00/acre	(Agricultural Value)	(Easement Value)
a. Lefort (Staff)	\$692,000		\$90,283.33	\$601,716.67
b. Peters (fee)	\$791,000		\$90,283.33	\$700,716.67
c. Cadell (fee)	\$534,000		\$90,283.33	\$443,716.67

Review Appraiser: Lefort

*\*198.75 acres will be encumbered by the MALPF Easement but 5.25 acres are reserved for a commercial permitted use envelope and thus payment will only be made upon 192.5 acres after also subtracting 1 acre for 1 dwelling.*





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**43-RP. REAL PROPERTY (cont'd)**

**Worcester County**

<b>23.</b> Mary Ann Cantwell	183 Acres	\$273,000.00	
23-23-03	Less 1 acre	\$1,500.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$1,183,000	\$154,473.33	\$1,028,526.67
b. Cline (fee)	\$1,183,000	\$154,473.33	\$1,028,526.67
Review Appraiser: Lefort			

<b>24.</b> Gladmar Land Co.	110 Acres	\$220,000.00	
23-23-06.		\$2,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$616,000	\$75,418.00	\$540,582.00
b. Cline (fee)	\$770,000	\$75,418.00	\$694,582.00
Review Appraiser: Lefort			

<b>Fund Source:</b>	L00/10460	<b>\$17,089,105.96</b>
<b>Total:</b>		<b>\$17,089,105.96</b>

<b>Total Acres (TA):</b>	3,715.5503
<b>TA Less Unpaid Acres and Dwellings:</b>	3,419.8753
<b>Average Price per Paid Acre:</b>	<b>\$4,997.00</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.

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

**44-LL.      LANDLORD LEASE  
*Department of Agriculture***

***Recommendation:***                      Approve a Lease Amendment

***Prior Item***                                      DGS 72-LL, 01/08/2020

***Tenant:***                                      The Maryland Department of Aging

***Property Location:***                      11701 Crain Highway, Upper Marlboro, Prince George’s County

***Space Type:***                                Warehouse and Office

***Lease Type:***                                Modification

***This Term:***                                To run concurrent with the existing lease term, upon BPW approval.

***Annual Rent:***                                \$1.00

***Utilities/Custodial Responsibility:***      Tenant

***Termination for Convenience Clause:***    Yes

***Clearinghouse:*** The Department of Planning advised that Clearinghouse recommendation was not needed since the proposed use does not meet the definition of a “substantial change” under COMAR 34.02.02.03.

***Remarks:*** The Maryland Department of Aging has developed an innovative program that facilitates the donation, refurbishment and redistribution of durable medical equipment (DME), throughout the State of Maryland. The Maryland Department of Aging has been leasing only 75% of the warehouse and this modification will increase the utilization of the space from 75% to 100% of the warehouse. The program serves Marylanders with any illness, injury, or disability, regardless of age. Donated devices are refurbished, sanitized and matched to clients’ needs at little to no cost, with the purpose of optimizing movement and enhancing quality of life.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Wendy Scott- Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**45-LL.      LANDLORD LEASE  
*State Firemen's Association***

***Recommendation:***      Approve a new lease

***Prior Item:***              DGS 16-LL, 08/16/2015

***Tenant:***                  Maryland State Firemen's Association, 225 S. Washington Street  
Snow Hill, MD 21863

***Property Location:***    17 State Circle, Annapolis, MD 21401

***Space Type:***             Office

***Lease Type:***             New (Continued use)

***This Term:***                07/01/2023 - 06/30/2028

***Annual Rent:***            \$1.00

***Utilities/Custodial Responsibility:***      Tenant

***Termination for Convenience Clause:***      Yes

***Remarks:*** The Maryland State Firemen's Association has been at this location since 1978. From 08/31/2020 - 06/30/2023 the lease continued on a month to month basis. The Association provides administrative services associated with training and other programs to be responsive to the needs of the volunteer fire service located within the State of Maryland.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Wendy Scott- Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**46-LL.      LANDLORD LEASE  
*RETROACTIVE - Department of Planning/ Maryland Historical Trust***

***Recommendation:***

1. Ratify three real property leases previously entered into by the Maryland Historical Trust (MHT) as lessor of properties located at the Jefferson Patterson Park Museum property (JPPM)
2. Retroactively approve the below prior lease terms and approve the continued tenancy on a month-to-month basis, until such time as new leases are negotiated.
3. Retroactively approve the prior rental fees received by MHT totaling \$1,989.32 through May 17, 2023. This amount includes Agricultural Lease (\$1,544.00); Upper Beverly Barn (\$266.67); and Kings Reach Cottage (\$178.65)

***Prior Board Action:***                    DGS 28-LL, 01/27/2023

***Tenant:***                                    Earl Hance; Chesapeake Chimney & Co. Inc.; Morgan State University (MSU)/Patuxent Environmental and Aquatic Research Laboratory (PEARL)

***Property Location:***                  Jefferson Patterson Park Museum property (JPPM)

***Lease Type:***                              See below for premise type.

***Term:***                                        See below for term dates

**Jefferson Patterson Park & Museum Properties:**

<b>Tenant</b>	<b>Premises</b>	<b>Term</b>	<b>Annual Rent</b>
Earl Hance	Agricultural Lease	1/15/2023 - 12/31/2027	\$6,100.00
Chesapeake Chimney	Upper Beverly Barn	1/15/2023 - 12/31/2027	\$ 800.00
PEARL/MSU	King's Reach Cottage	5/15/2023 – 8/1/2023	<u>\$6,788.56</u>
		Total:	\$13,688.56

***Space Type:***                              Farmland; Housing

***Utilities/Custodial:***                  Tenant / Tenant



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**46-LL.      LANDLORD LEASE (cont'd)**

**Background:** The Jefferson Patterson Park & Museum (JPPM) was established following a conveyance to the State in 1983 of 512 acres located along the Patuxent River in St. Leonard from Mary Marvin Breckinridge Patterson, subject to a Trust Agreement which provides that the 512-acre property shall “be administered by [MHT] for the benefit of the citizens of the State of Maryland and for the purpose of establishing the Jefferson Patterson Historic Park and Museum”. The Trust Agreement further states that the property shall be used for the purpose of “maintaining, preserving, and promoting interest in historical, archaeological, agricultural, cultural, scenic and environmental significance,” including “recreational use”. Since 1983, JPPM’s acreage has expanded to approximately 560 acres through five separate acquisitions of contiguous properties between 1986 – 2002.

The JPPM grounds contain six residential structures and other properties that MHT has been leasing. These include three residential properties, two storage facilities, and one agriculture property containing 125 acres of farmland.

All rental income received by MHT through the JPPM leases is dedicated to a special fund, the use of which supports JPPM’s public mission as prescribed in the Trust Agreement. This includes for, among the things, the salaries of contractual employees who perform educational programming at the park, other costs related to providing educational programming, and facilities maintenance.

**Remarks - Agricultural Lease:** Due to recent capital projects at JPPM that reduced the acreage of land leased for agricultural use, the Annual Rent for the first year of the five-year term was reduced from \$6,100 to \$4,632 to account for Tenant’s losses including (1) the cost per acre for the planting of soybeans within the boundaries of the leased area including fuel, seed, fertilizers, lime, and pesticides; and (2) the market value per bushel of soybeans when the crop was sold at market in 2022. This one time reduction applies to calendar year 2023 only and does not apply to the Annual Rent for the remaining term of this lease.

**DGS OSP Remarks: RETROACTIVE** approvals requested pursuant to § 11-204( c) State Finance & Procurement Article. DGS OSP has determined that these contracts should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contracts 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.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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ACTION AGENDA  
May 17, 2023**



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

**47-LT.      TENANT LEASE  
*Attorney General's Office***

***Recommendation:***      Approve Supplemental Lease Agreement to add an additional 284 parking spaces to the existing office / parking lease.

***Prior Board Action:***      DGS 11-LT, 03/06/2019; DGS 15-LT-MOD, 4/17/2013

***Landlord:***      Sea N Blue, LLC, 200 St. Paul Place, Suite 2121  
Baltimore, MD 21202

***Property Location:***      200 St. Paul Place, Baltimore, MD

***Space Type:***      Parking Lease (284 spaces) based on total occupancy of 115,402 sf

***Lease Type:***      Supplemental Lease Agreement

***Term:***      06/01/2023 – 09/30/2030 (w/standard 6-month holdover)

***Current Annual Rent:***      \$2,579,349.90      ***Square Foot Rate:***      \$22.35

***Adjusted Annual Rent:***      \$2,810,038.70      ***Square Foot Rate:***      \$24.35

***Fund Source:***      100% General      ***Appropriation Code:*** PCA 10021

***Utilities/Custodial Responsibility:***      Landlord

***Termination for Convenience Clause:***      No

***Procurement Method:***      Sole Source  
See COMAR 21.05.05.02D; DGS Space Mgmt Manual ¶ 6-605 E

***Remarks:*** The Attorney General's Office desires to increase their lease parking allotment to provide parking to all staff (approximately 400 staff) occupied at the 200 St. Paul Place location. They currently lease 116 parking spaces at \$145 per space. The landlord has offered a below market rental rate for parking an additional 284 vehicles in the existing garage at this location for an additional \$2.00 per sf of the total leased footprint. This equates to \$67.69 per space, which is a below market parking rate (\$230,688.80 increase / 284).

**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  
May 17, 2023



Contact: Wendy Scott- Napier 410-767-4088  
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48-LT. TENANT LEASE  
*Higher Education Commission*

**Recommendation:** Approve a new lease  
**Landlord:** Baltimore Arena Parking Associates, LLC., 300 E. Lombard St., Suite 630, Baltimore, MD 21202  
**Prior Board Actions:** 05/06/2020, 29-LT-OPT  
**Property Location:** 210-218 W. Baltimore Street, Baltimore, MD 21201  
**Space Type:** Garage Parking (23 parking spaces),  
**Lease Type:** New Lease (continued use) (w/standard 6-month holdover)  
**Term:** 07/01/2023-06/30/2025

**Annual Rent:** \$37,260.00 **Rate/Month:** \$135.00/space/month  
**Fund Source:** 100% General **Appropriation Code:** PCA-0705

**Utilities/Custodial Responsibility:** Landlord  
**Termination for Convenience Clause:** Yes

**Procurement Method:** Sole Source  
See COMAR 21.05.05.02D; DGS Space Mgmt Manual ¶ 6-605 E

**Remarks:** These spaces are used by the state employees located at 6 N. Liberty Street, Baltimore City. They have been parking at this location since 2016. The number of spaces complies with the 1:3 ratio established for this area.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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**49-LT.      TENANT LEASE  
*Department of Human Services***

**Recommendation:** Approve a new lease agreement

**Landlord:** Baltimore County, Maryland, 700 East Joppa Road, Towson, MD

**Property Location:** 6401 York Road, Baltimore, MD

**Space Type:** 73,027 sf

**Lease Type:** New (continued use)

**Term:** 06/01/2023 - 05/31/2028  
**Future Term:** 06/01/2028 - 05/31/2033

**Annual Rent:** \$1,533,567.00

**Square Foot Rate:** \$21.00

<b>Fund Source:</b>	43% General/57% Federal	<b>Approp. Code:</b>	PCA G0010
	83% General/17% Federal		PCA G3010
	12% General/88% Federal		PCA G4100
	63% General/37% Federal		PCA G5000
	63% General/37% Federal		PCA G5000

**Utilities/Custodial Responsibility:** Landlord/Tenant

**Termination for Convenience Clause:** Yes

**Procurement Method:** The Annotated Code of Maryland, State Finance & Procurement, Section 4-318 (1) and (5).

**Remarks:** This space has been used since February 1, 2001 as the Headquarters for the Baltimore County Department of Social Services with Client Contact. Functions within this office include Family Investment, Housing, Child Support and General Administration. This lease will escalate 3% annually.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**





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Contact: Wendy Scott- Napier 410-767-4088  
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**50-LT.      TENANT LEASE**  
*Alcohol, Tobacco & Cannabis Commission*

**Recommendation:** Approve a Sublease Agreement for office space

**Landlord:** MSC Fort Avenue LLC;  
2800 Quarry Lake Dr., Suite 340, Baltimore, MD 21209

**Tenant:** Maryland Auto Insurance Fund  
1215 East Fort Avenue, Ste. 400, Baltimore, MD 21230

**Sub-Tenant:** Alcohol, Tobacco, and Cannabis Commission  
80 Calvert Street, Annapolis, MD 21401

**Property Location:** 1215 East Fort Avenue, Ste. 300, Baltimore, MD 21230

**Space Type:** Office (24,292 sq. ft.)

**Lease Type:** Sublease

**This Term:** 06/01/2023 - 07/05/2030

**Future Term:** 06/01/2030 - 07/05/2035  
06/01/2035 - 07/05/2040

**Annual Rent:** \$744,306.88 office      **Square Foot Rate:** \$30.64 office

**Fund Source:** General Funds      **Appropriation Code:** E17A01.01

**Utilities/Custodial Responsibility:** Tenant/Tenant

**Termination for Convenience Clause:** Modified

**Procurement Method:** N/A - Intergovernmental Lease  
See Annotated Code of Maryland, State Finance & Procurement,  
Section 4-318 (1) and (5).



**DEPARTMENT OF GENERAL SERVICES  
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**50-LT.      TENANT LEASE (cont'd)**

**Remarks:** This Sublease Agreement permits the Alcohol, Tobacco, and Cannabis Commission (ATCC) to lease office space located at 1215 East Fort Avenue, Suite 300 in Baltimore from the Maryland Auto Insurance Fund (MAIF) to provide critical alcohol, tobacco, and cannabis enforcement duties. MAIF previously entered into a 15-year lease for this office space for the period 07/06/2015 - 07/05/2030. The new office space is urgently needed due to recent legislation which has authorized the separation of the alcohol and tobacco enforcement duties from the Comptroller's Office. The rental rate of \$30.64 includes base rent of \$28.62 plus operating expenses and real property taxes of \$1.84 per sf. The base rental rate escalates 2.25% per year.

MAIF no longer needs the full 60,500 sf of space due to a new hybrid telework model and will be utilizing the fourth floor (Suite 400) for its operations. The Lease contains a modified termination for convenience provision, to reflect the amortized \$10 million construction cost over the full 15-year lease term. Termination for Convenience is permitted at the start of year seven in the Lease.

**BOARD OF PUBLIC WORKS**

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**51-LT.      TENANT LEASE  
*Alcohol, Tobacco & Cannabis Commission***

***Recommendation:***                      Approve a lease agreement for storage space

***Landlord:***                                      MSC Fort Avenue LLC;  
2800 Quarry Lake Dr., Suite 340, Baltimore, MD 21209

**Tenant:**    Maryland Auto Insurance Fund  
1215 East Fort Avenue, Ste. 400, Baltimore, MD 21230

**Sub-Tenant:**                                      Alcohol, Tobacco, and Cannabis Commission  
80 Calvert Street, Annapolis, MD 21401

***Property Location:***                      1215 East Fort Avenue, Ste. 300, Baltimore, MD 21230

***Space Type:***                                      Storage (3,700 sq. ft.)  
***Lease Type:***                                      Lease Agreement

***This Term:***    05/18/2023 - 07/05/2030

***Annual Rent:*** \$30,000 storage  
***Fund Source:*** General Funds

***Square Foot Rate:*** \$8.11 storage  
***Appropriation Code:*** E17A01.01

***Utilities/Custodial Responsibility:***                      Tenant/Tenant  
***Termination for Convenience Clause:***                      Modified

***Procurement Method:***                      Sole Source  
See COMAR 21.05.05.02 A (1)

***Remarks:*** This is a companion to Item 50-LT, the sublease for the Alcohol, Tobacco, and Cannabis Commission (ATCC) to lease office space from the Maryland Auto Insurance Fund (MAIF). This Lease Agreement will provide storage space for seized goods by the ATCC, due to recent legislation which authorized the separation of the alcohol and tobacco enforcement duties from the Comptroller's Office. The rental rate for the storage space escalates 2.5% annually.

**BOARD OF PUBLIC WORKS**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**