

**BOARD OF PUBLIC WORKS**  
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**MAY 3, 2023**

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

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

**Recommendation:** That the Board of Public Works approve funding for 23 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:** \$417,700

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

<b>County</b>	<b>Grantee</b>	<b>Agreement #</b>	<b>Amount</b>
Baltimore	Crescent Moon Farms, LLC	RS-2023-2702	\$49,000
	Glengar Farm	RS-2023-2760	\$4,300
	Harry L. Morfoot	RS-2023-2750	\$33,500
Carroll	Fern Haines & Sons	MP-2023-2755	\$27,000
		MP-2023-2756	\$44,300
	Kevin J. Henley	PB-2023-2758	\$5,200
	Lowman & Sorenson Enterprises, LLC	MP-2023-2751	\$47,200
	Paula S. Putman	MP-2023-2730	\$11,500
	William A. Kowaleski	PB-2023-2757	\$11,900
Harford	Harford Friends School, Inc.	LS-2023-2628	\$15,100
	Harman's Produce, LLC	LS-2023-2660	\$28,800
Kent	Gerret S. Van Copeland	AT-2023-2670	\$9,100
	High Hopes Farm Partnership	AT-2023-2711	\$700
		AT-2023-2712	\$5,100
	Luck Farm, LLC	SA-2023-2759	\$17,400
Montgomery	Stanley Grain & Fertilizer, LLC	RS-2023-2786	\$4,100
		RS-2023-2788	\$2,400
		RS-2023-2793	\$3,900
		WM-2023-2792	\$5,300

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

<b>County</b>	<b>Grantee</b>	<b>Agreement #</b>	<b>Amount</b>
Queen Anne's	Hillsdale Farm, LLC	AT-2023-2762	\$22,700
	Mark A. Eck	CR-2023-2718	\$21,700
	Talisman Therapeutic Riding, Inc.	AT-2023-2713	\$19,800
Washington	Miranda C. Stahl	UP-2023-2613	\$27,700

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

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**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:** \$3,746

**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
Carroll	Thomas E. Cole	RS-2023-2618	\$3,746

**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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**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 six completed 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:** \$107,903.34

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

County	Recipient	Agreement #	Amount	Status
Carroll	David T. Pyle	MP-2022-2600	\$8,874.16	Completed
	Matthew M. Hoff	MP-2022-2599	\$34,500.00	Completed
		MP-2022-2601	\$50,000.00	Completed
	Steven D. Osborne	MP-2022-2379	\$7,494.00	Completed
Prince George's	Benton L. Grimm	PA-2022-2174	\$6,108.40	Completed
	Shelby M. Watson-Hampton	PA-2022-2552-R	\$926.78	Completed

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

**BOARD OF PUBLIC WORKS**

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**WITHOUT DISCUSSION**

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

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

*Department of General Services*

*May - September 2022*

**Authority:** COMAR 21.02.01.05

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

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Contact: Gabriel Gnall 410-260-7335  
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5. **BOARD OF PUBLIC WORKS**

***Procurement Directive; COMAR: State Procurement Regulations***

***Background:*** The Board of Public Works declined a petition for declaratory ruling at its November 16, 2022 meeting (Secretary's Agenda, Item 25) and directed the Board's Procurement Advisor to conduct an investigation of the allegations and complaints set forth in the petition and to submit a report to the Board with the investigation's findings and recommendations. The Procurement Advisor's investigation report contained Recommendations 1 and 2 (below) based on the findings in the report.

***Authority:*** Sections 12-101, 14-302, and 14-303, State Finance and Procurement Article, Annotated Code of Maryland.

***Recommendation 1:*** That the Board of Public Works direct the Department of General Services to initiate and conduct a new procurement for Statewide Fuel Supply and Maintenance Services, with the new procurement solicitation published no later than 90 days after the Board's approval of this recommendation. The Department of General Services shall provide to the Board updates as to the status of the new procurement at least once per calendar month until a new contract award recommendation from that procurement is presented to the Board.

***Recommendation 2:*** That the Board of Public Works propose amendments to COMAR Title 21, State Procurement Regulations, to revise the Minority Business Enterprise (MBE) Policies to make it explicitly clear that:

- State-recommended-awardee subcontract agreements with MBEs need to be established prior to any state contract award with MBE subcontractor participation;
- Those MBE subcontract agreements need to include all necessary terms, including pricing, required for MBEs to perform their proposed work and for the state-recommended-awardee to pay the MBEs for their work during the contract term; and
- State procuring agencies must review those MBE subcontract agreements and confirm that the MBE subcontract agreements include all necessary terms prior to any state contract award with MBE subcontractor participation.

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

***Proposal Amendments:***

- 21.05.02.14 – Procurement by Competitive Sealed Bidding – Tie Bids
- 21.05.03.03 – Procurement by Competitive Sealed Proposals – Evaluation of Proposals, Negotiations and Award
- 21.11.03.10 – Minority Business Enterprise Policies – Contract Award

***Action:*** Approval of this Item authorizes submission of the regulatory proposal to the AELR Committee and subsequent publication for public comment in the *Maryland Register*.

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**BOARD OF PUBLIC WORKS**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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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**

22-0636 *LINDAMOOD IMPROVEMENT ASSOCIATION* – To improve navigable access and reduce shoreline erosion by mechanically maintenance dredging areas, transporting dredged material to a disposal site, replacing in-kind a timber bulkhead, and providing for periodic maintenance dredging for six years.  
*Annapolis, Cove of Cork*

*Special conditions: Time of year restrictions. Requirements for notifying leaseholders prior to commencement of construction, dredge material transport and disposal, maintenance dredging, post dredge bathymetric survey, downloading the USACE Maryland State Programmatic General Permit (MDSPGP) Category A permit, and bulkhead design and construction.*

22-0380 *GINGERVILLE MARINE CENTER* – To replace and reconfigure marina piers by removing, relocating, and constructing piers, platforms, a gangway, mooring piles, finger piers, relocating and expanding a pier, and replacement in-kind of an existing boat house and office space.

*Edgewater, Gingerville Creek*  
*Special conditions: Restrictions on watercraft mooring locations, slips for rent, and 3 mooring.*

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

**QUEEN ANNE'S COUNTY**

22-0330 *CARLOS YIBIRIN* – To reduce shoreline erosion by removing an existing revetment and groin, constructing a revetment, low profile stone sill, groin, sand containment structures, filling and grading with sand, and planting marsh vegetation.

*Stevensville, Broad Creek*

*Special conditions: Requirements for design and construction of stone revetment, marsh establishment area construction, signing and acceptance of marsh maintenance plan, annual photograph submission, and County review and authorization of work above mean high water. Restrictions on use of asphalt rubble in the revetment and groin.*

***Wetlands Created: 3,918 square feet***

**TALBOT COUNTY**

22-0772 *G PHILIP FELDMAN* – To provide deeper water for boating and navigation by mechanically dredging an area, transporting dredged material to a disposal site, and providing for periodic maintenance dredging for six years.

*Trappe, Choptank River*

*Special conditions: Time of year restriction. Requirements for notifying oyster leaseholders prior to commencement of construction, dredge material transport and disposal, staking dredged area, post dredge bathymetric survey, and maintenance dredging. Restrictions on disturbing oyster lease's corner markers and potential restrictions on future dredging.*

22-0803 *LOMBARDY 1669 LLC* – To reduce shoreline erosion by constructing a revetment and sill, filling and grading with sand, and planting marsh vegetation.

*Easton, Miles River*

*Special conditions: Requirements for marsh establishment area construction, signing and acceptance of marsh maintenance plan, annual photograph submission, construction of vents, and design and construction of stone revetment. Restrictions on use of asphalt rubble in the revetment.*

***Wetlands Enhanced: 15,026 square feet***

**BOARD OF PUBLIC WORKS**

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

***Wetlands License - #22-0444 – Baltimore Gas and Electric Company (BGE)***

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

- (1) Grant a wetlands license for a project involving the installation of fourteen cables crossing 589.4 linear feet of State Tidal Wetlands; and
- (2) Assess annual compensation of \$20,629 to be deposited into the MDE Wetlands and Waterways Program Fund.

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

- Application received April 25, 2022
- Comment period closed February 1, 2023
- MDE Report and Recommendation received April 4, 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 23.02.04.01.C. and COMAR 23.02.04.12.E.

**Compensation:** This license contains a recommendation that the Board assess compensation. The licensee seeks to install eight electric triplex cables, one fiber optic cable, and five spaces available for additional fiber optic cables (totaling 14 cables) over 589.4 linear feet of State Tidal Wetlands. The Wetlands Administrator recommends annual compensation of \$20,629 calculated as follows:

589.4 linear feet (14 cable lines) x \$2.50 per linear foot\* of tidal wetland impact = \$20,629.00

\*COMAR 23.02.04.15.D(3)(a)

**BALTIMORE CITY**

22-0444 **BALTIMORE GAS AND ELECTRIC COMPANY** – To upgrade electric and fiber optic cables by installing cables attached to the Broening Highway Bridge and determine a yearly crossing fee.

*Broening Highway Bridge, Colgate Creek*

*Special conditions: Requirements for payment of State of Maryland annual compensation fee for cables crossing State tidal wetlands.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
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Contact: Bill Morgante 410-260-7791  
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**8. BOARD OF PUBLIC WORKS**

***Wetlands License - #22-1152 – Baltimore Gas and Electric Company (BGE)***

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

- (1) Grant a wetlands license for a project involving installation of two electric cables crossing over 163 feet of State Tidal Wetlands; and
- (2) Assess annual compensation of \$815 to be deposited into the MDE Wetlands and Waterways Program Fund.

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

- Application received October 28, 2022
- Comment period closed March 15, 2023
- MDE Report and Recommendation received April 4, 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 23.02.04.01.C. and COMAR 23.02.04.12.E.

**Compensation:** This license contains a recommendation that the Board assess compensation. The licensee seeks to install two electric cables crossing over 163 feet of State Tidal Wetlands. The Wetlands Administrator recommends annual compensation of \$815 calculated as follows:

163 linear feet (2 cable lines) x \$2.50 per linear foot\* of tidal wetland impact = \$815.00

\*COMAR 23.02.04.15.D(3)(a)

**BALTIMORE COUNTY**

22-1152 *BALTIMORE GAS AND ELECTRIC COMPANY (BGE)* – To upgrade electric lines by installing electric cables and determining the yearly fee for crossing State tidal wetlands.

*Essex, Deep Creek*

*Special conditions: Requirements for State of Maryland annual fee for cables crossing State tidal wetlands.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
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Contact: Bill Morgante 410-260-7791  
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9. **BOARD OF PUBLIC WORKS**  
***Wetlands License -- #22-1192 – Brian Kmet  
Mitigation***

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

1. Grant a tidal wetlands license to nourish a 90-foot long by 22-foot wide beach with approximately 72 cubic yards of sand fill, and
2. Require mitigation in the amount of \$4,386.00 for impact to submerged aquatic vegetation (SAV) resulting from the sand fill.

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

- Application received November 9, 2022
- Public comment period ended April 1, 2023
- MDE Report and Recommendation April 12, 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:** Nourishing a 90-foot long by 22-foot wide beach with approximately 72 cubic yards of sand fill will result in new impacts to 850 square feet of SAV. MDE recommends that the licensee mitigate for the 850 square feet of impact to SAV at a 3:1 ratio (COMAR 23.02.04.11.B) by paying \$4,386.00 into the MDE Tidal Wetlands Compensation Fund.

850 square feet x 3 (3:1 ratio) x \$1.72 per square foot\* = \$4,386.00

\*Based on \$75,000/acre mitigation cost.

**ANNE ARUNDEL COUNTY**

22-1192 *BRIAN KMET* – To nourish a beach by placing sand fill.

*Arnold, Deep Creek*

*Special conditions: Time of year restriction. Requirements for beach nourishment area, County review and authorization of work above mean high water, and payment into the Maryland Department of the Environment Tidal Wetland Compensation Fund.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

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**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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Contact: Bill Morgante 410-260-7791  
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10. **BOARD OF PUBLIC WORKS**  
***Wetlands License - #20-0957(R) – Cove Creek Club HOA  
Modification***

**Recommendation:** The Board of Public Works Wetlands Administrator recommends the Board approve a modification to Tidal Wetlands License No. 20-0957 which authorized mechanical dredging and a six-year maintenance dredging period. The modification includes adding an option for hydraulic dredging and providing beach nourishment to an adjacent beach.

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

**Authority:** Title 16, Environment Article, Annotated Code of Maryland; COMAR 23.02.04.17D.

**QUEEN ANNE'S COUNTY**

20-0957(R) *COVE CREEK CLUB HOA – To improve navigable access by mechanically or hydraulically dredging a boat slip and spur channel, providing beach nourishment to an adjacent beach, and providing for six-years of maintenance dredging.*  
*Stevensville, Eastern Bay*  
*Special conditions: Requirements for U.S. Coast Guard approval, dredge operator, inadvertent releases of dredged material into State Tidal Wetlands, and beach nourishment construction.*

**Original Approval:** Secretary's Agenda, Item 6 (9/15/2021) in which the Board authorized the following:

20-0957 *COVE CREEK CLUB HOA – To improve navigable access by mechanically dredging a boat slip and spur channel.*  
*Stevensville, Eastern Bay*  
*Special conditions: Requirements for transport of dredged material, staking of dredged area, maintenance dredging, post dredge bathymetric survey, and disposal of dredged material.*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
May 3, 2023



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11. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
***Rental Housing Works Program***

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

**Borrower:** KCG SSP Bowie Senior Living, LP

**Project:** Hill House at Beechfield  
12005 Traditions Boulevard  
Bowie, Maryland 20720

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

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

**Loan Amount:** \$3,500,000

**Fund Source:** MCCBL 2021 - *Rental Housing Works Program*

**Collateral:** Deed of Trust

**Description:** The Project consists of the new construction of a 150-unit age-restricted mid-rise apartment community in Bowie. The Project will offer one- and two-bedroom units and will serve households with incomes up to 60% of the Area Median Income (AMI). The Project is sponsored by KCG Development and Streetscape at Bowie, LLC.

Pursuant to Maryland's commitment to reducing greenhouse gas emissions, conserving water resources, and enhancing Maryland's environment, the scope of work includes the following:

1. The project will use criteria from the National Green Building Standard 2020 version and obtain a Bronze certification.
2. All windows will be Energy Star rated.
3. All faucets and bath fixtures will use low flow Water Sense labeled products.
4. All appliances will be Energy Star rated including refrigerators, ranges, range hoods, and bath exhaust fans
5. Energy Star rated light fixtures will be installed in all units and common areas.

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

*Scope of work (cont'd):*

6. The project will hire a RESNET or HERS rater to review and verify design, and perform necessary in-progress performance testing and evaluation.
7. Mechanical systems will be high efficiency 19 SEER rated units and programmable thermostats.
8. The project will include air sealing per the Department of Energy Air Leakage 2018 IECC.

*Project Funding Sources:*

Sources	Amount
<b>Rental Housing Works (this Item)</b>	<b>\$ 3,500,000</b>
Permanent First Mortgage - FTEL Loan	22,030,000
Rental Housing Works Funds	3,500,000
Prince George's County HOME Loan	1,000,000
4% Low Income Housing Tax Credit Equity	22,805,061
Developer's Equity	749,345
Good Faith Deposit	455,100
Deferred Developer Fee	4,690,598
<b>Total</b>	<b>\$ 55,230,104</b>

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
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May 3, 2023**



*Contact: Terri Wilson 410-537-4155  
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**12. MARYLAND DEPARTMENT OF THE ENVIRONMENT  
*Bay Restoration Fund***

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

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

**Project:** Poolesville Wastewater Treatment Plant ENR Refinement

**Recipient:** Town of Poolesville

**Amount:** Up to \$1,281,450

**Location:** Montgomery County/Legislative District 15

**Project Description:** The proposed project involves the planning, design, and construction of denitrification filters and related appurtenances at the existing Poolesville Wastewater Treatment Plant (WWTP). The proposed denitrification filters and related appurtenances will provide the means for the Poolesville WWTP to consistently achieve the ENR level of treatment for total nitrogen goal of 3.0 mg/l and total phosphorous goal of 0.3 mg/l. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

**Project Funding Sources:**

<b>Bay Restoration Fund Grant BR-NR 03.17 (<i>this Item</i>)</b>	<b>\$ 1,281,450</b>
Bay Restoration Fund Grant BR-NR 03.17 (prior approval Sec 12 [9/14/22])	\$ 7,065,360
Bay Restoration Fund Grant BR-NR 03.17 (prior approval Sec 12 [7/19/18])	\$ 249,760
Local Share	\$ 517,540
Total Estimated Project Cost	<b>\$ 9,114,110</b>

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
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Contact: Jeffrey Fretwell 410-537-3119  
jeffrey.fretwell@maryland.gov

13. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
***Maryland Drinking Water State Revolving Loan Fund***

**Recommendation:** That the Board of Public Works approve changing the recipient of a previously approved loan.

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

**Project:** Braddock Run and Wills Creek Water Utility Improvement/  
LaVale Water Main

**Original Recipient:** LaVale Sanitary Commission

**Corrected Recipient:** Allegany County

**Original Approval:** Secretary's Agenda, Item 11 (5/11/2022)

**Financing Description:**

**New Loan** (up to) **\$763,204** – Drinking Water State Revolving Loan Fund.

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

*Rate.* Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2021 loan recipients received an interest rate of 0.40%.)

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

**New Loan Forgiveness** (up to) **\$763,204** – Drinking Water State Revolving Loan Fund. Complies with Drinking Water Revolving Loan Fund Program's disadvantaged-community criteria. Principal forgiveness loan terms/grant conditions are enforceable should Recipient default.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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*Contact Person: Terri Wilson 410-537-4155  
terria.wilson@maryland.gov*

**14. MARYLAND DEPARTMENT OF THE ENVIRONMENT  
*Water Supply Financial Assistance***

**A. Recommendation:** That the Board of Public Works unencumber unneeded funds previously encumbered for the completed and closed-out Deal Island Road Water Main Loop project. These funds will be used for the Pocomoke City Water Towers Mixers project, subject to Board approval. (See Secretary’s Agenda, Item 15 on this 5/3/2023 agenda)

Project #	Program	Project Name	Recipient	MCCBL	Appropriation	Amount
WSG 06.20	Water Supply	Deal Island Road Water Main Loop	Somerset County Sanitary District	2018	18265	\$6,491

**B. Recommendation:** That the Board of Public Works unencumber unneeded funds previously encumbered for the completed and closed-out Keyzers Ridge Water System Water Storage Tank project. These funds will be used for the Pocomoke City Water Towers Mixers project, subject to Board approval. (See Secretary’s Agenda, Item 15 on this 5/3/2023 agenda)

Project #	Program	Project Name	Recipient	MCCBL	Appropriation	Amount
WSG 14.12	Water Supply	Keyzers Ridge Water System Water Storage Tank	Garrett County	2018	18265	\$29,957

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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Contact: Terri Wilson 410-537-4155  
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15. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
***Water Supply Financial Assistance***

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

**Authority:** Sections 9-420 – 9-426, Environment Article,  
Annotated Code of Maryland.

**Project:** Pocomoke City Water Tower Mixers

**Recipient:** Pocomoke City

**Amount:** Up to \$1,010,068

**Location:** Worcester County/Legislative District 38A

**Project Description:** The project entails design and installation of two mixers in two water storage tanks located within the City of Pocomoke water distribution system. The City has been experiencing elevated levels of total trihalomethanes (TTHMs), a known carcinogen, in the water supply. The mixers will aerate the water which will reduce the amount of TTHMs, bringing the levels to an acceptable range. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

**Project Funding Sources:**

Water Supply Financial Assistance, WSG 07.24, MCCBL 2020-20331	\$ 377,308
Water Supply Financial Assistance, WSG 07.24, MCCBL 2019-19335	\$ 596,312
Water Supply Financial Assistance, WSG 07.24, MCCBL 2018-18265	\$ 36,448
American Rescue Plan Act / Local Funds	\$ 540,467
Total Estimated Project Cost	\$1,550,535

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Kenny Toro 410-729-8926  
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16. **MARYLAND ENVIRONMENTAL SERVICE**  
*Eastern Correctional Institution, Somerset County*

**Construction Contract:** ECI Cogeneration Plant Boiler Fuel Conversion  
MES Project # 1-22-4-07-5R

**Original Approval:** Secretary's Agenda, Item 12 (5/11/2022)

**Award:** W. M. Schlosser Company, Inc., Hyattsville, MD

**Contract Description:** Perform boiler and room modifications, install natural gas equipment, and tie into the new natural gas distribution point.

**Modification Description:** Additional items identified to integrate into the design based on code compliant changes to natural gas equipment.

**Original Contract Term:** 190 calendar days; (End date: November 19, 2022)

**Previous Modified Contract Term:** 418 calendar days; (End date: July 5, 2023)

**Modified Contract Term:** 559 calendar days; (End date: November 23, 2023)

**Original Contract:** \$ 9,895,000.00

**Previous Modifications:** \$ 0

**This Modification:** \$ 3,266,468.77

**Revised Amount:** \$ 13,161,468.77

**Percentage Increase:** 33%

**MBE Goal:** 17%

**MBE Compliance** 0% (See Agency Remarks)

**Remarks:** The Eastern Correctional Institution (ECI) cogeneration plant is converting both existing high-pressure boilers from firing wood chips and No. 2 fuel oil to fire natural gas and No. 2 fuel oil based on the design completed by HDR Engineering, Inc. (HDR).

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16. **MARYLAND ENVIRONMENTAL SERVICE** (*cont'd*)

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

The construction efforts will entail modification to the internal boiler configuration and boiler room to include removal of equipment no longer required for operation; modification to existing catwalks; installation of new burners, economizers, and ancillary equipment; installation and programming of boiler instrumentation and controls; and installation of piping that will safely direct natural gas from the distribution point outside of the plant to the burner for each boiler.

New boiler equipment was procured under a separate MES contract with Delval Equipment (Delval; Secretary's Agenda, Item 14, 1/27/2021), the sole regional representative of the original equipment manufacturer (OEM) Cleaver-Brooks. Equipment procurement was performed separately due to long lead-times from the boiler OEM. This new equipment will be installed as part of the subject contract.

Based on differing code interpretations between HDR Engineering, Inc. and the original equipment manufacturer, MES engaged the authorities having jurisdiction (AHJ) for code interpretations in August 2021. In September 2021, the authorities having jurisdiction upheld HDR Engineering, Inc.'s code interpretation which required the original equipment manufacturer to update their equipment design. In March 2022, three months after MES received bids for the second public solicitation of the subject contract, HDR Engineering, Inc. determined these equipment changes required updates to some design aspects of the ECI Cogeneration Plant boiler fuel conversion project. HDR Engineering, Inc. upgraded the construction bid documents and released the Issued For Construction (IFC) documents with the necessary design changes. The contractor's review identified additional cost changes from the original construction bid documents. This change order is the result of MES negotiation of the equitable cost adjustment to implement electrical, instrumentation, and structural design changes.

The Contractor remains committed to the 17% goal and is planning to use two additional MBE vendors to achieve this goal. There have been no payments to MBE vendors to date. MBE participation is forecasted to begin during construction, which is scheduled to start in July 2023. Work tasks by MBE vendors includes mechanical systems installation, welding and inspection, and engineering consultation.

**Fund Sources:**

MCCBL 2019, *MES Infrastructure Improvement Fund (UB00)*  
MCCBL 2020, *MES Infrastructure Improvement Fund (UB00)*  
MCCBL 2021, *MES Infrastructure Improvement Fund (UB00)*  
Maryland Energy Administration (MEA) FY23 Anchor Customer Grant Program  
(Grant No. 2022-6-523S1)  
HB200 H00H01.02 Statewide Capital Appropriation – Business Enterprise  
Administration (DGS FY 2023 Deficiency Appropriation)

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16. **MARYLAND ENVIRONMENTAL SERVICE** (cont'd)

*Appropriation Codes:*

336 MCCBL 2019 (PCA 12075)	\$533,783.82
332 MCCBL 2020 (PCA 12091)	\$859,566.25
332 MCCBL 2020 (PCA 12096)	\$273,000.00
542 MCCBL 2021 (PCA 12201)	\$8,268.79
MEA Grant No. 2022-6-523S1	\$1,181,053.00
H00H01.02	\$410,796.91

*Resident Business:* Yes

*Tax Compliance No.:* 23-1427-1111

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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: Matt Lapinsky 410-729-8259  
mlapinsky@menv.com

17. **MARYLAND ENVIRONMENTAL SERVICE**  
***Martinak State Park, Caroline County***

**Construction Contract:** Martinak State Park 50,000 Gallon Elevated Water Storage Tank Repairs, Modifications, Cleaning & Repainting  
MES Project # 1-23-2-35-5

**Description:** Complete metal repairs and modifications to tower, blast interior and exterior, repaint interior and exterior.

**Procurement:** Competitive Sealed Bids

**Bids:** Manolis Painting, Inc., Baldwin, MD 21013 \$342,320  
Minoan Inc., Red Lion, PA 17356 \$544,700

**Award:** Manolis Painting, Inc.

**Amount:** \$342,320

**Term:** 90 calendar days

**MBE Participation:** 10%

**Remarks:** The water tower was last recoated in 2002. The interior and exterior coatings are failing, necessitating blasting and recoating. This work involves complete removal of the existing paint coating from the surface of the steel and application of a new steel coating system. Structural steel repairs and OSHA compliant safety upgrades will also be performed during this project. Implementation of the recommended structural and coating repairs will extend the life of the structure for another 15 to 20 years.

The MBE participation goal of 10% for subcontracting is for paint & fuel supplies, equipment rental (scaffolding/containment system) and waste disposal. The majority of the work will be self-performed by the contractor.

**Fund Sources:** Special Funds: Natural Resources Development Fund of FY2023 -  
Program Open Space Item 004  
MES Operating Funds

**Appropriation Code:** 004 POS 2023 (PCA#12236) \$275,000  
MES Operating Funds \$67,320

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17. **MARYLAND ENVIRONMENTAL SERVICE** *(cont'd)*

*Tax Compliance No.*            23-0596-0111

*Resident Business:*            No

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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**REVISED**

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

**18. MARYLAND FOOD CENTER AUTHORITY**

**Recommendation:** That the Board of Public Works:

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

**Authority:** Section 10-212(e)(2), Economic Development Article, Annotated Code of Maryland; Section 10-305, State Finance and Procurement Article, Annotated Code of Maryland

**Property:** Market Facilities:

Maryland Market Center Building A (formerly known as Wholesale Seafood Market)  
7901 Oceano Avenue, Jessup,  
Howard County, Maryland 20794

Maryland Wholesale Produce Market  
7460 Conowingo Avenue, Jessup  
Howard County, Maryland 20794

**Tenant:** Multiple Tenants

**Term:** Three-year lease term with a three-year renewal option or five-year lease term with a five-year renewal option.

**Lease Amount:** Maryland Market Center Building A - \$1,277.85 a month per unit for one year. Annual increases thereafter in accordance with the Consumer Price Index, with increases capped at four percent (4%).  
35 Units

Maryland Wholesale Produce Market - \$1,507.86 a month per unit for one year. Annual increases thereafter in accordance with the Consumer Price Index, with increases capped at four percent (4%).  
101 Units

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**REVISED**

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

**Background:** The Maryland Food Center Authority (the "Authority") owns and manages the Maryland Market Center Building A (formerly known as Maryland Wholesale Seafood Market) (the "MMC Building A"). The MMC Building A, opened in 1983, is an integral component of the Maryland Food Center complex located in Jessup. The MMC Building A consists of one building with approximately 114,859 square feet of space and is currently sub-divided into 35 individual units. Food & food-related dealers own and operate specialized companies and lease offices, storage and dock facilities from the Authority.

The Authority also owns and manages the Maryland Wholesale Produce Market (the "Produce Market"). The Produce Market opened in 1976 and operates as an integral component of the Maryland Food Center complex located in Jessup, Maryland. The Produce Market consists of two buildings with approximately 330,000 square feet of space and is sub-divided into 101 individual units. The food and food-related dealers own and operate specialized companies and lease offices, storage and dock facilities from the Authority.

Reference is made to Secretary's Agenda, Item 8 (March 22, 2017), in which the Board of Public Works previously approved a three-year form lease and a five-year form lease for these units. The new proposed Form Leases have been updated to address such matters as developments in the law concerning compostable waste, including email as an acceptable method of Notice, and clarification of the composition of the Tenant Advisory Board.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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APP 1

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

**A1. DEPARTMENT OF HUMAN SERVICES**  
***Social Services Administration (SSA)***  
***Foster Care Maintenance Payments Program***

**Contract Title:** Emergency Residential Child Care Services  
SSA/RCCDD-23-018, ADPICS #N00B3600336

**Contract Type:** Services

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

**Procurement Method:** Emergency

**Award:** Debobeth Care, Inc.  
Baltimore, MD

**Amount:** \$53,037 (not to exceed)

**Term:** 11/21/2022 – 03/31/2023

**Date Emergency Declared:** 11/21/2022

**Contract Award Date:** 11/21/2022

**Date Emergency Reported:** 4/12/2023

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

**Fund Source:** 100% General

**Appropriation Code:** N00G0001

**Remarks: Nature of Emergency:** Emergency placement of a twenty year-old youth diagnosed with Disruptive Mood Dysregulation Disorder, Attention Deficit/Hyperactivity Disorder, and Oppositional Defiant Disorder. The youth was temporarily placed at hotel with a 24-hour mentor but required a permanent placement.

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APP 2

**A1. DEPARTMENT OF HUMAN SERVICES (cont'd)**

*Basis for Selection:* Due to the unique and emergent needs of the youth, it was determined by the Local Department of Social Services that Debobeth Care, Inc. was the most appropriate placement as Debobeth Care, Inc. is a 24-hour community residential facility in Baltimore that provides for the development and maintenance of skills related to activities of daily living through application of formal teaching methods in a community residential setting. The provider specializes in support of young adults 18 years and above with challenges involving co-occurring diagnosis of intellectual /developmental disabilities and chronic mental illnesses, Autism Spectrum Disorder and Generalized Seizure Disorder.

The proposed price for this contract has been determined to be fair and reasonable because the price is set by Maryland State Department of Health, Developmental Disabilities Administration, using the same established methodology in price setting for all In-State providers.

*Reason for Late Report:* The emergency report and supporting documents were sent to the Department of General Services instead of the Board of Public Works. This error was not addressed until months afterwards.

**Resident Business:** Yes

**MD Tax Clearance:** 23-0046-0000

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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APP 3

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

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

**Contract Title:** Emergency Out-of-State Residential Child Care Services  
SSA/OOS-23-024, ADPICS # N00B3600445

**Contract Type:** Services

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

**Procurement Method:** Emergency

**Award:** Hospital for Sick Children (HSC) Pediatric Skilled Nursing  
Facility  
Washington, DC

**Amount:** \$200,200 (not to exceed)

**Contract Term:** 03/3/2023 – 08/31/2023

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

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

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

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

**Fund Source:** 100% General

**Appropriation Code:** N00G0001

**Remarks:** *Nature of Emergency:* Emergency procurement contract for the placement of a 5-year-old youth diagnosed with enlarged head due to Hydrocephaly, Non-verbal, non-ambulatory. The youth is also blind and partially deaf in the left ear.

**Basis for Selection:** Due to the unique and emergent needs of the youth, it was determined by the Local Department of Social Services that HSC Pediatric Skilled Nursing Facility is the most

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APP 4

**A2. DEPARTMENT OF HUMAN SERVICES (cont'd)**

appropriate placement as they specialize in providing complex medical services to children and young adults.

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

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

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 (NOP) to the Local Department of Social Services, the Secretary approval of placement, and the NOP form.

**Resident Business:** No

**Tax Clearance:** 23-0996-0000

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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APP 5

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

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

**Contract Title:** Emergency Out-of-State Residential Child Care Services  
SSA/OOS-23-022, ADPICS # N00B3600408

**Contract Type:** Services

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

**Procurement Method:** Emergency

**Award:** Youth Opportunity Investments, LLC d/b/a Brooksville Youth Academy; Brooksville, FL

**Amount:** \$82,800 (not to exceed)

**Term:** 2/7/2023 – 06/30/2023

**Date Emergency Declared:** 2/7/2023

**Contract Award Date:** 2/7/2023

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

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

**Fund Source:** 100% General

**Appropriation Code:** N00G0001

**Remarks:** *Nature of Emergency:* Emergency procurement contract for the placement of a 15-year-old youth diagnosed with post-traumatic stress disorder, complex cannabis use disorder and past personal history of physical and sexual abuse.

**Basis for Selection:** Due to the unique and emergent needs of the youth, it was determined by the Local Department of Social Services that Youth Opportunity Investments, LLC 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 6

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

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

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

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 (NOP) to the Local Department of Social Services, the Secretary approval of placement, and the NOP form. Department of Social Services, the Secretary approval of placement, and the NOP form.

*Resident Business:* No

*Tax Clearance:* 23-0658-0000

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

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APP 7

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

**A4. DEPARTMENT OF JUVENILE SERVICES**

**Contract Title:** Emergency Out-of-State Residential Treatment Services  
Contract ID#: 23-PD-016 ADPICS No.: V00P3600526

**Contract Type:** Services

**Contract Description:** Emergency placement of one youth as mandated by the juvenile courts.

**Procurement Method:** Emergency

**Award:** Youth Opportunity Investment, Inc., d/b/a TCSI, Inc.  
Rockdale, TX

**Term:** 01/01/2023 – 06/30/2023

**Amount:** \$109,828 (Not to Exceed)

**Date Emergency Declared:** 12/05/2022

**Contract Award Date:** 12/12/2022

**Date Emergency Reported:** 4/10/2023

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

**Fund Source:** 100% General

**Appropriation Code:** E0101

**Remarks: Nature of Emergency:** Emergency placement of one youth diagnosed with mental health issues requiring a high level of care consistent with criteria for placement in a hardware secure facility.

**Basis for Selection:** Due to the unique and emergent needs of the youth, it was determined that Youth Investment Opportunity, Inc. was the most appropriate program placement as it is a Residential Treatment Center that provides services to youth with medical and behavioral challenges requiring daily structure and interventions to address behavioral and emotional issues. DJS reached out to other treatment programs for the placement including two that are currently on contract with DJS and eleven additional treatment programs for placement of the youth.

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APP 8

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

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

Of all the treatment programs DJS reached out to, only Youth Opportunity Investment, Inc. responded positively while others declined due in part to the youth's age, the contractor's waiting list (9-12 months), and other determining factors.

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 contractor will be paid only for the one referred youth in the program and for the actual number of days and services provided.

*Reason for Late Report:* The emergency report and supporting documents were sent to the wrong email address. In addition, a notification to send the report and documents to the correct email address was mishandled.

***Resident Business:*** No

***MD Tax Clearance:*** 22-6051-0000

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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APP 9

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

**A5. DEPARTMENT OF HUMAN SERVICES**  
*Office of the Secretary*

**Contract Title:** Forensic Auditing Services  
 OS/FAC-23-001

**Contract Type:** Services

**Contract Description:** A forensic audit that focuses on unauthorized spending, misallocated expenses, lack of conformity with State law, regulations, or policies, and other accounting errors for records identified by the Department. The initial focus is for Fiscal Years 2022 and 2023, but may span from FY2016 through FY2023.

**Procurement Method:** Emergency

**Bids:**

Offeror	Technical Proposal	Financial Proposal	Overall Ranking
RSM US LLP, Baltimore, MD	1	\$1,436,725 (1)	1

**Award:** RSM US LLP, Baltimore, MD *(Single Proposal Received)*

**Amount:** \$1,436,725 (NTE)

**Term:** 04/19/2023 – 04/18/2024

**Date Emergency Declared:** 03/21/2023

**Contract Award Date:** 04/19/2023

**Date Emergency Reported:** 04/20/2023

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

**Fund Source:** 100% General Funds

**Appropriation Code:** N00A0101

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May 3, 2023



APP 10

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

**Remarks: Nature of Emergency:** The Department of Human Services (DHS) sought, via the emergency procurement process, a vendor to conduct a forensic audit that follows generally accepted government auditing standards and focuses on unauthorized spending, misallocated expenses, lack of conformity with State law, regulations, or Board policies, and other accounting errors. The initial focus is for Fiscal Years 2022 and 2023 but may span from FY2016 through FY2023. The audit should review records from Fiscal Year 2022 and Fiscal Year 2023, as identified by DHS. The emergency procurement process was required to safeguard state general funds from potential fraud, waste, and abuse. The scope and nature of the forensic audit rises to a level of complexity that no other State resource has the bandwidth or the ability to conduct with their current allocation of resources.

We anticipate that the audit's scope will be conducted in two phases, as described below:

- Phase 1: State Fiscal Years 2022 and 2023 (July 1, 2021 - March 17, 2023); and
- Phase 2: State Fiscal Years 2016 through 2021 (July 1, 2016 - June 30, 2021).

**Basis for Selection:** A competitive scope of work was issued on March 31, 2023, and directly solicited to 8 audit firms, including six firms on the state's Audit Services Master Contract (ASMC) for Maryland State Agencies (2020-2025), and two nationally/globally recognized firms. A pre-proposal conference was held on April 5, 2023 with four vendors participating. Proposals were due on April 12, 2023. One Proposal was received on-time in response to the Scope of Work request.

The selection was made based on the Offeror's ability to meet the minimum requirements to provide the services described within the scope of work.

**Resident Business:** Yes

**Tax Clearance:** 23-1505-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
May 3, 2023



DNR 1

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

1A. **PROGRAM OPEN SPACE LOCAL SHARE**  
**LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**  
*Anne Arundel County*

**Recommendation:** Approval to commit \$624,250 for the following **development** project.

**1. Fort Smallwood Park Development #3 - \$424,250**

Anne Arundel County  
POS #7057-2-332 MD20191023-0877

**Background:** Additional funds to design and construct improvements to the park in accordance with the park master plan. Development to include: constructing a new comfort station and concession building; restoring and repurposing a historic concession stand; constructing a new maintenance building; renovating the historic barracks building and repurposing it as the park’s visitors center and ranger office; improving the existing stone comfort station for year-round use; and providing improvements to storm drainage, stormwater management, utilities, landscaping, paving, park roads, sediment control, and other related amenities.

**Prior Approvals:** \$488,778.00 (DNR-RP Item 1A [May 6, 2020])  
\$5,394,363.68 (DNR-RP Item 1A(1) [February 16, 2022])  
\$1,412,194.00 (DNR-RP Item 1A [September 14, 2022])

**Fund Source:** Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$424,250.00

**2. Truxtun Park Pickleball Court Lighting - \$200,000**

City of Annapolis  
LPPI# LPPI-2-19

**Background:** Install lighting at the two pickleball courts at the park to extend playing time.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$200,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
May 3, 2023



DNR 2

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

2A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*Dorchester County*

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

***Dorchester County – 2027 Land Preservation, Parks, and Recreation Plan – \$25,000***  
Dorchester County  
POS #7546-9-191 MD20230329-0229

**Background:** Funding to complete Dorchester County’s 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$25,000.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
May 3, 2023



DNR 3

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

3A. **PROGRAM OPEN SPACE LOCAL SHARE**  
**LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**  
*Frederick County*

**Recommendation:** Approval to commit \$350,663 for the following **development** projects.

**1. Gaver Park Amenities - \$13,028.75**

Town of Myersville  
POS #7458-10-478 MD20220706-0576

**Background:** Additional funding to purchase and install various seating along the trail within Gaver Park.

**Prior Approvals:** \$15,000.00 (DNR-RP Item 4A(4) [August 31, 2022])

**Fund Source:** Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$13,028.75

**2. Walkersville Community Park Improvements - \$139,154**

Town of Walkersville  
LPPI# LPPI-10-71

**Background:** Expand and resurface the existing parking lot and install shade structures at Walkersville Community Park.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$139,154.00

**3. Heritage Farm Park Improvements - \$98,481**

Town of Walkersville  
LPPI# LPPI-10-72

**Background:** Resurface two linear walking paths and install shade structures near the playgrounds at Heritage Farm Park.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$98,481.00

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
May 3, 2023



3A. **PROGRAM OPEN SPACE LOCAL SHARE**  
**LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE** (cont'd)  
*Frederick County*

**4. Doubs Meadow Park Soccer Trail - \$100,000**

Town of Myersville  
LPPI# LPPI-10-73

**Background:** Design and construct a hiker/biker path with associated trail amenities near the soccer fields at Doubs Meadow Park.

**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  
Supplement  
May 3, 2023



DNR 5

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

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

**Recommendation:** Approval to commit \$13,800 for the following **development** project.

***Veterans Park Improvements - \$13,800***

Garrett County  
LPPI #LPPI-11-27

**Background:** Convert a parking lot into two fenced pickleball courts, resurface the basketball court, purchase picnic tables and associated site amenities at Veterans Park.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$13,800.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
May 3, 2023



DNR 6

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

**5A. PROGRAM OPEN SPACE LOCAL SHARE**  
*St. Mary's County*

**Recommendation:** Approval to commit \$511,500 for the following **acquisition** project.

**Three Notch Trail-Hollywood Volunteer Rescue Squad Property Acquisition - \$511,500**  
St. Mary's County  
POS #7536-18-151 MD20230216-0132

**Background:** Acquire 8.09 acres for use as a trailhead for phase VII of the Three Notch Trail.

**Appraised Value:** Hooper and Associates \$423,000.00  
Worthington & Associates \$530,000.00

**Property Cost:** \$500,000.00

**Incidental Costs:** \$11,500.00

**Fund Source:** Outdoor Recreation Land Loan of 2017, Chapter 143, Acts of 2016  
Program Open Space Local  
Source Code: 17009 \$112,946.45

Outdoor Recreation Land Loan of 2018, Chapter 150, Acts of 2017  
Program Open Space Local  
Source Code: 18011 \$246,431.50

Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$152,122.05

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
May 3, 2023



DNR 7

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

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

**Recommendation:** Approval to commit \$228,700 for the following **acquisition** project.

**North Prong Park – Lake Street Acquisition - \$228,700**  
City of Salisbury  
POS #7521-22-285 MD20230215-0124

**Background:** Acquire 1.37 acres to add to a new riverfront park in Salisbury. The city is paying the balance of the acquisition costs.

**Appraised Value:** W.R. McCain & Associates \$165,000.00  
Opteon Appraisal, Inc. \$175,000.00

**Property Cost:** \$246,823.00  
**Incidental Costs:** \$53,700.00

**Fund Source:** Outdoor Recreation Land Loan of 2017, Chapter 143, Acts of 2016  
Program Open Space Local  
Source Code: 17009 \$67,750.00

Outdoor Recreation Land Loan of 2018, Chapter 150, Acts of 2017  
Program Open Space Local  
Source Code: 18011 \$10,000.00

Outdoor Recreation Land Loan of 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$141,117.25

Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$9,832.75

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
 Department of Natural Resources – Real Property  
 Supplement  
 May 3, 2023



DNR 8

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

**7A. RURAL LEGACY PROGRAM FUNDS**  
*Baltimore County*

**Recommendation:** Approval to grant \$374,956.55 to **The Land Preservation Trust, Inc.** from Rural Legacy Funds to acquire a 42.89-acre conservation easement.

***Piney Run Rural Legacy Area – Tom & Ashley Cole’23***

**Prior Approval:** Rural Legacy Area Grant for easement acquisitions:  
 DNR-RP Item 14A (12/1/2021) \$1,013,208 for FY 2022

**Project Description:** Acquisition of this conservation easement will protect productive agricultural and forest lands and 1,300 linear feet of vegetative stream buffers along unnamed tributaries to Peggy’s Run, a tributary of Gunpowder Falls, and the Prettyboy Reservoir. Prettyboy Reservoir provides potable water to the Baltimore Metropolitan Area. This Rural Legacy easement, RL No. 34546, will be co-held by the Department of Natural Resources and the Land Preservation Trust.

**Easement Value:** \$347,840.55 (\$8,110 per acre)

**Purchase Price:** \$347,840.55 (\$8,110 per acre)

**Total Other DNR Costs:**

Administrative:	\$10,435.00
Incidental:	\$11,464.00
Compliance:	<u>\$ 5,217.00</u>
	\$27,116.00

**Amount Requested:** \$374,956.55

**Fund Sources:** Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020  
 Rural Legacy Program  
 Source Code: 21012 \$374,956.55

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

## 1-GM. GENERAL MISCELLANEOUS

**Recommendation:** That the Board of Public Works approve use of general obligation bond funding proceeds and General Fund (PayGo) funding for the following contracts totaling \$522,639.

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

### University of Maryland, College Park Chemistry Wing 1 Replacement

- Description:** Network Gear (Aruba) for Chemistry Wing Replacement project.

**Procurement Method:** Cooperative Agreement – E&I Cooperative Services, CNR01439

**Award:** CDWG, LLC, Vernon Hills, IL

**Amount:** \$351,382

**Fund Source:** General Funds (FY 2023 PayGo Funding)

**Resident Business:** No **MD Tax Clearance:** 23-1342-1110
- Description:** Materials and Equipment for Chemistry Wing Replacement Project

**Procurement Method:** Cooperative Agreement – Omnia Partners Master Contract, EV2370

**Award:** Graybar Electric, Lanham, MD

**Amount:** \$47,954

**Fund Source:** General Funds (FY 2023 PayGo Funding)

**Resident Business:** Yes **MD Tax Clearance:** 23-1343-1111
- Description:** Provide wireless access to building,

**Procurement Method:** Simplified Procurement (non-competitive)

**Award:** Net 100, Columbia, MD

**Amount:** \$4,892

**Fund Source:** General Funds (FY 2023 PayGo Funding)

**Resident Business:** Yes **MD Tax Clearance:** 23-1312-1111



**1-GM. GENERAL MISCELLANEOUS (cont'd)**

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

1. **Description:** Asbestos Abatement for the John S. Toll Physics Air Handling Unit replacement project.  
**Procurement Method:** On-Call Master Contract  
**Award:** Sandow Construction, Inc., Bladensburg, MD  
**Amount:** \$45,229  
**Fund Source:** General Funds (FY2023 PayGo Funding)  
**Resident Business:** Yes **MD Tax Clearance:** 23-1400-0111
  
2. **Description:** Provide monitoring services for asbestos abatement activities.  
**Procurement Method:** On-Call Master Contract  
**Award:** Tidewater, Inc., Elkridge, MD  
**Amount:** \$6,946  
**Fund Source:** General Funds (FY2023 PayGo Funding)  
**Resident Business:** Yes **MD Tax Clearance:** 23-1401-1111

**University of Maryland, Baltimore County**  
*Meyerhoff Chemistry Teaching and Research Lab Modifications*

**Description:** Research Lab Modifications for Accessibility  
**Procurement Method:** UMB On Call A/E for Academic Projects Task Order  
**Award :** Design Collective, Inc., Baltimore, MD  
**Amount:** \$66,236  
**Fund Source:** MCCBL 2022: *Funding to modify labs providing access to students and faculty with disabilities.* Item #146  
**Resident Business:** Yes **MD Tax Clearance** 23-1415-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
May 3, 2023



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

**2-AE. UNIVERSITY OF MARYLAND, COLLEGE PARK  
*Architect/Engineering Design Services Contract***

**Contract ID:** Architecture and Engineering Design Services  
Indefinite Delivery Contract (IDC), Request for Proposal #122920

**Recommendation:** Award contracts for Architecture and Engineering Design Services.

**Contract Description:** Multiple awards for Architectural/Engineering design services to support new construction, minor construction, and renovation projects at the University of Maryland, College Park and other institutions of the University System of Maryland on an as-needed basis.

**Awards:**

Ayers Saint Gross	Baltimore, MD
Design Collective, Inc.	Baltimore, MD
GWWO Architects	Baltimore, MD
Hughes Group Architects	Sterling, VA
Johnson, Mirmiran & Thompson Architecture	Hunt Valley, MD
Marshall Craft Associates, Inc.	Baltimore, MD
Whitman, Requardt & Associates	Baltimore, MD

**Procurement Method:** USM Procurement Policies and Procedures for Architecture and Engineering Services.

**Contract Term:** 5/8/2023 through 5/7/2025 - (2-year base term with three 1-year renewal options)

**Amount:**

- \$5,000,000 (not to exceed) 2-year base term
- \$2,500,000 (not to exceed) 1<sup>st</sup> renewal option
- \$2,500,000 (not to exceed) 2<sup>nd</sup> renewal option
- \$2,500,000 (not to exceed) 3<sup>rd</sup> renewal option
- \$12,500,000 (not to exceed Total)

**Proposals:**

Firm	Ranking
Design Collective, Inc.	1
Whitman Requardt & Associates	2
GWWO	3
Ayers Saint Gross	4
Marshall Craft Associates	5
Johnson Mirmiran Thompson	6
Hughes Group Architects	7

Board of Public Works  
University System of Maryland  
Supplement  
May 3, 2023



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

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

**MBE Participation:** MBE goals will be assigned to task orders that exceed \$50,000.

**Performance Security:** N/A

**Requesting Institution Remarks:** The solicitation was advertised on eMaryland Marketplace Advantage. The University received twenty-five (25) proposals. Following a thorough evaluation of the technical proposals by the qualification committee, award is recommended to the seven (7) highest ranked firms. Task orders will be placed with the firms on a rotation basis. Typical task orders for individual projects will be between \$75,000 and \$250,000. Hourly rates for each discipline are established in the contracts. The recommended firms bring strong, experienced and integrated design teams. Each firm demonstrated a strong understanding of the requirements for the indefinite-delivery type contract.

**Residence Business/MD Tax Clearance:**

<b>Contractor</b>	<b>Resident Business</b>	<b>MD Tax Clearance</b>
Ayers Saint Gross	Yes	23-0784-1111
Design Collective, Inc.	Yes	23-0496-1111
GWWO Architects	Yes	23-0497-1111
Hughes Group Architects	No	23-0498-0101
Johnson, Mirmiran & Thompson Architecture	Yes	23-0499-1111
Marshall Craft Associates, Inc.	Yes	23-0500-1111
Whitman, Requardt & Associates	Yes	23-0501-1111

**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-AE. UNIVERSITY OF MARYLAND, COLLEGE PARK  
 Mechanical, Electrical, and Plumbing (MEP) Engineering Design Services**

**Contract ID:** Mechanical, Electrical and Plumbing (MEP) Engineering Design Services Indefinite Delivery Contract (IDC), Request for Proposal #121337 – Small Business Reserve Contracts

**Recommendation:** Award Small Business Reserve contracts for mechanical, electrical and plumbing engineering design services primarily for Eastern Shore USM institutions.

**Contract Description:** Multiple awards for Mechanical, Electrical and Plumbing (MEP) Engineering Design Services to support new construction, minor construction, and renovation projects at Salisbury University, University of Maryland Eastern Shore, University of Maryland Center for Environmental Science and other institutions of the University System of Maryland on an as-needed basis.

**Awards:** CFR Engineering Consultants, Germantown, MD  
 Gipe Associates, Inc., Easton, MD  
 Henry Adams, LLC, Baltimore, MD  
 Mueller Associates, Inc., Linthicum, MD

**Contract Term:** 5/8/2023 through 5/7/2025 - (2-year base term with three 1-year renewal options)

**Amount:** \$2,000,000 (not to exceed) 2-year base term  
 \$1,000,000 (not to exceed) 1<sup>st</sup> renewal option  
 \$1,000,000 (not to exceed) 2<sup>nd</sup> renewal option  
\$1,000,000 (not to exceed) 3<sup>rd</sup> renewal option  
 \$5,000,000 (not to exceed Total)

**Procurement Method:** USM Procurement Policies and Procedures for Architecture and Engineering Services.

**Proposals:**

<b>Firm</b>	<b>Ranking</b>
Mueller Associates, Inc.	1
Gipe Associates, Inc.	2
Henry Adams, LLC	3
CFR Engineering Consultants, Inc.	4



**3-AE. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)**

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

**MBE Participation:** N/A

**Performance Security:** N/A

**Requesting Institution Remarks:** The solicitation was advertised on eMaryland Marketplace Advantage. The University received Seven (7) proposals, all of which were deemed technically acceptable and susceptible for award. Award is recommended to the four (4) highest ranked firms. Task orders will be placed with the firms on a rotating basis. The order of rotation will be established according to rank, beginning with the highest ranked firm. In the event that fee negotiations are not successfully concluded with a firm, the University will proceed with negotiations with the next firm in order of rotation. Typical task orders for individual projects will be between \$15,000 and \$50,000. Hourly rates for each discipline are established in the contracts. The recommended firms bring strong, experienced and integrated design teams. Each recommend team demonstrated a strong understanding of the requirements for the indefinite-delivery type contract.

Facilities Management/Department of Design and Construction at Salisbury University will manage the work with procurement support from the University’s Department of Procurement and Business Services.

**Residence Business/MD Tax Clearance**

Contractor	Resident Business	MD Tax Clearance
CFR Engineering Consultants, Inc.	Yes	23-1010-1111
Gipe Associates, Inc.	Yes	23-0493-1111
Henry Adams, LLC	Yes	23-0494-1111
Mueller Associates, Inc.	Yes	23-0495-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**4-C. UNIVERSITY OF MARYLAND, COLLEGE PARK  
*Old Leonardtown Demolition***

**Contract ID:** Demolition of the Old Leonardtown complex, University of Maryland, College Park, RFP No. 130435

**Recommendation:** Contract Award to Demolition Services Inc.

**Contractor:** Demolition Services, Inc.,  
16377 Bennett Road, Culpeper, VA 22701

**Project Description:** The project consists of abatement and demolition of the Old Leonardtown Residence Halls complex in order to make the site safe and prepare it for future development.

**Contract Term:** 30 Months from notice to proceed (including warranty period)

**Amount:** \$1,300,148

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<b>Company</b>	<b>Amount</b>
Atmos Solutions	\$1,360,500
Barco Enterprises	\$1,443,300
Demolition Services Inc.	\$1,300,148
James Davis Construction	\$1,647,020

**Funding:** MCCBL 2022: *Provide funds to design, construct, and equip a graduate student housing project; Item 22-106*

**MBE Participation Goal:** Overall: 29%; Subgoal: 8% African American

**MBE Participation:** Overall: 29%; Subgoal: 25% African American

**Performance Security:** Equal to contract amount



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

**Requesting Institution Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage. Nine (9) firms responded to the solicitation. Following a thorough review of the technical proposals by the evaluation committee, four (4) firms were deemed susceptible for award. Award is recommended to the lowest price, technically acceptable proposer, Demolition Services, Inc. See related items, 5-RP and 6-RP.

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

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

**Resident Business:** No

**MD Tax Clearance:** 23-1122-0111

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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

**5-RP. UNIVERSITY OF MARYLAND, COLLEGE PARK  
*Demolition – Old Leonardtown Residence Halls***

**Recommendation:** That the Board of Public Works approve demolition of six (6) residence halls known as the Old Leonardtown community.

**Description:** Six (6) residence halls totaling 61,000 square feet

**Property:** 4608, 4610, 4624, 4642, 4644, and 4646 Norwich Road,  
College Park, MD

**Owner/Grantor:** University of Maryland, College Park

**Remarks:** On April 22, 2020, the Maryland Department of Planning, through the State Clearinghouse process, approved the recommendation to demolish the Leonardtown residence halls, subject to Board of Public Works approval.

These residence halls, built in 1972, are vacant and at the end of their useful life. This area of campus has long been slated for future economic development projects and is part of UMD’s Discovery District. This particular site is the anticipated location of below-market rent graduate student housing.

**State Clearinghouse:** The Clearinghouse conducted an intergovernmental review of the project under MD20200312-0208. It is recommended to approve the demolition of the six (6) residence halls—totaling 61,000 square feet and known as Old Leonardtown—due to unsustainable maintenance costs.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
May 3, 2023



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

**6-RP. UNIVERSITY OF MARYLAND, COLLEGE PARK  
*Demolition – Leonardtown Office Buildings***

**Recommendation:** That the Board of Public Works approve demolition of the Leonardtown Office Buildings.

**Description:** One (1) 12,748 square foot office building and three (3) modular structures totaling 3,021 square feet

**Property:** 4725 Rossborough Lane,  
College Park, MD

**Owner/Grantor:** University of Maryland, College Park

**Remarks:** On January 24, 2023, the Maryland Department of Planning, through the State Clearinghouse process, approved the recommendation to demolish the Leonardtown Office Buildings, subject to Board of Public Works approval.

These buildings currently provide office space for the University’s Division of Student Affairs’ Office of Residential Facilities and will be vacated in the summer of 2023. This area of campus has long been slated for future economic development projects and is part of UMD’s Discovery District. This particular site is part of the anticipated location of below-market rent graduate student housing.

**State Clearinghouse:** The Clearinghouse conducted an intergovernmental review of the project under MD20221207-0946. It is recommended that the demolition be approved contingent upon certain actions and consideration of qualifying comments from the Maryland Department of the Environment, Prince George’s County, and the Maryland-National Capital Parks and Planning Commission – Prince George’s County.

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**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 3, 2023**

<u>Item #s</u>	<u>Transportation Business Unit</u>	<u>Pages</u>
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4	Maryland Transportation Authority (MDTA)	8 – 9
5 – 7	Maryland Transit Administration (MTA)	10 – 16
8	Motor Vehicle Administration (MVA)	17
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16 - 17	The Secretary’s Office (TSO)	30 – 31

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

**1-AE-MOD. MARYLAND AVIATION ADMINISTRATION**  
***Modification: Architectural/Engineering Contract***

**Contract ID:** Comprehensive Professional Design Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-AE-18-003, MAA-AE-18-009 & MAA-AE-18-010*  
EPICS Nos.: CO405784, CO405785, & CO405786

**Contract Approved:** MDOT 1-AE, 12/19/2018

**Contractors:** Johnson, Mirmiran & Thompson, Inc.; Hunt Valley, MD (MAA-AE-18-003)  
AECOM Design Services, Inc.; Baltimore, MD (MAA-AE-18-009)  
Michael Baker International, Inc.; Linthicum, MD (MAA-AE-18-010)

**Contract Description:** Three work-order contracts to provide design services for projects at BWI Thurgood Marshall and MTN State Airports. Consultants perform concept development, site planning, schematic design, provide preliminary architectural and engineering studies and reports, prepare artist renderings, design visualizations, computer simulations, prepare plans, technical provisions, cost estimates, and bid documents for construction of multi-disciplinary airside, terminal, and landside projects. This includes civil, structural, mechanical, plumbing, electrical, and special systems design drawings, specifications, and bid forms in support of facilities at BWI Thurgood Marshall and MTN Airports and, on occasion, other Maryland airports on an on-call basis at the direction and discretion of the MDOT MAA in accordance with Federal and State laws, guidelines, requirements, and standards.

**Modification Description:** Increase funding to all three contracts to allow the consultants to continue design projects and to utilize new funding received from the Federal Passenger Facility Program and US Department of Defense for MTN State Airport within the current contract term. The three contracts have remaining funding; however, the funding on the contracts is allocated to the current program.

**Original Contract Term:** 01/18/2019 – 01/17/2024 (5-years)

**Modification Term:** 05/18/2023 - 01/17/2024 (8-months within original term)

**Original Contract Amount:** \$11,000,000.00 (MAA-AE-18-003)  
\$10,000,000.00 (MAA-AE-18-009)  
\$ 9,000,000.00 (MAA-AE-18-010)

**Modification 2 Amount:** \$ 3,000,000.00 (MAA-AE-18-003)  
\$ 2,250,000.00 (MAA-AE-18-009)  
\$ 1,750,000.00 (MAA-AE-18-010)

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

**Prior Mods/Options:** \$ 10,000,000 (Mod. #1: complete designs to obtain additional funding from the infrastructure bill [\$4,000,000 – MAA-AE-18-003, \$3,500,000 – MAA-AE-18-009, \$2,500,000 – MAA-AE-18-010]; MDOT 1-AE-MOD, 01/05/2022)

**Revised Contract Amount:** \$18,000,000.00 (MAA-AE-18-003)  
\$15,750,000.00 (MAA-AE-18-009)  
\$13,250,000.00 (MAA-AE-18-010)

**Percent +/- Change:** 27.0% (MAA-AE-18-003)  
22.5% (MAA-AE-18-009)  
19.4% (MAA-AE-18-010)

**Overall Percent +/-:** 63.4% (MAA-AE-18-003)  
57.5% (MAA-AE-18-009)  
47.2% (MAA-AE-18-010)

**Original Procurement Method:** Qualification Based Selection

**DBE/VSBE Participation:** 19% each / N/A

**DBE/VSBE Compliance:** 11.19% (MAA-AE-18-003) / N/A  
10.92% (MAA-AE-18-009) / N/A  
15.36% (MAA-AE-18-010) / N/A

**Requesting Agency Remarks:** MDOT MAA recently added \$90M in new Passenger Facility Program Funding to its program. The US Department of Defense has allocated funding to support \$45 million in anticipated Martin State Airport Runway Improvements. In addition, over \$150 million in additional Federal Funding from the Infrastructure Investment and Jobs Act is anticipated and requires design activities to be underway to leverage funding before expiration. Current contract budgets are insufficient to meet these emerging design service need.

With the additional funding under this modification, the consultants will provide design services for the below key projects until a new contract is awarded. The projects were recently added to the MDOT MAA Capital Program and have been accelerated due to funding provided.

**Key Projects:** D/E Baggage Claim Expansion, Delta Ticket Counter Modifications, Concourse E Outbound Baggage Handling System Modernization, Martin State Airport Runway Improvements, Airfield Infrastructure Improvements, Electrical Sub-Station ST-AB Replacement and Escalator/Elevator Modernizations.

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

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

MAA is currently in the process of procuring new design contracts and anticipate presenting the contracts to the Board of Public Works before the end of 2023 for approval.

The DBE compliance is based on goal attainment achieved on the value of work assigned thus far. As more work is assigned, the compliance for all contracts will increase. All consultants will achieve the 19% DBE goal by the contract end date. There is no VSBE goal as federal funding is included and precludes the use of the VSBE Program.

***Fund Source:*** 90% Special (Transportation Trust Funds), 10% Federal

***Approp. Code:*** J06I0003

***Resident Business:*** Yes

***MD Tax Clearance:*** Johnson, Mirmiran & Thompson, Inc. 23-1041-1111  
AECOM Technical Services, Inc. 23-1039-0001  
Michael Baker International, Inc. 23-1040-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

2-C. **MARYLAND AVIATION ADMINISTRATION**  
***Construction Contract***

**Contract ID:** Residential Sound Insulation Program Phase 1A at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-CO-23-006*  
EPICS No.: MAACO23006

**Contract Description:** Sound insulation treatments for up to eighteen single-family residential properties (18 dwelling units) in Glen Burnie and Severn, MD. The work for each home may include window and door replacement, HVAC and fresh air refurbishment systems and associated electrical work, sheetrock installation, hazardous materials abatement and finish carpentry and painting. The sound insulation program is part of FAA Part 150 Noise Compatibility Program. Maryland Aviation Administration has been participating in the program since the 1980s. Under the program, 80% of the sound insulation cost are eligible for FAA funding.

**Award:** S&L Specialty Contracting, Inc.; Syracuse, NY

**Contract Term:** 05/18/2023\* – 04/02/2024 (320 calendar days)  
(\*or earlier upon BPW Approval)

**Amount:** \$1,165,000.00

**Procurement Method:** Competitive Sealed Bidding (Multi-Step)

**Bids:**

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
S&L Specialty Contracting, Inc.; Syracuse, NY	\$1,165,000.00
Strong Tower; Louisville, KY	\$1,255,000.00

**DBE/VSBE Participation:** 25.69% / N/A

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

**Incumbent:** N/A

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage and the Maryland Aviation Administration’s (MAA) website on 09/22/2022. The MAA directly solicited twelve prospective bidders. Two bids were received.

DEPARTMENT OF TRANSPORTATION  
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2-C. MARYLAND AVIATION ADMINISTRATION (cont'd)

*Agency Remarks (cont'd):*

An 20% DBE participation goal was established for this contract, the contractor committed to exceeding the goal by 5.69%. No VSBE participation goal was established as procurements involving expenditures of federal dollars are exempt to the extent that their inclusion in the program is in violation of federal law or grant provisions.

The MAA reached out to the prospective bidders to ascertain reasons for not bidding. One firm stated it takes too much time to complete paperwork for the State and one firm stated he was sick and didn't have time to work on the bid.

**Fund Source:** 80% Federal, 20% Other (Passenger Facility Charge)

**Approp. Code:** J06I0003

**Resident Business:** No

**MD Tax Clearance:** 23-1189-0000

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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 3, 2023**



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

**3-S. MARYLAND AVIATION ADMINISTRATION  
*Services Contract***

**Contract ID:** Aviation Fuel Supplier for Martin State (MTN) Airport; *MAA-SV-24-001*  
EPICS No.: MAASV24001

**Contract Description:** Provide aviation fuel (Jet-A and AVGAS 100LL) services, to the Maryland Aviation Administration (MAA) for purchase and resale to Fixed Base Operator (FBO) Customers at MTN Airport. The selected supplier will provide a Credit Card Processing Program, a Uniform Program, and a Cooperative Marketing Program. The supplier will also provide Jet-A fuel for the sole use of the Maryland State Police Aviation units throughout Maryland.

**Award:** Ascent Aviation Group, Inc. (A Subsidiary of World Fuel Services, Inc.)  
Parish, NY

**Contract Term:** 06/01/2023 - 05/31/2028 (5-years)

**Amounts:** \$28,650,000.00 NTE (Budget for Fuel)  
\$ 575,000.00 NTE (Budget for Equipment, Uniforms, and fees)  
\$29,225,000.00 Total NTE

**Procurement Method:** Competitive Sealed Proposal

**Proposals:**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Ascent Aviation Group, Inc. (a subsidiary of World Services, Inc.) Parish, NY	1	\$28,046,316.25 \$ 508,650.00 \$28,554,966.25 (2)	1
Eastern Aviation Fuels, Inc. Dba Titan Aviation Fuels New Bern, NC.	2	\$28,180,038.30 \$ 193,125.00 \$28,373,163.30 (1)	2
Epic Aviation, LLC Irving, TX	3	\$28,054,270.00 \$ 525,365.00 \$28,579,635.00 (3)	3

*\*Technical rankings carried a higher weight than the financial offer rankings.*

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

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

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3-S. MARYLAND AVIATION ADMINISTRATION (cont'd)

**Hiring Agreement Eligible:** Yes

**Incumbent:** Same

**Requesting Agency Remarks:** The solicitation was advertised on eMaryland Marketplace Advantage and on MAA'S website. The MAA directly solicited three firms. Three proposals were received on the proposal due date. The non-selected firms were offered a debriefing. Epic Aviation, LLC received their debrief on March 13, 2023, and Eastern Aviation Fuels, Inc. declined the offer.

The award is based on a not to exceed budget of \$29,225,000.00. The fees for the refueler trucks, credit card processing program, uniform program, and the cooperative marketing program are fixed for the duration of the contract.

There are no MDOT Certified MBE Firms to perform this work, therefore no MBE goal was established. There were limited VSBE firms that could perform the specified work, therefore no VSBE goal was established, though MDOT MAA directly solicited the firms.

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

**Approp. Code:** J06I0002

**Resident Business:** No

**MD Tax Clearance:** 23-1287-1001

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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 3, 2023



*Contact: Donna DiCerbo 410-537-7814  
ddicerbo@mdta.state.md.us*

**4-M. MARYLAND TRANSPORTATION AUTHORITY  
*Maintenance Contract***

**Contract ID:** Scrap Rubber Removal and Recycling Service; MT-00210626

**Contract Description:** Provide the collection and recycling of the Maryland Transportation Authority’s (MDTA) scrap rubber material, such as tires, tire scraps, miscellaneous rubber associated with roadway and automotive maintenance activities.

**Award:** Auston Contracting, Inc.; Joppa, MD

**Contract Term:** 06/01/2023\* - 05/31/2026 (w/one 2-year renewal option)  
(\*or earlier upon BPW approval)

**Amount:** \$ 320,625.00 NTE (Base: 3-years)  
\$ 260,125.00 NTE (Renewal Option #1: 2-years)  
\$ 580,750.00 NTE Total

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Auston Contracting, Inc.; Joppa, MD	\$580,750.00
Dimension; San Francisco, CA	\$584,500.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0% (Single Element of Work)

**Performance Security:** None

**Incumbent:** Same

**Requesting Agency Remarks:** The solicitation was advertised on e-Maryland Marketplace Advantage December 1, 2022, as an Invitation for Bids (IFB), originally designated as a Small Business Reserve (SBR) procurement with no MBE or VSBE goals. The SBR designation was removed due to no response to the Compliance Officer’s and Procurement Officer’s attempts to garner interest in the work from the small business vendor community, as the work is limited and

4-M. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

*Agency Remarks (cont'd):*

specialized in nature. Additionally, no bids were received on a previous solicitation for the same work. Two bids were received and opened on January 18, 2023. The lowest bidder was found to be responsive and responsible, therefore, is recommended for award.

The contract is for the purpose of recycling the MDTA's rubber materials. The work to be performed includes, the removal and proper disposal of all scrap rubber materials produced by various facility operations. All rubber materials, placed in the onsite location containers, are to be removed from the facility location regardless of condition. Contract work includes providing 20 cubic yard containers for the collection of rubber materials for MDTA's use at each MDTA facility. The Contractor is expected to pick up the container, remove it from the designated location, and supply a replacement container for the location's ongoing daily use. As this is an on-call, ad hoc service, the MDTA does not guarantee the quantity of rubber material at the time of pickup; however, Bidders were able to review the historical tonnage report located in the solicitation for the quantities of scrap rubber material recycled historically by each facility location.

The 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% Toll Revenue

*Approp. Code:* J00.J00-41

*Resident Businesses:* Yes

*MD Tax Clearance:* 23-0306-1101

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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 3, 2023



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

**5-AE-MOD. MARYLAND TRANSIT ADMINISTRATION**  
***Modification: Architectural/Engineering Services Contract***

**Contract ID:** Project Planning for MDOT MTA Bus, Light RailLink, MARC and Metro  
SubwayLink and Facility Services; *AE-17-003-C*  
EPICS No: CO405726

**Contract Approved:** MDOT 1-AE, 04/03/2019

**Contractor:** WSP USA Inc.; Baltimore, MD

**Contract Description:** Provide project planning services for the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) multiple modes.

**Modification Description:** Increase contract authority to continue the management and the completion of work on active work orders and management of upcoming planning projects.

**Original Contract Term:** 04/25/2019 – 04/24/2024 (5-years)

**Modification Term:** 05/04/2023 – 04/24/2024 (357 days within the original term)

**Original Contract Amount:** \$10,000,000.00

**Modification Amount:** \$ 6,000,000.00

**Prior Mods/Options:** \$ 0.00 (Mod.#1: clerical corrections made to contract document; Delegated Authority – MTA, 11/10/2021)

**Revised Contract Amount:** \$16,000,000.00

**Percent +/-Changes:** 60.00%

**Overall Percent +/-:** 60.00%

**Original Procurement Method:** Qualification Based Selection

**DBE/VSBE Participation:** 28.00% / N/A

**DBE/VSBE Compliance:** 17.92% / N/A

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

**Requesting Agency Remarks:** This contract provides work-order based planning services to support MDOT MTA's Office of Planning and Programming (OPP) and provides agencywide planning, staffing, and engineering efforts. The tasks provided for in this agreement range from small work orders with relatively quick turnaround periods to large, labor intensive engineering planning projects that have a great degree of complexity. As a result, additional funds are necessary due to the size and to the complexity of these projects. MDOT MTA was experiencing significant delays on various projects prior to the COVID-19 Pandemic (COVID), and these delays were later exacerbated by the global shutdowns. Despite recent inroads made in the fight against COVID, supply chain issues continue to hamper the projects associated with this contract. For instance, the LightRail Vehicle Overhaul, the Metro Railcar and Train Control, and various MARC Locomotive projects continue to experience significant delays due to the unavailability of critical materials and shipping slowdowns.

Additionally, MDOT MTA Zero Emissions Bus Buy project has also been adversely impacted by extraordinarily long lead times for equipment and materials, which has delayed the production of Battery Electric Buses. Consequently, additional support is required to maintain the continuity of services among the various projects associated with this agreement. Moreover, MDOT MTA has received an infusion of federal funding, which will, among other things, provide for major infrastructure enhancements – benefiting both MDOT MTA and the State of Maryland.

The totality of these circumstances has substantially increased Architectural and Engineering demands throughout MDOT MTA. Therefore, MDOT MTA seeks additional contract authority to support the projects associated with this contract.

**Impact of Delays:**

- **Inability to Add Work Orders** – WSP USA Inc. (WSP) has been unable to submit new work orders nor additional extra work orders for funding, which has adversely impacted their responsiveness to project needs. WSP is often tasked with quick-burn and legislatively mandated demands, such as work force reports and MARC Train related projects, due to their ability to deliver knowledgeable staff capacity in a timely fashion.
- **Ongoing Office of Planning & Programming Management Support and Special Projects Management** (E.g., fare free study, Fast Forward) – Due to the unavailability of additional funds, a broad strategic support team has been burdened by an unsustainably high volume of one-off tasks.
- **Zero-Emissions Transition and Workforce Training** – The WSP Zero Emissions Vehicle (ZEV) team has provided specialized and technically trained staff for MDOT MTA during the transition to zero emissions buses. The ZEV transition program is part of an agencywide mandate to convert 50% of MDOT MTA's bus fleet to zero emissions by 2030 and to later convert 100% of the fleet by 2045, which requires significant internal and external coordination. The slightest delay could significantly impact the ability to achieve this goal.

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

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

- **Discretionary Grant Support** – WSP is drawing down its remaining authority to shore up a discretionary grant support task to get through the next few months. However, anytime beyond that point is unlikely. New Infrastructure Investment and Jobs Act opportunities have created a year-long calendar of discretionary efforts, as opposed to previous years in which there was more of a “grants season.” Continuity of support for this task is essential to MDOT MTA’s competitiveness for federal funding.

Currently, MDOT MTA is working with the contractor to ensure this amendment will improve the allocation to the DBE firms. Submitted invoices indicate a DBE compliance rate of 17.92%. Therefore, it should be noted that, at the beginning of the contract, WSP experienced challenges matching DBE consultant skill sets with work orders requested by OPP. MDOT MTA is working with the vendor to identify appropriate sub-contracting opportunities. However, additional subcontracting opportunities greatly depend on the prompt availability of additional contract authority, which would ultimately provide WSP with a realistic path to DBE goal compliance.

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

**Approp. Code:** J05H0105

**Resident Business:** Yes

**MD Tax Clearance:** 23-1253-1001

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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 3, 2023



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

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

**Contract ID:** Multiyear Bus Procurement for FY20 – FY24; *OPS-16-051-EQ-AB*  
ADPICS No.: OPS1651EQA; OPS1651EQB

**Contract Approved:** MDOT 24-E, 06/20/2018

**Contractor:** NovaBUS, a Division of PrevoSt Car (US), Inc. (Contracts A & B)  
St. Eustache, Canada

**Contract Description:** Provides the manufacturing and delivery of 40-foot transit buses and 60-foot articulated transit buses to the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA).

**Modification Description:** Provide correction to the contract's period of performance to properly express the two 1-year renewal option terms for each contract.

**Original Contract Terms:** 07/12/2018 – 07/11/2023 (5-year)

**Correct Contract Terms:** 06/22/2018 – 07/11/2023 (Base: 5-years)  
07/12/2023 – 07/11/2024 (Renewal Option #1: 1-year)  
07/12/2024 – 07/11/2025 (Renewal Option #2: 1-year)

**Original Contract Amount:** \$211,771,542.00 NTE

**Modification Amount:** \$ 0.00

**Prior Mods/Options:** \$ 0.00 (Mod. #1: Amended contract terms, revised base year contract amount; Delegated Authority-MDOT MTA, DCAR, 02/17/2021)

**Revised Contract Total:** \$211,771,542.00

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

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

**Original Procurement Method:** Competitive Sealed Proposals

**DBE Participation:** Federal Transit Administration Transit Vehicle Manufacturer

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

**Requesting Agency Remarks:** The fully executed contract grants the State “the unilateral right to extend the term of the Contract for two (2) additional successive one-year terms at the prices calculated by the Producers Price Index calculations applicable to the two option years for each contract awarded.”

MDOT MTA intends to exercise the first renewal option for each awarded contract upon the expiration of the base term on 07/11/2023.

NovaBUS remains an eligible Federal Transit Administration Transit Vehicle Manufacturer (FTA TVM) and has complied with FTA requirements under 49 CFR Section 26.49 for DBE goals. An FTA TVM goal of 3% was established for this vendor.

MDOT MTA requests to modify the contract’s period of performance to properly define the renewal options of each contract upon the expiration of the base term.

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 Board Advisory 1995-1.

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

**Approp. Code:** J05H0105

**Resident Business:** No

**MD Tax Clearance:** 23-1262-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

**7-E-MOD. MARYLAND TRANSIT ADMINISTRATION**  
***Modification: Equipment Contract***

**Contract ID:** Battery Operated Electric Buses (Pilot Program); *OPS-22-005-EQ*  
EPICS No.: OPS22005EQ

**Contract Approved:** MDOT 14-E, 01/26/2022

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

**Contract Description:** Intergovernmental Cooperative Purchasing Agreement (ICPA) provides the manufacturing and delivery of four 40-foot battery operated transit buses and three 60-foot articulated, battery-operated transit buses to the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) utilizing the Washington State Department of Enterprise Services Contract.

**Modification Description:** Provide correction to the contract's period of performance to reflect the three-year term of the contract.

**Original Contract Term:** 02/17/2022\* - 01/31/2023 (\*or earlier upon BPW approval)  
**Correct Contract Term:** 01/27/2022 – 01/26/2025 (3-years)

**Original Contract Amount:** \$9,038,751.00 NTE  
**Modification Amount:** \$ 0.00  
**Revised Total Amount:** \$9,038,751.00 NTE

**Percent +/- Change:** 0%  
**Overall Percent Change +/-:** 0%

**Original Procurement Method:** Intergovernmental Cooperative Purchasing

**DBE Participation:** Federal Transit Administration Transit Vehicle Manufacturer

**Requesting Agency Remarks:** MDOT MTA seeks to correct the previously published and approved contract term. The originally presented item reflected a 1-year contract term; however, the contract was awarded with a 3-year base term.

In 2019, the Greenhouse Gas Reduction Act (GGRA) was adopted by the State of Maryland. Under the GGRA, MDOT MTA has committed to transitioning 50% of its internal combustion engine buses to zero-emission buses by 2030. MDOT MTA is conducting a pilot program for a total of seven buses using a Lo-No grant through the Federal Transit Administration (FTA) and a grant from the Volkswagen Environment Mitigation Trust.

DEPARTMENT OF TRANSPORTATION  
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7-E-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)

*Agency Remarks (cont'd):*

The vendor remains a Transit Vehicle Manufacturer (TVM) and is compliant with FTA requirements under 49 CFR Section 26.49 for DBE goals.

MDOT MTA requests to modify the contract's period of performance to properly define the contract expiration date.

*Fund Source:* 40 Ft. Buses: 82% Other (VW Environmental Mitigation Trust),  
18% Special (Transportation Trust Funds)  
60 Ft. Buses: 50% Special (Transportation Trust Funds),  
50% Federal

*Approp. Code:* J05H0105

*Resident Business:* No

*MD Tax Clearance:* 23-1405-1101

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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 3, 2023



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

**8-M. MOTOR VEHICLE ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** Janitorial Services at MDOT MVA Cumberland Branch Office; *V-CUM-23030-M*  
EPICS No.: VCUM23030M

**Contract Description:** Provide janitorial services at the MDOT MVA Cumberland Branch

**Awards:** Horizon Goodwill Industries; Hagerstown, MD

**Contract Term:** 07/01/2023 – 06/30/2027 (4-years)

**Amount:** \$212,820.57 NTE

**Procurement Method:** Preferred Provider

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

**Performance Security:** None

**Incumbent:** Same

**Requesting Agency Remarks:** Horizon Goodwill Industries, Inc., is a certified preferred provider under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was determined to that of fair market value and was approved by the Pricing and Selection Committee on March 16, 2023. The contractor is required to purchase available cleaning supplies from Blind Industries of Maryland.

Preferred Provider Program do not warrant establishing Minority Business Enterprise (MBE) nor Veteran-Owned Small Business Enterprise (VSBE) participation goals. Therefore, no MBE/VSBE goals was established.

This contract provides for all labor, equipment and supplies necessary to perform janitorial services at the MDOT MVA Cumberland Branch, MD.

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

**Approp. Code:** J04E0001

**Resident Business:** Yes

**MD Tax Clearance:** 23-1265-1110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





*John Gontrum*



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

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## EXECUTIVE MEMORANDUM

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**TO:** EXECUTIVE SECRETARY JOHN GONTRUM  
**FROM:** SHA PROCUREMENT DIRECTOR JADA WRIGHT  
**SUBJECT:** NOTICE OF CORRECTION – MDOT 9-AE, 05/03/2023 BPW MEETING  
**DATE:** JUNE 30, 2025

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### **PURPOSE OF MEMORANDUM**

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

### **MDOT Agenda 05/03/2023, Item 9-AE**

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

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

Requested by:

*Jada Wright*

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Jada Wright, Director  
Office of Procurement and Contract Management

Concurrence:

*Scott Pomento*

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Scott Pomento, P.E.  
Chief Financial Officer

Approval:

*William Pines*

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William Pines, P.E.  
Administrator

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023**



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

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

**Contract ID:** Traffic Structure Engineering, Inventory, Inspection and Design Services, Statewide; *BCS 2021-10 B, BCS 2021-10 C, BCS 2021-10 E*  
EPICS No.: SBCS2110B, SBCS2110C, SBCS2110E

**Contract Description:** Three of five open-ended, work-order based contracts to provide Traffic Structure Engineering, Inventory, Inspection and Design Services Statewide and the Maryland Department of Transportation State Highway Administration (MDOT SHA).

**Awards:** Century Engineering, LLC/ (Contract B)  
Collins Engineers, Inc. (JV); Bowie, MD  
Whitney, Bailey, Cox & Magnani, LLC/ (Contract C)  
PRIME AE Group, Inc. (JV); Baltimore, MD  
Hardesty & Hanover, LLC/ (Contract E)  
Wallace, Montgomery & Associates, LLP (JV); Annapolis, MD

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

**Amount:** \$10,000,000.00 NTE each  
\$30,000,000.00 NTE total (*this agenda item*)

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Ratings (Max 100) (Rankings)</i>	<i>Awards</i>
AECOM Technical Services, Inc./ Mead & Hunt, Inc. (JV) Hunt Valley, MD	90.97 (1)	(Contract A)
Century Engineering, LLC/ Collins Engineers, Inc. (JV) Bowie, MD	86.05 (2)	\$10,000,000 NTE (Contract B)
Whitney, Bailey, Cox & Magnani, LLC/ PRIME AE Group, Inc. (JV) Baltimore, MD	85.21 (3)	\$10,000,000 NTE (Contract C)



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

**Requesting Agency Remarks:** On June 7, 2021, the solicitation was advertised in The Daily Record, MDOT SHA’s web page, and eMaryland Marketplace Advantage. The advertisement was for five contracts for \$10,000,000 each not to exceed \$50 million for Traffic Structure Engineering, Inventory, Inspection and Design Services, Statewide for MDOT SHA. A total of one hundred 196 firms were notified via eMMA. MDOT SHA received 12 expressions of interest and invited 12 firms to submit technical proposals. MDOT SHA used qualifications-based selection and found five consultants eligible for contract award. There were no protests for this contract.

The purpose of this contract is to provide structural remedial engineering, asset inventory, preventive maintenance inspection, and design services for ancillary traffic structures, including overhead signing, traffic signals, high-mast lighting, and Intelligent Transportation System (ITS) devices. The contract series will also provide staffing for on-site support for the services noted above.

A 25% DBE participation goal has been established for each of these contracts. No VSBE participation goal was established for these contracts due to the federal funding source.

<b>Fund Source:</b>	80% Federal; 20% Special (Transportation Trust Funds)	
<b>Approp. Code:</b>	J02B0101 & J02B0102	See next page for Record Correction Letter dated 6/30/25
<b>Resident Business:</b>	Yes	
<b>MD Tax Clearance:</b>	Century Engineering, LLC/ Collins Engineers, Inc. (JV) Whitney, Bailey, Cox & Magnani, LLC/ Prime AE Group, Inc.(JV) Hardesty & Hanover, LLC/ Wallace, Montgomery & Associates, LLP (JV)	23-1087-0011  23-1089-1111  23-1088-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

*John Gontrum*



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

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**EXECUTIVE MEMORANDUM**

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**TO:** EXECUTIVE SECRETARY JOHN GONTRUM  
**FROM:** SHA PROCUREMENT DIRECTOR JADA WRIGHT  
**SUBJECT:** NOTICE OF CORRECTION – MDOT 10-AE, 05/03/2023 BPW MEETING  
**DATE:** JUNE 30, 2025

---

**PURPOSE OF MEMORANDUM**

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

**MDOT Agenda 05/03/2023, Item 10-AE**

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

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

Requested by:

*Jada Wright*

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Jada Wright, Director  
Office of Procurement and Contract Management

Concurrence:

*Scott Pomento*

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Scott Pomento, P.E.  
Chief Financial Officer

Approval:

*William Pines*

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William Pines, P.E.  
Administrator

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

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

**Contract ID:** Maintenance and Repairs to Highway Street Lighting at Various Locations in Allegany, Garrett, and Washington Counties; 528D61425  
EPICS No.: 528D61425

**Contract Description:** Provide maintenance and repairs to highway street lighting at various locations in Allegany, Garrett, and Washington Counties of Maryland.

**Award:** Lighting Maintenance, Inc.; Harmans, MD

**Contract Term:** 05/18/2023 – 12/31/2025 (2-years, 7-months, 14-days)

**Amount:** \$832,070.50 NTE

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Lighting Maintenance, Inc.; Harmans, MD	\$832,070.50
Rommel Infrastructure, Inc.; Linthicum, MD	\$1,500,000.00
Baldwin Line, Inc.; Elkridge, MD	\$1,680,200.00

**Living Wage Eligible:** Yes

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

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

**Incumbent:** Same

**Requesting Agency Remarks:** The solicitation for this contract was advertised on eMaryland Marketplace Advantage on January 10, 2023, notifying 91 potential contractors, 13 of which were MDOT-certified Minority Business Enterprises (MBEs). Three bids were opened on February 9, 2023. There were no protests filed for this contract.

A 0% MBE goal has been set for this project due to limited availability of MBE firms located within work area to perform the items of work. There are no VSBE firms available to participate.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

*Agency Remarks (cont'd):*

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

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

*Approp. Code:* J02B0102

*Resident Business:* Yes

*MD Tax Clearance:* 23-0478-1111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

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

**Contract ID:** Full Width Litter Pick-up at Various Locations in the Hereford Shop Area in Baltimore County; 4323HF426SB  
EPICS No.: 4323HF426

**Contract Description:** Provide full width litter pick-up at various locations in the Hereford Shop area in Baltimore County, Maryland.

**Awards:** C & C Management Group, LTD; Clarksburg, MD  
*(Certified Small Business)*

**Contract Term:** 05/18/2023 – 12/31/2026 (3-years, 7-months, 14-days)

**Amount:** \$446,400.00 NTE

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
C & C Management Group, LTD; Clarksburg, MD	\$ 446,400.00
Unified Solutions Services, LLC; Columbia, MD	\$ 497,550.00
P2 Cleaning Services; Laurel, MD	\$ 523,715.55
Dixon Enterprises, LLC; Owings Mills, MD	\$ 883,500.00

**Living Wage Eligible:** Yes

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

**Performance Security:** None

**Incumbent:** None

**Requesting Agency Remarks:** The solicitation for this contract was advertised on eMaryland Marketplace Advantage (eMMA) on January 10, 2023, notifying 39 potential contractors, four of which were MDOT-certified Minority Business Enterprises (MBEs). Four bids were opened on February 9, 2023. There were no protests filed for this contract.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

*Agency Remarks (cont'd):*

The Maryland Department of Transportation State Highway Administration has confirmed C & C Management Group, LTD's bid price and the work conducted on this contract is being performed by a State-Certified Small Business.

No MBE participation goal was established for this project due to limited availability of certified firms located within work area. Additionally, there are no VSBE firms available to participate.

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

*Approp. Code:* J02B0102

*Resident Business:* Yes

*MD Tax Clearance:* 23-0475-1111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

**13-RP. THE SECRETARY'S OFFICE**  
***Real Property – Interagency Transfer***

**Recommendation:** That the Board of Public Works approve the Maryland Department of Transportation State Highway Administration (MDOT SHA) transferring real property to MDOT Maryland Aviation Administration (MDOT MAA).

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

**Property:** MC# 19-1095  
Gaylord Brooks Realty, (± 3.783 acres), located at the Northeast quadrant of Jerusalem Rd and Glenbauer Rd., Baltimore County.

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

**Consideration:** \$216,000  
**Appraised Value:** \$216,000 – Kathleen Kohler, (Selected)  
\$218,500 – Melody Campbell, (Approved)  
Casey Fitzpatrick, 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 17, 2023. The 45-day review period expired May 01, 2023.

**State Clearinghouse:** The Clearinghouse conducted an intergovernmental review of the project under MD20200414-0279. It is recommended to declare the +/- 3.783-acre former Gaylord Brooks Realty property, owned by MDOT SHA and located at the northwest corner of Glenbauer Road and Jerusalem Road in Baltimore County, surplus to the needs of the State contingent upon consideration of the Maryland Department of the Environment's qualifying comments.

**Requesting Agency Remarks:** The subject property was acquired in 1991 for the construction of US Route 1. MDOT SHA proposes to convey Parcels 1 and 3 to MDOT MAA at a price of \$216,000, which is 100 percent of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

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

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

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

**Property:** MC# 22-2785  
Lussier, (100 feet, +/-), located along MD Route 140 (Baltimore Blvd) at Old Baltimore RD in Westminster, Carroll County.

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

**Grantee:** Diane Schulte

**Consideration:** \$500

**Appraised Value:** N/A

**Requesting Agency Remarks:** In 1950, MDOT SHA acquired the subject properties from E.J Lussier as part of a road widening project along MD Route 140. MDOT SHA proposes to release the snow fence easement to the adjoining owner, Diane Schulte, at an administrative cost of \$500.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



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

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

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

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

**Property:** MC# 23-2792  
Caroline Hamilton, (± 100 feet), located along MD Route 3 (Crain Highway) at Holson Rd in Crofton, Anne Arundel County.

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

**Grantee:** Little Patuxent Land Owner, LLC

**Consideration:** \$500

**Appraised Value:** N/A

**Requesting Agency Remarks:** In 1958, MDOT SHA acquired the subject property from Caroline Hamilton as part of a completed State Highway project. MDOT SHA proposes to release the snow fence easement to Little Patuxent Land Owner, LLC, at an administrative cost of \$500.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
May 3, 2023



Contact: Glen Carter 410-865-1270  
gcarter@mdot.maryland.gov

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

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

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

**Property:** MC# 23-1125  
Ambec Realty Company, (± 1.0608 acres), located at 50 Gwynns Mill Court, Baltimore County.

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

**Tenant:** Carroll Tree Services, Inc., a Maryland Corporation

**Space Type:** Commercial

**Lease Type:** New

**Lease Term:** 5 years

**Effective Date:** 5/17/23 – 5/17/28

**Annual Rent:** \$23,566 (with a 4% increase for 4th and 5th year)

**Requesting Agency Remarks:** The subject property is not immediately needed for the construction or operation of the I-795 Northwest Expressway project. The parcel is under an existing lease with Ruppert Sanitation. MDOT SHA proposes a new lease for a 5 year term for the purposes of parking and storage.

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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 3, 2023



Contact: Glen Carter 410-865-1270  
gcarter@mdot.maryland.gov

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

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

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

**Property:** MC# 23-1126  
Hurwitz, Joel Et Ux., (± 0.50 ac), located at 63 Gwynn Mills  
Court,  
Baltimore County.

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

**Tenant:** Ruppert Sanitation, Inc. a Maryland Corporation

**Space Type:** Commercial

**Lease Type:** New

**Lease Term:** 5-years

**Effective Date:** 05/17/2023 – 05/17/2028

**Annual Rent:** \$11,108 (with a 4% increase for the 4th & 5th year)

**Requesting Agency Remarks:** The subject property is not immediately needed for the construction or operation of the I-795 Northwest Expressway project. The parcel is under an existing lease with Ruppert Sanitation. MDOT SHA proposes a new lease for a 5 year term for the purposes of parking and storage.

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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

**18-S. STATE HIGHWAY ADMINISTRATION**  
***Services Contract***

**Contract ID:** Weather and Pavement Forecasting/MDSS Services, OOMWEA27RSS  
EPICS No.: OOMWEA27RS

**Contract Description:** Provide accurate and timely year-round atmospheric and specified pavement forecasting to the Maryland Transportation Authority (MDTA) and the Maryland Department of Transportation State Highway Administration (MDOT SHA) by utilizing proprietary software technologies.

**Award:** DTN, LLC; Omaha, NE (formerly Iteris, Inc.)

**Contract Term:** 05/18/2023 - 05/31/2026 (w/one 2-year renewal option)

**Amount:** \$ 688,148.10 (Base: 3-years, 2-weeks)  
\$ 732,902.63 (Renewal Option #1: 2-years)  
\$1,421,050.73 Total

**Procurement Method:** Sole Source

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

**Performance Security:** None

**Incumbents:** Same (formerly Iteris, Inc.; Burnsville, MN)

**Requesting Agency Remarks:** This contract shall provide weather and pavement forecasting/MDSS services to assist MDOT SHA and MDTA with snow and ice control operations on interstate, primary and secondary State maintained roadways (State numbered routes). MDOT SHA and MDTA are responsible for responding to all severe weather that impacts movement of commerce, transportation services, and the safety of the traveling public. The contractor shall provide accurate, timely, and year-round (365 days/24 hours a day) specified weather and pavement forecasting/MDSS Software services and products.

The contractor is required to work rotating shifts to include evenings, nights, weekends, holidays, and may be required to function independently on an assigned shift. Provided personnel are subject to call-back during scheduled off-hours to assist with emergency conditions 24 hours a day in the event of an emergency highway incident.

**REVISED**

**18-S. STATE HIGHWAY ADMINISTRATION (cont'd)**

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

On August 8, 2022, the solicitation was advertised on eMaryland Marketplace Advantage (eMMA), electronically notifying 1,243 potential vendors. The Department also directly solicited six firms. A single technical proposal was received; however, the submitted proposal included an exception with a revised contract agreement. According to COMAR 21.06.02.03 (B)(2) it was determined the proposal to be non-responsive and was therefore rejected. The solicitation was then readvertised by MDOT SHA.

DTN, LLC (formerly Iteris, Inc) has been providing MDOT SHA with yearly Maintenance Decision Support System (MDSS) service via a Software as a Service (SaaS) sole source procurement.

No MBE nor VSBE participation goal was established for this contract due to the single element of work provide via this contract.

**Fund Source:** 100% Special (Transportation Trust Funds)  
**Approp. Code:** J02B0102  
**Resident Business:** Yes  
**MD Tax Clearance:** 23-0670-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**May 3, 2023**

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<b>Item#</b>	<b>Category</b>	<b>Pages</b>
<i>1 - 16</i>	<i>Capital Grants and Loans</i>	<i>1 - 20</i>
<i>17 - 18</i>	<i>Services</i>	<i>21 - 25</i>
<i>19 - 21</i>	<i>Information Technology</i>	<i>26 - 37</i>
<i>22 - 23</i>	<i>Maintenance</i>	<i>38 - 41</i>
<i>24 - 25</i>	<i>General Miscellaneous</i>	<i>42 - 43</i>
<i>26 - 29</i>	<i>Tenant Lease</i>	<i>44 - 47</i>



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 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:

**Board of Directors of Addiction Recovery, Incorporated dba Hope House Treatment Center**

Hope House Laurel Interior Renovation (Prince George’s County)

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

*Maryland Consolidated Capital Bond Loan of 2022 (LHI– Chapter 344, Acts of 2022)  
DGS Item 22-789, (SL-177-220-038)                      \$ 750,000*

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

<b>Background:</b>	Total Project	\$ 750,000
	<b>22-789 (This Action)</b>	<b>\$ 750,000 (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 3, 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:

**Board of Directors of Madison House Autism Foundation, Inc.**

Madison House New Day Pavilion (Montgomery County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of an outdoor pavilion, including the site’s grounds, located in Montgomery County.”*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 21-371, (SL-189-210-038)                      \$ 75,000*

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

<b>Background:</b>	Total Project	\$ 159,000
	<b>21-371 (This Action)</b>	<b>\$ 75,000 (Non-match)</b>
	Local Cost	\$ 84,000

(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 3, 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:

**Board of Trustees of the Way Station, Inc.**

Sheppard Pratt – Frederick County Psychiatric Rehabilitation Program Facility Renovation (Frederick County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Frederick County Psychiatric Rehabilitation Program at 230 West Patrick Street in Frederick .”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-271, (SL-178-220-038)                      \$ 847,455*

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

<b>Background:</b>	Total Project	\$ 847,455
	<b>22-271 (This Action)</b>	<b>\$ 847,455 (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 3, 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 Bainbridge Development Corporation and the County Executive and County Council of Cecil County**

Bainbridge Naval Training Center Site Redevelopment (Cecil County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of public road infrastructure to support future development of the site of the former Bainbridge Naval Training Center.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-317, (SL-009-200-038)                      \$ 7,500,000*

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

<b>Background:</b>	Total Project	\$ 18,500,000
	<b>22-317 (This Action)</b>	<b>\$ 7,500,000 (Non-match)</b>
	21-121 (Prior Action)	\$ 1,500,000 (Non-match)
	20-132 (Prior Action)	\$ 2,000,000 (Non-match)
	Local Cost	\$ 7,500,000

(Prior Actions: 01/06/2021 Agenda, 1-CGL; 06/08/2022 Agenda, 5-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 3, 2023**



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

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

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

**Mayor and Town Council of the Town of Indian Head**

Indian Head Recreation Center (Charles County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a community recreation center. Notwithstanding Section 1(5) of this Act, the matching fund may consist of in-kind contributions.”*

*Maryland Consolidated Capital Bond Loan of 2018 (LHI– Chapter 9, Acts of 2018)  
DGS Item 18-G123, (SL-152-180-038)                      \$ 200,000*

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2020 (extension granted to June 1, 2021; 12-CGL May 20, 2020) and the Board of Public works to certify a matching fund. The Town of Indian Head has submitted documentation supporting the purchase of the property in the amount of \$275,000 and documentation that they have over \$200,000 in a financial institution for this project.

<b>Background:</b>	Total Project	\$ 465,000
	<b>18-G123 (This Action)</b>	<b>\$ 200,000 (Match)</b>
	Local Cost	\$ 265,000

(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 3, 2023**



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

**12-CGL.      CAPITAL GRANTS AND LOANS  
*Department of Health***

***Recommendation:*** That the Board of Public Works approve the following for:

**Mount Ephraim Community Non-Profit Housing Development Corp.**  
*(Prince George's County)*  
608 Largo Road, Upper Marlboro, MD 21218

*“Waiver of Priority and Subordination Agreement for the State’s right of recovery dated November 20, 2000.”*

***Background:*** Mount Ephraim Community Non-Profit Housing Development Corp. (“Grantee”) is a non-profit organization and provides medical adult day care center services.

On May 5, 1999 (DGS Agenda Item 36-CGL), the Board of Public Works approved a grant of \$85,485.00, to assist Grantee in the design of a medical adult day care center located at 608 Largo Road, Upper Marlboro, MD 20774 (Property).

On January 5, 2000 (DGS Agenda Item 45-CGL), the Board of Public Works approved a grant of \$1,114,515.00, to assist Grantee in the construction of a medical adult day care center at the Property.

In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, Grantee recorded a State's Right of Recovery (ROR) on the Property among the Land Records of Prince George’s County, in Liber 14209, at Page 001. Said ROR is to expire on August 31, 2034.

Currently Grantee is in the process of refinancing their First and Second mortgage with Main Street Bank. As a condition of the refinance loan, Main Street Bank has requested a Waiver of Priority of Declaration and Subordination Agreement for the ROR on Property.

**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 3, 2023**



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

**14-CGL.      CAPITAL GRANTS AND LOANS  
*Department of Health***

**Recommendation:** That the Board of Public Works approve a grant of \$150,000.00 to *Housing Unlimited, Inc. (Montgomery County)*.

**Project:** The acquisition of a real property located at 19544 Montgomery Village Avenue, Montgomery Village, MD 20886. This project will provide housing for three individuals with psychiatric disabilities.

<b>Appraisals:</b>	Contract of Sale	\$217,016.00
	Laura G. Lamb	\$218,000.00
	H. Virginia Timian	\$217,016.00
	DGS accepted appraisal	\$217,016.00
	<b>Eligible Cost</b>	<b>\$217,866.00*</b>

\*Includes the lesser of the DGS accepted value or the contract price at \$217,016.00, and the cost of the appraisals at \$850.00

**Fund Source:** The Maryland Department of Health has determined the grantee is responsible for providing 31.15% of the eligible project cost.

Eligible Project Cost	\$217,866.00
State Share (68.85%)	\$150,000.00
Grantee Share (31.15%)	\$ 67,866.00 DHCD
This Action	<b>\$150,000.00</b> (MCCBL 2022 CB-20810-03, 2023 Appropriation)

**Remarks:**

1. Grantee is a nonprofit organization and provides housing for individuals with psychiatric disabilities who are able to live independently and have annual incomes below 30% of area median income.
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 ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023**



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

**15-CGL.      CAPITAL GRANTS AND LOANS  
*Department of Health***

**Recommendation:** That the Board of Public Works approve the following for Grantee, Way Station, Inc. (*Frederick County*):

1. A grant in the amount of \$260,798 to assist the Grantee as a Sponsor to its subsidiary, Mosley Homes, Inc. in the acquisition of four properties located at:
  - a. 4238 Chapelgate Place, Belcamp, MD - \$71,014
  - b. 1208 Mist Wood Court, Unit 203, Belcamp, MD - \$51,647
  - c. 1428 Tarragon Court, Belcamp, MD - \$67,334
  - d. 3919 Bush Court, Abingdon, MD - \$70,803;
  
2. A grant in the amount of \$150,431 to assist the Grantee as a Sponsor to its subsidiary, ~~Mosley~~ Mosley Homes, Inc. in the renovation of the three properties located at:
  - a. 4238 Chapelgate Place, Belcamp, MD - \$18,233
  - b. 3919 Bush Court, Abingdon, MD - \$114,240
  - c. 1315 Foxglove Square, Belcamp, MD – \$17,958; and
  
3. A Waiver of Priority and Subordination Agreement for the U.S. Department of Housing and Urban Development (HUD) to subordinate the State’s right of recovery to HUD’s first deed of trust in the amount of ~~\$411,229~~ for the current project.  

\$416,374

See next page for  
Record Correction Letter  
dated 9/5/23

**Project:**

**1- The acquisition of:**

4238

- a. ~~4328~~ Chapelgate Place, Belcamp, MD

Contract of Sale	\$181,362.08
Appraisals:	
Dominic C. Corson	\$255,000
Sharon Cremen	\$245,000
DGS accepted appraisal	\$245,000
Eligible Cost	\$182,087*



# Maryland

## DEPARTMENT OF HEALTH

Wes Moore, Governor · Aruna Miller, Lt. Governor · Laura Herrera Scott, M.D., M.P.H., Secretary

September 5, 2023

Accepted 9/7/2023- JTG

John Gontrum, Esq.  
Secretary to the Board of Public Works  
Louis L. Goldstein Treasury Building, Room 117  
Annapolis, Maryland 21401-1991

Digitally signed by  
John T. Gontrum  
Date: 2023.09.07  
10:22:25 -04'00'

SUBJECT: Record Correction – May 3, 2023 Board of Public Works Agenda, 15-CGL

Dear Mr. Gontrum,

This is to advise you of the following changes to the Board of Public Works Action Agenda Items 15-CGL previously approved by the Board of Public Works.

**BPW – May 3, 2023**

DGS CGL-15  
DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT

**Correction #1**

FROM: Mosely Homes, Inc.  
TO: Mosley Homes, Inc.

Reason: Clerical error. The party’s name is spelled correctly in several areas of the item but there was a clerical error on one line on the Recommendation section on page 1, paragraph 2, where the name was misspelled.

**Correction #2**

FROM: Subordination Amount of \$411,229  
TO: Subordination Amount \$416,374

Reason: Error. The subordination amount originally listed was the amount of the grant award, and we have been advised by the BPW Operations Manager that the amount listed should be the Deed of Trust Amount.

**Correction #3**

FROM: Property Address 4328 Chapelgate Place, Belcamp, MD  
TO: Property Address: 4238 Chapelgate Place, Belcamp, MD

Reason: Clerical error. The property address is listed correctly in several areas of the item but there was a clerical error on one line on page 1, section 1-a. where the numbers were reversed.

The approved Board Item is attached here with the corrections highlighted and the correct information noted in red. Please let me know if you have any questions or concerns.

Regards,

**Mindy Kim-Woo**  
Mindy Kim-Woo  
Office of Facilities Management and Development  
Maryland Department of Health  
201 West Preston St., Room 535  
Baltimore, MD 21201  
c. 443-827-0657







**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023**



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

**3. Approve a Waiver of Priority and Subordination Agreement.**

This project represents a collaboration between Way Station, Inc. and Mosaic Community Services, Inc. for the acquisition and renovation of above listed properties in Harford County for 15 individuals between 18 – 62 years of age with serious and persistent mental illness. This project was one of only eight projects nationwide to receive a Section 811 Capital Advance funding award from the U.S. Department of Housing and Urban Development (HUD).

Grantee, as the Sponsor, created Mosley Homes, Inc. in accordance with HUD’s requirement for funding, to own and operate the project. Grantee, along with Mosley Homes, Inc. has a financing agreement with HUD with the condition that the State agrees to subordinate its right of recovery to HUD’s first deed of trust in the amount of ~~\$411,229.~~  
\$416,374

Accordingly, Grantee is requesting a Waiver of Priority of Declaration and Subordination Agreement for the current project.

**Remarks:**

1. Grantee is a nonprofit organization.
2. Grantee provides supportive housing services for individuals with serious and persistent mental illness.
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 Harford County.
4. This project will create supported housing for 15 individuals.
5. No State funds will be disbursed until the Grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023**



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

**16-CGL.     CAPITAL GRANTS AND LOANS  
*Department of Health***

***Recommendation:*** That the Board of Public Works approve the following:

1.     The transfer of the State's right of recovery on 1315 Foxglove Square, Belcamp, MD 21017 ("Property") from Grantee, Alliance, Inc. to Mosley Homes, Inc.
2.     A Waiver of Priority and Subordination Agreement for the U.S. Department of Housing and Urban Development ("HUD") to subordinate the State's right of recovery to HUD's first deed of trust in the amount of \$75,780.

***Background:***

On March 22, 1995 (DGS Agenda Item 61-CGL), the Board of Public Works approved a grant of \$157,500.00, for Alliance, Inc. to assist the organization in the acquisition of the Property.

In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, Grantee recorded a State's Right of Recovery (ROR) on the Property among the Land Records of Harford County, in Liber 2244, on Page 1017. Said ROR is to expire on April 20, 2025.

Currently Alliance, Inc. is in the process of selling the Property to Mosley Homes, Inc. In order to complete the sale, the ROR on the Property must be transferred to the buyer corporation, Mosley Homes, Inc. Mosley Homes, Inc. will continue to use the home for supportive housing for low-income adults with serious mental illness and continue to provide residential rehabilitation program services.

The Mosley Homes, Inc. project which includes the Property, was one of only eight projects nationwide to receive a Section 811 Capital Advance funding award from the U.S. Department of Housing and Urban Development (HUD).

Mosley Homes, Inc. was created in accordance with HUD's requirement for funding, to own and operate the project. Mosley Homes, Inc. has a financing agreement with HUD with the condition that the State agrees to subordinate its Right of Recovery to HUD's first deed of trust in the amount of \$75,780.

Accordingly, Grantee and Mosley Homes, Inc. is requesting a Waiver of Priority of Declaration and Subordination Agreement for the Property.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023**



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

The transfer of the ROR on the Property from Grantee to Mosley Homes, Inc. is contingent upon the recordation, in the Land Records of Harford County, of the ROR by Mosley Homes, Inc. The Right of Recovery shall expire on April 20, 2025.

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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 3, 2023**



**REVISED**

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

**17-S. SERVICES CONTRACT  
*Department of Juvenile Services***

**Contract ID:** Residential Treatment Services; 24-PD-001  
ADPICS No.: V00B3600067

**Contract Description:** Residential treatment services for youth referred by the Department of Juvenile Services (DJS), who are before the Juvenile Courts of Maryland. This residential treatment contract provides for an Average Daily Population (ADP) of six youth to be treated. Committed youth require various levels of supervision and treatment needs. This contract provides the continuum of care necessary to meet the treatment needs of youth and supervision levels mandated by the juvenile courts.

**Award:** Youth Opportunity Investments, LLC., Carmel, IN

**Contract Term:** 07/01/2023 - 06/30/2028

**Amount:** \$6,242,350

**Procurement Method:** Non-Competitive Negotiated Procurement of Human, Social, [...] or Educational Services

**Living Wage Eligible:** Yes

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

**Performance Security:** No

**Incumbent:** N/A

**Requesting Agency Remarks:** DJS is required to provide both residential and non-residential services and programming for youth who are ordered by the Juvenile Court to be placed in specific types of programs. Since DJS does not have a sufficient number of State operated programs, private providers are relied on to provide the majority of these services and programs. 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.



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**May 3, 2023**



**REVISED**

**17-S.        SERVICES CONTRACT (cont'd)**

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

For in-State providers, the State's Office of Children, through the Interagency Rates Committee (IRC), sets standardized rates for these services. Similarly, for out-of-State providers, a government organization in the provider's state establishes or approves standardized rates (the rate setting authority). For both in-State and out-of-State providers, DJS determines the not to exceed amount of the contract based on an estimated number of youth that may require these services annually. Contractors are paid only for the number of youth placed in the program and for the actual number of days they receive services. Daily or per diem rates are paid in accordance with the IRC (or the rate setting authority for out-of-State providers).

These services were procured through Non-Competitive Negotiated Procurement of Human, Social or Educational Services. (See State Finance and Procurement Article 13-106 and COMAR 21.14.01.03 G). The reasons for employing this method of procurement are:

- DJS's Secretary and the Procurement Officer have determined that two or more sources for the service are available but that because of the absence of effective competition, it is unreasonable to expect those sources to respond to an Invitation for Bids under COMAR 21.05.02 or Request for Proposals under COMAR 21.05.03;
- For these services, the recommended contractor has submitted an acceptable response to a Request for a General Expression of Interest (RGEI).
- Under this procurement method, contractors that respond to the RGEI may be awarded contracts as the need arises, as determined by the Agency head. As stated above, the DJS Secretary has now made this determination; and
- The Maryland Office of Children is the single point of entry for these services under approved negotiated rates for youth of the various State Agencies.

Out-of-State contractors are used only when in-State contractors are not available. Youth with special physical, mental or emotional needs or who do not meet the admission criteria of in-State contractors, are placed with out-of-State contractors.

No MBE or VSBE participation was established since there are no subcontracting opportunities as the entire specialized core services (psychiatric services/evaluations, case management, therapy, recreational therapeutic programs, educational services etc.) needed for these youth are available within the facility and require specialized training, certification, and clearances.

***Fund Source:***                    88% General; 9% Federal; 3% Special (Local Education Agencies)



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023



**REVISED**

17-S. SERVICES CONTRACT (cont'd)

*Approp. Code:* V00E0101  
*Resident Business:* Yes  
*MD Tax Clearance:* 23-0412-0000

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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 3, 2023**



*Contact: Jim Beauchamp 410-767-0974  
jim.beauchamp@maryland.gov*

**18-S. SERVICES CONTRACT  
*Department of Health, Women, Infants, and Children Program***

**Contract ID:** Women, Infants, and Children Program Branding and Publication Design;  
OCMP 21-19190

ADPICS No.: M00B3600642

**Contract Description:** Graphic design services for Women, Infants, and Children (WIC) Program publications and outreach materials to approximately 71,167 eligible participants.

**Award:** Pinnacle Communications Resource Company, LLC;  
Baltimore, MD (SBE)

**Contract Term:** 05/04/2023 - 05/03/2028

**Amount:** \$239,600

**Procurement Method:** Competitive Sealed Proposal (CSP) (*SBR-Designated*)

**Proposals**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Pinnacle Communications Resource Company, LLC; Baltimore, MD	1	\$ 239,600 (1)	1
Novak Birch, Inc.; Baltimore, MD	2	\$ 475,000 (3)	2
Alpha Graphics, Inc.; Baltimore, MD	3	\$ 311,615 (2)	3

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

**Living Wage Eligible:** Yes

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

**Performance Security:** No

**Incumbent:** Alpha Graphics, Inc.; Baltimore, MD

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace Advantage* (eMMA) on March 29, 2022 with a Small Business Reserve (SBR) designation and 300 potential offerors received notice of the solicitation. Three proposals were received on May 16, 2022, and all were deemed reasonably susceptible of being selected for award.





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023**



*Contact: Montez Foster 410-767-1208  
montez.foster@maryland.gov*

**19-IT. INFORMATION TECHNOLOGY  
*Department of Budget and Management, Central Collections Unit***

**Contract ID:** Central Collections Unit Program Manager Personnel; *REQ002891*  
ADPICS No.: ~~REQ002891~~ **F10B4600006/CTR013291**

See next page for  
Record Correction  
Letter dated  
9/12/23

**Contract Description:** Information technology and technical support for the Central Collections Unit.

**Award:** Blue Collar Objects, LLC; Fairfax, VA (MBE)

**Contract Term:** 07/01/2023 - 06/30/2026 (w/two 1-year renewal options)

**Amount:** \$ 1,056,420 (Base, 3-years)  
\$ 374,400 (Renewal Option #1, 1-year)  
\$ 374,400 (Renewal Option #2, 1-year)  
\$ 1,805,220 Total

**Procurement Method:** Sole Source

**Living Wage Eligible:** Yes

**Performance Security:** No

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

**Incumbent:** Same

**Requesting Agency Remarks:** This contract is to execute a new sole source contract to continue utilizing one resource titled CCU IT Program Manager. The services are needed to maintain continuity to successfully complete critical IT initiatives in support of the Central Collections Unit (CCU).

It is in the best interest of the State to retain the individual originally obtained through a competitive procurement under the CATS Master Contract DGS 44-IT, 12/16/2020. The recommended contractor has successfully completed the analysis of CCU processes and regulations for each applicable project. The CCU IT Program Manager retains considerable specialized cumulative knowledge for critical projects and is able to transfer knowledge to other employees.



WES MOORE  
Governor

HELENE GRADY  
Secretary

ARUNA MILLER  
Lieutenant Governor

MARC L. NICOLE  
Deputy Secretary

September 12, 2023

Accepted 9/18/2023- JTG

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

 Digitally signed by  
John T. Gontrum  
Date: 2023.09.18  
09:42:59 -04'00'

SUBJECT: Record Correction – May 3, 2023 Board of Public Works Action Agenda, Item 19-IT

Dear Mr. Gontrum:

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

**BPW – May 3, 2023 DGS Agenda, Item 19-IT**

Central Collections Unit Program Manager Personnel; REQ002891

FROM: ADPICS No.: REQ002891

TO: ADPICS No: ***F10B4600006 / CTR013291***

REASON: Clerical Error. REQ002891 (as listed on the BPW agenda) represents the sourcing project number for the solicitation released in eMaryland Marketplace Advantage (eMMA), and CTR013291 represents the published contract in eMMA. Effective immediately, DBM has determined it will no longer utilize eMMA for invoice payment purposes due to certain unresolved system limitations related to the lack of extended contract and year-end closeout timeframes. BPO Number F10B4600006 reflects the new contract presented and approved by the BPW on the May 3, 2023, agenda, Item 19-IT, and will be used for future invoice payment purposes.

Regards,

*Donshane Turner*

Donshane Turner  
Procurement Manager,  
Department of Budget and Management





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023**



*Contact: Tareq Ibrahim 410-229-4117  
tareq.ibrahim@maryland.gov*

**20-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION  
*Office of Administrative Hearings***

**Contract ID:** Caseload Maintenance Contract; *D99B2600001*  
ADPICS No.: COK00126

**Contract Approved:** Delegated Authority - OAH, 03/25/2022

**Contract Description:** Support for the CaseLoad Case Management System

**Modification Description:** Add Caseload e-Filing module to allow filing requests for hearings electronically.

**Award:** Evans CaseLoad Inc., Toronto, Ontario, Canada

**Original Contract Term:** 05/01/2022 - 04/30/2023 (w/one 1-year renewal option)

**Modification Term:** 05/18/2023 \* - 04/30/2024 (\*Or earlier upon BPW approval)

**Original Contract Amount:** \$47,893

**Modification Amount:** \$248,848

**Prior Options/Mods:** \$49,090 (Renewal Option #1 05/01/2023 - 04/30/2024 Delegated Authority - OAH, 03/06/2023)

**Total Contract Amount:** \$345,831

**Percent +/- (This Item):** 519.59 %

**Total Percent Change:** 622.09%

**Original Procurement Method:** Sole Source

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

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023**



**20-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

**Requesting Agency Remarks:** OAH has been using Caseload since March 2003. In 2018, OAH upgraded to the latest version of the platform which allowed the agency to take advantage of the platform’s advanced features. Caseload provides OAH with basic case processing functions such as case tracking and scheduling, fee processing, statistical reports, printing of hearing notices, and subpoenas. Caseload provides valuable information for statistical purposes and allows OAH to better serve citizens by docketing and scheduling administrative cases in a timely manner.

The global pandemic underscored the need for technology that would allow OAH to continue to receive and process hearing requests during a disaster. E-filing will also allow OAH to construct a more robust disaster recovery plan by removing physical barriers that are in place today. Evans CaseLoad Inc. is the only company that can provide an e-filing solution that completely integrates with their case management system.

An MBE participation was not established for this contract because the original award was below \$100,000.

**Fund Source:** 100% General

**Approp. Code:** D99A11.01

**Resident Business:** No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023**



**REVISED**

*Contact: Yasin Mohammed 410-260-7552  
yasin.mohammed@maryland.gov*

**21-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 \$3,148,869.*

**1.1 Using Agency:** Department of Education  
**Description:** Credentialing Program help desk, imaging, and data imaging entry processing  
**Modification Description:** Extension to allow time and resources to transition into a centralized, interactive Early Childhood Data System that is modernized to service the childcare community; *COJ91172*.  
**Award:** Conduent State & Local Solutions, Inc.; Hunt Valley, MD  
**Original Term:** 08/17/2015 - 08/16/2018  
**Modification Term:** 05/20/2023 - 11/19/2024  
**Original Amount:** \$1,774,608  
**Modification Amount:** \$1,589,255  
**Prior Options/Mods:** \$ 144,922 (Mod. #1: Additional funding; Delegated Authority - DoIT 01/08/2016)  
\$ 524,436 (Renewal Option #1: 08/17/2018 - 08/16/2019 Delegated Authority - DoIT, 07/15/2018)  
\$ 538,116 (Renewal Option #2: 08/17/2019 - 08/16/2020 DoIT 11-IT, 08/14/2019)  
\$ 0 (Mod. #2: Extension 08/17/2020 - 11/16/2020; Delegated Authority - MSDE 6/30/2020)  
\$ 0 (Mod. #3: Extension 11/17/2020 - 11/19/2020; Delegated Authority - MSDE 11/16/2020)



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
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**REVISED**

**21-IT.      INFORMATION TECHNOLOGY (cont'd)**

**1.0      *Consulting and Technical Services Plus (CATS+) (cont'd)***

\$ 538,166 (Mod #4: Extension 11/19/2020 - 11/19/2021  
DGS 23-IT 1.2 11/18/2020)  
\$ 50,000 (Mod #5: Extension 11/20/2021 - 12/16/2021;  
Delegated Authority - MSDE 11/18/2021)  
\$1,054,116 (Mod # 6: Extension 12/17/2021 - 05/19/2023  
and add funding DGS 41-IT 1.2 12/15/2021)

**Total Contract Amount:** \$6,213,619  
**MBE/VSBE Participation:** 30% / 0%  
**MBE/VSBE Compliance:** 25.005% / 0%  
**Resident Business:** Yes  
**Fund Source:** 100% Federal

**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 \$74,115,291*

**2.1      *Using Agency:*** Department of Information Technology  
***Description:*** The Department of Transportation, Motor Vehicle Administration (MDOT MVA) requires a Senior Technical Writer to support Omnichannel Contact Center to acquire the necessary products and services to help convert the existing call center to a secure Omnichannel customer engagement center. With the digital transformation of the MDOT MVA services, operation has shifted to 24x7x365, and customers expect easy and reliable service. The agency is looking for an Omnichannel Contact Center solution to allow customers to reach them through multiple channels, such as Live Chat, email, social media, intelligent IVR, SMS, and phone calls with secure authentication features that allows customer agents to provide a seamless customer experience across all channels.  
*F50B0600039-41, F50B2600008*

***Award:*** vTech Solutions, Inc.; Washington, DC (SBE)

***Number of Qualified***

***TO Contractors:*** 3 (Category 3)

***Number of Proposals:*** 3



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**REVISED**

**21-IT.      INFORMATION TECHNOLOGY (cont'd)**

**2.0      *Delivery Program Management Services (cont'd)***

***Proposals:***

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
vTech Solutions, Inc.; Washington, DC	1	\$359,331.84 (2)	1
Momentum Inc.; Camp Hill, PA	2	\$354,816.00 (1)	2

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

**Amount:** \$359,331.84 NTE

**Term:** 05/08/2023 - 05/07/2025

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

**Resident Business:** No

**Fund Source:** 100% Special (MVA Facilities and Capital Equipment)

**Agency Remarks:** Although all three TO Contractors were found reasonably susceptible for award, the candidate for one of the contractors declined the position. An MBE participation was not established for this contract because there are no subcontracting opportunities available.

**2.2      *Using Agency:*      Department of Information Technology**

***Description:*** Senior Technical Writer to assist in implementing the Blueprint for Maryland's Future. MSDE will anchor the Blueprint and operationalize best-in-class practices with the full participation of all stakeholders. The Senior Technical Writer will serve as production manager of documentation and solicitations for many organization-wide projects. Also interpret technical information and requirements; identify and prioritize critical content; ensure information aligns with the intended audience and is consistent with policy and program goals; rewrite and edit material for clarity, persuasiveness, and adherence to format and style conventions of targeted information outlets. Contractors could submit up to two resumes for the position; F50B0600039-32/F50B2600008.

***Award:*** Momentum, Inc.; Camp Hill, PA (MBE, SBE)

***Number of Qualified***

***TO Contractors:*** 3 (Category 3)

***Number of Proposals:*** 3 (*Single Qualified Proposal Received*)

***Proposals:***

<i>Offerors</i>	<i>Technical Ranking</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Ranking</i>
Momentum, Inc.; Camp Hill, PA	1	\$517,440 (1)	1

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



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**REVISED**

**21-IT.      INFORMATION TECHNOLOGY (cont'd)**

**2.0      *Delivery Program Management Services (cont'd)***

**Amount:** \$517,440 NTE  
**Term:** 05/08/2023 - 05/07/2028  
**MBE/VSBE Participation:** 100% / 0%  
**Resident Business:** No  
**Fund Source:** 100% Federal

**Agency Remarks:** Two proposals were deemed not reasonably susceptible for award upon completion of interviews with the proposed candidates. The pricing was determined to be fair and reasonable based on similar contracts. A CATS+ Master Contract average proposed labor rate for a Senior Technical Writer NTE for the three-year term would be \$840,840. GSA Advantage Contract average labor rate for a Senior Technical Writer for the NTE for the three-year term would be \$817,320. One Stop Automation Agile Services Task Order Contract average labor rate proposed for a Senior Technical Writer the NTE for the three-year term would be \$799,680.

- 2.3      *Using Agency:*** Department of Information Technology
- Description:*** Senior Organizational Change Manager to focus on leading the change management activities within a structured process framework, including changes to business processes, systems, and technologies. Designing a strategic approach to managing change and support operations that fall within the domain of change management. Create and deliver strategies and plans to help employees maximize the adoption of new programs by honing methods of effective and sustainable behavior change. Evaluating the change impact and organizational readiness to limit potential risk. Conduct post-implementation reviews to assess the decisions and performance related to the change request. Also play a key role in implementing fast and effective change across the MDH modernization efforts for non-Medicaid initiatives, ensuring best practices and standardized processes are implemented in a timely manner. This role will initially be assigned to the Electronic Health Records (EHR) project but may be assigned to additional projects within the enterprise as needed; *F50B0600039-40/F50B2600008*.
- Award:*** CITI; Falls Church, VA
- Number of Qualified TO Contractors:*** 3 (Category 1)
- Number of Proposals:*** 3



**DEPARTMENT OF GENERAL SERVICES**  
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**REVISED**

**21-IT.      INFORMATION TECHNOLOGY (cont'd)**

**2.0      *Delivery Program Management Services (cont'd)***

***Proposals:***

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
CITI, Falls Church, VA	1	\$ 991,760.00 (1)	1
Navitas Business Consulting, Herndon, VA	2	\$1,001,991.20 (2)	2

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

**Amount:** \$490,000 (Base Term 24 months)  
 \$248,920 (Renewal Option #1)  
 \$252,840 (Renewal Option #2)  
 \$991,760 Total NTE

**Term:** 05/08/2023 - 05/07/2025 (w/two 1-year renewal options)

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

**Resident Business:** No

**Fund Source:** 100% General (MITDP)

**Agency Remarks:** One proposal was deemed not reasonably susceptible for award after completion of interviews with the proposed candidate. An MBE participation was not established for this contract because there are no subcontracting opportunities.

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

Contract No. 060B2490021

**Approved:** DoIT 6-IT, 09/19/2012

**Term:** 10/01/2012 - 09/30/2027

**\*\*As of publication, the remaining balance of this master contract is \$166,699,461.**

**3.1      *Using Agency:*      Department of Human Services**

**Description:** VersionOne is an all-in-one agile management tool built from the ground to support agile software development methodologies. As MD THINK is a Scrum agile working environment, VersionOne is needed. It helps MDTHINK track the project's progress. This tool provides a feature for capturing and submitting weekly timesheets as a result of daily task tracking activities. Timesheets are then approved by the respective manager. The tool provides a monthly Billing Validation Report that is sent to each vendor so hours on their invoice can be reconciled against hours tracked in VersionOne; *OTHS-MDTHK-23-019-C*; N00P3602657.

**Award:** Oakland Consulting Group, Lanham, MD



**DEPARTMENT OF GENERAL SERVICES**  
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**REVISED**

**21-IT.      INFORMATION TECHNOLOGY (cont'd)**

**3.0      Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)**

***Number of Qualified***

***Master Contractors:***                    2 (Functional Areas I and III)

***Number of Bids:***                         2

***Bids:***

<i>Bidders</i>	<i>Amounts</i>
Oakland Consulting Group; Lanham, MD	\$242,042.00
SHI International Corporation; Somerset, NJ	\$256,125.87

***Amount:***                                    \$242,042

***Term:***                                        05/15/2023 - 05/14/2024

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

***Resident Business:***                    Yes

***Fund Source:***                            62% Federal, 38% General

***Agency Remarks:*** An MBE participation was not established for this contract because there are no subcontracting opportunities.

**3.2      *Using Agency:***                    Maryland Transit Administration

***Description:***                            Purchase 13 VMware software licenses. The software runs virtual servers and virtual desktops. Approximately 85% of users work on virtual desktops; J05P3600032.

***Award:***                                        Advanced Computer Concepts; McLean, VA (MBE) (SBE)

***Number of Qualified***

***Master Contractors:***                    14 (*SBR - Designated*)

***Number of Bids:***                         5

***Bids:***

<i>Bidders</i>	<i>Amounts</i>
Advanced Computer Concepts; McLean, VA	\$204,012.12
Digital Information Services; Potomac, MD	\$206,466.36
Applied Technology Services; Middle River, MD	\$207,148.00
Oakland Consulting Group; Lanham, MD	\$207,616.74
Source IT Technologies; New Canaan, CT	\$212,130.52

***Amount:***                                    \$204,012.12

***Term:***                                        05/10/2023 - 05/09/2024 (1 License)  
05/29/2023 - 05/28/2024 (12 Licenses)

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

***Resident Business:***                    No





**DEPARTMENT OF GENERAL SERVICES  
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**REVISED**

**21-IT. INFORMATION TECHNOLOGY (cont'd)**

**3.0 Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)**

**Fund Source:** 52% Federal, 48% General

**Agency Remarks:** An MBE participation was not established for this contract because there are no subcontracting opportunities.

**4.0 Master Contract: Cable & Wiring Materials & Services Outside Plant**

Contract No. 060B6400046

**Approved:** DoIT 2-IT, 10/19/2016

**Term:** 10/19/2016 - 10/16/2024

**\*\*As of publication, the remaining balance of this master contract is \$30,410,825.**

**4.1 Using Agency:** Department of Human Services

**Description:** Install cable and wiring materials to connect data and voice communications for the new headquarters at 25 South Charles Street in Baltimore. The new space requires installation of low voltage cable for data and voice connectivity for the agency's computers and telephones to be operational. Without data and voice communications staff would not be able to perform daily functions and provide services; OTHS/OTHS-23-052

**Award:** Infiniti Technologies, Rosedale, MD (SBE)

**Number of Qualified**

**Master Contractors:** 17 (Functional Area I)

**Number of Bids:** 4

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Infiniti Technologies, Rosedale, MD	\$459,746.03
Bluestar Technologies, Baltimore, MD	\$523,692.88
Marathon Technology Solutions Inc., Cumberland, MD	\$567,668.45

**Amount:** \$459,746.03

**Term:** 05/18/2023 - 12/31/2023

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

**Resident Business:** Yes

**Fund Source:** 35% Federal, 65 % General

**Agency Remarks:** One bid was rejected because the bid was incomplete. An MBE participation was not established for this contract because there are no subcontracting opportunities.

**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 3, 2023**



*Contact: Yasin Mohammed 410-767-3586  
yasin.mohammed@maryland.gov*

**22-M.            MAINTENANCE CONTRACT  
*Department of Natural Resources***

**Contract ID:** Janitorial Services - Cunningham Falls State Park; 001IT821359  
ADPICS No.: 001B3600307

**Contract Description:** Janitorial services at Cunningham Falls State Park in Thurmont.

**Award:** Golden Inc.; Towson, MD (SBE)

**Contract Term:** 05/04/2023 - 10/31/2025

**Amount:** \$387,400

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amount</i>
Golden, Inc; Towson, MD	\$ 387,400.00
Office Care, Inc.; Laurel MD	\$ 432,703.00
Foxxs' Cleaning Service; Simpsonville, MD.	\$ 433,185.11
Sanford Federal, Inc.; Stafford, VA	\$ 533,607.00
Jeanette's Cleaning Service, LLC; Baltimore, MD	\$ 672,023.76
Brightside Services, LLC; Reisterstown, MD	\$1,197,000.00

**Living Wage Eligible:** Yes

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

**Performance Security:** No

**Hiring Agreement Eligible:** Yes

**Incumbent:** N/A

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids was posted on eMaryland Marketplace Advantage (eMMA) on January 19, 2023 and 169 vendors received notification Seven bids were received and opened on February 10, 2023. One bid was rejected because the bid was incomplete. They only submitted a bid for one year. Golden Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.



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**22-M.        MAINTENANCE CONTRACT (cont'd)**

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

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

***Fund Source:***                                100% General

***Approp. Code:***                            K00 23 DC803 0811 (\$ 55,342.86)  
     K00 24 DC803 0811 (\$129,133.33)  
     K00 25 DC803 0811 (\$129,133.33)  
     K00 26 DC803 0811 (\$ 73,790.47)

***Resident Business:***                      Yes

***MD Tax Clearance:***                      23-0646-0000

**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 3, 2023**



*Contact: Yasin Mohammed 410-767-3586  
yasin.mohammed@maryland.gov*

**23-M.            MAINTENANCE CONTRACT  
*Department of Natural Resources***

**Contract ID:** Janitorial Contract - Sandy Point State Park; *BPM035033*  
ADPICS No.: 001B3600324

**Contract Description:** Janitorial services at Sandy Point State Park in Annapolis.

**Award:** Brightside Services, LLC.; Reisterstown, MD (SBE)

**Contract Term:** 05/18/2023\* - 09/30/2026 (w/two 1-year renewal options)  
(\*Or earlier upon BPW approved)

**Amount:** \$ 635,000 (Base Term)  
\$ 235,000 (Renewal Option #1)  
\$ 245,000 (Renewal Option #2)  
\$1,115,000

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amount</i>
Brightside Services, LLC; Reisterstown, MD	\$1,115,000.00
Full Scale Custom Services; Stevensville, MD	\$1,156,680.00
JDG Management Corporation; Timonium, MD	\$3,145,893.51

**Living Wage Eligible:** Yes

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

**Performance Security:** No

**Hiring Agreement Eligible:** Yes

**Incumbent:** N/A

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids was posted on eMaryland Marketplace Advantage (eMMA) on January 4, 2023 with a Small Business Reserve (SBR) designation notifying 315 potential vendors. Eleven bids were received and opened on January 27, 2023.



**DEPARTMENT OF GENERAL SERVICES  
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**23-M.            MAINTENANCE CONTRACT (cont'd)**

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

Six bidders were rejected for not meeting the minimum qualifications, and two bids for being unreasonably low. Brightside Services, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed. No MBE participation was established because this contract is for a single element of work.

***Fund Source:***                            100% General

***Approp. Code:***                        K00 23 DE203 0811 (80,000)  
     K00 24 DE203 0811 (204,000)  
     K00 25 DE203 0811 (216,000)  
     K00 26 DE203 0811 (135,000)

***Resident Business:***                Yes

***MD Tax Clearance:***                23-0998-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED            DISAPPROVED**

**DEFERRED            WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 3, 2023**



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

**24-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~~      **H00 23 88703 03 1499 PAYGO**

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

**1.1      Contract ID:**                      Replace Roxbury Transfer Switches; *KE-000-231-002*  
**Description:**                      Replacement of 23 manual transfer switches and 23 automatic transfer switches at Roxbury Correctional Institute in Hagerstown. The switches transfer the power supply from the primary source to the backup source, emergency generators in the event of a failure or power outage in the primary source.  
**Procurement Method:**                      Qualification Based Selection - *DGS-19-004-IQC*  
**Award:**                                      Burdette, Koehler, Murphy & Associates Baltimore, MD  
**Amount:**                                      \$92,185  
**MBE/VSBE Participation:**                      22% / 0%  
**Resident Business:**                      Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



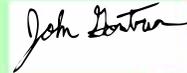
DEPARTMENT OF  
GENERAL SERVICES

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

August 24, 2023

Accepted 8/31/2023- 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: 2023.08.31 10:19:58 -0400

SUBJECT: Record Correction – May 3, 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 3, 2023**

**DGS 24-GM**

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

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

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

Regards,



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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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May 3, 2023**



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

**25-GM. GENERAL MISCELLANEOUS**

***Department of General Services, Historic St. Mary's City Commission***

***Recommendation:*** That the Board of Public Works approve a transfer of capital funds between the Department of General Services (DGS), and the Historic St. Mary's City Commission (HSMCC).

***Description:*** Establish the agreement to transfer procurement authority, and \$683,000 in authorized FY 2023 bond funds to cover the costs associated with archaeology efforts associated with the Leonard Calvert House Exhibit Project.

This project is to construct the 3,450 NASF/5,472 GSF Governor Leonard Calvert House Exhibit structure, which will replicate the home of Maryland's first Governor and complete the architectural backdrop of the museum's Town Center interpretive site. The exterior of the building will help restore the 17th century appearance of the Town Center. The interior will be a combination of architectural, archeological, and historical exhibitory. There will also be a control room as well as a changing room/costume storage area, working area, meeting space, and lunchroom for Town Center interpretive staff. A separate restroom for staff will be located in the building.

***Requesting Agency Remarks:*** Approval for the use and transfer of capital funds have been considered by the Department of Budget and Management (DBM) and they respectfully concur with this agreement. As identified in the approved Memorandum of Agreement (MOA) dated March 28, 2023 HSMCC will be the agency responsible for the management of the Archaeological efforts related to the project.

The Department of General Services is requesting approval for the entire project, which exceeds currently available funding. As future funding becomes available, the Department will return to the Board to authorize funding pursuant to such authorizations. Until then, the Department will only authorize work that does not exceed currently available funds.

***Fund Source:*** MCCBL 2022 *Leonard Calvert House Exhibit. Provide funds to design improvements to the exhibits in the Leonard Calvert House in Historic St. Mary's City. Item 147*

***Approp. Code:*** Chapter 344

**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*

**26-LT.      TENANT LEASE  
*Department of Human Services***

**Recommendation:**    Approve Supplemental Lease Agreement for increased space.

**Prior Board Action:**            DGS 49-LT, 05/11/2022

**Landlord:**                            25 South Charles, LLC,  
25 S Charles Street, Ste 1002A, Baltimore, MD 21201

**Property Location:**            25 S Charles Street, Baltimore, MD 21201  
**Space Type:**                        Office (1,544 sq. ft.)

**Lease Type:**                         Supplemental Lease Agreement

**This Term:**                            09/01/2023 - 08/31/2033 (w/ standard 6-month holdover)  
**Future Option Term:**            09/01/2033 - 08/31/2038

**Annual Rent:**                        \$37,828.00                            **Square Foot Rate:**    \$24.50  
**Fund Source:**                        65% General, 35% Federal    **Appropriation Code:** PCA E1910

**Utilities/Custodial Responsibility:**    Landlord/Landlord  
**Termination for Convenience Clause:**    Yes

**Procurement Method:** Competitive Sealed Bidding  
See COMAR 21.01.01.02A; DGS Space Mgmt Manual ¶ 6-605 D

**Remarks:**    The Department of Human Services is transitioning from their State-owned headquarters building located at 311 W Saratoga Street to leased space at 25 S Charles St in accordance with the initiative to relocate State presences to leased space in Downtown Baltimore. This new location provides an efficient, safe workplace for staff to operate. The proposed expansion increases the NUSF by 1,544 SF (149,024 to 150,568).

**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 3, 2023**



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

**27-LT.      TENANT LEASE  
*Department of Public Safety and Correctional Services***

**Recommendation:** Approve a Lease Renewal.

**Prior Item:** DGS 16-LT-OPT, 07/27/2011

**Landlord:** Capital Select Properties, LLC., 7871 Beechcraft Ave, Suite 100  
Gaithersburg, MD 20879

**Property Location:** 7871 Beechcraft Ave, Gaithersburg, MD 20879

**Space Type:** Office w/ client interaction (12,057 NUSF)

**Lease Type:** Renewal

**Term:** 06/01/2023 - 05/31/2025 (w/ standard 6-month holdover)  
**Future Option Term:** 06/01/2025 - 05/31/3030 (Renewal)

**Annual Rent:** \$325,539      **Square Foot Rate:** \$27.00 SF  
**Fund Source:** 100% General      **Appropriation Code: Program:** PCA RC110

**Utilities/Custodial Responsibility:** Lessor/Lessor  
**Termination for Convenience Clause:** Yes

**Procurement Method:** Sole Source  
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

**Remarks:** DPSCS, Division of Parole and Probation has been at this location since 2002. The space has been used for administrative and client contact offices for the division of Parole and Probation Services. This lease is for a two year term only, while the agency evaluates the space needs for this location.

**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 3, 2023**



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

**28-LT.      TENANT LEASE  
*Department of Education, Office of Child Care***

***Recommendation:***                      Approve a Lease Renewal.

***Prior Board Action:***                      DGS 18-LT-OPT, 12/06/2017

***Landlord:***                                      Allegany Museum, Inc.3 Pershing St, Cumberland MD 21502

***Property Location:***                      3 Pershing St, Cumberland MD 21502

***Space Type:***                                      Office w/ client interaction (807 sq. ft.)

***Lease Type:***                                      Renewal

***Term:***    06/01/2023 - 05/31/2028 (w/ standard 6-month holdover)

***Future Option Term:***                      06/01/2028 - 05/31/2033

***Annual Rent:*** \$12,306.75                      ***Square Foot Rate:*** \$15.25

***Fund Source:*** 100% Federal                      ***Appropriation Code:*** PCA J7752

***Utilities/Custodial Responsibility:***                      Landlord/Landlord

***Termination for Convenience Clause:***                      Yes

***Procurement Method:*** Sole Source  
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

***Remarks:*** The Maryland State Department of Education, Office of Child Care has used this property for administrative offices with client contact in Allegany County since 2007. Energy efficiency improvements are being made to the space including upgrades to LED fixtures and the installation of passive dual technology motion sensors.

**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 3, 2023**



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

**29-LT.      TENANT LEASE  
*Department of Education, Office of Child Care***

***Recommendation:***                      Approve a Lease Renewal.

***Prior Board Action:***                      DGS 10-LT, 09/06/2017

***Landlord:***                                      Executive Center, LLC; 1205 York Road, Lutherville, MD 21093

***Property Location:***                      3300 North Ridge Rd, Ellicott City, MD 21043

***Space Type:***                                      Office w/ client interaction (2,501 sq. ft.)

***Lease Type:***                                      Renewal

***Term:***    06/01/2023 - 05/31/2028 (w/ standard 6-month holdover)

***Future Option Term:***                      06/01/2028 - 05/31/2033

***Annual Rent:*** \$59,148.65

***Square Foot Rate:***    \$23.65

***Fund Source:*** 100% General

***Appropriation Code:*** PCA D71H2

***Utilities/Custodial Responsibility:***                      Landlord/Landlord

***Termination for Convenience Clause:***                      Yes

***Procurement Method:*** Sole Source

*See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E*

***Remarks:***    The Maryland State Department of Education, Office of Child Care has used this property for administrative offices with client contact in Howard County since 1996. Energy efficiency improvements are being made to the space including upgrades to LED fixtures and installation of passive dual technology motion sensors.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**