

**BOARD OF PUBLIC WORKS**  
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**AUGUST 7, 2024**

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

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*\*This agenda may be addressed partly or wholly in closed session.*

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 7, 2024**



*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 17 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:** \$673,700

**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

County	Grantee	Agreement #	Amount
Baltimore	Whitelyn Farms, Inc.	AT-2024-2782	\$200,000
Caroline	Eric L. Hignutt	CR-2025-2027	\$33,500
	Henry W. Schmidt, Jr.	CR-2025-2034	\$24,900
Carroll	C. Richard Weaver	RS-2025-2035-R	\$16,600
	Philip D. Bassler	MP-2024-2268-R	\$23,100
		MP-2025-2033	\$44,900
	Steven M. Bassler	MP-2025-2004	\$18,700
Dorchester	Charles A. McCurdy, Jr.	CR-2025-2016	\$77,500
	The Faircloth Family Living Trust	CR-2025-2006	\$17,200
Harford	Douglas V. Brooks	LS-2025-2037	\$25,300
Queen Anne's	John F. Harper, III	AT-2025-2039	\$10,400
	Luke Sultenfuss	AT-2025-2007	\$6,300
		AT-2025-2008-P	\$6,500
	Patterson Farms, Inc.	CH-2025-2009	\$37,300
Talbot	Cranston Farm LLC	CH-2024-2833	\$43,700
	Made In The Shade LLC	CR-2025-2014	\$22,000
	Res. Trust U/w Kathryn E. Callahan	CR-2025-2015-P	\$65,800

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

**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WITHDRAWN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

BOARD OF PUBLIC WORKS  
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August 7, 2024



*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 two 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:** \$34,944.15

**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
Prince George's	Connie W. Garner	PA-2022-2760	\$32,506.40
Queen Anne's	Tottingham Farms LLC	AT-2024-2143	\$2,437.75

**Remarks:** The Maryland Department of Agriculture has determined that each of these projects are 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 these projects to offset additional costs realized at the completion of each project. These additional costs are a result of design changes required based on site conditions encountered during construction.

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**BOARD OF PUBLIC WORKS**

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**DISAPPROVED**

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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 16 completed or canceled 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:** \$398,288.40

**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
Anne Arundel	Christopher H. Wilson	PA-2022-2237	\$32.42	Completed
Carroll	Matthew M. Hoff	MP-2024-2369	\$49,500.00	Completed
		MP-2024-2471	\$81,100.00	Completed
		MP-2024-2472	\$18,700.00	Completed
	Paul A. Pitrone	RS-2023-2896	\$169.23	Completed
Cecil	Michael J. Rzucidlo	AT-2023-2278	\$30,500.00	Canceled
Frederick	Joshua E. Stull	MP-2024-2351	\$25,900.00	Completed
		MP-2024-2352	\$15,800.00	Completed
	Martha M. Zecher Revocable Living Trust	MP-2023-2456	\$75,000.00	Canceled
Harford	John D. Worthington, IV	LS-2022-2988	\$2,380.72	Completed
Kent	Mitchell Family LLC	SA-2024-2475	\$450.00	Completed
Montgomery	Stanley Grain & Fertilizer LLC	RS-2023-2786	\$356.00	Completed
		WM-2023-2792	\$542.00	Completed
	Whispering Springs Farm LLC	AT-2023-2293	\$48,700.00	Canceled
		AT-2023-2297	\$42,300.00	Canceled

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

County	Recipient	Agreement #	Amount	Status
Queen Anne's	Storm Fortune Farm LLC	CR-2022-2855	\$6,857.93	Completed

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

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**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

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

*Department of Transportation          June 2024*

**Authority:** COMAR 21.02.01.05

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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August 7, 2024



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

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

19-0910 **RODRICK JABIN** – To create wetland habitat and reduce shoreline erosion by reconstructing a stone revetment, eradicating invasive *Phragmites*, constructing a stone containment groin, filling and grading with sand, planting marsh vegetation, constructing a revetment, and extending drainpipes through the revetment.

*Annapolis, Heron Lake and Chesapeake Bay*

*Special conditions: Requirements for design and construction of revetment, construction of marsh establishment area, signing and acceptance of marsh maintenance plan, obtaining a General Permit for Discharges from the Application of Pesticides, and planting of Spartina patens and Spartina alterniflora. Restrictions on using asphalt rubble in the revetment.*

***Wetlands Created: 8,050 square feet***

22-0517 **JAMES E. WEAVER** – To reduce shoreline erosion and reconfigure piers by removing existing piers and associated pilings, constructing a pier with a pier extension, a fixed platform, finger piers, and mooring piles, replacing a revetment, constructing a low profile stone sill with vents, excavate, fill, and grade with sand, and plant marsh vegetation.

*Deale, Rockhold Creek*

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

***Wetlands Created: 6,372 square feet***

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

**ANNE ARUNDEL COUNTY**

- 23-1036 *ANNE ARUNDEL COUNTY DEPT OF RECREATION AND PARKS* – To stabilize an eroding shoreline and create wetland habitat by constructing a living shoreline including a stone groin, stone breakwaters, and sand containment structures, filling and grading with sand/cobble mixture, planting marsh vegetation, incorporating coarse woody debris, and creating a sandy beach.  
*Lothian, Patuxent River*  
*Special conditions: Time of year restriction. Requirements for construction of marsh establishment area and signing and acceptance of marsh maintenance plan.*  
*Wetlands Created: 23,036 square feet*

- 24-0167 *CADLE CREEK LLC* – To improve navigable access by mechanically maintenance dredging an area, mechanically dredging another area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.  
*Mayo, Cadle Creek*  
*Special conditions: Time of year restrictions. Requirements for dredge material transport and disposal, maintenance dredging, and post dredge bathymetric survey.*

**BALTIMORE CITY**

- 24-0178 *BALTIMORE CITY PATAPSCO WASTEWATER TREATMENT PLANT* – To meet Consent Decree requirements for public notification of effluent outfall locations by constructing a buoy with attached signage.  
*Baltimore, Patapsco River*  
*Special conditions: Requirements for registering the buoy with the U.S. Coast Guard's "Local Notice to Mariners."*

**BALTIMORE CITY, BALTIMORE COUNTY, & ANNE ARUNDEL COUNTY**

- 23-0971 *MARYLAND PORT ADMINISTRATION* – To improve navigable access by mechanically or hydraulically maintenance dredging eight areas, performing soil borings at each area, transporting dredge material to a disposal sites, and installing a temporary pipeline for areas with hydraulic dredging.  
*Baltimore, Patapsco River*  
*Special conditions: Time of year restriction. Requirements for maintenance dredging, delineation of the dredge area, post dredge bathymetric survey, dredge material disposal, DMP site if hydraulically dredging, dredge material pipelines, Licensee not obtaining U.S. Coast Guard Approval, U.S. Coast Guard modification to the pipeline route, dredge operator, and protocol in the event of an inadvertent release of dredged material into State wetlands.*

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

**DORCHESTER COUNTY**

24-0027 *SEAN KREBS* – To stabilize the shoreline and reduce erosion by constructing a stone breakwater with vents.

*Taylors Island, Little Choptank River*

*Special conditions: None.*

**KENT COUNTY**

23-0865 *THE WHARF AT HANDYS POINT* – To update existing marina facilities and maintain navigable access by removing an existing pier and associated structures, replacing a timber pier, installing a gangway, constructing a floating platform, timber pier, floating finger piers, a floating “T” shaped pier, and mooring piles, mechanically maintenance dredging areas, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

*Worton, Worton Creek*

*Special conditions: Time of year restriction. Requirements for removing existing pier and associated structures, installing chocks, stoppers, bracing or similar devices, dredge material transport and disposal, maintenance dredging, staking dredged area, and post dredge bathymetric survey.*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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SECRETARY'S  
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Contact: Bill Morgante 410-260-7791  
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6. **BOARD OF PUBLIC WORKS**  
***Wetlands License -- #22-1341 – Gregory Page***  
***Mitigation***

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

1. Grant a tidal wetlands license to mechanically dredge an area, and
2. Require mitigation in the amount of \$498.87 for impacts to shallow water habitat resulting from the dredging.

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

- Application received December 29, 2022
- Public comment period ended April 1, 2024
- MDE Report and Recommendation June 28, 2024

**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:** Mechanically dredging an area will result in permanent impacts to 241 square feet of shallow water habitat. MDE recommends that the licensee mitigate for the 241 square feet of impact to shallow water habitat at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$498.87 into the MDE Tidal Wetlands Compensation Fund.

$$241 \text{ feet} \times \$2.07 \text{ per square foot} = \$498.87$$

<sup>1</sup> Based on \$90,000/acre mitigation cost

**ANNE ARUNDEL COUNTY**

22-1341 *GREGORY PAGE* – To provide deeper water for boating and navigation by mechanically maintenance dredging an area, mechanically dredging another area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

*Arnold, Mill Creek*

*Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, maintenance dredging, staking dredged area, post dredge bathymetric survey, and payment into Tidal Wetland Compensation Fund prior to construction.*

**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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7. **BOARD OF PUBLIC WORKS**

***Wetlands License -- #23-0564 – U.S. Navy, Patuxent Naval Air Station  
Mitigation***

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

1. Grant a tidal wetlands license to construct a revetment and living shoreline, and
2. Require mitigation in the form of planting *Spartina alterniflora* for impacts to open water habitat resulting from the revetment.

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

- Application received June 23, 2023
- Public comment period ended March 1, 2024
- MDE Report and Recommendation July 2, 2024

**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:** Constructing a revetment will result in permanent impacts to 4,425 square feet of open water habitat. MDE recommends that the licensee mitigate for the 4,425 square feet of impact to open water at a 2:1 ratio (COMAR 23.02.04.11.B) by planting low marsh. The 55,120 square feet of marsh planting with *Spartina alterniflora* exceeds the required mitigation amount of 8,850 square feet.

4,425 square feet of impact x 2 (2:1 ratio) = 8,850 square feet of required mitigation

**ST MARYS COUNTY**

23-0564 *U.S. NAVY, PATUXENT NAVAL AIR STATION* – To reduce shoreline erosion by constructing stone sills and stone spurs, placing stone revetment, constructing stone breakwaters, filling and grading with sand, constructing habitat, and planting *Spartina alterniflora*.

*Patuxent Naval Air Station, Patuxent River*

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

*Wetland Created: 55,120 square feet*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

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**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
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*Contact: Michelle Pack 410-260-7417  
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**8. DEPARTMENT OF BUDGET AND MANAGEMENT  
Budget Amendments 24R-062**

**Description:** Approve August 2024 meeting reimbursable fund budget amendment.

**Authority:** § 7-209(e), State Finance & Procurement Article, Annotated Code of MD, requires Board of Public Works approval of the reimbursable fund budget amendment.

**Amount:** \$ 1,800,261

**Amount** \$ 1,800,261 TOTAL

**DBM Remarks:** The contributing (funding) agency has appropriated funds to pay for FY 2024 services provided by the receiving agency for FY 2024 as follows:

<i><b>Funding Agency</b></i>	<i><b>Agency Providing Services [Receiving Funds]</b></i>	<i><b>Services</b></i>	<i><b>Amount</b></i>
<b>Department of Health 24R-062 M00</b>	<b>Department of Public Safety and Correctional Services Q00A01</b>	The funds are to be used in support of the detection and mitigation of Covid-19 in the correctional institutions and facilities for the Department of Public Safety and Correctional Services.	\$ 1,800,261
<b>Total</b>			<b>\$ 1,800,261</b>

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
August 7, 2024



Contact: Matthew Dryer 410-697-9687  
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9. **DEPARTMENT OF INFORMATIN TECHNOLOGY**  
***Resource Sharing Agreement, RSA Program***

**Recommendation:** The Board of Public Works approve the State entering into a resource sharing agreement.

**Authority:** Section 3.5-307, State Finance & Procurement Article,  
Annotated Code of Maryland

**Award:** Baltimore Gas and Electric Company

**Term:** 8/7/2024 – 8/6/2034 (10-year base)  
8/7/2034 – 8/6/2039 (Option 1)  
8/7/2039 – 8/6/2044 (Option 2)  
8/7/2044 – 8/6/2049 (Option 3)  
8/7/2049 – 8/6/2054 (Option 4)

**Amount:** Projected Value of Agreement over thirty years = \$1,058,771.37

Compensation to State  
\$255,123.93 (10-year base)  
\$158,787.27 (Option 1)  
\$184,077.96 (Option 2)  
\$213,396.81 (Option 3)  
\$247,385.39 (Option 4)  
\$1,058,771.37

**Property location:** – Tower 288, I-895, Washington Blvd and US 1, Elkridge, Baltimore County

**Requesting Agency Remarks:** This revenue-generating transaction results from a resource sharing agreement between Maryland Department of Transportation's Maryland Transportation Authority and Baltimore Gas and Electric Company. For this proposal, the State receives the benefit of 40% of all sublease monetary compensation for use of BGE tower space in support of telecommunications antennas located on State rights of way at the cloverleaf of I-895, Washington Blvd, and US 1 near Elkridge, Baltimore County. Since the monetary value of the lease over the 30-year term is more than \$100,000, this item was submitted to the Legislative Policy Committee for review and comment and was posted on *eMarylandMarketplace*.

**Fund Source:** Revenue Generating- TTF

**MD Tax Clearance:** 24-3118-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
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*Contact Person: Jeffrey Fretwell 410-537-4481  
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**10. MARYLAND DEPARTMENT OF THE ENVIRONMENT  
Bay Restoration Fund**

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

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

**Project:** Operation and Maintenance Grants for the Following Wastewater  
Treatment Plants

**Prior Approvals:** Annual Grants

**Recipient:** The Following Owners of Wastewater Treatment Plants

**Amount:** Up to \$11,000,000

**Location:** Statewide

**Project Description:** As provided for under the Bay Restoration Fund Act, up to 10% of the annual revenue generated from wastewater treatment plant users deposited with MDE may be allocated for operation and maintenance costs of a wastewater treatment plant operating at the enhanced nutrient removal level. MDE's grant recommendations are based on base-grant of \$30,000 for every million gallons per day of design capacity, with a minimum grant award of \$30,000 (unless prorated for partial year of operations), and maximum award of \$300,000 per year for any plant. In addition to the base-grants, additional grants are being recommended for plants achieving better than the enhanced nutrient removal level. These plants have successfully achieved the goals of effluent levels at or below Total Nitrogen of 3 mg/l and Total Phosphorous of 0.3 mg/l, reducing nitrogen discharged to Chesapeake Bay by over 10,957,000 pounds per year, and phosphorus by over 1,149,000 pounds per year.

ENR Wastewater Treatment Plant	Recipient	County	FY 2025 Grant Amount
John J. Difonzo	City of Cumberland	Allegany	\$405,414.44
George's Creek	Allegany County	Allegany	\$41,229.47
North Branch	Allegany County	Allegany	\$97,431.57
Rocky Gap	MES	Allegany	\$31,853.75
UPRC	Upper Potomac River Commission	Allegany	\$49,702.08
Annapolis	Anne Arundel County	Anne Arundel	\$355,709.50
Broadneck	Anne Arundel County	Anne Arundel	\$180,197.65



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**10. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)**

<b>ENR Wastewater Treatment Plant</b>	<b>Recipient</b>	<b>County</b>	<b>FY 2025 Grant Amount</b>
Broadwater	Anne Arundel County	Anne Arundel	\$82,791.67
Cox Creek	Anne Arundel County	Anne Arundel	\$396,995.29
Dorsey Run	MES	Anne Arundel	\$75,632.14
Maryland City	Anne Arundel County	Anne Arundel	\$101,255.57
Patuxent	Anne Arundel County	Anne Arundel	\$236,746.22
Back River	Baltimore City	Baltimore	\$1,195,557.80
Patapsco	Baltimore City	Baltimore City	\$376,911.48
Chesapeake Beach	Town of Chesapeake Beach	Calvert	\$61,095.58
Denton	Town of Denton	Caroline	\$30,000.00
Federalburg	Town of Federalburg	Caroline	\$36,994.65
Freedom District	MES	Carroll	\$110,837.54
Mount Airy	Town of Mount Airy	Carroll	\$51,807.41
Westminster	City of Westminster	Carroll	\$75,000.00
Chesapeake City	Town of Chesapeake City	Cecil	\$12,500.00
Elkton	Town of Elkton	Cecil	\$96,597.82
Northeast River	Cecil County	Cecil	\$82,515.39
Perryville	Town of Perryville	Cecil	\$60,000.00
Port Deposit	Cecil County	Cecil	\$31,693.33
Indian Head	Town of Indian Head	Charles	\$37,074.86
Cambridge	City of Cambridge	Dorchester	\$255,740.10
Hurlock	Town of Hurlock	Dorchester	\$74,139.48
Ballenger Creek	Frederick County	Frederick	\$379,925.32
Brunswick	City of Brunswick	Frederick	\$44,531.09
Emmitsburg	Town of Emmitsburg	Frederick	\$30,552.56
Thurmont	Town of Thurmont	Frederick	\$38,716.21
Aberdeen	City of Aberdeen	Harford	\$133,243.65
Havre de Grace	City of Havre de Grace	Harford	\$97,798.10
Joppatowne	Harford County	Harford	\$42,303.40
Sod Run	Harford County	Harford	\$431,251.13
Little Patuxent	Howard County	Howard	\$633,482.63
Galena	Town of Galena	Kent	\$30,239.15
Damascus	WSSC	Montgomery	\$61,933.33
Seneca	WSSC	Montgomery	\$457,182.69

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**10. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)**

<b>ENR Wastewater Treatment Plant</b>	<b>Recipient</b>	<b>County</b>	<b>FY 2025 Grant Amount</b>
Bowie	City of Bowie	Prince George's	\$118,933.80
Parkway	WSSC	Prince George's	\$377,316.79
Piscataway	WSSC	Prince George's	\$923,057.43
Western Branch	WSSC	Prince George's	\$743,148.23
Kent Island	Queen Anne's County	Queen Anne's	\$140,220.69
Queenstown	Town of Queenstown	Queen Anne's	\$32,198.36
Eastern Correctional Institution	MES	Somerset	\$46,398.59
Leonardtown	Town of Leonardtown	St. Mary's	\$40,032.26
Marlay Taylor	St. Mary's MetCom	St. Mary's	\$189,476.72
Easton	Easton Utilities	Talbot	\$137,044.73
Oxford	Town of Oxford	Talbot	\$30,000.00
Talbot Region II	Talbot County	Talbot	\$39,420.28
Boonsboro	Town of Boonsboro	Washington	\$35,310.23
Conococheague	Washington County	Washington	\$170,488.70
Hagerstown	City of Hagerstown	Washington	\$314,239.29
Maryland Correctional Institution	MES	Washington	\$70,613.42
Winebrenner	Washington County	Washington	\$31,256.63
Delmar	Town of Delmar	Wicomico	\$44,304.21
Fruitland	City of Fruitland	Wicomico	\$30,715.95
Salisbury	City of Salisbury	Wicomico	\$401,953.09
Pocomoke City	City of Pocomoke City	Worcester	\$59,286.52

\$11,000,000

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

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

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

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

***Project:*** Powhatan Street Water Main Replacement

***Recipient:*** Washington Suburban Sanitary Commission (WSSC)

***Amount:*** Up to \$4,603,847

***Location:*** Prince George's County/Legislative District 22

***Project Description:*** This project is part of WSSC's Water Reconstruction Program which involves the rehabilitation and replacement of small diameter water mains, house connections and large water services. The purpose of the program is to renew and extend the useful life of these assets. Portions of the water distribution system are more than 80-years old and are experiencing problems. Selected replacement is necessary to supply water in sufficient quantity, quality and pressure for domestic use and firefighting. The water mains serving Powhatan Street area are beyond their useful life and need to be replaced. The Powhatan Street Water Main Replacement Project involves the replacement of water mains, water meters and service connections. The replacement lines will be installed in portions of Powhatan St. (Southwest of Westbrook Dr.), Legation Rd., Nystrom St., Metana St.; Powhatan St. (West of Finns La.), Oliver St. and Kidmore Lane in the Lanham area in Prince George's County. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

***Financing Description:***

**A. New Loan \$3,373,347 (estimated) – Drinking Water State Revolving Fund**

*Term.* Period not to exceed 30 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 2024, loan recipients received interest rates ranging from 0.80% to 1.00%).

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

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11. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** (cont'd)  
***Maryland Drinking Water State Revolving Loan Fund***

***Financing Description (cont'd):***

- B. **New Loan Forgiveness (up to) \$1,230,500 – Drinking Water State Revolving Fund**  
This funding is provided under the Drinking Water State Revolving Fund Program disadvantaged-community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

***Project Funding Sources:***

<b>Drinking Water State Revolving Fund (<i>this Item</i>)</b>	<b>\$ 3,373,347</b>
<b>Drinking Water State Revolving Fund Loan Forgiveness (<i>this Item</i>)</b>	<b>\$ 1,230,500</b>
Local Share	<b>\$ <u>101,855</u></b>
<b>Total Estimated Project Cost</b>	<b>\$ 4,705,702</b>

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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*Contact: Jeffrey Fretwell 410-537-4481  
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**12. MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
***Maryland Drinking Water State Revolving Loan Fund***

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

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

***Project:*** Horizon Way Water Main Replacement

***Recipient:*** Washington Suburban Sanitary Commission (WSSC)

***Amount:*** Up to \$5,805,375

***Location:*** Prince George's County/Legislative District 25

***Project Description:*** This project is part of WSSC's Water Reconstruction Program which involves the rehabilitation and replacement of small diameter water mains, house connections and large water services. The purpose of the program is to renew and extend the useful life of these assets. Portions of the water distribution system are more than 80-years old and are experiencing problems. Selected replacement is necessary to supply water in sufficient quantity, quality and pressure for domestic use and firefighting. The water mains serving Horizon Way are beyond their useful life and need to be replaced. The Horizon Way Water Main Replacement Project involves the replacement of water mains, water meters and service connections. The replacement lines will be installed in portions of Daniel Drive, Berry Lane, Brewton Street, Glendora Drive and various other adjacent streets in the District Heights area in Prince George's County. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

***Financing Description:***

**A. New Loan \$4,105,375 (estimated) – Drinking Water State Revolving Fund**

*Term.* Period not to exceed 30 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 2024, loan recipients received interest rates ranging from 0.80% to 1.00%).

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

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12. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** (cont'd)  
***Maryland Drinking Water State Revolving Loan Fund***

***Financing Description (cont'd):***

- B. **New Loan Forgiveness (up to) \$1,700,000 – Drinking Water State Revolving Fund**  
This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged-community criteria. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

***Project Funding Sources:***

<b>Drinking Water State Revolving Fund Loan (<i>this Item</i>)</b>	<b>\$ 4,105,375</b>
<b>Drinking Water State Revolving Fund Loan Forgiveness (<i>this Item</i>)</b>	<b>\$ 1,700,000</b>
Local Share	\$ <u>128,437</u>
<b>Total Estimated Project Cost</b>	<b>\$ 5,933,812</b>

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
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*Contact Person: Jeffrey Fretwell 410-537-4481  
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**13. MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
***Maryland Drinking Water State Revolving Loan Fund***

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

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

***Project:*** Montgomery Knolls Water Main Replacement

***Recipient:*** Washington Suburban Sanitary Commission (WSSC)

***Amount:*** Up to \$6,768,700

***Location:*** Montgomery County/Legislative District 20

***Project Description:*** This project is part of WSSC's Water Reconstruction Program which involves the rehabilitation and replacement of small diameter water mains, house connections and large water services. The purpose of the program is to renew and extend the useful life of these assets. Portions of the water distribution system are more than 80-years old and are experiencing problems. Selected replacement is necessary to supply water in sufficient quantity, quality and pressure for domestic use and firefighting. The water mains serving Montgomery Knolls are beyond their useful life and need to be replaced. The Montgomery Knolls Water Main Replacement Project involves the replacement of water mains, water meters and water house connections. The replacement lines will be installed in various streets in the Montgomery Knolls area near Silver Spring in Montgomery County. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

***Financing Description:***

**A. New Loan \$6,768,700 (estimated) – Drinking Water State Revolving Fund**

*Term.* Period not to exceed 30 years following project completion

*Rate.* Standard interest rate of 50% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2024, loan recipients received interest rates ranging from 1.60% to 2.00%).

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

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13. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** (cont'd)  
***Maryland Drinking Water State Revolving Loan Fund***

***Project Funding Sources:***

<b>Drinking Water State Revolving Fund Loan (<i>this Item</i>)</b>	<b>\$ 6,768,700</b>
Local Share	\$ <u>149,750</u>
Total Estimated Project Cost	\$ 6,918,450

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



BOARD OF PUBLIC WORKS  
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Contact: Ellen Frketic 410-729-8203  
efrketic@menv.com

**14. MARYLAND ENVIRONMENTAL SERVICE**

**Project ID:** MES Project # 2-23-3-39

**Recommendation:** That the Board of Public Works approve a Maryland Environmental Service contract with Amazon.com LLC with a proposed revised value exceeding \$250,000.

**Contract Description:** BWI Marshall Airport Amazon Midfield Cargo Area deicing program support and maintenance program for sewer ejector pit, oil water separator, deicing system, and backflow preventer.

**Modification Description:** Continue providing deicing collection program support and complete the necessary inspections and preventative maintenance for three sewer ejector pits, deicing system, two oil/water separators, six backflow preventers, and five Bullhorn units at Amazon Midfield Cargo Area.

**Authority:** Section 3-107(f), Natural Resources Article, Annotated Code of Maryland (MES Reform Act of 2021) *"Except as provided in paragraph (2) of this subsection, the review and approval of the Board of Public Works shall be required on any contract for the provision of requested services with a value of \$250,000 or more."*

**Original Term:** 9/30/2023 - 9/30/2024

**Modification Term:** 10/1/2024 - 6/30/2025 (Renewing annually with Amazon approval of MES budget)

**Original Contract Amount:** \$201,333.14

**Modification Amount:** \$211,473.00

**Revised Amount:** \$412,806.14

**Remarks:** Amazon.com, LLC operates from two Air Cargo Facility buildings and tarmac at BWI Airport. MES completes inspections and maintenance on three sewer ejector pits, deicing system, two oil/water separators, six backflow preventers, and five bullhorn units for Amazon Midfield Cargo. MES additionally provides support for the deicing collection program for Amazon Midfield Cargo.

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

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

The scope of work is divided into twelve tasks, listed below.

1. Monthly Ejector Pit and Deicing System Preventative Maintenance Inspections
2. Monthly Tank Rental (Deicing)
3. Bi-annual Sanitary and Deicing Electromechanical Testing Preventative Maintenance
4. Bi-annual Ejector and Deicing Station Cleaning
5. Quarterly Oil/Water Inspections
6. Routine Maintenance: Off Season/In Season (Deicing)
7. Annual Backflow Inspection, Testing, and Certification
8. Quarterly Bullhorn Inspections
9. End of Season Removal: Frac Tanks
10. End of Season Removal: Electric and Heat Trace
11. End of Season Removal: Bullhorn Unit
12. Emergency Response/Emergency Maintenance

The current MES Contract with Amazon.com, LLC for these services expires on September 30, 2024, and Amazon has requested MES continue services through FY 2025, with the option to continue annually with Amazon approval of MES' budget. The Maryland Environmental Service Board of Directors was notified of this item at the Board of Directors meeting on July 25, 2024.

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

**15. MARYLAND FOOD CENTER AUTHORITY**

**Recommendation:** That the Board of Public Works approve the following new lease and delegate to the Maryland Food Center Authority the authority to make non-material adjustments, changes, and/or modifications to the provisions of the lease as may need to be made from time to time in the normal course of business to attract, retain, or accommodate the tenant, without further Board of Public Works approval.

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

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

**Tenant:** Sea-Cap, Inc.

**Term:** 10-year new lease with an option for two additional 10-year renewals

**Lease Amount:** Months 1 - 12: \$11,981.58  
Months 13 -120: \$11,981.58 plus annual CPI increase (capped at a maximum of 4%)

**Remarks:** The Maryland Food Center Authority (the “Authority”) plans to continue to lease the Property to long-term tenant, Sea-Cap, Inc. (the “Tenant”), under a new ten (10) year lease, with two (2) additional ten (10) year renewal options. The Property is part of the original 398-acre site in Jessup, Maryland that the Authority has developed into a wholesale food market and distribution center (the “Center”). The Authority currently owns and operates the Maryland Market Center, formerly known as the Maryland Wholesale Seafood Market, and the Maryland Wholesale Produce Market within the Center. As part of its development of the Center, the Authority constructed a warehouse facility on the Property in 2003.

The Tenant previously entered into a lease with the Authority that commenced on January 1, 2004 and that, after an extension in 2022, will expire on August 31, 2024. The Authority and Tenant entered into an extension to provide the Authority and Tenant the opportunity to negotiate a new long-term lease for the Board of Public Works approval, which included the anticipation of the Tenant expanding its warehouse and operations. The Tenant abandoned the expansion project and the Authority incurred costs of \$95,448.61, which shall be repaid in full by the Tenant in monthly installments of \$1,590.81 over five years, with no prepayment penalty. The Tenant operates a refrigerated warehouse and storage business and employs approximately 60 employees.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
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**REVISED**

Contact: Eric Johnson 410-223-4150  
ejohnson@mdstad.com

**16. MARYLAND STADIUM AUTHORITY**  
***Baltimore City Public Schools***  
***Commodore John Rogers Elementary/Middle School***  
***Construction Management (CM) Preconstruction Services***

**Contract ID:** BCS-02-006-CM

**Recommendation:** Approval of preconstruction services for the Commodore John Rogers Elementary/Middle School Project.  
6820 Fait Avenue, Baltimore, MD 21224

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

**Procurement Method:** Competitive Sealed Proposals

***Proposals:***

<i>Offeror</i>	<i>Technical Score</i>	<i>Price Score</i>	<i>Pre-construction</i>	<i>Fees &amp; Estimated Construction Labor</i>	<i>Overall Score</i>
CAM Construction Company, Inc. <i>Timonium, MD</i>	62	27	\$38,955.00	\$2,531,190.00	89
Skanksa USA Building, Inc. <i>Parsippany, NJ</i>	66	22	\$67,819.00	\$2,974,859.60	88
Dustin Construction, Inc. <i>Ijamsville, MD</i>	68	20	\$12,750.00	\$3,101,004.00	88

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

**Contractor:** CAM Construction Company, Inc.

**Amount:** \$38,955

**Term:** 8/8/2024 - 12/31/2025 (\*Or earlier upon BPW approval)

**Overall Project MBE Goal:** 29%

**Pre-construction Phase MBE participation (this Item):** 31.62%

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**REVISED**

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

**Remarks:** The Stadium Authority recommends CAM Construction Company, Inc. (CAM) for preconstruction services related to the Commodore John Rogers Elementary/Middle School project, and intends to return with a recommendation to award a Guaranteed Maximum Price contract recommendation if the pre-construction performance is satisfactory and an acceptable construction phase bid package is negotiated.

The procurement was initially advertised as a Request for Qualifications (RFQ) in August 2016. Fifteen firms were deemed qualified by the selection committee and given the opportunity to receive the project specific Request for Proposals (RFP), determined by project type and cost categories.

The RFP for this Project was issued on April 18, 2024. Eight of the pre-qualified firms submitted technical proposals. The selection committee shortlisted five firms, held oral presentations, and requested financial proposals from three firms. Financial proposals included pre-construction phase pricing, as well as the construction phase pricing related to fee and estimated labor hours and costs. After review of the financial proposals, the selection committee unanimously selected CAM, who had the highest overall score and offered the lowest combined fee. . Additionally, CAM surpassed the established MBE goal of 29%, achieving a participation commitment of 31.62%.

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

**Tax Compliance No.:** 24-2302-1110

**Resident Business:** Yes

*This item was withdrawn as Secretary Item 32 on the July 17<sup>th</sup>, 2024 BPW Agenda.*

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

**17. MARYLAND STADIUM AUTHORITY  
*Arthur Perdue Stadium Improvements  
Design-Build (D/B) Services***

<b><i>Contract ID:</i></b>	MILB-002
<b><i>Recommendation:</i></b>	That the Board of Public Works approve the Maryland Stadium Authority (the “Authority”) award a construction services contract for Guaranteed Maximum Price (GMP) Package No. 1 for the Arthur Perdue Stadium improvements project in Salisbury.
<b><i>Authority:</i></b>	Chapter 61 Acts of 2022 as amended by Chapter 468 Acts of 2023, codified in part in Title 10 Subtitle 6 of Economic Development Article, Annotated Code of Maryland.
<b><i>Contractor:</i></b>	Gilbane Building Company Baltimore, MD
<b><i>Prior Approvals:</i></b>	Secretary’s Agenda, Item 17 (10/4/2023)
<b><i>Project:</i></b>	Design and construction of improvements to Arthur Perdue Stadium
<b><i>Contract Description:</i></b>	Professional Services – Construction
<b><i>Procurement Method:</i></b>	Competitive Sealed Proposals
<b><i>Bid Package Description:</i></b>	GMP Package #1 – Structural Steel, General Conditions, Advance from Design, Construction Administration
<b><i>Pre-Construction Amount:</i></b>	\$614,691.00
<b><i>Pre-Construction Cost Adjustment:</i></b>	\$20,691.00
<b><i>GMP Package #1 (this Item):</i></b>	\$2,191,622.00
<b><i>Total Amount:</i></b>	\$2,827,274.00
<b><i>Term:</i></b>	11/1/2023 – 12/31/2025
<b><i>MBE Goal (Construction Services):</i></b>	20% overall

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

**Remarks:** The Board approved the contract with Gilbane Building Company for design and pre-construction services at its meeting on October 4, 2023 (Secretary's Agenda, Item 17). The Authority represented as part of that approval that it would return to the Board with a recommendation to modify the design and pre-construction contract upon negotiating an acceptable GMP.

The procurement process for this GMP proceeded as follows:

An onsite MBE outreach event was conducted on the project site on May 15, 2024 among the DB, the Authority, interested trade contractors and other representatives seeking contracting opportunities and MBE participation.

On June 20, 2024 Gilbane Building Company advertised the structural steel package for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, MSA's website, Gilbane's website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation. A pre-bid meeting was held on the project site on July 1, 2024 for trade contractors where summary project information was provided and attendees were afforded the opportunity to tour the site.

On June July 9, 2024 competitive sealed trade contractor bids were received and opened using Gilbane Building Company's online bidding system. Starting July 10, 2024, post-bid scope review meetings were conducted to ensure the bids were both responsive and complete. The post bid scope review meetings were conducted virtually.

GMP #1 represents the first of multiple GMP submissions for the Project.

**Fund Source:** Sports Entertainment Revenue Bonds Series 2023B  
Secretary's Agenda, Item 13 (10/04/2023)

**Tax Compliance No.:** 24-3150-1110

**Resident Business:** Yes

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
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APP 1

Contact: Joh Sedtal 443-469-5864  
joseph.sedtal@maryland.gov

**A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**

**Contract Title:** Emergency Sanitary Pump System Repair at Patuxent Institution (PATX);  
ADPICS No.: Q00P4603843/COK56657

**Contract Type:** Maintenance

**Contract Description:** Emergency services to remove and disinfect a basement backup that occurred at PATX as a result of failed sanitary ejector pumps. Services also included repairing and replacing sanitary ejector pumps and rental of an additional sanitary backup pump to prevent further overflows while work was being completed.

**Modification Description:** Purchase and install two new wastewater sanitary ejector pumps.

**Procurement Method (this Item):** Emergency Modification

**Original Procurement Method:** Emergency

**Prior Report (original Contract):** Secretary's Agenda, Item A2 (6/5/2024)

**Award:** JPG Plumbing and Mechanical Inc.; Jessup, MD

**Original Contract Amount:** \$250,000 NTE  
**Modification Amount (this Item):** \$200,000 NTE  
**Revised Contract Amount:** \$450,000

**Percent +/- (This Item):** 80%  
**Total Percent Change:** 80%

**Original Contract Term:** 5/2/2024 - 5/9/2024  
**Original Emergency Declared:** 4/29/2024  
**Original Contract Award Date:** 5/2/2024

**Modification Term (this Item):** 5/9/2024 - 08/09/2024 (Not to exceed 90 days)

**Emergency Declared (this Item):** 6/21/2024  
**Modification Award (this Item):** 6/26/2024  
**Emergency Reported (this Item):** 7/11/2024



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APP 2

REVISED

**A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**  
(cont'd)

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

**Fund Source:** 100% General Funds

**Appropriation Code:** Q00T0406

**Remarks: Nature of Emergency:** On April 29, 2024, an emergency was declared at PATX due to a wastewater backup which required emergency cleaning services to remove the wastewater backup, repair a wastewater pump, replace a failed wastewater pump, and rent an additional backup pump while work was to be completed. On June 21, 2024, DPSCS became aware that an emergency change order was necessary to revise the original emergency declared on April 29, 2024.

The original emergency declaration said DPSCS would rent an additional backup pump so wastewater would continue to flow through the facility while one pump was replaced and the second pump was repaired. Unfortunately, repairing the pump has turned out to be unfeasible as there is a 52-week lead time for the required pump parts and the cost to continue renting the pump for another 52-weeks would exceed a million dollars. The contractor contacted a distributor who said they have new pumps available and can be shipped to PATX within a couple of weeks. As a result, this change order would revise the scope of work to purchase and install two new wastewater pumps in order for the DPSCS to complete the work necessary to bring the issue to resolution.

**Basis for Selection:** At least two vendors were contacted when the original emergency was declared in April 2024, but JPG was selected for their availability and familiarity with the facility and security protocols. As the current contractor performing work, JPG was selected to manage the emergency change order request. These repairs are vital to continue a safe and healthy environment for the inmate population. This work is time sensitive and without this service, sewage will overflow and backup into other facility areas, creating a health and sanitation hazard. Additionally, not addressing the matter could leave DPSCS and the State open to litigation from incarcerated individuals.

**Resident Business:** Yes

**Tax Compliance No.:** 24-2767-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
August 7, 2024



APP 3

*Contact: Amanda Hendrix 443-469-5780  
AmandaM.Hendrix@maryland.gov*

**A2. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**

***Contract Title:*** Emergency Storm Drain Repair at Patuxent Institution (PATX)  
ADPICS No. Q00P5600052

***Contract Type:*** Maintenance

***Contract Description:*** Emergency services to evaluate, excavate, and repair a damaged storm drain and sinkhole that formed on a service road at PATX.

***Procurement Method:*** Emergency

***Bids:*** The Dymond Group, LLC, Union Bridge, MD      \$175,000.00  
(Single bid received)

***Award:*** The Dymond Group, LLC, Union Bridge, MD

***Amount:*** \$175,000 NTE

***Term:*** 7/1/2024 - 7/22/2024 (Not to exceed 3 weeks)

***Date Emergency Declared:*** 7/1/2024

***Contract Award Date:*** 7/9/2024

***Date Emergency Reported:*** 7/23/2024

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

***Fund Source:*** 100% General Funds

***Appropriation Code:*** Q00T0406

***Remarks: Nature of Emergency:*** On July 1, 2024, the Department discovered a sinkhole had formed on a Patuxent Institution access road. Upon further investigation, the Department determined that a damaged storm drain allowed stormwater to undermine the access road and wash out sediment, creating the sinkhole. The sinkhole created an unsafe condition for vehicles, and without immediate action, the sinkhole could have resulted in the complete collapse of the road and caused structural damage and instability to nearby buildings. There was a serious health and safety issue that could have caused serious bodily injury or death, in addition to costly infrastructure repairs, if this emergency was left unaddressed.

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
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August 7, 2024



APP 4

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A2. **DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES** (cont'd)

**Remarks (cont'd):**

*Basis for Selection:* Two vendors were contacted to provide quotes for the emergency repairs. One vendor was not able to respond in a timely fashion. The second vendor, Dymond Group, LLC, was selected due to their ability to respond and begin work on the same day to mitigate the threat to public health, safety, and welfare.

**Resident Business:** Yes

**Tax Compliance No.:** 24-2895-0110

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
August 7, 2024



APP 5

*Contact: Raelene Glasgow 410-767-7050  
raelene.glasgow3@maryland.gov*

**A3. MARYLAND DEPARTMENT OF LABOR**

<b><i>Contract Title:</i></b>	Federal Government Shutdown Loan Program ADPICS No.: P00B4600024/COK45371 and COK56905
<b><i>Contract Type:</i></b>	Information Technology
<b><i>Contract Description:</i></b>	Provide the necessary supplemental income, via loans, on a short-term basis, for the citizens of Maryland, who work for the Federal Government and will be affected by the Federal Government shutdown, anticipated to begin October 1, 2023.
<b><i>Modification Descriptions: (this Item)</i></b>	<p>Modification #2: Establish the temporary relief program to aid (1) individuals who regularly performed paid work at the Port of Baltimore; (2) are unable to perform work through no fault of their own due to the reduced operations of the port; and (3) are unable to work and available for work, but unable to find suitable work, per the mandates of the PORT Act and additional mandates to MDOL pursuant to Executive Order 01.01.2024.11.</p> <p>Modification #3: Revise the end dates of the Project Management services, extend dedicated applicant support through the third-party provider, capture county data and add the county to the mailing address into Submittable Holding, Inc.'s software.</p>
<b><i>Procurement Method (this Item):</i></b>	Emergency Modification
<b><i>Original Procurement Method:</i></b>	Emergency
<b><i>Prior Emergency Report:</i></b>	Secretary's Agenda, Item A3 (10/25/2023)
<b><i>Award:</i></b>	Submittable Holdings, Inc. Missoula, MT
<b><i>Original Contract Amount:</i></b>	\$635,481 (Reported 10/25/2023 – See Appendix 3)
<b><i>Prior Modifications:</i></b>	\$35,500 (Mod. #1, 1/5/2024 – COK34300 -Delegated)

BOARD OF PUBLIC WORKS  
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**A3. MARYLAND DEPARTMENT OF LABOR (cont'd)**

<b><i>Modification Amounts (this Item):</i></b>	\$629,120 (Mod. #2, 04/10/2024, COK45371) \$195,800 (Mod. # 3, 06/26/2024, COK56905)
<b><i>Revised Contract Amount:</i></b>	\$1,495,901
<b><i>Original Contract Term:</i></b>	9/22/2023 – 09/22/2024
<b><i>Original Contract Award Date:</i></b>	9/22/2023 (Sec. Appendix, A3, 10/25/2023 BPW)
<b><i>Modification Term (this Item):</i></b>	4/10/2024 – 09/21/2024 (Mod. #2) 6/26/2024 – 09/21/2024 (Mod. #3)
<b><i>Date Emergency Declared:</i></b>	8/15/2023 (Original Emergency Contract) 3/26/2024 (Emergency Modification #2) 3/26/2024 (Emergency Modification #3)
<b><i>Modification Award Dates (this Item):</i></b>	4/10/2024 (Mod. #2, 04/10/2024) 6/26/2024 (Mod. #3, 06/26/2024)
<b><i>Date Emergency Reported (this Item):</i></b>	6/28/2024 (Originally sent 4/12/2024. Due to revisions and additional Mod. #3, 6/28/2024)
<b><i>Percent +/- (this Action):</i></b>	99% (Mod. #2, 04/10/2024) 31% (Mod. #3, 06/26/2024)
<b><i>Total Percent Change:</i></b>	104.6% (including Mod. #2, 4/10/2024) 135.4% (including Mod. #3, 6/26/2024)
<b><i>MBE / VSBE Participation:</i></b>	0% / 0%
<b><i>Fund Source:</i></b>	100% Special Funds SWF311 Revenue Stabilization Account
<b><i>Appropriation Code:</i></b>	P00G0102

BOARD OF PUBLIC WORKS  
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**A3. MARYLAND DEPARTMENT OF LABOR (cont'd)**

**Remarks:** *Nature of Emergency (from the original Emergency Contract Report, Sec. Appendix A3, 10/25/2023, BPW):* Around the middle of August, the Department of Labor (MDOL) recognized that the likelihood of a federal government shutting down was imminent. At this juncture, MDOL began meeting internally to assess what resources were available, what exactly would be needed, and what the ultimate software solution would look like. Labor also started researching vendors who may be able to stand up an individual management software solution in a very short time, given the window available.

In most cases, the ideal situations surrounding an emergency procurement are those where the agency knows exactly what is needed, is aware of vendors who can meet the agencies needs within a given time and allows the agency to have all the necessary information available. In this regard, MDOL needed to engage the Treasurer and Comptroller's Office to gain insight and additional information on the best way to move forward. This period of planning and information gathering took several days. Upon recognizing that this project would entail a vendor that specializes in this level of work, MDOL reached out to the Department of General Services Office of State Procurement (DGS-OSP) to obtain approval, after receiving internal approval to use the Emergency Procurement method.

MDOL added a 19.3% MBE goal to the procurement for the customer support piece of the Scope of Work. The contractor requested and received a full waiver of the MBE goal as the contractor is based in Montana, is not a Minority Business Enterprise, and because of the timeline, did not believe it had adequate time to seek a partner in this space to meet the MBE goal. Due to the early October anticipated shutdown date, the vendor was limited to using native platform solutions that were used before, had existing contractual agreements in place, and could deliver the solution required within the timeline provided by MDOL to administer the program.

While the federal government shutdown has been delayed, MDOL intends to proceed with this contract as there is still a risk of a shutdown occurring in mid-November. On September 30, 2023, the U.S. Congress passed a 45-day continuing resolution to fund the federal government through November 17, 2023, averting an October 1 shutdown. If Congress fails to pass appropriations within that 45-day period or does not pass another continuing resolution, a full or partial federal government shutdown will begin on Saturday, November 18, 2023.

**Basis for Selection:** MDOL selected Submittable Holdings, Inc., a vendor based in Missoula, Montana, because of its experience standing up individual management software solution of this nature and their ability to provide the service MDOL sought. Three vendors were contacted and all three submitted their costs to MDOL. Submittable Holdings provided the lowest price proposal. Submittable Holdings is a technology firm that has been in business for the last 13 years, with niche expertise in emergency relief payment programs. Since inception, Submittable Holdings has served over 11 thousand clients; has created over 134 thousand programs on its platform; has had over 21.8 million submissions and applications collected; has been on the Inc.

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
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August 7, 2024



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**A3. MARYLAND DEPARTMENT OF LABOR (cont'd)**

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

5000 fastest growing private companies list and has also received a few prestigious technology and SaaS awards over the years.

*Modification 1:* Additional funds, delegated by MDOL, were added to the existing contract due to additional costs incurred by the vendor due to continuing resolutions by the Federal Government, which led to the deadlines for the shutdown being pushed from Fall 2023 into January/February 2024.

*Emergency Modification 2 (this Item): Nature of Emergency:* On March 26, 2024, a cargo ship leaving the Port of Baltimore, in Baltimore, Maryland, struck the Francis Scott Key Bridge and caused the bridge to collapse. An Executive Order by Governor Moore created the Worker Support Program on April 5, 2024, which was authorized by the Maryland General Assembly through the Maryland Protecting Opportunities and Regional Trade (PORT) Act, 2024, Maryland Laws Ch. 3 (S.B. 1188).

The PORT Act was signed by the Governor on April 9, 2024, and required the Maryland Department of Labor (MDOL) to establish a program to assist individuals impacted by the reduced operations of the Port of Baltimore. MDOL needed "as soon as practicable" to establish a temporary relief program to aid individuals who (1) regularly performed paid work at the Port of Baltimore; (2) were unable to perform work through no fault of their own due to the reduced operations of the port; (3) were unable to work and available for work, but unable to find suitable work; and (4) did not qualify for unemployment insurance benefits or qualified for an amount of unemployment insurance benefits less than the individual's earnings attributable to the individual's employment at the Port at the time the reduced operations of the Port began.

The PORT Act gave MDOL authority to establish program procedures and eligibility criteria for the Worker Support Program. MD DOL's mandate was similar to the program required by Maryland's Federal Shutdown Paycheck Protection Act (2019), which would provide financial assistance to federal employees with worksites in Maryland impacted by a federal shutdown. The already existing emergency contract with Submittable Holdings, Inc. was created to administer the program required by the Paycheck Protection Act because of the threat of shutdown in fall 2023.



BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
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**A3. MARYLAND DEPARTMENT OF LABOR (cont'd)**

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

The contract with Submittable Holdings, Inc., will be utilized to accommodate the mandates of the PORT Act and Executive Order 01.01.2024.11. MDOL requires a software solution for an application portal for Port workers, applicant eligibility determination, and fraud prevention, as well as customer support services. Because Submittable Holdings, Inc. was contracted to do similar work to support MDOL in administering the federal shutdown program and in the interest of providing services to impacted Port workers as quickly as possible, MDOL believed it was administratively advantageous to impacted residents and to the state to utilize the current contract. An MBE vendor was engaged to provide project management services for this body of work for the Port workers.

*Emergency Modification 3 (this Item):* Changes were made to the change order under Modification #2 to extend project management support from August 8, 2024, to the end of the contract term, September 21, 2024, and to extend customer support from the original end date of 6/12 to ensure there is no break in support.

*Basis for Selection:* The Federal Government passed a final funding package to avoid a shutdown on March 23, 2024. On March 26, 2024, the Key Bridge collapsed, leading to an immediate state of emergency and the need for MDOL to engage a vendor that could provide the necessary services to accommodate the workers affected by this tragedy. The existing emergency contract with Submittable, with a modification, could provide the much-needed service to MDOL and within the time frame to adhere to the PORT Act meet the obligations that were now expected by MDOL.

*Reason for Late Report:* There were revisions needed to the original submission, and since another modification was in progress, Labor was advised to complete it and submit a single agenda with both modifications.

***Resident Business:*** No

***Tax Clearance:*** 24-1647-1110

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
August 7, 2024



APP 10

*Contact: Alison Barry 667-203-9095  
alison.barry@maryland.gov*

**A4. MARYLAND DEPARTMENT OF HEALTH**  
***Clifton T. Perkins Hospital Center***

***Contract Title:*** Clifton T. Perkins Hospital Center Coil Repair

***Contract Type:*** Maintenance

***Contract Description:*** Diagnosis, sourcing, delivery, and installation of two (2) coils to ensure continued operation of the cooling system for the Clifton T. Perkins Hospital Center

***Procurement Method:*** Emergency

***Bids:*** Warwick Supply & Equipment \$218,705.00  
T/A Warwick Construction, Hunt Valley, MD (Certified MBE)

***Award:*** Warwick Supply & Equipment T/A Warwick Construction  
Hunt Valley, MD (Certified MBE)

***Amount:*** \$218,705.00

***Term:*** 7/12/2024 – 7/31/2024

***Date Emergency Declared:*** 7/10/2024

***Contract Award Date:*** 7/12/2024

***Date Emergency Reported:*** 7/12/2024

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

***Fund Source:*** 100% General

***Appropriation Code:*** 320101002223

***Remarks: Nature of Emergency:*** On July 10, 2024, the Clifton T. Perkins Hospital Center (CTPHC) experienced the failure of one (1) coil in the air handling unit located in the North Wing of the facility. Evaluation of the air handling unit showed that replacement of one coil cannot be completed without significant risk of failure of the second coil. Two fully functioning coils are required to provide adequate cooling of the building. Replacement of the equipment needed was beyond MDH's capabilities.

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
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August 7, 2024



APP 11

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**A4. MARYLAND DEPARTMENT OF HEALTH (cont'd)**

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

CTPHC is the State's only maximum security forensic psychiatric hospital, which has a capacity of 289 patients and currently maintains a waitlist. The MDH Healthcare System adult psychiatric facilities operate 1,056 beds at or near full capacity - patients from CTPHC can only be transferred to other MDH facilities subject to the availability of beds and clinical stability of patients of medium/minimum security environments. Hospital licensure and accreditation standards require that patient care units and medication storage be at appropriate ambient temperatures.

Due to current capacity limitations and the diagnosis of the patients at the location, alternative housing solutions are not possible for that population. Additionally, there are significant negative effects and impacts on the patient population due to improper ambient temperatures as well as the maintenance of psychiatric medications stored for administration within that unit.

Due to the nature of the patient population, and to mitigate serious damage to the health, safety, and welfare of the patients within the care of CTPHC, MDH could not wait the requisite 48 hours for Chief Procurement Officer approval and moved forward on July 10, 2024 with the retention of a vendor to diagnose the situation and to recommend a solution.

The vendor was able to locate a supplier that could fabricate and expedite the delivery of two (2) replacement coils for installation by the vendor.

*Basis for Selection:* MDH contacted two vendors for pricing for the sourcing, delivery, and installation of the coils. The selected vendor responded with a quote that was responsive to the scope. Due to the urgent nature and need to restore the functionality of the cooling system of the facility as soon as possible for patient units, MDH selected the vendor that responded with the capacity to source, deliver, and install the required equipment to meet the emergency need. The selected vendor is a certified MBE and also a contractor on the DGS General Construction and Related Services contract and is a statewide contractor and has successfully been used during emergency responses and other state-contracted work.

***Resident Business:*** Yes

***Tax Clearance:*** 24-3175-1111

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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  
August 7, 2024



DNR 1

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

**1A. PROGRAM OPEN SPACE LOCAL SHARE**  
***Anne Arundel County***

**Recommendation:** Approval to commit \$66,400 for the following **acquisition** project.

***Patuxent Greenway - Parker Property Acquisition – \$66,400***

Anne Arundel County

POS #7382-2-342 MD20220201-0081

**Background:** Additional funding to acquire 29.17 acres of forested land to add to the Patuxent River Greenway - Bayard Area. After the project was previously approved by the BPW, the county discovered title issues that needed to be addressed. This delayed acquisition and required updated appraisals, which resulted in the need for additional funding.

<b>Appraised Value:</b>	Peabody & Associates, LLC	\$620,000
	Worthington & Associates, LLC	\$408,000
	Phillip R. Lamb & Co., Inc.	\$285,000

**Property Cost:** \$438,000

**Incidental Costs:** \$19,200

**Prior Approvals:** \$390,800.00 (DNR-RP Item 2A(1) [April 27, 2022])

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$3,584.58

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023  
Program Open Space Local  
Source Code: 24011 \$17,964.38

Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024  
Program Open Space Local  
\$44,851.04

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 2

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

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

**Recommendation:** Approval to commit \$360,000 for the following **development** project.

***Brantwood Regional Park - Pickleball Court Development – \$360,000***

Cecil County

POS #7701-7-281 MD20240424-0280

**Background:** Construct and install six pickleball courts at Brantwood Regional Park.

**Fund Source:** Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020  
Program Open Space Local  
Source Code: 21011 \$72,174.95

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$287,825.05

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 3

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

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

**Recommendation:** Approval to commit \$1,250,000 for the following **development** projects.

**1. Plum Tree Branch Pathway – Bridge Replacement - \$250,000**

Howard County

POS #7737-13-128 MD20240514-0336

**Background:** Replace the pedestrian bridge on the Plum Tree Branch Pathway. Bridge support and abutment work will be included in the replacement project.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$39,181.25

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$210,818.75

**2. East Columbia Library Park Renovations - \$1,000,000**

Howard County

POS #7738-13-129 MD20240514-0337

**Background:** Renovate East Columbia Library Park to include a pavilion, two lighted basketball courts, two natural turf multipurpose fields, playground, a maintenance shed, and pathways that connect to the Village Center.

**Fund Source:** Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$289,931.54

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023  
Program Open Space Local  
Source Code: 24011 \$710,068.46

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 4

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

**4A. PROGRAM OPEN SPACE LOCAL SHARE**  
***Prince George's County***

**Recommendation:** Approval to commit \$108,575 for the following **acquisition** project.

***Pierce Avenue Park - Ferguson Acquisition – \$108,575***

City of College Park, Prince George's County  
POS #7705-16-874 MD20240503-0307

**Background:** Acquire 0.14 acres to create new pocket park.

**Appraised Value:** Metzbower, Watts & Hulting, LC \$100,000  
Lipman, Frizzell & Mitchell \$105,000

**Property Cost:** \$100,000  
**Incidental Costs:** \$8,575

**Fund Source:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017  
Program Open Space Local  
Source Code: 18011 \$6,823.00

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$1,377.50

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$100,374.50

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 5

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

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

**Recommendation:** Approval to grant \$1,544,183 to the **Eastern Shore Land Conservancy, Inc.**, from Rural Legacy Funds to acquire a 288.99-acre conservation easement.

***Agricultural Security Corridor Harvest Crescent Rural Legacy Area –  
Wickersham Property***

**Prior Approval:** ASC- Harvest Crescent Rural Legacy Area Grant for easement acquisitions:  
DNR-RP Item 14A (12/1/2021) \$1,897,634 for FY 2022  
DNR-RP Item 15A (10/12/2022) \$1,373,178 for FY 2023  
DNR-RP Item 15A (8/23/2023) \$4,450,661 for FY 2024

**Project Description:** Acquisition of this conservation easement will protect 288.99-acres of agricultural fields and forested land as well as approximately 1,965 linear feet of buffers along McGill Creek, which flows to the Sassafras River. The easement will preserve scenic views along Grove Neck Road and Mt. Harmon Road. Additionally, this easement acquisition will serve as a partial match for the United States Department of Defense Army Compatible Use Buffer (ACUB) Program pursuant to a Cooperative Agreement with the Eastern Shore Land Conservancy for the Aberdeen Proving Ground's ACUB Program. This Rural Legacy easement, RL No. 35146, will be held by the Department of Natural Resources, and the Eastern Shore Land Conservancy.

**Easement Value:** \$1,648,998 (\$5,706.07 per acre)

**Funding Sources:** \$1,450,000 (\$5,017.47 per acre)

**Total Other DNR Costs:** Administrative: \$ 43,500.00  
Incidental: \$ 28,933.00  
Compliance: \$ 21,750.00  
\$ 94,183.00

**Amount Requested:** \$1,544,183

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Rural Legacy Program  
Source Code: 23003 \$1,544,183.00

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  
August 7, 2024



DNR 6

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

**6A. RURAL LEGACY PROGRAM FUNDS**  
***Dorchester County***

**Recommendation:** Approval to grant \$327,775.50 to **The Conservation Fund**, from Rural Legacy Funds to acquire a 100.18-acre conservation easement.

***Nanticoke Rural Legacy Area – Brinsfield Trust (Home Farm)***

**Prior Approval:** Nanticoke Rural Legacy Area Grant for easement acquisitions:  
DNR-RP Item 10A (8/22/2018) \$1,000,000 for FY 2019  
DNR-RP Item 3A (1/8/2020) \$1,100,382 for FY 2020

**Project Description:** Acquisition of this conservation easement will protect 100.18-acres of agricultural and forested land contributing to the permanent protection of a large block of rural and working lands in the heart of the Nanticoke River watershed that contribute to the sustainability of a resource-based economy in Dorchester County and the region. This Rural Legacy easement, RL No. 35235, will be held by the Department of Natural Resources. The Sponsor is not requesting program compliance costs.

**Easement Value:** \$292,899.55 (\$2,923.73 per acre)

**Purchase Price:** \$292,899.55 (\$2,923.73 per acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$ 8,786.99
	Incidental:	\$26,088.96
	Compliance:	<u>\$ 0.00</u>
		\$34,875.95

**Amount Requested:** \$327,775.50

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Rural Legacy Program  
Source Code: 23003 \$327,775.50

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 7

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

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

**Recommendation:** Approval to grant \$393,174.13 to **The Conservation Fund** from Rural Legacy Funds to acquire a 186.23-acre conservation easement.

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

**Prior Approval:** Harriet Tubman Rural Legacy Area Grant for easement acquisitions:  
DNR-RP Item 15A (10/12/2022) \$481,598 for FY 2023  
DNR-RP Item 15A (8/23/2023) \$1,424,294.00 for FY 2024

**Project Description:** Acquisition of this conservation easement will protect 186.23 acres of woodlands in the Little Blackwater River watershed, which flows to Fishing Bay. Preserving this land from development provides additional resiliency to the effects of climate change on the Eastern Shore. The U.S. Department of the Navy is contributing \$100,000 towards the cost of the Easement. Rural Legacy easement, RL No. 35236, will be held jointly the Department of Natural Resources and the United States of America through the Department of the Navy. The Conservation Fund is not requesting program compliance costs.

**Easement Value:** \$439,257.50 (\$2,358.68 per acre)

**Purchase Price:** \$439,257.50 (\$2,358.68 per acre)

**Funding Sources:** \$339,257.50 DNR  
\$100,000.00 U.S. Department of the Navy

<b>Total Other DNR Costs:</b>	Administrative:	\$13,177.73
	Incidental:	\$40,738.90
	Compliance:	\$ 0.00
		\$53,916.63

**Amount Requested:** \$393,174.13

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Rural Legacy Program  
Source Code: 23003 \$393,174.13

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 8

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

**8A. RURAL LEGACY PROGRAM FUNDS**  
***Washington County***

**Recommendation:** Approval to grant \$210,372.35 to **Washington County** from Rural Legacy Funds to acquire a 56.9-acre conservation easement.

***Mid-Maryland Washington Rural Legacy Area – Reiser Property***

**Prior Approval:** Mid-MD Washington Rural Legacy Area Grant for easement acquisitions: DNR-RP Item 15A (8/23/2023) \$3,127,000 for FY 2024

**Project Description:** Acquisition of this conservation easement will protect agricultural and forested lands, as well as protect approximately 2,600 linear feet of forested and grassed stream buffers along an unnamed tributary to Israel Creek. Israel Creek flows directly to the Potomac River and ultimately the Chesapeake Bay. This Rural Legacy easement, RL No. 35278, will be held by the Board of County Commissioners of Washington County.

**Easement Value:** \$201,031.02 (\$3,533.06 per acre)

**Purchase Price:** \$199,430.00 (\$3,504.92 per acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$ 5,982.90
	Incidental:	\$ 1,968.00
	Compliance:	<u>\$ 2,991.45</u>
		\$10,942.35

**Amount Requested:** \$210,372.35

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Rural Legacy Program  
Source Code: 23003 \$210,372.35

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 9

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

**9A. RURAL LEGACY PROGRAM FUNDS**  
***Washington County***

**Recommendation:** Approval to grant \$372,185.06 to **Washington County** from Rural Legacy Funds to acquire an 85.85-acre conservation easement.

***Mid-Maryland Washington Rural Legacy Area – Wierer Property***

**Prior Approval:** Mid-MD Washington Rural Legacy Area Grant for easement acquisitions: DNR-RP Item 15A (8/23/2023) \$3,127,000 for FY 2024

**Project Description:** Acquisition of this conservation easement will protect agricultural and forested lands, as well as protect approximately 3,500 linear feet of forested and grassed stream buffers along unnamed tributaries to Antietam Creek. Antietam Creek flows directly to the Potomac River and ultimately the Chesapeake Bay. This Rural Legacy easement, RL No. 35279, will be held by the Board of County Commissioners of Washington County.

**Easement Value:** \$351,043.33 (\$4,089.03 per acre)

**Purchase Price:** \$347,897.30 (\$4,052.39 per acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$10,436.92
	Incidental:	\$ 8,632.38
	Compliance:	<u>\$ 5,218.46</u>
		\$24,287.76

**Amount Requested:** \$372,185.06

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Rural Legacy Program  
Source Code: 23003 \$372,185.06

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 10

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

**10A. RURAL LEGACY PROGRAM FUNDS**  
***Allegany County***

**Recommendation:** Approval to grant \$123,521.26 to the **Allegany County Commissioners** from Rural Legacy funds to acquire a 54.56-acre conservation easement.

***Mountain Ridge Rural Legacy Area – Creegan and Cover Property***

**Prior Approval:** Mountain Ridge Rural Legacy Area approved grant for easement acquisitions: DNR-RP Item 15A (10/12/2022) \$1,838,592 for FY 2023

**Project Description:** Acquisition of this conservation easement will protect valuable forest lands and protect 800 linear feet of forested buffers along unnamed tributaries to Warrior Run, which flows to the Potomac River. The property is located within a targeted ecological area. This Rural Legacy easement, RL No. 35066, will be held by Allegany County.

**Easement Value:** \$116,043.56 (\$2,126.90 per acre)

**Purchase Price:** \$107,920.51 (\$1,978.02 per acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$ 3,237.62
	Incidental:	\$10,744.32
	Compliance:	<u>\$ 1,618.81</u>
		\$15,600.75

**Amount Requested:** \$123,521.26

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Rural Legacy Program  
Source Code: 23003 \$123,521.26

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 11

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

**11A. RURAL LEGACY PROGRAM FUNDS**

***Montgomery County***

**Recommendation:** Approval to grant \$1,305,703 to **Montgomery County** from Rural Legacy Funds to acquire a 201.81-acre conservation easement.

***Upper Patuxent River Watershed Rural Legacy Area – Nicholson Living Trust***

**Prior Approval:** Upper Patuxent River Rural Legacy Area Grant for easement acquisitions: DNR-RP Item 15A (10/12/2022) \$1,305,703 for FY 2023

**Project Description:** Acquisition of this conservation easement will protect 201.81 acres of agricultural and forested land adjoining Patuxent River State Park, as well as preserve 2,400 linear feet of buffer along an unnamed tributary to the Patuxent River, which is designated Use Class III-P: Nontidal Cold Water and Public Water Supply. This Rural Legacy easement, RL No. 35282, will be held by Montgomery County. The county is not requested reimbursement for incidental expenses.

**Easement Value:** \$1,251,006.45 (\$6,198.93 per acre)

**Purchase Price:** \$1,251,006.45 (\$6,198.93 per acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$37,530.19
	Incidental:	\$ 0.00
	Compliance:	<u>\$17,166.36</u>
		\$54,696.55

**Amount Requested:** \$1,305,703

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Rural Legacy Program  
Source Code: 23003 \$1,305,703.00

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  
August 7, 2024



DNR 12

*Contacts: Robert Feldt 410-836-4571 rob.feldt@maryland.gov  
Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov*

**12A. TIMBER SALE**  
***Garrett County***

***Recommendation:*** That the Board of Public Works approve this timber sale of 244,291 broad feet of sawtimber, and 187 cords of pulpwood, which will be conducted in Compartment 44 in Savage River State Forest.

***Savage River State Forest***  
***53 acres/Compartment 44 (SR-05-24)***

***Description:*** This harvest will be a commercial thinning to create canopy gaps that will provide more light to the forest floor and aid in the establishment of desirable regeneration. After harvest completion, the stands will be monitored for acceptable levels of desirable seedling establishment.

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

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

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

***Bids:***

<b><i>Bidders</i></b>	<b><i>Location</i></b>	<b><i>Amount</i></b>
Joe Colmer Logging	MD	\$106,754.73
Glotfelty Lumber Co. Inc.	MD	\$94,301.00
Western Maryland Lumber, Inc.	MD	\$81,435.25
Speyside Bourbon Stave Mill	VA	\$80,480.00
American Hardwood Industries, LLC	VA	\$75,575.17
Northwest Hardwoods, Inc.	PA	\$64,900.00

***Award:*** Joe Colmer Logging

***Amount:*** \$106,754.73

***Estimated Value:*** \$89,100.50

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 13

Contacts: John Turgeon 410-697-9525 john.turgeon@maryland.gov  
Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov

**13A. MARYLAND ENVIRONMENTAL TRUST**

**Recommendation:** That the Board of Public Works approve the following acceptance of perpetual Deeds of Conservation Easement.

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

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

**Property:** 217.483 acres. Queen Anne’s County Tax Map 38 Parcels 25 and Caroline County Tax map 9, Parcel 74.  
650 Bridgetown Road, Henderson;  
Legislative District 36

**Grantor:** Katherine P. Merrick

**Grantees:** Maryland Environmental Trust

**Purchase Price:** \$0

**Fund Source:** Donation

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
August 7, 2024



DNR 14

Contacts: Daniel Coy 443-775-0898 daniel.coy@maryland.gov  
Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov

**14A. FOREST CONSERVATION ACT EASEMENT**

**Recommendation:** That the Board of Public Works approve the Department of Natural Resources amending a permanent forest conservation easement from the University of Maryland College Park (UMCP). This fifth amendment will continue to enable the stream restoration project that will restore and stabilize Campus Creek and provide long-term protection in Prince George's County.

**Prior Approvals:**

Secretary Item 6	(5/2/2001)
Secretary Item 10	(5/20/2009)
DNR Item 8A	(11/18/2015)
DNR Item 12A	(4/3/2019)

**Authority:** Forest Conservation Act, Sections 5-1601 through 5-1613 of the Natural Resources Article, Maryland Code.

**Grantor:** State of Maryland to the use of University of Maryland College Park

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

**Price:** \$0

**File #:** S08-11

**Remarks:** This easement is consistent with DNR forest conservation practices.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





*Wes Moore*  
Governor

*Aruna Miller*  
Lt. Governor

*Paul J. Wiedefeld*  
Secretary

**BOARD OF PUBLIC WORKS  
ACTION AGENDA  
August 07, 2024**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
1- 2	Maryland Aviation Administration (MAA)	1 - 5
3	Maryland Transit Administration (MTA)	6 - 8
4 – 10	State Highway Administration (SHA)	9 – 22
11	<b>Supplemental:</b> Maryland Transit Administration (MTA)	24-26
12	<b>Supplemental:</b> Maryland Transit Administration (MTA)	27-29

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 1

Contact: Kareen Davis 410-859-7792  
kdavis1@bwiairport.com

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

**Contract ID:** Program Management of Architectural and Engineering Design Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-AE-18-002 & MAA-AE-18-012*  
EPICS NO.: CO421155 & CO421159

**Contract Approved:** MDOT Agenda 1-AE, 07/24/2019

**Contract Description:** These two work-order contracts provide oversight of design and construction of BWI Thurgood Marshall and MTN Airports Consolidated Transportation Program.

**Modification Description:** Modification No.1 provides for an additional five months to both contracts. The additional time will allow the consultants to continue to provide program management of the Architectural and Engineering Design Services while the procurement process for the new contracts is completed.

**Awards:** Jacobs Engineering Group, Inc. (MAA-AE-18-002)  
Baltimore, MD  
  
Airport Design Consultants, Inc. (MAA-AE-18-012)  
(*Certified Disadvantage Business Enterprise*)  
Ellicott City, MD

**Contract Term:** 08/15/2019 - 08/14/2024

**Modification Term:** 08/15/2024 - 01/14/2025

**Original Amount:** \$ 6,250,000 (MAA-AE-18-002)  
\$ 5,750,000 (MAA-AE-18-012)  
\$12,000,000 Aggregate Total

**Modification Amount:** \$0 (MAA-AE-18-002)  
\$0 (MAA-AE-18-012)

**Prior Mods:** None

**Total Contract Amount:** \$ 6,250,000 (MAA-AE-18-002)  
\$ 5,750,000 (MAA-AE-18-012)  
\$12,000,000 Aggregate Total

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 2

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

<b>Percent +/- Change (this item):</b>	0%
<b>Overall Percent +/- Change:</b>	0%
<b>Procurement Method:</b>	Qualification Based Selection
<b>Living Wage Eligible:</b>	N/A
<b>DBE/VSBE Participation:</b>	19.00% / 0% (MAA-AE-18-002) 19.50% / 0% (MAA-AE-18-012)
<b>DBE/VSBE Compliance:</b>	28.30% / 0% (MAA-AE-18-002) 22.37% / 0% (MAA-AE-18-012)
<b>Performance Security:</b>	None
<b>Hiring Agreement Eligible:</b>	No

**Requesting Agency Remarks:** Modification No. 1 provides for a 5-month extension to both contracts. MAA advertised the new contract and received feedback from the vendor community indicating the requirements were restrictive. In an effort to increase competition, MAA modified the requirements and issued an addendum to the Request for Technical Proposal. Consequently, the revision to the document required an extension to the proposal submission due date. Therefore, the evaluation process will not be completed before the current contract expires.

The additional time will allow for the continued required oversight of the design and construction of BWI Thurgood Marshall and MTN Airports Consolidated Transportation Program while the new procurement is being completed.

Jacobs Engineering Group, Inc. is exceeding the 19% DBE goal by 9.30% for a total of 28.30% compliance. Airport Design Consultants, Inc. is exceeding the 19.5% goal by 2.87% for a total of 22.37% compliance.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 3

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

**Fund Source:** 45% Special (Transportation Trust Fund),  
40% Federal,  
15% Other (Passenger Facility Charges (PFC) and  
Customer Facility Charges (CFC)  
(No Additional Funding Needed)

**Approp. Code:** None

**Resident Business:** Jacobs Engineering Group, Inc. - No  
Airport Design Consultants, Inc. -Yes

**MD Tax Clearance:** Jacobs Engineering Group, Inc. (24-3127-1111)  
Airport Design Consultants, Inc. (24-3128-1111)

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 4

Contact: Renee Phillips-Farley 410-859-7071  
rphillips-farley@mdot.maryland.gov

**2-GM-MOD. MARYLAND AVIATION ADMINISTRATION**  
***Modification: Lease Contract***

**Contract ID:** Ground Lease and Contract at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-99-014*

**Contract Approved:** MDOT 22-GM, 07/14/1999

**Contractor:** AFCO Cargo BWI II LLC, Washington, DC

**Contract Description:** Ground Lease and Contract to develop, construct, operate and maintain new air cargo facilities in the Midfield Cargo Complex (MCC) and to purchase, operate and maintain three existing Maryland Aviation Administration (MAA)-owned air cargo buildings at BWI Thurgood Marshall, known as leased premises Parcels A and B, respectively.

**Modification Description:** Modification No. 6 provides for an extension of the operating period of Parcel A through December 31, 2024.

**Original Contract Term:** Parcel A, Buildings B, C, and F: 08/26/1999 - 08/25/2024

Parcel B, Building G: 03/06/2001 - 03/05/2026

Parcel B, Building H: 10/01/2019 - 09/30/2044

**Modification Term(s):** Parcel A, Buildings B, C, and F: 08/26/2024-12/31/2024  
(Modification No. 6, *this agenda item*)

**Original Contract Amount:** Minimum Annual Guarantee (MAG) of \$128,214 per annum (\$0.46 per square foot per annum) increased by CPI adjustment every three years or 18.6% of annual gross revenues from the operation of Parcels A and B.

**Modification Amount:** No change to the current financial conditions of the contract.

**Prior Mods:** \$0.00 (Mod #1: Contractor provided space in Cargo Building G for a MAA communications services room; Delegated Authority, 11/14/2003)

\$280,284.00 (Mod #2: For repayment of the unamortized investment of the Midfield Cargo Complex apron improvements and expansion constructed by MAA; DOT 18-GM-MOD 10/04/2017)

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 5

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

**Prior Mods (cont'd):** \$0.00 (Mod #3: Relocation of Unicorn Transportation, Inc. from Midfield Cargo Complex to an off-airport location; DOT 1-GM-MOD 05/16/2018)

\$0.00 (Mod #4: Waived the repayment obligation by Contractor of the unamortized cost of the Midfield Cargo Complex apron and related improvements constructed by MAA; DOT 10-GM-MOD 05/22/2019)

\$0.00 (Mod #5: Contractor installed a scale shed on the MCC air cargo ramp; Delegated Authority, 06/01/2020)

**Revised Total Contract Amount:** No change to the current financial conditions of the contract.

**Percent +/- Change (this item):** N/A

**Overall Percent +/- Change:** N/A

**Requesting Agency Remarks:** Pursuant to the contract, at the end of each building's 25-year operating period, the ownership and operation of each building and paved area will revert to the MAA. The 25-year operating period for Parcel A (Cargo Buildings B, C and F) ends August 25, 2024. This modification provides an extension of the operational period for Parcel A through December 31, 2024, to allow MAA to complete negotiations with the Contractor.

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

**Resident Business:** Yes

**MD Tax Clearance:** 24-2123-000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**REVISED**

MDOT 6

Contact: William Parham, Jr. 410-767-3446  
wparham@mdot.maryland.gov

**3-M-MOD. MARYLAND TRANSIT ADMINISTRATION*****Modification: Maintenance Contract***

**Contract ID:** Light Rail and Metro Third Party Track Maintenance & Emergency Response Services; *OPS-19-003-MT*

EPICS No.: CO417762

**Contract Approved:** MDOT Item 5-M, 02/19/2020

**Contractor:** Rail Works Track Services, LLC; Sewell, New Jersey

**Contract Description:** Provides 24-hour maintenance and emergency response services for tracks operated by Maryland Transit Administration's (MTA) Light RailLink and Metro SubwayLink systems.

**Modification Description:** This modification provides for the addition of annual Federal Railroad Administration (FRA) required ultrasonic rail flaw detection and track geometry testing.

**Original Contract Term:** 02/20/2020 – 02/19/2023 (with two, 1-year renewal options)

**Modification Term:** 08/29/2024 - 04/19/2025 (7 months, 21 days)

**Original Amount:** \$29,284,020.00

**Modification Amount:** \$243,611.30

**Prior Mods/Options:** \$180,000.00 (Mod #1: Additional contract authority and scope modification for FTA-mandated annual Rail Flaw Detection Testing; MDOT #8-M-MOD, 09/23/2020).

\$4,124,547.64 (Mod #2: Increase contract authority and modify scope to add tunnel leak preventative maintenance repairs; MDOT #17-M-MOD, 01/26/2022).

\$0.00 (Mod #3: Two-month bridge to BPW, Delegated Authority – MTA 02/16/2023).

\$9,671,260.00 (Opt #1, First one-year renewal option, Term: 04/20/2023 - 04/19/2024; MDOT #8-M-OPT, 03/15/2023).

\$9,959,620.00 (Opt #2, Second one-year renewal option, Term: 04/20/2024 - 04/19/2025; MDOT #8-M-OPT/MOD, 04/17/2024).

**REVISED**

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

**Total Contract Amount:** \$53,463,058.94

**Percentage +/- Change:** +0.83%

**Total Percent +/- Change:** +82.57%

**Original Procurement Method:** Competitive Sealed Proposals

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 18.30% / 0%

**MBE/VSBE Compliance:** 16.04% / 0%

**Requesting Agency Remarks:** This contract provides for 24-hour maintenance and emergency response services for approximately 77 miles of track operated by MTA's Light RailLink and Metro SubwayLink systems. Additionally, the contractor provides rail yard maintenance for both track systems and will mitigate costly revenue service disruptions by repairing safety-critical track components.

This contract modification provides for scope of work revision to meet the FRA requirements for annual testing. This testing includes ultrasonic rail flaw detection and track geometry testing which permits MTA to ensure that the rails are always within a safe limit.

A Corrective Action Plan is in place as RailWorks Track Services, LLC (RailWorks) works to meet the MBE goal. The owner of the primary MBE subcontract RailWorks relied upon to meet their goal passed away; the company subsequently withdrew from the MBE program, per the program policy. RailWorks replaced the decertified MBE firm and continues to work towards meeting the goal. Since the approval of Renewal Option No. one on March 15, 2023, RailWorks has increased MBE compliance from 3.56% to 16.04%.

Approving this contract modification will allow MTA to meet FRA requirements and allows MTA to ensure the safety of MTA's customers and employees, which is in the best interest of the State.



**REVISED**

MDOT 8

**3-M-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)****Fund Source:** 100% Special (Transportation Trust Fund)**Approp. Code:** J05H0104**Resident Business:** No**MD Tax Clearance:** 24-2824-1101**BOARD OF PUBLIC WORKS****THIS ITEM WAS:****APPROVED****DISAPPROVED****DEFERRED****WITHDRAWN****WITH DISCUSSION****WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 9

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

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

**Contract ID:** Surveying and Engineering Services, District 4 (Baltimore and Harford Counties);  
*BCS 2022-11 A, 2022-11 B, 2022-11 C, 2022-11 D, 2022-11 E, 2022-11 F*

EPICS No. SBCS2211A, SBCS2211B, SBCS2211C, SBCS2211D, SBCS2211E,  
SBCS2211F

**Contract Description:** Six indefinite delivery - indefinite quantity, work-order based contracts to provide surveying and engineering services, District 4 (Baltimore and Harford Counties) for the State Highway Administration (SHA).

<b>Awards:</b>	Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	(Contract A)
	STV Incorporated Owings Mills, MD	(Contract B)
	KCI Technologies, Inc. Sparks, MD	(Contract C)
	McCormick Taylor, Inc Baltimore, MD	(Contract D)
	Century Engineering, LLC / Greenman-Pedersen, Inc. (JV) Hunt Valley, MD	(Contract E)
	Whitman, Requardt & Associates, LLP Baltimore, MD	(Contract F)

**Contract Term:** 08/29/2024 –08/28/2029 (five years)

**Amount:** \$4,500,000 NTE each  
\$27,000,000 NTE Aggregate Total

**Procurement Method:** Qualification Based Selection

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024**



MDOT 10

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

***Proposals:***

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	91.41 (1)	\$4,500,000 NTE Contract A
STV Incorporated Owings Mills, MD	90.72 (2)	\$4,500,000 NTE Contract B
KCI Technologies, Inc. Sparks, MD	90.62 (3)	\$4,500,000 NTE Contract C
McCormick Taylor, Inc. Baltimore, MD	90.48 (4)	\$4,500,000 NTE Contract D
Century Engineering, LLC / Greenman- Pedersen, Inc. (JV) Hunt Valley, MD	90.09 (5)	\$4,500,000 NTE Contract E
Whitman, Requardt & Associates, LLP Baltimore, MD	89.82 (6)	\$4,500,000 NTE Contract F
Mead & Hunt, Inc. / The Wilson T. Ballard Company (JV) Owings Mills, MD	89.64 (7)	
Rummel, Klepper & Kahl, LLP Baltimore, MD	89.50 (8)	
AECOM Technical Services, Inc. Hunt Valley, MD	89.10 (9)	
HDR Engineering, Inc. Fulton, MD	88.20 (10)	
Wallace, Montgomery & Associates, LLP Hunt Valley, MD	88.09 (11)	
Whitney, Bailey, Cox & Magnani, LLC Baltimore, MD	87.92 (12)	
PRIME AE/Dewberry Engineers, Inc. (JV) Owings Mills, MD	87.00 (13)	

***DBE / VSBE Participation:*** 20% / 0%

***Incumbents:***

AECOM Technical Services, Inc.; STV Inc.; McCormick Taylor, Inc.; Johnson Mirmiran & Thompson Inc; Century Engineering, Inc. / Greenman-Pedersen, Inc. (JV); Wallace, Montgomery & Associates, LLP; Brudis & Associates, Inc.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 11

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

**Requesting Agency Remarks:** On December 6, 2022, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for six contracts for \$4.5 million each, not to exceed \$27 million for Survey and Engineering Services. A total of 799 firms were notified via eMMA and an additional 530 DBE firms were directly solicited. SHA received 21 expressions of interest and developed a Reduced Candidate List per COMAR 21.12.02.04. From the Reduced Candidate List, SHA invited 13 firms to submit technical proposals. SHA used qualifications-based selection and found six consultants eligible for contract award. No protests were filed.

To perform survey and engineering services in support of highway design projects that improve safety, operations, and maintain the integrity of highway infrastructure. Design work may include concept studies, construction plans, IFBs, and estimates. Detailed design services required include highway geometrics, drainage, stormwater management, utility coordination and/or designations, topographic surveys, right-of-way plats, landscape, environmental, traffic control devices, construction phasing, maintenance of traffic, sidewalks/shared use paths, structures, erosion/sediment control, traffic barrier, geotechnical analysis/design, and access management project reviews. Tasks will primarily be within District 4, but tasks may be assigned in other areas of the state in support of other SHA offices. The type and number of specific project assignments will depend upon District 4's needs during the life of the contracts and may include on-site staffing.

The SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goal, Small Business Preference, as well as a Small Business Reserve designation. A 20% DBE participation goal was established for each contract within this award, based on the minimal number of DBE firms available to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

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

**Approp. Code:** J02B0101 & J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-2702-1111 (Contract A)  
24-2703-1101 (Contract B)  
24-2701-1111 (Contract C)  
24-2704-0111 (Contract D)

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

*John Gontrom*



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 4-AE, 08/07/2024 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 08/07/2024, Item 4-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  
August 7, 2024**



MDOT 12

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

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

**Contract ID:** Mechanical Cleaning and Sweeping of Roadways and Park-N-Rides at Various Locations in Baltimore and Harford Counties – District 4; 410D41427  
EPICS No.: 410D41427

**Contract Description:** Provide mechanical cleaning and sweeping of roadways and park-n-rides at various locations in Baltimore and Harford Counties (District 4).

**Award:** B & J Sweeping & Sons, Inc.; Middle River, MD  
(Certified Minority & Small Business)

**Contract Term:** 08/29/2024\* – 12/31/2027    (\*or earlier upon BPW approval)  
(3 years, 4 months, 2 days)

**Amount:** \$1,150,950.00

**Procurement Method:** Competitive Sealed Bidding

***Bids:***

<i>Bidders</i>	<i>Amounts</i>
B & J Sweeping & Sons, Inc.; Middle River, MD	\$1,150,950.00
Quiet Sweep, LTD; Brookeville, MD	\$1,348,854.60
Bayside Commercial Building Services, LLC; Aberdeen, MD	\$2,463,000.00
Smallwood's Grounds Maintenance, Inc.; Forestville MD	\$2,985,800.00

**Living Wage Eligible:** Yes

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

**Performance Security:** None

**Incumbent:** Same

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on April 3, 2024, notifying 446 potential contractors, 96 of which were MDOT-certified Minority Business Enterprises (MBEs). Four bids were received and opened on May 23, 2024. There were no protests filed for this contract.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 13

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

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

This project for mechanical roadway cleaning and sweeping services supports the Clean Water Act.

The State Highway Administration has confirmed B & J Sweeping & Sons, Inc's bid price and the work conducted on this contract is performed 100% by a Certified Minority Business Enterprise and State-certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal was set for this project due to the single element of work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

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

***Approp. Code:*** J02B0102

***Resident Business:*** Yes

***MD Tax Clearance:*** 24-2360-0101

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024**



MDOT 14

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

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

**Contract ID:** Median and Roadside Tractor Mowing, Trimming, and Litter Pickup at Various Locations in Caroline County - District 2; 4270521427SB  
EPICS No.: 4270521427

**Contract Description:** Provide median and roadside tractor mowing, trimming, and litter pickup at various locations in Caroline County (District 2).

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

**Contract Term:** 08/29/2024\* – 12/31/2027    (*\*or earlier upon BPW approval*)  
(3 years, 4 months, 2 days)

**Amount:** \$702,150.00

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

***Bids:***

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
Manuel Landscaping, Inc.; Owings Mills, MD	\$702,150.00
Bluestone Contracting Corporation; Somerdale, NJ	\$920,065.00
A. Marquez Trucking, Inc.; Silver Spring, MD	\$1,187,225.00
Unified Solutions Services, LLC; Columbia, MD	\$1,945,550.00
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$2,388,750.00

***Living Wage Eligible:*** Yes

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

***Performance Security:*** None

***Incumbent:*** Same

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on April 23, 2024, notifying 515 potential contractors, 86 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a one-year waiver for these services.



DEPARTMENT OF TRANSPORTATION  
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MDOT 15

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

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

Five bids were received and opened on May 23, 2024. There were no protests filed for this contract.

This project is to support the State Highway Administration's mowing program, to promote safety for the traveling public by controlling undesirable brush and noxious weeds and maintaining adequate sight distances and the free flow of water.

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

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the minimal number of MBE firms available to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

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

***Approp. Code:*** J02B0102

***Resident Business:*** Yes

***MD Tax Clearance:*** 24-2361-0111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024**



MDOT 16

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

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

**Contract ID:** Median and Roadside Mowing, Trimming, and Litter Pickup Along MD 4 and US 301 Corridor for the Marlboro Shop Area in Prince George's County – District 3; 42716MB425RSB

EPICS No.: 42716MB425

**Contract Description:** Provide median and roadside mowing, trimming, and litter pickup along MD 4 and US 301 corridor for the Marlboro Shop Area in Prince George's County (District 3)

**Award:** Just Work Landscaping, LLC; Rockville, MD  
(*Certified Small Business*)

**Contract Term:** 08/29/2024\* – 06/30/2025    (*\*or earlier upon BPW approval*)  
(10 months, 1 day)

**Amount:** \$420,027.80

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

***Bids:***

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
Just Work Landscaping, LLC; Rockville, MD	\$420,027.80
Manuel Landscaping, Inc.; Owings Mills, MD	\$543,800.00
A. Marquez Trucking, Inc.; Silver Spring, MD	\$582,760.00
Smallwood's Grounds Maintenance, Inc.; Forestville MD	\$1,004,344.00

**Living Wage Eligible:** Yes

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

**Performance Security:** None

**Incumbent:** Tri-State Solutions of Maryland, LLC;  
Upper Marlboro, MD

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on November 14, 2023, notifying 299 potential contractors, 91 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a one-year waiver for these services.

DEPARTMENT OF TRANSPORTATION  
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MDOT 17

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

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

Four bids were received and opened on December 14, 2023. There were no protests filed for this contract.

The incumbent did not bid due to the rise in costs which would make it difficult to price competitively.

This project is to support the State Highway Administration's mowing program to promote safety for the traveling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances and the free flow of water.

The State Highway Administration (SHA) has confirmed Just Work Landscaping LLC's bid price and the work conducted on this contract is performed 100% by a State-certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the minimal number of MBE firms available to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-2815-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024**



MDOT 18

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

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

**Contract ID:** Brush and Tree Cutting and Stump Removal at Various Locations in Allegany County – District 6; 4290161426SB  
EPICS No.: 4290161426

**Contract Description:** Provide brush and tree cutting and stump removal at various locations in Allegany County (District 6).

**Award:** EZ Out Inc.; Cumberland, MD  
(*Certified Small Business*)

**Contract Term:** 08/29/2024\* – 12/31/2026    (*\*or earlier upon BPW approval*)  
(2 years, 4 months, 2 days)

**Amount:** \$356,800.00

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

***Bids:***

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
EZ Out Inc.; Cumberland, MD	\$356,800.00
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$517,900.00

**Living Wage Eligible:** Yes

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

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

**Incumbent:** A. Marquez Trucking, Inc.; Silver Spring, MD

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on February 13, 2024, notifying 347 potential contractors, 72 of which were MDOT-certified Minority Business Enterprises (MBEs). Three bids were received and opened on March 21, 2024. The original low bidder requested that their bid be withdrawn but did not respond to multiple attempts by SHA to obtain the required information to withdraw the bid. For that reason, the bidder was deemed non-responsible, and their bid was rejected.

DEPARTMENT OF TRANSPORTATION  
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MDOT 19

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

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

SHA moved forward with the next apparent low bidder. There were no protests filed for this contract. The incumbent was unable to place a bid due to unforeseen circumstances.

This project is to support State Highway Administration's mowing program to promote safety for the traveling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances.

The State Highway Administration (SHA) has confirmed EZ Out Inc.'s bid price and the work conducted on this contract is performed 100% by a State-certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the minimal number of MBE firms available to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

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

***Approp. Code:*** J02B0102

***Resident Business:*** Yes

***MD Tax Clearance:*** 24-1859-0110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 20

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

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

**Contract ID:** Full-Width Litter Pickup at Various Locations for the Owings Mills Shop Area in Baltimore County – District 4; 4323MA1427SB  
EPICS No.: 4323MA1427

**Contract Description:** Provide full-width litter pickup at various locations for the Owings Mills Shop Area in Baltimore County (District 4).

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

**Contract Term:** 08/29/2024\* – 12/31/2027    (\*or earlier upon BPW approval)  
(3 years, 4 months, 2 days)

**Amount:** \$616,400.00

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

***Bids:***

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
C & C Management Group, LTD; Clarksburg, MD	\$616,400.00
Merit Investment & Logistics, LLC; Baltimore, MD	\$653,775.00
Unified Solutions Services, LLC; Columbia, MD	\$779,125.00
Waste Collection Resolve, LLC; Baltimore, MD	\$804,712.50
Just Work Landscaping, LLC; Rockville, MD	\$833,750.00
Consolidated Services, Inc.; Baltimore, MD	\$989,000.00
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$1,193,125.00

**Living Wage Eligible:** Yes

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

**Performance Security:** None

**Incumbent:** Same

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 21

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

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on April 30, 2024, notifying 243 potential contractors, 88 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a 1-Year Waiver for these services. Eight bids were received and opened on May 30, 2024. One bid was rejected due to not meeting minimum requirements. There were no protests filed for this contract.

This project for litter pickup supports the State Highway Administration's commitment to enhancing and safeguarding the environment by reducing the amount of litter spread across the roadsides and polluting our sewers and waterways.

The State Highway Administration (SHA) has confirmed C & C Management Group, LTD's bid price and the work conducted on this contract is performed 100% by a State-certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the minimal number of MBE firms available to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-1073-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



MDOT 22

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

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

**Recommendation:** That the Board of Public Works approve the State Highway Administration (SHA) releasing two perpetual drainage easements as they are excess to the agency's needs.

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

**Property:** MC# 23-2844  
Stoney Run Road Investment Co., LLP– Parcels H & I, (± 0.635 acres) located west of MD Route 758 (Corporate Center Dr), northwest of Old Stoney Run Rd., Hanover, Anne Arundel County.

**Grantor:** State of Maryland, SHA

**Grantee:** CRP/TCC Hanover Logistics Owner, LLC, a Delaware limited liability company

**Consideration:** \$10,000 – See below for details

**Appraised Value:** \$66,870 – Thomas Herbert (Approved)  
Lisa Ward, Review Appraiser

**Special Conditions:** Being conveyed subject to a reverter clause maintaining public use

**Requesting Agency Remarks:** In 2012, SHA acquired the subject easements through a deed of donation in conjunction with the construction of MD Route 758 (Corporate Center Dr). As per the Stormwater Maintenance (SWM) Agreement dated August 14, 2012, Stoney Run Road Investment Co. (SRRIC) has allowed SHA to utilize its SWM facility while assuming all maintenance costs and obligations. The easements will be conveyed to the current adjoining owner (Hanover Logistics) at an administrative cost of \$10,000 since they were donated to SHA by SRRIC to provide access to the MDOT Headquarters' building.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Contact: William Parham, Jr. 410-767-3446  
wparham@mdot.maryland.gov

**11-GM-MOD.      MARYLAND TRANSIT ADMINISTRATION**  
***Modification: General/Miscellaneous Contract***

**Contract ID:** Commuter Bus Routes 220, 230, 240, 250, 260; OPS-19-004-SR A, B, C, D, E  
EPICS No.: CO420685, CO420686, CO420687, CO420688, CO420689

**Contract Approved:** MDOT 18-GM, 05/22/2019

**Contract Description:** These contracts secure the services of a bus company to operate the Maryland Transit Administration (MTA) Commuter Bus services for Routes 220, 230, 240, 250, and 260 during peak hours Monday through Friday.

**Modification Description:** This modification is requested due to the timing of the MTA commuter bus routes re-organization; an extension of 91 days is needed to allow for a new contract to be awarded. This modification also includes a rate increase for all routes due to the increase in operating costs and inflation over the past five years.

Contract / Route	Original Rate Per Mile	Modified Rate Per Mile
Contract A / 220	\$10.28	\$14.58
Contract B / 230	\$10.40	\$14.40
Contract C / 240	\$10.41	\$12.44
Contract D / 250	\$ 9.39	\$12.08
Contract E / 260	\$10.54	\$14.26

**Awards:** Dillon's Bus Service, Hanover, MD (Contracts A-E)

**Original Contract Term:** 09/01/2019 – 08/31/2024 (5 years)

**Modification Term:** 09/01/2024 – 11/30/2024 (91 days)

<b>Original Contract Amount:</b>	\$12,159,372.00	Contract A
	\$10,745,505.00	Contract B
	\$ 7,042,352.00	Contract C
	\$ 6,960,301.00	Contract D
	<u>\$ 6,213,254.00</u>	<u>Contract E</u>
	\$43,120,784.00	Total

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024



**SUPPLEMENTAL**

MDOT 24

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

**Modification Amount:**                      \$ 0.00

**Prior Mods/Options:**                      \$ \$0.00 (Mod. #1 Added to scope for Covid Disinfection; 6-GM-MOD,03/10/2021)  
\$ 0.00 (Mod 2 Added to scope for Fuel Reimbursement; 11-GM-MOD,12/13/2021)

<b>Total Contract Amount:</b>	\$12,159,372.00	Contract A
	\$10,745,505.00	Contract B
	\$ 7,042,352.00	Contract C
	\$ 6,960,301.00	Contract D
	<u>\$ 6,213,254.00</u>	<u>Contract E</u>
	\$43,120,784.00	Total

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

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

**Original Procurement Method:**                      Competitive Sealed Bidding

**MBE/VSBE Participation/Compliance:**

Contract / Route	MBE Goal %	MBE Compliance %	VSBE Goal%	VSBE Compliance%
Contract A / 220	6%	4.42%	0%	0%
Contract B / 230	6%	4.61%	0%	0%
Contract C / 240	6%	4.67%	0%	0%
Contract D / 250	6%	4.90%	0%	0%
Contract E / 260	6%	4.76%	0%	0%

**Living Wage Eligible:**                      Yes

**Performance Security:**                      100% Annual Performance Bond

**Hiring Agreement Eligible:**                      No

**11-GM-MOD.      MARYLAND TRANSIT ADMINISTRATION (cont'd)*****Requesting Agency Remarks:***

The routes are as follows:

Contract A (Route 220) - Provides service between Anne Arundel County, MD and Washington, D.C.

Contract B (Route 230) - Provides service between Anne Arundel County, MD and Washington, D.C.

Contract C (Route 240) - Provides service between Queen Anne's County, MD and Washington, D.C.

Contract D (Route 250) - Provides service between Queen Anne's County, MD and Anne Arundel County, MD and Washington, D.C.

Contract E (Route 260) - Provides service between Anne Arundel County, MD and Washington, D.C.

The MTA is seeking approval of these modifications to extend the contract period of performance from August 31, 2024, to November 30, 2024, to allow for the continuity of critical Commuter Bus services while MTA completes a competitive procurement and awards new contracts.

Additionally, MTA is seeking approval to increase the rate per mile as listed above for each contract. This rate increase is considered a material change requiring Board of Public Works approval.

The MTA is not requesting additional contract authority because sufficient contract authority remains to support the price adjustment throughout the extended period. This modification is necessary as new solicitations could not be advertised until the decision regarding the new commuter bus program was finalized.

A 6% MBE participation goal was established for each contract with current compliance rates listed above. The MBE subcontractors provide fuel to the Commuter Bus Contractors and as a commodity, the 60% rule is applied to each contract. There was no VSBE participation.

The services provided by the Contractor are critical to MTA's commuter bus ridership. Therefore, approving this modification to continue these essential services while procuring a replacement contract is in the best interest of the State.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
August 7, 2024

**SUPPLEMENTAL**



MDOT 26

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

*Fund Source:*                      100% Special (Transportation Trust Fund)  
*Approp. Code:*                      J05H0105  
*Resident Business:*                      Yes  
*MD Tax Clearance:*                      24-2433-1111

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

Contact: William Parham, Jr. 410-767-3446  
wparham@mdot.maryland.gov

**12-GM-MOD.      MARYLAND TRANSIT ADMINISTRATION**  
***Modification: General/Miscellaneous Contract***

**Contract ID:** Commuter Bus Routes 335 and 345; OPS-19-005-SR  
EPICS No.: CO420690

**Contract Approved:** MDOT 6-GM, 06/05/2019

**Contract Description:** This contract secures the services of a bus company to operate the Maryland Transit Administration (MTA) Commuter Bus services for 335 and 345 during peak hours Monday through Friday.

**Modification Description:** This modification is requested due to the timing of the MTA commuter bus routes re-organization; an extension of 91 days is needed to allow for a new contract to be awarded. This modification also includes a rate increase for all routes due to the increase in operating costs and inflation over the past five years.

Route	Original Rate Per Mile	Modified Rate Per Mile
335	\$9.23	\$13.03
345	\$9.23	\$12.75

**Award:** Dillon's Bus Service Inc, Hanover, MD

**Original Contract Term:** 09/01/2019 – 08/31/2024 (five years)

**Modification Term:** 09/01/2024 – 11/30/2024 (91 days)

**Original Contract Amount:** \$ 14,554,138.00

**Modification Amount:** \$ 0.00

**Prior Mods/Options:** \$ 0.00 (Mod. #1: Added to scope for Covid Disinfection; 6-GM-MOD, 03/10/2021)  
\$ 0.00 (Mod. #2 Added to scope for Fuel Reimbursement; 11-GM-MOD, 12/13/2021)

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

<b>Total Contract Amount:</b>	\$ 14,554,138.00
<b>Percentage +/- Change:</b>	0%
<b>Total Percent +/- Change:</b>	0%
<b>Original Procurement Method:</b>	Competitive Sealed Bidding
<b>MBE/VSBE Participation:</b>	6% / 0%
<b>MBE/VSBE Compliance:</b>	4.65% / 0%
<b>Hiring Agreement Eligible:</b>	No
<b>Living Wage Eligible:</b>	Yes

**Requesting Agency Remarks:** The routes are as follows:

Route 335 – Provides service between Howard County, MD and Washington D.C.

Route 345 – Provides service between Howard County, MD and Washington D.C.

The MTA is seeking approval of these modifications to extend the contract period of performance from August 31, 2024, to November 30, 2024, to allow for the continuity of critical Commuter Bus services while MTA completes a competitive procurement and awards new contracts.

Additionally, MTA is seeking approval to increase the rate per mile as listed above for each route. This rate increase is considered a material change requiring Board of Public Works approval.

The MTA is not requesting additional contract authority because sufficient contract authority remains to support the price adjustment throughout the extended period. This modification is necessary as new solicitations could not be advertised until the decision regarding the new commuter bus program was finalized.

A 6% MBE participation goal was established for each contract with current compliance rates listed above. The MBE subcontractors provide fuel to the Commuter Bus Contractors and as a commodity, the 60% rule is applied to each contract. There was no VSBE participation.

The services provided by the contractor are critical to MTA's commuter bus ridership. Therefore, approving this modification to continue these essential services while procuring a replacement contract is in the best interest of the State.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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**SUPPLEMENTAL**

MDOT 29

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

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

*Approp. Code:*                      J05H0105

*Resident Business:*                      Yes

*MD Tax Clearance:*                      24-2433-1111

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



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**

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Item#	Category	Pages
01 - 24	<i>Capital Grants and Loans</i>	01 - 27
25	<i>Architectural/Engineering</i>	28 - 29
26 - 27	<i>Construction</i>	30 - 32
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37 - 38	<i>Real Property</i>	66 - 83
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50	<i>Supplemental – Capital Grants &amp; Loans</i>	102
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52-EX	<i>Supplemental – Expedited Procurement Request</i>	105-106
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A1-EX	<i>Supplemental – Expedited Procurement Report</i>	112-115
A2-EX	<i>Revised to be #52-EX</i>	





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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August 7, 2024**



*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 the Caroline County Historical Society, Inc.**

Agricultural Interpretive Center (Caroline County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of an agricultural interpretive center at the Choptank Nature Park County.”*

*Maryland Consolidated Capital Bond Loan of 2022 (LHI – Chapter 344, Acts of 2022)  
DGS Item 737, (SL-299-220-038)                      \$ 150,000*

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

<b>Background:</b>	Total Project	\$ 195,500
	<b>22-737 (This Action)</b>	<b>\$ 150,000 (Non-match)</b>
	Local Cost	\$ 45,500

(Prior Actions: None)

**Remarks:**

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

**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  
August 7, 2024**



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

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

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

**Board of Directors of Martin's House and Barn**

Martin's House and Barn-HVAC and Windows (Caroline County)

*"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Martin's House Homeless Shelter."*

*Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 102, Acts of 2023)  
DGS Item 23-558, (SL-121-230-038)      **\$ 70,000***

*Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 102, Acts of 2023)  
DGS Item 23-559, (SL-121-230-038)      **\$ 52,000***

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

<b>Background:</b>	Total Project	\$ 122,000
	<b>23-558 (This Action)</b>	<b>\$ 70,000 (Non-match)</b>
	<b>23-559 (This Action)</b>	<b>\$ 52,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
August 7, 2024**



*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:

**Meritus Medical Center, Inc.**

Meritus School of Osteopathic Medicine (Washington County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Meritus School of Osteopathic Medicine.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)  
DGS Item 336 (SL-159-230-038)                      **\$ 1,500,000***

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

<b>Background:</b>	Total Project	\$ 76,000,000
	<b>23-336 (This Action)</b>	<b>\$ 1,500,000 (Non-match)</b>
	Local Cost	\$ 73,500,000

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. DGS is administratively correcting the grantee name from Meritus Health to Meritus Medical Center, Inc., pursuant to Section 1 (9) of Senate Bill 361 of 2024.
5. This project may include the building of a five story academic building, complete with a conference center, lecture halls, a library, simulation center, virtual and gross anatomy lab and osteopathic manipulative medicine lab.

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

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

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

**Board of Directors of the Olde Severna Park Improvement Association, Inc.**  
Severna Park Train Station (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Severna Park train station.”*

*Maryland Consolidated Capital Bond Loan of 2023 (LSI – Chapter 102, Acts of 2023)*  
*DGS Item 23-641, (SL-164-230-038)                      \$ 26,500*

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

<b>Background:</b>	Total Project	\$ 39,500
	<b>23-641 (This Action)</b>	<b>\$ 26,500 (Non-match)</b>
	Local Cost	\$ 13,000

(Prior Actions: None)

**Remarks:**

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

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Deirdra Bell 410-767-4107  
deirdra.bell@maryland.gov*

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

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

**Village of Olde Mill Community Association, Inc.**

Village of Olde Mill Community Association (Anne Arundel County)

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

*Maryland Consolidated Capital Bond Loan of 2023 (MISC – Chapter 102, Acts of 2023)*

*DGS Item 23-243, (SL-165-230-038)*

**\$ 25,000**

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

<b>Background:</b>	Total Project	\$ 25,000
	<b>23-243 (This Action)</b>	<b>\$ 25,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Deirdra Bell 410-767-4107  
deirdra.bell@maryland.gov*

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

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

**Board of Education of Anne Arundel County**

Brooklyn Park Elementary School Marque (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Brooklyn Park Elementary School Marque.”*

*Maryland Consolidated Capital Bond Loan of 2023 (LSI– Chapter 102, Acts of 2023)  
DGS Item 23-634, (SL-160-230-038)                      **\$ 50,000***

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

<b>Background:</b>	Total Project	\$ 50,000
	<b>23-634 (This Action)</b>	<b>\$ 50,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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Contact: Deirdra Bell 410-767-4107  
deirdra.bell@maryland.gov

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

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

**Board of Directors of the Howard County General Hospital, Inc.**

Howard County General Hospital (Howard County)

*“To assist in the design, construction, renovation, and equipping of a renovation of the Behavioral Health Unit, subject to the requirement that the grantee provide an equal and matching fund for this purpose. Notwithstanding Section 1(5) of this Act, the matching fund may consist of funds expended prior to the effective date of this Act.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MHA– Chapter 102, Acts of 2023)  
DGS Item 23-G005, (SL-162-230-038)                      **\$ 1,576,000***

**Matching Fund:** The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2025, and the Board of Public Works to certify a matching fund. The Board of Directors of the Howard County General Hospital, Inc. has submitted evidence that it has over \$1,576,000 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	\$ 7,773,943
	<b>23-G005 (This Action)</b>	<b>\$ 1,576,000 (Matching)</b>
	Local Cost	\$ 6,197,943

(Prior Actions: None)

**Remarks:**

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

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*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:

**Project PLEASE Inc.**

Beacon House Square (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the former St. Joseph’s Monastery School Property.”*

*Maryland Consolidated Capital Bond Loan of 2022 (LHI– Chapter 344, Acts of 2022)  
DGS Item 702, (SL-303-220-038)                      \$    300,000*

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

<b>Background:</b>	Total Project	\$ 25,309,116
	<b>22-702 (This Action)</b>	<b>\$    300,000 (Non-match)</b>
	Local Cost	\$ 25,009,116

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the renovation of a former Catholic school into 56 permanent supportive housing units with a veterans’ preference.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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August 7, 2024**



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

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

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

**Board of Directors of the Captain Avery Museum, Inc.**

Captain Avery Museum (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Captain Avery Museum facility, including improvements to the pier.”*

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

*DGS Item 22-514, (SL-304-220-038)                      \$ 25,000*

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

<b>Background:</b>	Total Project	\$ 45,000
	<b>22-514 (This Action)</b>	<b>\$ 25,000 (Non-match)</b>
	Local Cost	\$ 20,000

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include repairs to the museum’s Learning Pier and its conversion to an ADA-compliant outdoor educational space.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Deirdra Bell 410-767-4107  
deirdra.bell@maryland.gov*

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

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

**Board of Education of Anne Arundel County**

Chesapeake High School Field House (Anne Arundel County)

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

*Maryland Consolidated Capital Bond Loan of 2023 (LHDI– Chapter 102, Acts of 2023)  
DGS Item 23-520, (SL-124-220-038)                      **\$ 200,000***

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

<b>Background:</b>	Total Project	\$1,000,000
	<b>23-520 (This Action)</b>	<b>\$ 200,000 (Non-match)</b>
	22-515 (Prior Action)	\$ 450,000 (Non-match)
	22-685 (Prior Action)	\$ 350,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: 2/15/2023 Agenda, Item 7-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.
4. This project may include design and construction of an Athletic Field house at Chesapeake High School.

**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  
August 7, 2024**



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

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

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

**Board of Directors of KABOOM! Inc.**

Curtis Bay Elementary Playground (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Curtis Bay Elementary Playground.”*

*Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 102, Acts of 2023)  
DGS Item 533, (SL-129-230-038)                      **\$ 75,000***

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

<b>Background:</b>	Total Project	\$ 138,500
	<b>23-533 (This Action)</b>	<b>\$ 75,000 (Non-match)</b>
	Local Cost	\$ 63,500

(Prior Actions: None)

**Remarks:**

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

**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**  
**August 7, 2024**

**REVISED**



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

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

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

**Board of Directors of Days End Farm Horse Rescue, Inc.**

Days End Farm Horse Rescue – Firehouse and Indoor Riding **Ring** (Howard County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new firehouse and indoor riding rink.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-211, (SL-018-210-038)                      \$ 600,000*

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

<b>Background:</b>	Total Project	\$ 2,150,000
	<b>22-211 (This Action)</b>	<b>\$ 600,000 (Non-match)</b>
	21-130 (Prior Action)	\$ 100,000 (Non-Match)
	21-460 (Prior Action)	\$ 400,000 (Non-match)
	Local Cost	\$ 1,050,000

(Prior Actions: 10/6/2021 Agenda, Item 2-CGL; 9/15/2021 Agenda, Item 11-CGL)

**Remarks:**

1. DGS is administratively correcting the project name (the last word in the project name from “Rink” to “Ring”) pursuant to Section 1 (9) of Senate Bill 361 of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include renovations of the acquired firehouse property (conversion of a banquet hall into classroom spaces, administrative offices, and an equine rehabilitation medical suite).

**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  
August 7, 2024**



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

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

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

**Glen Burnie Improvement Association**

Glen Burnie Improvement Association (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of improvements to the main building, including a new elevator and structural renovations.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-436, (SL-300-220-038)                      **\$ 200,000***

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

<b>Background:</b>	Total Project	\$ 200,000
	<b>22-436 (This Action)</b>	<b>\$ 200,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
August 7, 2024**



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

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

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

**Board of Directors of the Howard County Fair Association, Inc.**

Howard County Fairgrounds- Multi-Purpose Athletic House (Howard County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a Multi-Purpose Athletic House.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-231, (SL-288-220-038)                      **\$ 600,000***

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

<b>Background:</b>	Total Project	\$ 600,000
	<b>22-231(This Action)</b>	<b>\$ 600,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
August 7, 2024**



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

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

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

**Montgomery County, MD**

Long Branch Library Building and Site Improvements (Montgomery County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements to the Long Branch Library.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)  
DGS Item 319, (SL-163-230-038)                      \$ 555,600*

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

<b>Background:</b>	Total Project	\$ 555,600
	<b>23-319 (This Action)</b>	<b>\$ 555,600 (Non-match)</b>
	Local Cost	\$        0

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. DGS is administratively correcting the grantee name, pursuant to Section 1 (9) of Senate Bill 361 of 2024 from County Executive and County Council of Montgomery County to Montgomery County, MD.
5. This project may include the installation of a shade structure that will allow the plaza to be used year-round for community events.

**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  
August 7, 2024**



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

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

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

**Board of Education of Anne Arundel County**

North County High School Field House (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a boys and girls team field house at North County High School, located in Anne Arundel County.”*

*Maryland Consolidated Capital Bond Loan of 2020 (LHI– Chapter 537, Acts of 2020)  
DGS Item 20-286, (SL-095-200-038)                      **\$ 1,000,000***

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

<b>Background:</b>	Total Project	\$ 2,643,500
	<b>20-286 (This Action)</b>	<b>\$ 1,000,000 (Non-match)</b>
	21-199 (Prior Action)	\$ 1,200,000 (Non-match)
	20-234 (Prior Action)	\$ 443,500 (Non-match)
	Local Cost	\$ 0

(Prior Actions: 1/25/2023 Agenda, Item 13-CGL; 6/2/2021 Agenda, Item 14-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.
4. This project may include design and construction of an athletic field house.

**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  
August 7, 2024**



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

**17-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 Peninsula Athletic League, Incorporated**

Pal Park Field (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the PAL Park Field, including site improvements to the sports fields, located in Anne Arundel County.”*

*Maryland Consolidated Capital Bond Loan of 2021 (LHI – Chapter 63, Acts of 2021)*

*DGS Item 21-312, (SL-241-210-038)                      \$ 45,000*

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

<b>Background:</b>	Total Project	\$ 45,000
	<b>21-312 (This Action)</b>	<b>\$ 45,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
August 7, 2024**



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

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

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

**Ellicott City Holding Company**

Patmos-Solomon's Lodge (Howard County)

*"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping for the Patmos-Solomon's Lodge."*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC – Chapter 344, Acts of 2022)  
DGS Item 22-326, (SL-305-220-038)                      **\$ 100,000***

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

<b>Background:</b>	Total Project	\$1,150,000
	<b>22-326 (This Action)</b>	<b>\$ 100,000 (Non-match)</b>
	Local Cost	\$1,050,000

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include renovating the building into an ADA-compliant space, upgrades done to plumbing, electrical and HVAC systems and installation of new fire suppression and alarm systems.

**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  
August 7, 2024**



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

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

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

**County Executive and County Council of Howard County**

Shared Kitchen (Howard County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Shared Kitchen, located in Howard County.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC – Chapter 102, Acts of 2023)  
DGS Item 23-579; as amended by Chapter 722, Acts of 2024 (SL-166-230-038)*

**\$ 200,000**

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

<b>Background:</b>	Total Project	\$1,250,000
	<b>23-579 (This Action)</b>	<b>\$ 200,000 (Non-match)</b>
	Local Cost	\$1,050,000

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include renovation of the old Circuit Courthouse for a new shared commercial kitchen space that will serve as a vital resource for food entrepreneurs to foster business growth and collaboration.

**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  
August 7, 2024**



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

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

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

**Board of Education of Anne Arundel County**

Southern High School Turf Field (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of an artificial turf field at Southern High School.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)  
DGS Item 23-294, (SL-161-230-038)                      **\$ 2,200,000***

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

<b>Background:</b>	Total Project	\$ 2,200,000
	<b>23-294 (This Action)</b>	<b>\$ 2,200,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include Artificial Turf Field design and construction along with lighting, bleachers, walkways, scoreboard and other amenities at Southern High School.

**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  
August 7, 2024**



*Contact: Ahmed Awad 667-203-9229  
ahmed.award@maryland.gov*

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

**Recommendation:** That the Board of Public Works approve a grant of \$461,575 for **Greater Baden Medical Services, Inc.** (*Prince George's County*).

**Project:** Architectural and Engineering services for the new four (4) story 40,000 gross square feet Capitol Heights Medical Building to be located at 1610-1859 Ritchie Station Court, Capitol Heights, MD 20743.

**Fund Source:** The Maryland Department of Health has determined the grantee is responsible for providing 26% of the eligible project cost.

Eligible Project Cost	\$623,750.00
State Share (74%)	\$461,575.00
Grantee Share (26%)	\$162,175.00

This Action                      **\$461,575.00**    MCCBL 2022 FQHC-23709-01

**Remarks:**

1. Grantee is a Federally Qualified Health Center (FQHC).
2. Grantee provides affordable, patient and family centered health care for individual and community wellness. This project will allow for a state-of-the-art facility for community members to receive medical, dental, women's health, pediatrics, and expanded behavioral health care.
3. In accordance with Subtitle 13 of Title 24 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 included in the Deed(s) or otherwise recorded among the Land Records of Prince George's County.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 7, 2024**



*Contact: Ahmed Awad 667-203-9229  
ahmed.awad@maryland.gov*

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

***Recommendation:***      That the Board of Public Works approve the following for Grantee,  
**Mission First Housing Development Corporation (Howard County):**

- 1- a grant in the amount of \$1,300,000 to assist the Grantee as a Sponsor to its subsidiary Patuxent Owner LP, in the planning and construction of the property located at 6441 Freetown Road, Columbia, MD 21044; and
- 2- a Waiver of Priority and Subordination Agreement for the U.S. Department of Housing and Urban Development (“HUD”) and Capital One (“Lender”) to subordinate the State’s right of recovery to Lender’s first deed of trust and regulatory agreement, Maryland CDA’s subordinate deed of trust for the current project, a declaration of restrictive covenants for the benefit of Maryland CDA, a low income housing tax credit covenant for the benefit of CDA, and a regulatory agreement for the benefit of Maryland CDA.

***Project:*** The planning and construction of a real property located at 6441 Freetown Road, Columbia, MD 21044.

***Fund Source:*** The Maryland Department of Health has determined the Grantee is responsible for providing 56% of the eligible project cost.

Total Project Cost	\$2,954,545
Grantee Share (56%)	\$1,654,545 (Lenders)
	State Share (44%)      \$1,300,000 (MCCBL 2023, CB32201-01 and CB32202-01)

***Background:*** Grantee, as the Sponsor, created Patuxent Owner, LP to own and operate the project. Patuxent Owner, LP has a financing agreement with Lender under HUD’s 221d4 mortgage insurance program, with the condition that the State agree to subordinate its right of recovery to Lender’s first deed of trust and the second deed of trust securing Maryland CDA’s financing.

Accordingly, Grantee is requesting a Waiver of Priority of Declaration and Subordination Agreement for the current project to Lender’s and HUD’s first and second deed of trust.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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**22-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

***Remarks:***

1. Grantee is a nonprofit organization.
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 Howard County.
3. This project will create eight supported housing units for individuals with intellectual developmental disabilities.
4. No State funds will be disbursed until the Grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



*Contact: Ahmed Awad 667-203-9229  
ahmed.awad@maryland.gov*

**23-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 from 1500 East Jefferson, Rockville, Maryland. (the "First Property") to  
113 Beaumont Road, Silver Spring MD -\$400,000 (the "Second Property"),  
11808 Tifton Drive, Rockville, MD -\$400,000 (the "Third Property"),  
11534 Colt Terrace, Silver Spring, MD -\$300,000 (the "Fourth Property"),  
1028 Cresthaven Dr, Silver Spring MD -\$400,000 (the Fifth Property").  
All properties are owned by the **Jewish Foundation for Group Homes, Inc.**

2. The waiver and release of the recorded State's Right of Recovery (ROR) on the First Property is contingent upon the transfer and recording of a new RORs on the Second through Fifth Properties.

***Background:*** On October 18, 2006 (23-CGL) the Board of Public Works approved a request for a state grant of \$1,500,000 to assist Jewish Foundation for Group Homes, Inc. (JFGH), a nonprofit organization, for the cost of acquiring a two-story building at 1500 East Jefferson, Rockville, Maryland. JFGH serves individuals with developmental disabilities. This building provided space to house staff and expand services to families and individuals with developmental disabilities.

In accordance with Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland, JFGH recorded a State's Right of Recovery (ROR) in the Land Records of Montgomery County in Liber 33258 Book 202.

Currently the Jewish Foundation for Group Homes, Inc. is in the process of selling the First Property. To complete the sale, the ROR on the First Property must be released. To protect the State's interest the ROR is to be rolled onto the Second through Fifth properties, the properties have adequate unencumbered equity to cover the One Million Five Hundred Thousand Dollar (\$1,500,000.00) State's ROR. The Right of Recovery shall expire on 10/26/2036.

The release of the ROR on the First Property is contingent upon the recordation, in the Land Records of Montgomery County, of the ROR on the Second through Fifth Properties by the Jewish Foundation for Group Homes, Inc.





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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**23-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

***Remarks:***

1. Grantee is a nonprofit organization.
2. Grantee provides community support services to individuals with developmental disabilities.
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 Montgomery County.

**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  
August 7, 2024**



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

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

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

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

The project is to renovate the first three floors, totaling 29,916 NASF / 62,282 GSF, of the Montgomery College Rockville Campus Macklin Tower which houses the campus library. The project will address current facility problems and the programmatic needs of the library. The project will include a complete interior renovation and reconfiguration of each floor including modernization and upgrades to building systems and equipment serving these floors. The project will be phased so as to keep the Library operational in its current location during construction.

Sustainability features of the project include attaining LEED Silver designation or better. The building's mechanical, electrical, and plumbing systems will be analyzed and upgraded to achieve efficiency.

***Fund Sources:*** MCCBL 2024 Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities... Montgomery College – Rockville - Library Renovation; Item #191. (CC-01-MC23/24-483) **\$1,000,000**

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

<b><i>Background:</i></b>	Total State Share
Total Project	\$3,169,000
<b>This Action</b>	<b>\$1,000,000</b>
Previous Action 8-CGL, 8/2/23	\$2,169,000

***Remarks:***

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



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

3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$6,338,000, and the local share of this cost is 50.0% or \$3,169,000 and is in accordance with Section 11-105(j) of the Education Article.

**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  
August 7, 2024**



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

**25-AE-MOD ARCHITECTURE AND ENGINEERING MODIFICATION**  
***Department of General Services***

**Contract ID:** Design of the Baltimore Therapeutic Treatment Center; KT-000-200-001

ADPICS No.: ~~COK5550~~

**COK55550**

See next page for Record Correction  
Letter dated 8/13/24

**Contract Approved:** DGS 45-AE, 10/12/2022

**Contract Description:** Design services for the new Baltimore Therapeutic Treatment Center (BTTC) in Baltimore.

**Modification Description:** Re-design of the kitchen, laundry, and warehouse building, the database center, the Central Utility Plan, and the reconfiguration of the electrical system.

**Award:** STV Incorporated; Baltimore, MD

**Original Contract Term:** 10/14/2022 - 10/13/2032

**Modification Term:** No additional time is required

**Original Amount:** \$33,996,281

**Modification Amount:** \$4,693,500

**Prior Options/Mods:** \$ 49,789 (Mod. #1 Additional engineering surveying services of an expanded site area surrounding the BTTC. Delegated Authority - DGS, 01/31/2023)

**Total Contract Amount:** \$38,739,570

**Percent +/- (This Item):** 13.81%

**Total Percent Change:** 13.95%



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

August 13, 2024

Accepted 9/16/2024- JTG

A handwritten signature in black ink that reads "John Gontrum". The signature is written in a cursive style.

Digitally signed by  
John Gontrum  
Date: 2024.09.16  
13:25:51 -04'00'

John Gontrum, Esquire, Secretary to the Board of Public Works

Louis L. Goldstein Treasury Building, Room 117

Annapolis, Maryland 21401

Dear Mr. Gontrum:

This is to advise you of the following change to the Board of Public Works Action Agenda Item previously approved by the Board of Public Works. BPW – August 7, 2024 Department of General Services Agenda, Item 25-AE-MOD

Re-Design of the Laundry and Warehouse Building (Modification);

FROM: ADPICS No. COK5550

TO: ADPICS No. COK55550

REASON: Clerical Error.

Regards,

A handwritten signature in black ink that reads "Jason Valuntis". The signature is written in a cursive style.

Jason Valuntis

Associate Director

Department of General Services

Office of State Procurement (OSP)



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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August 7, 2024**



**25-AE-MOD ARCHITECTURE AND ENGINEERING MODIFICATION (cont'd)**

**Original Procurement Method:** Qualification Based Selection

**MBE/VSBE Participation:** 30% / 2%

**MBE/VSBE Compliance:** 15.70 % /0%

**Requesting Agency Remarks:** The AE who wrote the program did not have a specialized kitchen and laundry consultant on their team and they did not provide enough area for that building. DGS needs to add another 59,000 SF to the building. The AE firm will have to reconfigure the equipment in the Central Utility Plan to upsize and rearrange the mechanical and electrical equipment. BGE has requested the reconfiguration of the electrical service for the Baltimore City Pretrial Complex. DoIT requested the addition of a 400 SF Data Center to the Food, Laundry, and Warehouse.

The 15% MBE compliance represents only the schematic design and part of the design development phases of the contract. The scope of the work for each trade is different in the different phases of the project. The majority of the scope of work for the MBE/VSBE subcontractors are in the future phases of the project which are the remaining design development and construction documents phases. The contractor remains committed to achieving the MBE participation

**Fund Source:** MCCBL 2024 *Baltimore Therapeutic Treatment Center. Provide funds to continue design of a Therapeutic Treatment Center at the Baltimore City Correctional Complex Item 187*

**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**  
**August 7, 2024**



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

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

**Contract ID:** Chiller Replacement at Deer's Head Hospital Center; *H-453-210-001*  
ADPICS No.: CTR018574

**Contract Description:** Chiller Replacement at Deer's Head Hospital Center in Wicomico County.

**Award:** Flo-Tron Contracting, Inc.; Hunt Valley, MD  
(Certified Small Business)

**Contract Term:** 330 Calendar Days

**Amount:** \$1,245,567

**Procurement Method:** Competitive Sealed Bidding

***Bids:***

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
Flo-Tron Contracting, Inc.; Hunt Valley, MD	\$1,245,567
Shoreline Mechanical, LLC; Pasadena, MD	\$1,254,900
Patapsco Mechanical, LLC; Hanover, MD	\$1,492,505

**MBE/VSBE Participation:** 10.08% / 0%

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

**Incumbent:** N/A

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids was posted on eMaryland Marketplace Advantage on January 23, 2024. Three bids were received and opened on April 11, 2024. Flo-Tron Contracting, Inc. has been found responsible, and its bid is responsive. The bid pricing has been confirmed.

The original MBE participation was 10% and the recommended awardee has committed to exceeding the goal by .08%.



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

***Fund Source:***                      100% General Funds

***Approp. Code:***                  H00 24 88703 03 1499

***Resident Business:***            Yes

***MD Tax Clearance:***           24-1719-1110

**BOARD OF PUBLIC WORKS ACTION**

**APPROVED**

**DISAPPROVED**

**WITH DISCUSSION**

**THIS ITEM WAS:**

**DEFERRED**

**WITHDRAWN**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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August 7, 2024**



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

**27-C. CONSTRUCTION CONTRACT**

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

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

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

**1.0 Master Contract:** *HVAC/Boiler & Related Services*  
Contract No.: DGS-19-301-IQC  
**Approved:** DGS 1-C, 06/03/2020  
**Term:** 06/18/2020 - 06/17/2025  
*\*As of publication, the remaining balance of this master contract is \$10,940,500.*

**1.1 Using Agency:** Department of Health  
**Description:** Installation of additional refrigerator storage at the Office of The Chief Medical Examiner in Baltimore. Includes the build-out of a self-contained high-density cold storage unit that will provide both refrigerated and deep freeze levels of conditioning utilized for the storage of decedents. Also includes the installation of a shelving system in the remaining space for stackable material storage; *BH-111-221-003*.

**Award:** Power & Combustion, Inc.; Baltimore MD

**Number of Qualified**

**Master Contractors:** 10

**Number of Bids:** 2

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Power & Combustion, Inc.; Baltimore MD	\$ 1,404,000
Flo-Tron Contracting, Inc.; Hunt Valley MD	\$ 1,811,000

**Amount:** \$1,404,000

**Term:** 150 Calendar Days

**MBE/VSBE Participation:** 20% / 0%

**Fund Source:** 100% General 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**  
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**August 7, 2024**

**REVISED**


*Contact: Lucene Simon 301-429-7963  
lucene.simon@maryland.gov*

**28-S. SERVICES CONTRACT**  
***Department of Housing and Community Development, Community Development Administration***

**Contract ID:** Multifamily Appraisal Services; BPM037698  
ADPICS No.: S00B4600055

**Contract Description:** Prepare narrative appraisal reports for multifamily rental properties and review completed Rent Comparability and Market Studies to ensure compliance with HUD Section 8 requirements.

**Award:** Karen H. Belinko Appraisals, LLC; Sykesville, MD  
(Certified Small Business)

**Contract Term:** 08/29/2024\*- 08/28/2027 (w/one 2-year renewal option)  
(\*Or earlier upon BPW approval)

**Amount:** \$ 407,775 (Base Term)  
\$ 271,850 (Renewal Option #1)  
\$ 679,625 Total

**Procurement Method:** Competitive Sealed Proposals  
(Single Qualified Proposal Received)

**Proposal:**

<b>Offeror</b>	<b>Technical Ranking</b>	<b>Financial Offers (Ranking)</b>	<b>Overall Ranking</b>
Karen H. Belinko Appraisals, LLC; Sykesville, MD	1	\$679,625 (1)	1

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

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 19% / 0%

**Performance Security:** No

**Hiring Agreement Eligible:** Yes

**Incumbent:** Same



**DEPARTMENT OF GENERAL SERVICES**  
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**REVISED**

**28-S.      SERVICES CONTRACT (cont'd)**

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals was advertised in eMaryland Marketplace Advantage on May 10, 2023. Direct solicitations were sent to 49 prospective vendors. Three proposals were received and two were rejected due to incurable deficiencies with their MBE documentation. Karen Belinko Appraisals, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

The price has been determined to be fair and reasonable. DHCD estimated an hourly rate for services and compared that hourly rate to labor cost data published in the General Services Administrations and found the price to be competitive. The cost for 160 hours to complete one multi-family appraisal is \$8,235 per appraisal, approximately \$52 per hour. The published hourly rate on GSA's website for real estate appraisal is \$106 per hour.

As part of DHCD's mission to enhance access to quality affordable housing throughout the State, the Community Development Administration (CDA) provides a number of financial resources not available in the private sector for the construction and rehabilitation of rental housing. CDA typically creates or preserves between 2,000 and 3,000 rental units annually. In support of these activities, CDA requires the services of a real estate appraisal firm to appraise multifamily rental housing properties throughout the State.

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

**Approp. Code:**                      A2502

**Resident Business:**                Yes

**MD Tax Clearance:**                24-2257-1110

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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Contact: Nneka Willis-Gray 410-767-7675  
nneka.willisgray@maryland.gov

**29-S.            SERVICES CONTRACT**  
***Department of Human Services, Social Services Administration***

**Contract ID:** Residential Child Care Services; SSA/RCCSS-25-003  
ADPICS No.: N00B5600017

**Contract Description:** Four group home program beds.

**Award:** Inspiring Minds, Inc.; Baltimore, MD

**Contract Term:** 09/01/2024 - 06/30/2025

**Amount:** \$285,608

**Procurement Method:** Sole Source

**Living Wage Eligible:** Yes

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

**Hiring Agreement Eligible:** Yes

**Incumbent:** N/A

**Requesting Agency Remarks:** The Department utilizes Residential Child Care Services Programs for those children whose needs cannot be met in a family-based foster care setting. Contracting with this provider will increase in-State residential capacity to ensure youth receive appropriate clinical services to prevent hospitalizations and to provide services for youth currently in hotels and hospital overstay. The site being requested is licensed for four beds and all are being placed under contract. The last monitoring visit was May 9, 2024, and no deficiencies were found. This provider will service youth in the State of Maryland from any jurisdiction that meets the criteria.

If the youth is discharged before the end of the contract term, there is no additional cost to the State as these are reimbursement contracts and providers are paid solely for the actual number of youths placed with them during each year, and then only for the actual number of days each child is placed with the provider.



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**29-S.            SERVICES CONTRACT (cont'd)**

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

Youth are monitored via monthly caseworker visits and case reviews to assess progress, readiness for discharge, and permanency goals. Additionally, the provider's performance and compliance are reviewed at the monthly Children's Check-In call, facilitated by the Maryland Department of Health's (MDH) Office of Health Care Quality, which includes representatives from other state agencies.

No MBE or VSBE participation goals were established for this contract since the specialized core services (psychiatric services/evaluations, case management, therapy, recreational therapeutic programs, educational services, etc.) are available within the facility and require specialized training, certification, and clearances.

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

***Fund Source:***                      100% General Funds

***Approp. Code:***                      N00G0001

***Resident Business:***              Yes

***MD Tax Clearance:***              24-2461-0111

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED      DISAPPROVED**

**DEFERRED      WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

*Contact: Yasin Mohammed 410-260-7552  
yasin.mohammed@maryland.gov*

**30-IT. INFORMATION TECHNOLOGY**  
***Department of General Services, Office of State Procurement***

**Contract ID:** Structured Cable and Wiring Materials and Services Inside Plant; BPM036948  
ADPICS No.: 001B5600002

**Contract Description:** Multiple-award Master Contract to provide Statewide cable and wiring materials and services for inside applications in two functional areas:

**Functional Area 1 – Structured Cable and Wiring Materials and Services Inside Plant:**  
Structured cabling and wiring systems inside State premises and between adjacent buildings where existing pathways exist for communications cabling

**Functional Area 2 – Site Survey and System Analysis Inside Plant:** Include walkthrough and advisory/design services inside State premises and adjacent buildings.

**Awards:** See Attachment I

**Contract Term:** 10/17/2024\* - 10/16/2029 (\*or earlier upon BPW approval)

**Amount:** \$15,000,000 NTE

**Procurement Method:** Master Contracting

**Proposals:** See Attachment II

**MBE/VSBE Participation:** 0% / 0% (set at PORFP level, see remarks)

**Performance Security:** No

**Incumbents:** ASK Telecommunication Consulting, LLC, Tuxedo, MD  
Assurance Media; Wilmington; DE  
Bluestar Technologies Inc.; Baltimore, MD  
Eastcomm LTD; Upper Marlboro, MD  
Henkels & McCoy, Inc.; York, MD  
Infiniti Technologies; Columbia, MD  
Lanier Electronic Group, Inc.; Upper Marlboro MD  
Leading Technology Solutions; Baltimore, MD  
Madlex Communications; Baltimore, MD  
Marathon Technology Solutions, Inc.; Sykesville, MD  
Noovis; Hanover, MD



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### **30-IT. INFORMATION TECHNOLOGY (cont'd)**

***Incumbents (cont'd):*** Pillar Innovations, LLC; Grantsville, MD  
Plexus Communications Group; Baltimore, MD  
R. Rea Corp; Washington DC  
Skyline Technology Solutions, LLC; Glen Burnie MD  
Soft-Con Enterprise; Hyattsville MD  
Technical Specialties, Inc.; Lanham MD

***Requesting Agency Remarks:*** A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on July 11, 2023, notifications were sent to 227 vendors and 491 vendors were directly solicited. A total of 20 proposals were received and 14 were deemed reasonably susceptible of being selected for award. Two proposals were deemed not reasonably susceptible of being selected for award because they did not submit a technical response to the RFP. Two proposals were deemed not reasonably susceptible of being selected for award because their proposals failed to address the elements in the RFP. Two proposals were deemed not reasonably susceptible of being selected for award because their proposals failed to meet the threshold that a reasonable person in the market will pay for the services provided under the functional areas. One letter of intent to award was rescinded due to failure to submit the required documentation in support of its waiver request in accordance with COMAR 21.11.03.10B.(7). There will be a second level of competition through Purchase Order Requests for Proposals (PORFPs) sent to all Master Contractors within the appropriate functional area. Each Offeror was asked to submit a fully loaded hourly rate for each contract year for the functional area they proposed. This hourly rate was multiplied by 5000 to reach an estimated yearly usage figure. Those figures were used to establish the financial rank. The NTE is based on historical usage. Offerors were permitted to respond to either or both functional areas.

This procurement was designed to provide the State agencies with a wide selection of Master Contractors who offer an extensive variety of cable and wiring inside plant services. Agencies will obtain materials, equipment, maintenance, and installation/repair, design/site survey services quickly and efficiently, and specific to their needs. This contracting vehicle is also available to Maryland local and county government jurisdictions and not-for-profit entities within the State of Maryland, as defined in State Finance and Procurement 13-110(a)(5) - (7).

An overall MBE subcontracting goal of 10% applies to Functional Area 1 and will apply to each individual PORFP under Functional Area 1. [...] Functional Area 2 has no subcontracting opportunities for MBEs as it is a single element of work. No VSBE participation was established due to the absence of adequate numbers of VSBE firms certified to perform this work. SBR designation will be determined at the PORFP level since the work will vary in size and scope.

***Fund Source:*** Various



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**30-IT.      INFORMATION TECHNOLOGY (cont'd)**

***Approp. Code:***                      Various

***Resident Business:***                Yes

***MD Tax Clearance:***                See Attachment I

**BOARD OF PUBLIC WORKS ACTION**

**APPROVED**

**DISAPPROVED**

**WITH DISCUSSION**

**THIS ITEM WAS:**

**DEFERRED**

**WITHDRAWN**

**WITHOUT DISCUSSION**





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**30-IT.      INFORMATION TECHNOLOGY (cont'd)**

**ATTACHMENT I - Awards**

	<b>Awardee</b>	<b>City</b>	<b>State</b>	<b>FA1</b>	<b>FA2</b>	<b>Resident Business</b>	<b>MD Tax Clearance</b>	<b>MBE</b>	<b>CSB</b>
1	Asks Telecommunication Consulting	Cheverly	MD		X	Yes	24-0399-0000	Yes	No
2	Bluestar Technologies Inc.	Baltimore	MD	X	X	Yes	24-0402-0111	No	No
3	Bomark Communications Group	Hampstead	MD	X	X	Yes	24-0403-1111	No	No
4	Infiniti Technologies	Rosedale	MD	X	X	Yes	24-0405-1111	No	Yes
5	Lanier Electronics Group Inc.	Upper Marlboro	MD	X	X	Yes	24-0406-1111	Yes	Yes
6	Layer One Technology Solutions Corp	Newburg	MD	X	X	Yes	24-0407-1111	No	No
7	Midpoint Technology Group LLC	Hanover	MD	X	X	Yes	24-0408-1111	No	No
8	Plexus Installation Inc.	Baltimore	MD	X	X	Yes	24-0409-111	Yes	No
9	SCD Information Technology LLC	Columbia	MD	X	X	Yes	24-0411-1111	Yes	Yes
10	Skyline Technology Solutions LLC	Glen Burnie	MD	X		Yes	24-0412-1111	No	No



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**30-IT.      INFORMATION TECHNOLOGY (cont'd)**

**ATTACHMENT I - Awards (cont'd)**

	<b>Awardee</b>	<b>City</b>	<b>State</b>	<b>FA1</b>	<b>FA2</b>	<b>Resident Business</b>	<b>MD Tax Clearance</b>	<b>MBE</b>	<b>CSB</b>
11	Southern Maryland Cable Inc.	Tracy's Landing	MD	X	X	Yes	24-0413-1111	No	No
12	Syst-Com Inc.	Curtis Bay	MD	X	X	Yes	24-0414-1111	No	Yes
13	Technical Specialties Inc.	Lanham	MD	X		Yes	24-0415-1111	Yes	Yes
14	Vision Technologies, LLC	Glen Burnie	MD	X	X	Yes	24-0416-0000	No	No



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**30-IT. INFORMATION TECHNOLOGY (cont'd)**

**ATTACHMENT II – Proposal per Functional Areas**

**Functional Area 1**

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Ranking</i>	<i>Overall Ranking</i>
Lanier Electronics Group Inc.; Upper Marlboro, MD	1	\$248,650 (1)	1
SYST-COM Inc.; Curtis Bay, MD	2	\$270,080(2)	2
Midpoint Technology Group LLC; Hanover, MD	3	\$287,000 (3)	3
Technical Specialties Inc. (T-Spec); Lanham, MD	4	\$307,000 (4)	4
Infiniti Technologies; Rosedale, MD	5	\$364,250 (5)	5
Southern Maryland Cable; Tracy's Landing, MD	6	\$387,350 (6)	6
Vision Technologies, LLC; Glen Burnie, MD	7	\$398,180 (7)	7
Plexus Installation Inc.; Baltimore, MD	8	\$414,420 (8)	8
Bluestar Technologies, Inc.; Baltimore, MD	9	\$430,000 (9)	9
Layer One Technology Solutions Corp; Newburg, MD	10	\$458,100 (10)	10
SCD Information Technology LLC; Columbia; MD	11	\$649,950 (11)	11
Skyline Technology Solutions LLC; Glen Burnie, MD	12	\$663,610 (12)	12
Bomark Communications; Hampstead, MD	13	\$689,000 (13)	13

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



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**30-IT.      INFORMATION TECHNOLOGY (cont'd)**

***ATTACHMENT II – Proposal per Functional Areas***

**Functional Area 2**

<i><b>Offeror</b></i>	<i><b>Technical Ranking</b></i>	<i><b>Financial Ranking</b></i>	<i><b>Overall Ranking</b></i>
SYST-COM Inc.; Curtis Bay, MD	1	\$287,960 (1)	1
Asks Telecommunication Consulting Cheverly, MD	2	\$327,040 (2)	2
Infiniti Technologies; Rosedale, MD	3	\$414,750 (3)	3
Southern Maryland Cable; Tracy's Landing, MD	4	\$467,010 (4)	4
Midpoint Technology Group LLC; Hanover, MD	5	\$467,500 (5)	5
Bluestar Technologies, Inc.; Baltimore, MD	6	\$510,000 (6)	6
SCD Information Technology LLC; Columbia, MD	7	\$525,400 (7)	7
Vision Technologies, LLC; Glen Burnie, MD	8	\$530,910 (8)	8
Layer One Technology Solutions Corp; Newburg, MD	9	\$610,000 (9)	9
Lanier Electronics Group Inc.; Upper Marlboro, MD	10	\$635,450 (10)	10
Bomark Communications; Hampstead, MD	11	\$689,000 (11)	11
Plexus Installation Inc.; Baltimore, MD	12	\$690,000 (12)	12

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



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*Contact: William Parham 410-454-7899  
wparham@mta.maryland.gov*

**31-IT.      INFORMATION TECHNOLOGY  
*Department of Transportation, Maryland Transit Administration***

**Contract ID:** Real Time Passenger Information Mobile Application Upgrade; AGY-24-009-IT  
ADPICS No.: J05B5600001

**Contract Description:** Transit App Royale functionality to riders including detour detection, benchmarking, location aware route listing, and offline functionality. Also the ability to collect data and feedback from riders through the mobile app.

**Award:** 9280-0366 Quebec Inc. dba Transit;  
Montreal, Quebec

**Contract Term:** 08/12/2024 - 08/11/2027

**Amount:** \$1,800,939

**Procurement Method:** Sole Source

**Living Wage Eligible:** Yes

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

**Performance Security:** No

**Incumbent:** N/A

**Requesting Agency Remarks:** MTA researched transit trip planning applications currently available on the market and based on required functionality found that Transit App Royale was the only product on the market that met all requirements. This is a sole source agreement because this vendor is the sole owner of the proprietary software which is used in the Transit mobile application. This contract will provide paid tier Royale functionality at no cost to MTA riders that will improve the rider experience with features like Detour Detection, which provide real-time detour routes and visualization within the app, offline trip planning for riders who are unable to access the Internet, and user-sourced Ride Quality Insights, which will enable MTA to enhance rider experiences. The application will also provide MTA with rider route usage data, which will help MTA plan for future service adjustments and improvements.



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**31-IT.      INFORMATION TECHNOLOGY (cont'd)**

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

Pricing is considered fair and reasonable as MTA explored developing this functionality on its own and determined that there was significant cost and time savings to the State. MTA estimated that an in-house solution would take a minimum of 22 months to complete at a minimum cost of \$2,075,000. The proposal from Transit could be implemented almost immediately at a cost of \$1,800,939.

MBE and VSBE participation was not established for this contract because there were no subcontracting opportunities.

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

***Approp. Code:***        J05 H0105

***Resident Business:***    No

***MD Tax Clearance:***   24-1357-0000

**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**  
**August 7, 2024**

**REVISED**



*Contact: Yasin Mohammed 410-767-6586  
yasin.mohammed@maryland.gov*

**32-IT.            INFORMATION TECHNOLOGY**  
***Department of General Services***

**Contract ID:** Recruiting, Applicant Tracking, Selection, and Online Testing System;  
F10B5600002  
ADPICS No.: 001B5600102

**Contract Description:** Web-enabled recruiting and examination software.

**Award:** JobAps, Inc.; Santa Barbara, CA

**Contract Term:** 08/18/2024 - 08/17/2029 (w/one 5-year renewal option)

**Amount:**                    \$3,474,150 (Base Term)  
                                     \$4,027,492 (Renewal Option #1)  
                                     \$7,501,642 Total

**Procurement Method:** Sole Source

**MBE/VSBE Participation:** 3% / 2%

**Performance Security:** No

**Incumbent:** Yes

**Requesting Agency Remarks:** This contract is deemed a sole source because the vendor is the only available entity that can fully perform the requirements of the contract. DGS determined that a competitive source selection cannot be used because of the nature of the requirements of this procurement and that JobAps, Inc. is the only available source that can meet the requirements of the State.

The recruiting, applicant tracking, selection, and online testing system embedded process workflow and other automated features will replace many time-consuming, often redundant manual processes and agency-specific legacy systems. The system includes robust reporting functionality to support the State's statutory and business intelligence analysis requirements. It is also the initial phase of the Statewide Personnel System implementation.



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**REVISED**

### 32-IT. **INFORMATION TECHNOLOGY** (cont'd)

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

The system will enable agency human resources and recruitment personnel to substantially automate many of the recruitment related processes including approval of job requisitions, creation of job announcements and selection plans. Provide centralized and agency-specific website views of job opportunities for the public.

Give applicants the ability to apply for jobs online and store their recruitment profiles to enable easier application for different job opportunities and eliminate the need for agency human resource personnel to manually key employment applications. Accommodate the differing recruitment requirements of civilian and sworn officer's agency recruitment processes. Provide the ability to develop, publish, and deliver employment tests. Provide robust reporting functionality to support agency-specific and aggregate statewide statutory reporting and business intelligence analysis requirements.

The pricing has been determined to be fair and reasonable based on the cost analysis of the services included in the system. The new pricing represents a 33% increase from the previous contract. However, this new pricing includes seven additional services that will enhance the public-facing system, which were not included in the current contract.

<b>Fund Source</b>	100% Reimbursable (Using Agencies)
<b>Approp. Code:</b>	23019
<b>Resident Business:</b>	No
<b>MD Tax Clearance:</b>	24-2375-0000

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





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**REVISED**

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

*Contact: Yasin Mohammed 410-767-6586  
yasin.mohammed@maryland.gov*

**33-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION**  
***Department of Information Technology***

**Contract ID:** Consulting and Technical Services Plus (CATS+); 060B2490023  
ADPICS No.: 060B0610032, 060B3600001

**Contract Approved:** DoIT 3-IT, 04/03/2013

**Contractors:** August Schell; Rockville, MD  
KZN Consulting, Inc; Potomac MD (MBE)  
Kyyba Tech Inc.; Farmington Hills, MI  
eScience Technology Solutions Inc.; Landover, MD  
Capital Technology Group, LLC; Silver Spring, MD  
ADMEX Corporation; Rockville, MD

**Contract Description:** Multiple-award, indefinite quantity, task order-based Master Contract to provide Statewide Information Technology technical and consulting services in 17 functional areas.

**Modification Description:** Add six master contractors to the approved list of service providers.

**Original Contract Term:** 04/22/2013 - 04/21/2028

**Modification Term:** 08/12/2024\* - 04/21/2028 (\*Or earlier upon BPW approval)

**Original Contract Amount:** \$ 150,000,000

**Modification Amount:** \$0

**Prior Options/Mods:** \$ 60,000,000 (Mod. #1 Increase contract authority; DoIT 7-IT-MOD, 08/17/2016)  
\$240,000,000 (Mod. #2 Increase contract authority and add 141 master contractors; DoIT 1-IT-MOD, 01/25/2017)  
\$300,000,000 (Mod. #3 Increase contract authority and add 28 master contractors; DOIT 4-IT-MOD, 03/20/2019)  
\$500,000,000 (Mod #4 Increase contract authority and add 28 master contractors; DGS 36-IT-MOD, 02/19/2020)



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**33-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

***Prior Options/Mods (cont'd):***

\$465,000,000 (Mod #5 Increase contract authority; add 7 master contractors; and add one functional area to 1 master contractor, DGS-44-IT-MOD, 01/26/2022)

\$500,000,000 (Mod #6 Increase contract authority; add 11 master contractors; and add additional functional areas to 4 existing master contractors, DGS-36-IT-MOD, 04/05/2023)

\$0 (Mod #7 Add seven master contractors, DGS-42-IT-MOD, 12/13/2023)

**Total Contract Amount:** **\$2,215,000,000**

**Percent +/- (This Item):** 0%

**Total Percent Change:** **1,376.67%**

**Original Procurement Method:** **Master Contracting**

**MBE/VSBE Participation:** 20% / 0%

**MBE/VSBE Compliance:** MBE/VSBE compliance set at task order level

**Performance Security:** No

**Requesting Agency Remarks:** The CATS+ master contract is now open and continuous for adding new master contractors. This Master Contract comprises the following functional areas:

- (1) Enterprise Service Provider
- (2) Web and Internet Services
- (3) Electronic Document Management
- (4) Geographical Information Systems
- (5) Software Engineering
- (6) Systems/Facilities Management and Maintenance
- (7) Information System Security
- (8) Application Service Provider
- (9) IT and Telecommunications Financial and Auditing Consulting Services
- (10) IT Management Consulting Services
- (11) Business Process Consulting Services
- (12) Tower Site Preparation



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### **33-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

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

- (13) Tower Installation
- (14) Tower Equipment Installation and Services
- (15) Electronic Benefits Transfer
- (16) Media and Training Center Support
- (17) Documentation/Technical Writing

Although DoIT reported on the original CATS+ BPW agenda item (DOIT 3-IT, 04/03/2013) that it had set a 20% MBE participation goal for CATS+, it noted, "This MBE participation goal is only an overall goal for this contract. Agencies evaluate each individual TORP or RFR to maximize opportunities for MBE participation." Some task orders, depending on the subcontracting opportunities available, are assigned an MBE goal greater than 20%, some less than 20%, and some - no MBE goal due to a lack of subcontracting opportunities. Given that agencies set the MBE participation at the task order level, it is difficult to impossible to calculate an accurate or meaningful, overall MBE participation statistic. In March 2023, the Office of State Procurement (OSP) surveyed all CATS+ using agencies and determined that 51% of task orders that had an MBE goal assigned, met or exceeded the goal, 23% did not meet the goal, 20% were still in progress of meeting the goal as the contract was still active, and 48% of all task orders had no MBE goal assigned. However, 63% of the CATS+ task orders with no MBE goal were awarded to MBE prime contractors.

***Fund Source:*** Determined by Task Order

***Approp. Code:*** Determined by Task Order

***Resident Business:***

**4 of 6**

August Schell; Rockville, MD  
 KZN Consulting, Inc; Potomac MD  
 eScience Technology Solutions Inc.; Landover, MD  
 Capital Technology Group; Silver Spring, MD



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**33-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

***MD Tax Clearance:***

24-2589-1111 - August Schell  
 24-2590-0100 - KZN Consulting, Inc.  
 24-2600-0110 - Capital Technology, LLC  
 24-2629-0100 - Kyyba Tech Inc.  
 24-2628-0110 - eScience Technology Solutions Inc.  
 24-2837-1111 - ADMEX Corporation

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Christine Herrman 410-864-5256  
cherrman@wcc.state.md.us*

**34-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION  
*Workers' Compensation Commission***

**Contract ID:** Enterprise Modernization Software Development Support Services;  
WCCB9400003  
ADPICS No.: COK54678

**Contract Approved:** DoIT 5-IT, 08/22/2018

**Contract Description:** Provide Bizagi developer resources (category 1) and development resources (category 2) for subject matter expertise to develop next-generation claims processing system.

**Modification Description:** Full staff positions to allow continual development and enhancement of the mission critical application "CompHub."

**Awards:**

Category 1 (Bizagi support):  
VersaTech, Inc., Columbia, MD (MBE)

Category 2 (Non-Bizagi support):  
VivSoft Technologies, LLC., Ashburn, VA (MBE) (Certified Small Business)

**Original Contract Term:** 09/10/2018 - 09/09/2021 (w/two 1-year renewal options)

**Modification Term:** 09/10/2024 - 09/09/2025

**Original Contract Amount:** \$ 6,365,632 (Category 1)  
\$ 3,636,120 (Category 2)  
\$10,001,752 Total

**Modification Amount:** \$ 551,200 (Category 1)  
\$1,177,680 (Category 2)  
\$1,728,880 Total

**Prior Options/Mods:** \$3,440,614 (Renewal Option #1 09/10/2021 - 09/09/2022,  
DGS 35-IT-OPT, 07/28/2021)  
\$3,494,010 (Renewal Option #2 09/10/2022 - 09/09/2023,  
DGS 28-IT-OPT, 07/27/2022)  
\$5,925,900 (Mod. #1 Extension 09/10/2023 - 09/09/2025, DGS 37-IT-MOD, 07/05/2023)



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### **34-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

**Total Contract Amount:** \$24,591,156

**Percent +/- (This Item):** 17.29%

**Total Percent Change:** 145.87%

**Original Procurement Method:** Competitive Sealed Proposals

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

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

**Performance Security:** No

**Requesting Agency Remarks:** The Workers' Compensation Commission software development support services to continue assisting with a new claims processing system. CompHub is designed to replace and improve functionality and features of several legacy mid-range applications for managing the processes and data related to workers' compensation cases for the citizens of Maryland.

#### ***Category 1 – Bizagi Support***

Category 1 Bizagi support positions which are special and available from a limited number of vendors. These positions are filled by subject matter experts (senior Bizagi developers) in developing low-code/no-code software solutions.

#### ***Category 2 – Non-Bizagi Support***

Category 2 Non-Bizagi support are positions which are more of general IT nature (Microsoft SQL server architect, application interface engineer and configuration manager) and can be supported by a larger community of providers.

In consultation with the Governor's Office of Small, Minority & Women Business Affairs, a MBE goal was not established for this procurement because it would be overly burdensome to place an MBE goal on a procurement with low staffing needs. However, both vendors are certified MBEs.



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**34-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

***Fund Source:*** 100% Special Funds (Workers' Compensation Fund)

***Approp. Code:*** C98F00.02

***Resident Business:*** 1 of 2 VersaTech, Inc.; Columbia MD

**BOARD OF PUBLIC WORKS ACTION**

**APPROVED**

**DISAPPROVED**

**WITH DISCUSSION**

**THIS ITEM WAS:**

**DEFERRED**

**WITHDRAWN**

**WITHOUT DISCUSSION**



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

**REVISED at the meeting**

Contact: Yasin Mohammed 410-260-7552  
yasin.mohammed@maryland.gov

### 35-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 \$119,001,118.*

**1.1 Using Agency:** Department of Transportation  
**Description:** Business Intelligence Software Support for Web Focus and Power BI. The business intelligence support provides technical support for the business intelligence software tools and reporting associated with applications and data. Services performed include activities associated with creating and managing a data warehouse, performing such migration and master data management transition; J04B4600008.  
**Award:** Custom Software Systems, Inc.; Crofton, MD  
(Certified Small Business)

**Number of Qualified**

**Master Contractors:** 650

**Number of Proposals:** 1 (Single Acceptable Offer)

**Bid:**

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Amount</i>	<i>Overall Ranking</i>
Computer Software Systems, Inc.; Crofton, MD	1	\$8,502,852.10	1

**Amount:** \$3,731,582.40 (2-year base)  
\$1,936,043.20 (Option #1)  
\$1,984,444.80 (Option #2)  
\$ 850,781.70 (Option #3)  
\$8,502,852.10 (Total)

**Term:** 12/27/2024\* - 12/26/2026 (w/three 1-year renewal options)  
(\*Or earlier upon BPW approval)





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### 35-IT. **INFORMATION TECHNOLOGY** (cont'd)

#### **1.0 Master Contract: Consulting and Technical Services Plus (CATS+)**

##### **1.1 (cont'd)**

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

**Resident Business:** Yes

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

**Agency Remarks:** The price has been determined to be fair and reasonable compared to historic hourly labor wages on the prior contract (J00B6400012 - MVA Web Focus Support), which included an average five percent increase per year. After evaluating the previous contracts' hourly wage rates and the current financial proposal, the proposed prices are on trend with a 5% increase per year. The hourly rates proposed are between 5% to 30% below the CATS+ ceiling rates and are between 11% under and 11% over for similar GSA hourly rates.

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

#### **2.0 Master Contract: Commercial Off-the-Shelf Software (COTS) 2012**

Contract No. 060B2490021

**Approved:** DoIT 6-IT, 09/19/2012

**Term:** 10/01/2012 - 09/30/2027

**\*\*As of publication, the remaining balance of this master contract is \$88,868,498.**

##### **2.1 Using Agency:** Department of Information Technology

**Description:** QLIK Sense Software Maintenance. Enables users to create easy to use layer-based maps for Windows hub and Qlik Sense Desktop and analyze geographic data that supports integrating popular formats and multiple objects into a single report, the creation of templates and reusable layouts and configure with text and graphics resolution, formatting, and sizing to meet the needs of the customers;  
 F50P56000009

**Award:** Applied Technology Services Inc.; Middle River, MD  
 (MBE) (Certified Small Business)

**Number of Qualified**

**Master Contractors:** 5 (SBR - Designated)

**Number of Bids:** 1 (Single Bid Received)

**Bid:**

<i><b>Bidder</b></i>	<i><b>Amount</b></i>
Applied Technology Services Inc.; Middle River, MD	\$491,051

**Amount:** \$491,051

**Term:** 09/27/2024 - 09/26/2025

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



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**REVISED** at the meeting

**35-IT.      INFORMATION TECHNOLOGY (cont'd)**

**2.0      Master Contract:      Commercial Off-the-Shelf Software (COTS) 2012**

**2.1 (cont'd)**

**Resident Business:**                      Yes

**Fund Source:**                              100% General Funds

**Agency Remarks:** The price has been determined to be fair and reasonable. A Best and Final Offer was performed along with a comparative analysis of the product across various online competitors. The quote provided by the awardee was 12.22% lower than the MSRP.

MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities.

**2.2      Using Agency:      Department of Human Services,  
    Office of Technology for Human Services**

**Description:**      ~~RETROACTIVE~~ approval to purchase New Relic software used for monitoring, troubleshooting, and optimizing the performance of servers, applications, and other components. The tool collects data to offer insights into the health and performance of cloud infrastructure, including Central Processing Unit (CPU) usage, memory utilization, and network traffic; ~~OTHS/MDTHINK 25-003-C.~~

**Award:**      Carahsoft Technology Corporation; Reston, VA

**Number of Qualified**

**Master Contractors:**      2 (Functional Area I)

**Number of Bids:**      2

**Bids:**

<b><u>Bidders</u></b>	<b><u>Amounts</u></b>
Carahsoft Technology Corporation; Reston, VA	\$1,451,613
SHI International Corporation; Somerset, NJ	\$1,479,728

**Amount:**      \$1,531,733.92 (**Retroactive**)

                         \$1,293,505.08 (Proactive)

                         \$2,825,239.00 Total

**Term:**      06/30/2023 – 08/07/2024 (**Retroactive**)

                 08/08/2024 – 06/29/2025 (Proactive)

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

**Resident Business:**      No

**Fund Source:**      55.5% Federal Funds, 44.5% General Funds



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**REVISED** at the meeting

35-IT. **INFORMATION TECHNOLOGY** (cont'd)

**2.0 Master Contract: Commercial Off-the-Shelf Software (COTS) 2012**

**2.2 (cont'd)**

**Agency Remarks:** The previous procurement for New Relic software was approved on November 8, 2023, DGS Item 24 IT.3.1, with a term of July 21, 2023, to July 20, 2024. This term, however, was inaccurate. The actual term of the software renewal was June 30, 2023, through June 29, 2024. With this current procurement, the Department is attempting to rectify the error and realign the dates of the last renewal to June 30, 2023, through June 29, 2024 and renews the software for the next term of June 30, 2024 through June 29, 2025, which is also thirty seven days retroactive.

Due to processing delays, the Department has found it necessary to submit this retroactive item to the Board. The renewal of New Relic began on February 7, 2024, when the Department requested the MSRP from the manufacturer. There was a delay in receiving the MSRP, which was not received until March 7, 2024. This delay was partly due to the manufacturer's reluctance to provide pricing more than 90 days away from issuing a purchase order and changes in the manufacturer's account management team.

There was a further delay to the procurement process when the original submission was rejected on May 1, based on the decision that New Relic was a cloud-based software. This decision was later reversed, allowing the renewal process to continue.

These combined delays caused the procurement process to miss the June 5, 2024, Board of Public Works meeting agenda submission deadline, and, consequently, the June 30, 2024, renewal date.

MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities.

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



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**REVISED at the meeting**

**35-IT.      INFORMATION TECHNOLOGY (cont'd)**

**2.0      Master Contract:      *Commercial Off-the-Shelf Software (COTS) 2012***

- 2.3      Using Agency:**      Department of Transportation, The Secretary's Office  
**Description:**      CATALOGIC DPX Maintenance and Support Renewal. Catalogic DPX is the backup software used to protect over 250 terabytes of data. It is critical to keep the software up to date and to have access to technical support to ensure data is backed up in a timely manner and can be recovered in case of a disaster; J01P4600022  
**Award:**      Applied Technology Services Inc.; Middle River, MD (MBE) (Certified Small Business)

***Number of Qualified***

***Master Contractors:***      4

***Number of Bids:***      4

***Bids:***

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
Applied Technology Services; Middle River, MD	\$220,236.00
ePlus Technology, Inc., Herndon, VA	\$225,289.08
Disys Solutions, Inc., Ashburn, VA	\$226,618.80
Advanced Computer Concepts; McLean, VA	\$226,623.60

***Amount:***      \$220,236.00

***Term:***      08/31/2024 - 08/30/2025

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

***Resident Business:***      Yes

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

***Agency Remarks:*** MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities.



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**REVISED at the meeting**

**35-IT. INFORMATION TECHNOLOGY (cont'd)**

**2.0 Master Contract: Commercial Off-the-Shelf Software (COTS) 2012**

**2.4 Using Agency:** Department of Transportation, The Secretary's Office  
**Description:** Maintenance and support for the Rocket Software Mobius View document management system that houses mainframe reports for financial systems; MDOT RSTARS/MSTARS, MDOT EPICS, stateside ADPICS/FMIS and stateside RSTARS. It allows users to extract data from various reports, download the reports to Excel, email and save the reports electronically; J01P4600023, CTR018820. .

**Award:** Zones LLC; Auburn, WA

**Number of Qualified**

**Master Contractors:** 5

**Number of Bids:** 4

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Zones LLC; Auburn, WA	\$1,798,416.89
Oakland Consulting Group; Lanham, MD	\$1,816,456.00
En-Net Services; Frederick, MD	\$1,838,782.59
Dell Marketing; Chicago, IL	\$1,860,513.38

**Amount:** \$1,798,416.89

**Term:** 08/27/2024 - 08/26/2025

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

**Resident Business:** No

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

**Agency Remarks:** An MBE/VSBE participation goal was not established for this contract because there are no subcontracting opportunities for Functional Area I. A review of the Master Contract list resulted in less than three (3) eligible small businesses; therefore, this procurement was not designated as SBR.



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**REVISED at the meeting**

**35-IT. INFORMATION TECHNOLOGY (cont'd)**

**3.0 Master Contract: Data Telecommunications Services**

Contract No. F50B4400028

*Approved:* DoIT 4-IT 12/17/2014

*Term:* 12/17/2014 – 12/17/2026

*\*\*As of publication, the remaining balance of this secondary Master is \$17,517,433.*

**3.1 Using Agency: Department of Information Technology**

**Description:** Install two dedicated data circuits with route diversity to allow radio communication interoperability among District of Columbia, Maryland, and Virginia first responders; F50B4600044.

**Award:** MCI Communications Services LLC d/b/a Verizon Business, Silver Spring, MD

**Number of Qualified**

**Master Contractors:** 5

**Number of Bids:** 1 (Single Bid Received)

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
MCI Communications Services LLC d/b/a Verizon Business; Silver Spring, MD	\$313,730.72

**Amount:** \$313,730.72

**Term:** 08/08/2024 - 08/07/2028

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

**Resident Business:** Yes

**Fund Source:** 100% Special Funds (Capital)

**Agency Remarks:** The price has been determined to be fair and reasonable comparing the bid to Verizon Business's tariff rate for the same services. The bid for the two circuits is \$6,513.14 per month or \$312,630.72 for 48 months and the pricing for the tariff rate service (non-discounted) for the two circuits is \$7,614.74 per month or \$365,507.52 for 48 months. Verizon Business' bid was \$52,876.80 or 16.91% lower than the tariff rate.

MBE and VSBE 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**

**\*Sub-Item 2.2 was withdrawn at the meeting. The remaining sub-items were approved.**



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*Contact: Yasin Mohammed 410-767-3586  
yasin.mohammed@maryland.gov*

**36-M.      MAINTENANCE CONTRACT**  
***Department Of General Services***

***Contract ID:*** Energy Service Companies Indefinite Delivery Contract; *BPM037023*  
ADPICS No.: 001B4600352-001B4600359; 001B4600362

***Contract Description:*** Energy audit, engineering, construction, financing and maintenance services to develop and implement comprehensive energy efficiency and guaranteed savings programs at State facilities. Includes preparation of detailed engineering feasibility studies, schematic design, design development, preparation of construction documents, construction, startup/commissioning, training, maintenance, energy savings monitoring, and reporting.

***Awards:*** NORESKO; Westborough, MA  
CFG Solutions, LLC; Arlington, VA  
Ameresco, Inc.; Columbia, MD  
Schneider Electric Buildings Americas, Inc.;  
Linthicum Heights, MD  
CMTA, Inc.; Prospect, KY  
Southland Industries; Laurel, MD  
The Efficiency Network; Pittsburgh, PA  
Energy Systems Group, LLC; Newburgh, IN  
Johnson Controls; Linthicum, MD

***Contract Term:*** 08/08/2024 - 08/07/2028 (w/one 1-year renewal option)

***Amount:*** \$ 9,000,000 (Base)  
\$ 2,250,000 (Renewal Option #1)  
\$11,250,000 Total

*Individual Phase I projects awarded under the contract agreement  
shall not exceed \$250,000 per firm.*

***Procurement Method:*** **Master Contracting**





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**36-M.      MAINTENANCE CONTRACT (cont'd)**

***Proposals:***

<i><b>Offerors</b></i>	<i><b>Score</b></i>
NORESCO; Westborough, MA	92.8
CFG Solutions, LLC; Arlington, VA	91.2
Ameresco, Inc.; Columbia, MD	90.2
Schneider Electric Buildings Americas, Inc.; Linthicum Heights, MD	90.0
CMTA, Inc.; Prospect, KY	89.6
Southland Industries; Laurel, MD	88.8
The Efficiency Network; Pittsburgh, PA	85.4
Energy Systems Group, LLC; Newburgh, IN	83.4
Johnson Controls; Linthicum, MD	81.0

***Living Wage Eligible:***      Yes

***MBE/VSBE Participation:***    **0%** / 0%      (Applied per Phase II project)

***Performance Security:***      No

***Hiring Agreement Eligible:***    Yes

***Incumbents:***

- Ameresco, Inc.; Columbia, MD
- CFG Solutions; Arlington, VA
- CMTA, Inc.; Prospect, KY
- Constellation Newenergy, Inc.; Baltimore, MD
- Energy Systems Group, LLC; Newburgh, IN
- Honeywell International, Inc.; Charlotte, NC
- NORESCO; Westborough, MA
- Schneider Electric Buildings Americas, Inc.;
- Linthicum Heights, MD
- Siemens Industry, Inc.; Beltsville, MD





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**36-M.      MAINTENANCE CONTRACT (cont'd)**

**Requesting Agency Remarks:** Approval is being requested to award nine (9) Energy Service Company (ESCO) contracts which shall enable the vendors to become pre-qualified to participate in energy service project completions. ESCO's are pre-qualified and awarded a Phase I contract through the Indefinite Delivery Contract process. They are then invited under those contract awards to an on-site pre-Phase I kick-off meeting at a candidate facility in which they are provided building plans, historical energy use and additional information regarding the facility. ESCO's are then provided six (6) weeks to perform site visits and develop Phase I proposals. The Department of General Services (DGS) evaluates the proposals and selects one to move forward. Phase I proposals come with a proposed fee which becomes part of the evaluation to determine the recommendation as to which ESCO proceeds. During Phase I, the recommended ESCO is provided six (6) months to develop the full Phase II proposal, including a detailed work plan and cash flow, describing how the ESCO intends to achieve the annual guarantee.

Only one (1) ESCO participates in Phase I of a project. As defined in the RFP BPM037023, Phase I is a second step in the project development process and begins after the selection phase.

- Selection Phase and Pre-proposal Conference– During which Offerors have an opportunity to bid on a particular project. Provide an initial competitive proposal that details a plan to reduce energy, greenhouse gasses and energy related maintenance costs. This proposal will be submitted as the Phase I proposal for review and selection by the state. A single offeror will be awarded to move to Phase I.
- Phase I – During which a single Offeror will conduct an in-depth engineering analysis leading to a Phase II proposal. Provide studies and analysis in the form of a detailed energy audit and engineering feasibility study to be included in the Phase II proposal.
- Phase II - Final design and construction. Provide a comprehensive energy efficiency and guaranteed savings program at a cost determined to be fair and reasonable by the State.
- Phase III - Provide measurement & verification and energy savings guarantee. Additionally, this phase will include maintenance services.

Under Phase I contracts, the awarded ESCO may charge up to \$250,000.00 for work to be performed under Phase I. The amount charged shall be deducted from the total cost of the project. The intent of Phase I is to develop the Phase II proposal. The development of Phase II requires a considerable amount of time and effort on the part of the ESCO. Only (1) ESCO is recommended to proceed with their Phase I proposal and should the Phase II proposal be accepted by DGS, the recommendation of award shall be presented to BPW.



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
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**REVISED**

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

**36-M.      MAINTENANCE CONTRACT (cont'd)**

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

DGS Procurement Review Group determined a 30% MBE goal would be applied on a per project basis. If a pre-qualified ESCO submits a proposal during the competitive project bid phase and that proposal does not meet the MBE requirements, that ESCO/proposal will be deemed non-responsive and ineligible for award.

***Fund Source:***                      100% General Funds

***Approp. Code:***                      Various

***Resident Business:***              **5 out of 9**  
 CFG Solutions, LLC; Arlington, VA  
 CMTA, Inc.; Prospect, KY  
 The Efficiency Network; Pittsburgh, PA  
 Energy Systems Group, LLC; Newburgh, IN  
 [...]   
 NORESKO; Westborough, MA

***MD Tax Clearance:***              23-5026-0111 - NORESKO  
 23-5028-0111 - CEG Solutions, LLC  
 23-5027-1111 - Ameresco, Inc.  
 23-5029-1111 - SEBA  
 23-5030-0000 - CMTA, Inc.  
 23-5070-1111 - Southland Industries  
 23-5071-0111 - TEN  
 23-5072-1110 - Energy Systems Group, LLC  
 24-1468-1111 - Johnson Controls, Inc.

*This Item was withdrawn as Item 52-M from the 07/03/2024 DGS Agenda.*

**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  
August 7, 2024**



Contact: Wendy Scott- Napier 410-767-4088  
wendy.scott-napier@maryland.gov

**37-RP.      REAL PROPERTY**

***Department of Agriculture, Maryland Agricultural Land Preservation Foundation (MALPF) and Agricultural Land Preservation Easements (Various Properties)***

**Reference:** Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties. All purchases outlined below have been reviewed and approved by the MALPF Board.

**Special Conditions:** Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or billboards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee(s) shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

A) As to items 1 through 20, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.

B) As to items 21 through 34, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others. Note that as to Items 21, 23, 24, and 32, the unrestricted lot will be a building envelope that will not be subdivided from the farm.

C) As to items 35 through 49, the Grantor is waiving the right to request any additional lots.



**DEPARTMENT OF GENERAL SERVICES**  
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**37-RP.      REAL PROPERTY (cont'd)**

<u>Grantor</u>	<u>Property</u>	<u>Price</u>		
<b><u>FAMILY LOTS</u></b>				
<b><u>Anne Arundel County</u></b>				
1. Land Preserve, LLC	126.235 Acres*	\$1,370,679.00		
02-24-01	Less 1 acre	\$11,400.00/acre		
	Per dwelling			
	(2 dwellings)			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$1,902,000	\$50,514.58	\$1,851,485.42	
b. Lamb (fee)	\$2,142,000	\$50,514.58	\$2,091,485.42	
Review Appraiser: Beach				
<i>*126.235 acres will be encumbered by the MALPF Easement, but 5 acres are reserved for a permitted use envelope (which acreage includes the acre for 1 of the 2 dwellings) and thus payment will only be made upon 120.235 acres, after also subtracting 1 acre for the remaining dwelling.</i>				
<b><u>Baltimore County</u></b>				
2. B & C Hendrix	52.4824 Acres	\$521,250.00		
03-24-04	Less 1 acre	\$10,124.82/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Campbell (fee)	\$695,000	\$39,858.32	\$655,141.68	
b. Muller (fee)	\$566,000	\$39,858.32	\$526,141.68	
Review Appraiser: Lefort				
3. V. Roil & J. Merryman	83.92 Acres	\$723,750.00		
03-24-06		\$8,624.29/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Muller (fee)	\$965,000	\$55,270.90	\$909,729.10	
b. Campbell (fee)	\$881,000	\$55,270.90	\$825,729.10	
Review Appraiser: Lefort				



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**37-RP.      REAL PROPERTY (cont'd)**

**Caroline County**

4. M & C Clopper	263.001 Acres	\$1,023,038.40	
05-24-03	Less 1 acre	\$3,904.71/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$1,716,000	\$387,262.08	\$1,328,737.92
b. McCain (fee)	\$1,782,000	\$387,262.08	\$1,394,737.92
Review Appraiser: Andrews			
5. A & J Eaton	117 Acres	\$348,000.00	
05-24-06	Less 1 acre	\$3,000.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$858,000	\$176,328.71	\$681,671.29
b. McCain (fee)	\$819,000	\$176,328.71	\$642,671.29
Review Appraiser: Andrews			
6. G & A Harris	25.39 Acres	\$63,475.00	
05-24-08		\$2,500.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$196,000	\$41,549.75	\$154,450.25
b. Cadell (fee)	\$178,000	\$41,549.75	\$136,450.25
Review Appraiser: Andrews			
7. W & C Thomas	60.608 Acres	\$190,745.60	
05-24-18	Less 1 acre	\$3,200.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. McCain (fee)	\$465,000	\$103,122.88	\$361,877.12
b. Cadell (fee)	\$465,000	\$103,122.88	\$361,877.12
Review Appraiser: Andrews			



**DEPARTMENT OF GENERAL SERVICES**  
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**37-RP.      REAL PROPERTY (cont'd)**

8. W & C Thomas	96.08 Acres	\$307,456.00	
05-24-19		\$3,200.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$697,000	\$153,726.00	\$543,274.00
b. McCain (fee)	\$673,000	\$153,726.00	\$519,274.00
Review Appraiser: Andrews			

9. W & C Thomas	98.88 Acres	\$313,216.00		
05-24-20	Less 1 acre	\$3,200.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. McCain (fee)	\$715,000	\$181,883.67	\$533,116.33	
b. Cadell (fee)	\$710,000	\$181,883.67	\$528,116.33	
Review Appraiser: Andrews				

**Carroll County**

10. Levi Fisher, et. al.	69.044 Acres	\$571,900.00	
06-24-04	Less 1 acre	\$ 8,404.86/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$817,000	\$86,811.13	\$730,188.87
b. Campbell (fee)	\$748,000	\$86,811.13	\$661,188.87
Review Appraiser: Lefort			

11. Levi Fisher, et. al.	81.393 Acres*	\$759,713.90	
06-24-05		\$9,450.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$1,099,000	\$66,267.80	\$1,032,732.20
b. Campbell (fee)	\$895,000	\$66,267.80	\$828,732.20
Review Appraiser: Lefort			

*\*81.393 acres will be encumbered by the MALPF Easement, but 1 acre is reserved for a non-subdividable building envelope and thus payment will only be made upon 80.393 acres.*



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**37-RP.      REAL PROPERTY (cont'd)**

12. K & M Franklin	76.308 Acres	\$624,400.00	
06-24-06	Less 1 acre	\$8,402.86/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (Staff)	\$892,000	\$58,098.63	\$833,901.37
b. Belinko (fee)	\$1,003,000	\$58,098.63	\$944,901.37
c. Campbell (fee)	\$758,000	\$58,098.63	\$699,901.37
Review Appraiser: Lefort			

**Garrett County**

13. DCL 5 Properties, LLC	227.56 Acres	\$679,500.00		
11-24-04	Less 1 acre	\$2,999.21/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$906,000	\$76,333.33	\$829,666.67	
b. Campbell (fee)	\$950,000	\$76,333.33	\$873,666.67	
Review Appraiser: Kelleher				

**Harford County**

14. K & M Bandy	53.133 Acres*	\$287,648.85	
12-24-01		\$5,517.60/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$457,000	\$175.00	\$456,825.00
b. Campbell (fee)	\$287,000	\$175.00	\$286,825.00
Review Appraiser: Kelleher			

*\*53.133 acres will be encumbered by the MALPF Easement, but 1 acre is reserved for a non-subdividable building envelope and thus payment will only be made upon 52.133 acres.*

15. C. Brandenburg	34.49 Acres	\$264,000.00		
12-24-03	Less 1 acre	\$7,882.95/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Muller (fee)	\$352,000	\$16,494.45	\$335,505.55	
b. Campbell (fee)	\$409,000	\$16,494.45	\$392,505.55	
Review Appraiser: Kelleher				



**DEPARTMENT OF GENERAL SERVICES**  
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**37-RP.      REAL PROPERTY (cont'd)**

16. L & S Dougherty	208.159 Acres*	\$870,067.80	
12-24-04		\$4,200.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$1,166,000	\$617.87	\$1,165,382.13
b. Campbell (fee)	\$2,060,000	\$617.87	\$2,059,382.13
Review Appraiser: Kelleher			
*208.159 acres will be encumbered by the MALPF Easement, but 1 acre is reserved for a non-subdividable building envelope and thus payment will only be made upon 207.159 acres.			

**St. Mary's County**

17. Tyler Mercure	48.046 Acres	\$405,750.00		
18-24-05	Less 1 acre	\$8,624.54/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Enger (Staff)	\$541,000	\$32,107.64	\$508,892.36	
b. Belinko (fee)	\$541,000	\$32,107.64	\$508,892.36	
c. Campbell (fee)	\$212,000	\$32,107.64	\$179,892.36	
Review Appraiser: Enger				

**Washington County**

18. J & W Myer	103.05 Acres	\$459,000.00		
21-24-12	Less 1 acre	\$4,497.80/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cline (fee)	\$612,000	\$25,362.50	\$586,637.50	
b. Bowers (fee)	\$612,000	\$25,362.50	\$586,637.50	
Review Appraiser: Enger				
19. J & K Shank	105.49 Acres	\$666,000.00		
21-24-16	Less 1 acre	\$6,373.82/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cline (fee)	\$888,000	\$68,181.30	\$818,818.70	
b. Bowers (fee)	\$836,000	\$68,181.30	\$767,818.70	
Review Appraiser: Enger				





**DEPARTMENT OF GENERAL SERVICES**  
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**37-RP.      REAL PROPERTY (cont'd)**

**Wicomico County**

20. S & T Johnson	66.65 Acres	\$255,000.00	
22-24-03		\$3,825.96/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$340,000	\$44,552.67	\$295,447.33
b. Campbell (fee)	\$560,000	\$44,552.67	\$515,447.33
Review Appraiser: Lefort			

**UNRESTRICTED LOTS**

**Baltimore County**

21. Clear Meadow, LLC	100.979 Acres	\$757,500.00	
03-24-01		\$7,501.56/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$1,010,000	\$84,157.27	\$925,842.73
b. Campbell (fee)	\$990,000	\$84,157.27	\$905,842.73
Review Lefort			

**Charles County**

22. C & G Fullerton	120.9113 Acres	\$315,000.00	
08-24-07	Less 1 acre	\$2,626.94/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$420,000	\$68,244.00	\$351,756.00
b. Campbell (fee)	\$414,000	\$68,244.00	\$345,756.00
Review Appraiser: Enger			

**Dorchester County**

23. Bruce Nossick	68.87 Acres	\$206,610.00	
09-24-04		\$3,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$482,000	\$42,066.13	\$439,933.87
b. Peters (fee)	\$386,000	\$42,066.13	\$343,933.87
Review Appraiser: Lefort			



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**37-RP.      REAL PROPERTY (cont'd)**

**Frederick County**

24. W & K Farmer	37.687 Acres	\$189,750.00	
10-24-06		\$5,034.89/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Enger (Staff)	\$253,000	\$15,702.92	\$237,297.08
b. Belinko (fee)	\$253,000	\$15,702.92	\$237,297.08
c. Bowers (fee)	\$377,000	\$15,702.92	\$361,297.08
Review Appraiser: Enger			

**Garrett County**

25. Four Mile Ridge	119.81 Acres	\$267,000.00	
Sportsman's Assoc., LLC	Less 1 acre	\$2,247.29/acre	
11-24-06	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Kelleher (Staff)	\$356,000	\$21,066.67	\$334,933.33
b. Belinko (fee)	\$356,000	\$21,066.67	\$334,933.33
c. Campbell (fee)	\$250,000	\$21,066.67	\$228,933.33
Review Appraiser: Kelleher			

**Queen Anne's County**

26. Michael Messix	131.753 Acres	\$490,779.93	
17-24-13		\$3,725.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$1,430,000	\$95,918.53	\$1,334,081.47
b. Belinko (fee)	\$1,647,000	\$95,918.53	\$1,551,081.47
Review Appraiser: Andrews			
27. Albert Warren, Jr.	198.9 Acres	\$845,325.00	
17-24-18		\$4,250.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$2,864,000	\$163,729.40	\$2,700,270.60
b. Belinko (fee)	\$2,446,000	\$163,729.40	\$2,282,270.60
Review Appraiser: Andrews			



**DEPARTMENT OF GENERAL SERVICES**  
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**37-RP.      REAL PROPERTY (cont'd)**

See next page for Record  
Correction Letter dated  
10/9/24

**St. Mary's County**

28. Clara Artemesia Cammack	335.24 Acres	\$1,755,000				
<del>28. Clara Artemesia, LP</del>	Less 1 acre	\$5,250.00/acre				
18-24-01	Per dwelling					
	(Appraised Value)	(Agricultural Value)	(Easement Value)			
	\$2,340,000	\$258,266.52	\$2,081,733.48			
a. Enger (Staff)	\$3,342,000	\$258,266.52	\$3,083,733.48			
b. Belinko (fee)	\$2,173,000	\$258,266.52	\$1,914,733.48			
c. Campbell (fee)						
Review Appraiser: Enger						
29. C. Davis, Jr., et. al.	28.941 Acres	\$128,250.00				
18-24-02		\$4,501.42/acre				
	(Appraised Value)	(Agricultural Value)	(Easement Value)			
a. Enger (Staff)	\$171,000	\$17,552.34	\$153,447.66			
b. Belinko (fee)	\$171,000	\$17,552.34	\$153,447.66			
c. Campbell (fee)	\$120,000	\$17,552.34	\$102,447.66			
Review Appraiser: Enger						
30. Maniportia Farm, L.L.C.	64.011 Acres	\$354,750.00				
18-24-04	Less 1 acre	\$5,629.97/acre				
	Per dwelling					
	(Appraised Value)	(Agricultural Value)	(Easement Value)			
a. Enger (Staff)	\$473,000	\$34,265.99	\$438,734.01			
b. Belinko (fee)	\$529,000	\$34,265.99	\$494,734.01			
c. Campbell (fee)	\$303,000	\$34,265.99	\$268,734.01			
Review Appraiser: Enger						
31. Shontz Farm, LLC	209.41 Acres	\$1,020,750.00				
18-24-08		\$4,874.41/acre				
	(Appraised Value)	(Agricultural Value)	(Easement Value)			
a. Belinko (fee)	\$1,361,000	\$114,945.22	\$1,246,054.78			
b. Campbell (fee)	\$1,246,000	\$114,945.22	\$1,131,054.78			
Review Appraiser: Enger						



**Maryland  
Department of Agriculture**

*Office of the Secretary*

**Wes Moore**, Governor  
**Aruna Miller**, Lt. Governor  
**Kevin M. Atticks**, Secretary  
**Steven A. Connelly**, Deputy Secretary

*Maryland Agricultural Land  
Preservation Foundation*

Agriculture | Maryland's Leading Industry  
mda.maryland.gov

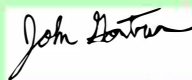
The Wayne A. Cawley, Jr. Building  
50 Harry S Truman Parkway  
Annapolis, Maryland 21401

410-841-5860 Baltimore/Washington  
410-841-5846 Fax

October 9, 2024

Accepted 10/15/2024- JTG

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

 Digitally signed  
by John Gontrum  
Date: 2024.10.15  
15:08:49 -04'00'

Dear Mr. Gontrum:

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

**BPW – August 7, 2024**

**DGS Item 37-RP**

***Department of Agriculture, Maryland Agricultural Land  
Preservation Foundation (MALPF) and Agricultural Land  
Preservation Easements (Various Properties)***

**FROM:**

**UNRESTRICTED LOT**

**St. Mary's County**

28. Clara Artemesia LP	335.24 Acres	\$1,755,000.00
18-24-01	Less 1 acre	\$5,250.00/acre
	Per dwelling	

**TO:**

28. Clara Artemesia Cammack	335.24 Acres	\$1,755,000.00
18-24-01	Less 1 acre	\$5,250.00/acre
	Per dwelling	

**REASON:** Clerical Error: At the time this Agenda Item was presented on May 17, 2023, the owner of the land was Clara Artemesia LP. Clara A.S. Cammack had a 99% partnership interest and Robert E. Cammack had a 1% partnership interest. Robert E. Cammack passed away on or about April 11, 2024, thus, Clara Artemesia Cammack is the sole member of the Limited Partnership. Title of the property was transferred to Clara Artemesia Cammack, as sole owner, by a deed dated September 16, 2024, and recorded among the Land Records of St. Mary's County in Liber 6579, folio 135.

Regards,



Michelle Cable  
MALPF Executive Director



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



**37-RP.      REAL PROPERTY (cont'd)**

**Talbot County**

32. T & D Gannon	151.026 Acres	\$604,104.00	
20-24-07		\$4,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Andrews (Staff)	\$1,540,000	\$225,814.05	\$1,314,185.95
b. Cadell (fee)	\$1,540,000	\$225,814.05	\$1,314,185.95
c. Campbell (fee)	\$799,000	\$225,814.05	\$573,185.95
Review Appraiser: Andrews			

**Washington County**

33. E & R Strite	140.04 Acres	\$729,750.00	
21-24-18	Less 1 acre	\$5,248.49/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cline (fee)	\$973,000	\$84,794.88	\$888,205.12
b. Bowers (fee)	\$1,112,000	\$84,794.88	\$1,027,205.12
Review Appraiser: Enger			

**Wicomico County**

34. Bailey Nursery Farm, LLC	138.04 Acres	\$562,513.00	
22-24-01		\$4,075.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$856,000	\$72,102.67	\$783,897.33
b. Campbell (fee)	\$676,000	\$72,102.67	\$603,897.33
Review Appraiser: Lefort			



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
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**37-RP.      REAL PROPERTY (cont'd)**

**LOT WAIVER**

**Baltimore County**

<b>35. Richard Foster</b>	<b>115.26 Acres</b>	<b>\$942,750.00</b>	
03-24-03	Less 1 acre	\$8,250.92/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$1,257,000	\$84,748.06	\$1,172,251.94
b. Campbell (fee)	\$1,257,000	\$84,748.06	\$1,172,251.94
Review Appraiser: Lefort			
<b>36. R &amp; C Landa</b>	<b>47.757 Acres</b>	<b>\$385,500.00</b>	
03-24-05	Less 1 acre	\$82,44.75/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Muller (fee)	\$514,000	\$41,273.52	\$472,726.48
b. Campbell (fee)	\$561,000	\$41,273.52	\$519,726.48
Review Appraiser: Lefort			
<b>37. Morfoot Family Trust</b>	<b>55.632 Acres*</b>	<b>\$544,978.13</b>	
03-24-07	Less 1 acre	\$10,125.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Campbell (fee)	\$738,000	\$41,762.16	\$696,237.84
b. Muller (fee)	\$628,000	\$41,762.16	\$586,237.84
Review Appraiser: Lefort			

*\*55.632 acres will be encumbered by the MALPF Easement, but 0.807 acre is reserved for a non-subdividable permitted use envelope for a cell tower and thus payment will only be made upon 53.825 acres after also deducting 1 acre for 1 dwelling.*



**DEPARTMENT OF GENERAL SERVICES**  
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**37-RP.      REAL PROPERTY (cont'd)**

<b>38. Herbert Schafer, Jr.</b>	<b>38.902 Acres*</b>	<b>\$151,672.50</b>		
03-24-08	Less 1 acre	\$7,500.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Lefort (Staff)	\$379,000	\$13,775.88	\$365,224.12	
b. Campbell (fee)	\$455,000	\$13,775.88	\$441,224.12	
c. Muller (fee)	\$341,000	\$13,775.88	\$327,224.12	

Review Appraiser: Lefort

*\*38.902 acres will be encumbered by the MALPF Easement, but 17.679 acres are already protected by prior restrictions and thus payment will only be made upon 20.223 acres after also subtracting 1 acre for 1 dwelling.*

<b>39. Yeager Family Trust</b>	<b>32.946 Acres</b>	<b>\$239,250.00</b>		
03-24-09	Less 1 acre	\$7,489.20/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Muller (fee)	\$319,000	\$19,412.17	\$299,587.83	
b. Campbell (fee)	\$327,000	\$19,412.17	\$307,587.83	

Review Appraiser: Lefort

**Caroline County**

<b>40. J &amp; H Kraus</b>	<b>115.42 Acres</b>	<b>\$286,050.00</b>		
05-24-09	Less 1 acre	\$2,500.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$847,000	\$215,835.40	\$631,164.60	
b. McCain (fee)	\$801,000	\$215,835.40	\$585,164.60	

Review Appraiser: Andrews

<b>41. W &amp; T Christie</b>	<b>18.06 Acres</b>	<b>\$54,592.00</b>		
05-24-17	Less 1 acre	\$3,200.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. McCain (fee)	\$128,000	\$29,471.42	\$98,528.58	
b. Cadell (fee)	\$119,000	\$29,471.42	\$89,528.58	

Review Appraiser: Andrews



**DEPARTMENT OF GENERAL SERVICES**  
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**37-RP.      REAL PROPERTY (cont'd)**

**Carroll County**

42. B & N Osburn	18.554 Acres*	\$119,567.00	
06-24-11		\$7,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$186,000	\$15,381.16	\$170,618.84
b. Campbell (fee)	\$167,000	\$15,381.16	\$151,618.84

Review Appraiser: Lefort

*\*18.544 acres will be encumbered by the MALPF Easement, but 0.473 acre is already protected by prior restrictions and 1 acre is reserved for a non-subdividable building envelope and thus payment will be made only upon 17.081 acres.*

43. Gladys Rock	25.0702 Acres	\$193,900.00	
06-24-13	Less 1 acre	\$8,055.60/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (Staff)	\$277,000	\$26,886.53	\$250,113.47
b. Belinko (fee)	\$313,000	\$26,886.53	\$286,113.47
c. Campbell (fee)	\$212,000	\$26,886.53	\$185,113.74

Review Appraiser: Lefort

**Garrett County**

44. Timothy Sisler, et. al.	108.9 Acres	\$302,250.00	
11-24-17		\$2,775.48/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Kelleher (Staff)	\$403,000	\$52,068.67	\$350,931.33
b. Belinko (fee)	\$403,000	\$52,068.67	\$350,931.33
c. Campbell (fee)	\$250,000	\$52,068.67	\$197,931.13

Review Appraiser: Kelleher





**DEPARTMENT OF GENERAL SERVICES**  
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**37-RP.      REAL PROPERTY (cont'd)**

**Kent County**

45. Bonnie Hill	257.59 Acres*	\$1,635,335.00	
14-24-09	Less 1 acre	\$6,500.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$3,592,000	\$268,874.61	\$3,323,125.39
b. Peters (fee)	\$3,464,000	\$268,874.61	\$3,195,125.39

Review Appraiser: Andrews

*\*257.59 acres will be encumbered by the MALPF Easement, but 5 acres are reserved for a non-subdividable permitted use envelope and thus payment will only be made upon 251.59 acres, after also subtracting 1 acre for 1 dwelling.*

**St. Mary's County**

46. Quade Farm, LLC	83.192 Acres	\$426,000.00	
18-24-06	Less 1 acre	\$5,246.82/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Enger (Staff)	\$568,000	\$64,703.65	\$503,296.35
b. Belinko (fee)	\$650,000	\$64,703.65	\$585,296.35
c. Campbell (fee)	\$487,000	\$64,703.65	\$422,296.35

Review Appraiser: Enger

**Somerset County**

47. Brian Mitchell Laird	76.09 Acres	\$172,500.00	
19-24-05		\$2,267.05/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Jeffery (fee)	\$230,000	\$21,680.00	\$208,320.00
b. Cadell (fee)	\$221,000	\$21,680.00	\$199,320.00

Review Appraiser: Lefort



**DEPARTMENT OF GENERAL SERVICES**  
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**37-RP.      REAL PROPERTY (cont'd)**

**Talbot County**

48. M & L Elben	99.586 Acres	\$574,611.40	
20-24-03	Less 1 acre	\$5,888.26/acre	
	Per dwelling (2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Andrews (Staff)	\$1,015,000	\$97,040.93	\$917,959.07
b. Cadell (fee)	\$1,015,000	\$97,040.93	\$917,959.07
c. Campbell (fee)	\$683,000	\$97,040.93	\$585,959.07
Review Appraiser: Andrews			

**Wicomico County**

49. B & A Meredith	63.34 Acres*	\$299,250.00	
22-24-06	Less 1 acre	\$4,800.29/acre	
	Per dwelling (Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (Staff)	\$399,000	\$37,176.67	\$361,823.33
b. Cadell (fee)	\$399,000	\$37,176.67	\$361,823.33
c. Campbell (fee)	\$268,000	\$37,176.67	\$230,823.33
Review Appraiser: Lefort			

***Fund Source:***

L00/10460	<u>\$25,259,878.51</u>
Total:	<b>\$25,259,878.51</b>

***Total Acres (TA):*** **4,998.3869**

***TA Less Unpaid Acres and Dwellings:*** **4,932.4279**

***Average Price per Paid Acre:*** **\$5,121.19**



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**37-RP.      REAL PROPERTY (cont'd)**

***Remarks:***

1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the fair market value of the land on which the easement is to be acquired.
3. Pursuant to Agriculture Article 2-511(e), the purchase price of each easement may not exceed 75% of the fair market value, or the owner's asking price, whichever is less.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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**38-RP.      REAL PROPERTY (cont'd)**

**Remarks:** Reference is made to Item 23-RP of this Department's Agenda of 01/31/1996 for the meeting of the Board of Public Works, wherein approval was given to the Maryland Agricultural Land Preservation Foundation (hereinafter, "MALPF") to acquire an agricultural preservation easement on 127.15 acres of land for \$135,344.77. Purchase of the easement was completed on 4/28/1996.

Board of Public Works Approval is requested to grant a partial release wherein the State of Maryland, to the use of MALPF, will release a 0.2009+/- acre area of land from the operation and effect of the Easement in exchange for the addition of 0.2009+/- acres of an adjacent child's lot that was previously released from the Easement. This request is being made to permit the reconfiguration of the boundaries between the Easement land and the adjacent child's lot to resolve the existing encroachment of a portion of the driveway servicing the child's lot onto the Easement property.

The Maryland Agricultural Land Preservation Foundation's Board of Trustees approved the transaction at its meeting of October 24, 2023 as Agenda Item IV.C.1.

A plat depicting the exchange of land is attached hereto. The appraisal unit of the Department of General Services has found that the exchange will have a net neutral effect on the value of the existing easement. Costs associated with this exchange will be paid by the Grantors.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
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**August 7, 2024**

**REVISED**



*Contact: Wendy Scott- Napier 410-767-4088  
 wendy.scott-napier@maryland.gov*

**39-LL.      LANDLORD LEASE**  
*Department of General Services*

**Recommendation:** Approve a new lease

**Prior BPW Item:** DGS 16-LL, 03/23/2016

**Tenant** Play Centers, Inc. 2414 E. Joppa Road, Parkville, MD 21234

**Property Location:** Annapolis Child Care Center, Tawes State Office Complex, 580 Taylor Ave., Annapolis MD 21401

**Space Type:** Child Care (6,400 sq. ft.)

**Lease Type:** New Lease (*continued use*)

**Amount:** \$1.00 per annum (plus weekly supplemental rent as listed under Special Conditions)

**Term:** 09/01/2024 - 08/31/2029

**Future Term:** 09/01/2029 - 08/31/2031

**Utilities/Custodial Responsibility:** Tenant

**Termination for Convenience Clause:** Yes

**Procurement Method:** Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

**Remarks:** Reference is made to Agenda Item 16-LL dated 3/23/2016 in which the Board of Public Works approved a lease agreement to provide child day care services at a State-owned property (Tawes State Office Complex). The Department of General Services leases to Play Centers, Inc. the spaces in its “as is condition” for Child Care Services.

In addition to the Base Rent, Lessee shall pay to the Lessor the following fees per week based upon the number of children enrolled and receiving day care services from Lessee referred to as “Supplemental Rent”, according to the following rate schedule listed under Special Conditions.



**DEPARTMENT OF GENERAL SERVICES  
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**REVISED**

**39-LL.      LANDLORD LEASE (cont'd)**

**Special Conditions**

**FULL TIME Child Four to Five Days:**

State Employee-Household Gross Income Less than \$40,000	\$15.00
State Employee-Household Gross Income \$40,000 to \$60,000	\$25.00
State Employee-Household Gross Income Greater than \$60,000	\$35.00
Non-State Employee	\$40.00

**PART TIME Child (both State and Non-State)**

Two Full Days	\$20.00
Three Full Days	\$25.00

The Lessee is required to keep detailed accurate records on the number of children cared for so that the correct fees can be remitted to the Lessor. **These fees are to be sent by the Lessee weekly.** The records of the Lessee detailing the payment of these fees will be subject to review by authorized representatives acting on behalf of the Lessor at all reasonable times during the Lease period and for three (3) years thereafter.

**BOARD OF PUBLIC WORKS ACTION**

**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*

**40-LL.      LANDLORD LEASE**  
*Department of Natural Resources*

***Recommendation:***                      Approve a new lease

***Prior BPW Item:***                         DGS 11-LL, 06/24/1992

***Tenant***                                        Baltimore County Government/ Department of Recreation and  
Parks 301 Washington Avenue, Towson, MD 21401

***Property Location:***                    North Point State Park  
8400 North Point Road, Edgemere, MD 21219

***Space Type:***                              Unimproved Land (5.78 +/- acres)

***Lease Type:***                                New

***Amount:***                                   \$1.00

***Term:***                                        08/08/2024 - 01/02/2054

***Utilities/Custodial Responsibility:***                      Tenant

***Landlord Termination for Convenience Clause:***    Yes, with 365 days written notice provided  
to the tenant

***Procurement Method:*** Exempt in accordance with State Finance & Procurement, Section 4-318  
(4) where the State is the lessor.





**DEPARTMENT OF GENERAL SERVICES  
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**40-LL.      LANDLORD LEASE (cont'd)**

**Remarks:** New lease with Baltimore County, which is currently a holdover tenant, at North Point State Park/Miller Island Park (County Park Area). The current lease for 6.024 +/- acres was approved by the State of Maryland Board of Public Works as Item 11-L on June 24, 1992. The new lease is for 5.78 +/- acres for a period of thirty (30) years. The leased area is for the continued management and operation of a day-use recreation area, which is open to the general public and includes a playground, multi-purpose court and picnic area. The Miller Island Park lease is consistent with the DNR master plan and helps fulfill the goals and objectives of both the County Master Plan and the County Land Preservation, Parks, and Recreation Plan. The tenant has remained in good standing with DNR.

**BOARD OF PUBLIC WORKS ACTION**

**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*

**41-LL.      LANDLORD LEASE  
*Department of Public Safety and Correctional Services (DPSCS)***

***Recommendation:***                      Approve a new lease

***Prior Board Action:***                  DGS Item 8-LL, 02/05/2014.

***Landlord:***                                DPSCS, 6776 Reisterstown Rd, Baltimore, MD, 21215

***Tenant:***                                  Civil Air Patrol, Civil Air Patrol National Headquarters, 105 S  
Hansell Street, Maxwell AFB, AB 36112

***Property Location:***                  3085 Hernwood Road, Woodstock, MD 21163

***Space Type:***                            Headquarters

***Lease Type:***                            New Lease (*continued use*)

***Term:***                                      09/01/2024 - 08/31/2034

***Renewal Options:***                  09/01/2034 - 08/31/2044

***Annual Rent:***                          \$1.00

***Utilities / Custodial Responsibility:***    Tenant / Tenant

***Termination for Convenience:***        Yes

***Procurement Method:***    Exempt in accordance with State Finance & Procurement, Section 4-318  
(4) where the State is the lessor.

***Remarks:*** This space has been leased since 2014 by the Administrative and Operational Headquarters for the Maryland Wing of the Civil Air Patrol, a subgroup of the Civil Air Patrol.

**BOARD OF PUBLIC WORKS ACTION**

**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*

**42-LL.      LANDLORD LEASE  
*Department of Health***

***Recommendation:***                      Approve a new lease

***Landlord:***                                      Department of Health, 201 W. Preston Street,  
Baltimore, MD 21201

***Tenant:***    Coastal Hospice, Inc., P.O. Box 1733, Salisbury, MD 21802

***Property Location:***                      351 Deer's Head Hospital Road, Salisbury, MD 21802

***Space Type:***                                      Hospice Homes & Office Space

***Lease Type:***                                      New Lease

***Term:***    08/17/2024 - 08/16/2034

***Renewal Options:***                      08/17/2034 - 08/16/2039  
08/17/2039 - 08/16/2044

***Annual Rent:***                                      \$1.00

***Utilities / Custodial Responsibility:***    Tenant / Tenant

***Termination for Convenience:***            Yes

***Procurement Method:*** Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

***Remarks:*** This space will be used by Coastal Hospice, Inc., which operates as a fourteen-bed inpatient hospice unit, associated with clinical and administrative offices to provide hospice services.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Wendy Scott- Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**43-LL.      LANDLORD LEASE  
*Department of Health***

***Recommendation:*** Approve a new lease

***Landlord:*** Department of Health, 201 W. Preston Street,  
Baltimore, MD 21201

***Tenant:*** Providence of Maryland, Inc., P.O. Box 2367, Waldorf, MD 20604

***Property Location:*** 1601 Boarman Court, Waldorf, MD 20602

***Space Type:*** Group Home

***Lease Type:*** New Lease

***Term:*** 08/17/2024 - 08/16/2029

***Renewal Options:*** 08/17/2029 - 08/16/2034

***Annual Rent:*** \$1.00

***Utilities / Custodial Responsibility:*** Tenant / Tenant

***Termination for Convenience:*** Yes

***Procurement Method:*** Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

***Remarks:*** Providence of Maryland, Inc. will operate housing for persons with developmental disabilities.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Wendy Scott- Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**44-LT.      TENANT LEASE  
*Department of Human Services***

***Recommendation:***                      Approve a renewal lease

***Prior Board Action:***                      DGS 14-LT-OPT, 06/12/2013

***Landlord:***                                      One-CCK, LLC  
407 West Rosemary Lane, Falls Church, VA 22046

***Property Location:***                      12578 Garrett Highway, Oakland, MD 21550

***Space Type:***                                      Office (14,116 sq. ft.)

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

***This Term:***                                      09/01/2024 - 08/31/2034 (w/standard 6-month holdover)

***Future Option Term:***                      09/01/2034 - 08/31/2039

***Annual Rent:***                                      \$356,429.00      ***Square Foot Rate:***      \$25.25

***Fund Source:*** 59% General Funds                      ***Appropriation Code:*** PCA G0010, G3010, G4100,  
41% Federal Funds    G5000, G6010

***Utilities/Custodial Responsibility:***                      Landlord/Tenant

***Termination for Convenience Clause:***                      Yes

***Procurement Method:***                      Sole Source  
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E



**DEPARTMENT OF GENERAL SERVICES  
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**44-LT.      TENANT LEASE (cont'd)**

**Remarks:**      The Maryland State Department of Human Services has occupied this space since 1987 as a Social Services Office. The space provides child support enforcement, social and adult care services. As part of this lease, the landlord will replace all heating and cooling units that are older than 15 years in compliance with the State's requirements for energy-efficient systems.

*This Item was withdrawn as Item 39-LT from the 05/15/2024 DGS Agenda.*

**BOARD OF PUBLIC WORKS ACTION**

**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*

**45-LT.      TENANT LEASE**  
***Department of Public Safety and Correctional Services,  
Community Supervision Services***

***Recommendation:*** Approve a renewal lease

***Prior Board Action:*** DGS 14-LT, 05/15/2013

***Landlord/Owner:*** South Dolfield Corporate Center, Inc., a Maryland corporation  
10227 South Dolfield Rd., Owings Mills, MD 21117

***Property Location:*** 10221-B S. Dolfield Road, Owings Mills, MD 21117

***Space Type:*** Office (6,750 sq. ft.)

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

***This Term:*** 09/01/2024 - 08/31/2027 (w/standard 6-month holdover)

***Future Option Term:*** 09/01/2027 - 08/31/2032

***Annual Rent Office:*** \$150,322.50      ***SF Rate:*** \$22.27/sq. ft.

***Fund Source:*** 100% General Funds      ***Appropriation Code:*** 35.03.02 32560 1310  
TC110

***Utilities/Custodial Responsibility:*** Tenant/Landlord

***Termination for Convenience Clause:*** Yes

***Procurement Method:*** Renewal  
See COMAR 21.05.05.02D; DGS Space Mgmt Manual 6-605 E

***Remarks:*** Parole and Probation has utilized this space since 2013 in order to provide administrative and client contact services for individuals under supervision, law enforcement officers, treatment providers, and victims of crime along with the general public. The lease also provides 25 free parking spaces at no additional cost to the State. The rent for this lease will escalate at 3% annually.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

*Contact: Wendy Scott- Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**46-LT-MOD. TENANT LEASE MODIFICATION**

*Department of Labor and Department of Information Technology*

**Recommendation:** Approve miscellaneous change orders

**Prior Board Actions:** DGS 43-LT, 12/21/2022 and  
DGS 61-LT-MOD, 12/13/2023

**Landlord:** Carlyle Baltimore Holdings, LLC; 565 Taxter Road, Ste 301,  
Elmsford, NY 10523

**Property Location:** 100 S. Charles Street, Baltimore, MD 21201

**Space Type:** Office (152,607 Sq. ft.)

**Lease Type:** Amendment

**Change Order:** \$195,837.23

**Fund Source:** (Special Funds - Dedicated Purpose Account)  
**Appropriation Code:** PCA B4301 AOBJ 1442

**Original Procurement Method:** Competitive Sealed Procurement  
See COMAR 21.05.03; DGS Space Mgmt Manual ¶ 6-605 D

**Remarks:** An additional change order approval is needed in the amount of \$195,837.23 for miscellaneous expenses including a server room relocation, core drills for electrical wiring, additional electric work for the server room, millwork changes, a generator, and modifications to a vault door.

**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**  
**August 7, 2024**



**SUPPLEMENTAL**

Contact: Yasin Mohammed 410-260-7552  
yasin.mohammed@maryland.gov

**47-IT.      INFORMATION TECHNOLOGY**

**Recommendation:** That the Board of Public Works approve the award of the following Task Orders/Purchase Orders under previously approved Master Contracts.

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

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

**1.0 Master Contract:** *Desktop, Laptop and Tablet 2015*, Contract No.: 060B5400007  
**Approved:** DOIT 1-IT, 07/16/2015  
**Term:** 07/22/2015 - 07/21/2027  
*\*\*As of publication, the remaining balance of this master contract is \$48,002,718.47.*

**1.1 Using Agency:** Department of Human Services (DHS)  
**Description:** Purchase 910 Dell Latitude Laptops and Dell Thunderbolt 4 Docking Stations to be used by staff and migrate the Operating System to Windows 11; OTHS/OTHS-25-013-H; N00B5600067.  
**Award:** Applied Technology Services Inc.; Middle River, MD (MBE) (Certified Small Business)

***Number of Qualified***

**Master Contractors:** 17 (Functional Area I) (SBR - Designated)

**Number of Bids:** 5

***Bids:***

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services; Middle River, MD	\$1,629,810.00
MVS Inc.; Washington, DC	\$2,014,184.90
HCGI; Columbia, MD	\$2,072,980.00
DSR Inc.; Hanover, MD	\$2,131,220.00
Bithgoup Technologies; Baltimore, MD	\$2,192,190.00

**Amount:** \$1,629,810

**Term:** Anticipated delivery date - 08/15/2024

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

**Resident Business:** Yes

**Fund Source:** 66% General, 34% Federal

**Agency Remarks:** MBE and VSBE participation were not established for this contract because there were 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**  
**August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

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

*Contact: Alison Barry 603-203-9095  
alison.barry@maryland.gov*

**48-IT-OPT/MOD      INFORMATION TECHNOLOGY OPTION/MODIFICATION**  
***RETROACTIVE Department of Health, Medicaid Provider Services***

***Recommendation:*** That the Board of Public Works approve the award of the following Task Orders/Purchase Orders under previously approved Master Contracts.

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

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

<b>1.0</b>	<b><i>Master Contract:</i></b>	<b><i>Consulting and Technical Services Plus (CATS+)</i></b> Contract No. 060B2490023 DoIT Item 3-IT (4/3/2013) 4/22/2013 – 4/21/2028
	<b><i>Approved:</i></b>	
	<b><i>Term:</i></b>	

**1.1      *Using Agency:*** Maryland Department of Health-Medicaid Provider Services

***Description:*** Long Term Supports and Services Systems (LTSS) Software Development and Business Process Support (MDH/OCMP: 20-18355/COK53503) Provides technical solution to meet the care management and billing needs for several Medicaid Home and Community Based Service programs. MDH's continued development of LTSSMaryland has improved the Department's ability to meet its goals of providing quality service and improving business efficiency by modernizing business processes and increasing coordination across state agencies.

***Recommendation #1 Option Description:*** Approve the second renewal option and modify the scope to maintain the contractor's ability to take on additional projects required by the Department in the amount of \$8,092,060

***Recommendation #2 Modification Description:*** This modification extends the expiration date which increases the contractual value for the option by \$51,900,535 for a total amount of \$59,992,595.

***Award:*** FEI Systems; Columbia, Maryland  
***Original Term:*** 8/1/2020 - 7/31/2023 (w/two 1-year renewal options)  
***Option Term:*** 8/01/2024 - 8/08/2024 (**Retroactive**)  
8/09/2024 - 7/31/2025 (Proactive)  
***Modification Term:*** 8/01/2025 - 4/30/2026



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**SUPPLEMENTAL ACTION AGENDA**  
**August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

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

**48-IT-OPT/MOD     INFORMATION TECHNOLOGY OPTION/MODIFICATION (cont'd)**

**1.1 (cont'd)**

<b>Original Amount:</b>	<b>\$23,703,720.00</b>
<b>Option Amount:</b>	\$ 600,000.00 (Retroactive)
	\$ 7,492,060.00 (Proactive)
	\$ 8,092,060.00
<b>Modification Amount:</b>	\$51,900,535.00
<b>Prior Options/Mods:</b>	\$62,016,040.00
<b>Total Contract Amount:</b>	<b>\$145,712,355.00</b>
<b>Percent +/- Change:</b>	+253.09%
<b>Overall Percent Change:</b>	+514.72%
<b>MBE/VSBE Participation:</b>	5% / N/A
<b>MBE/VSBE Compliance:</b>	4.96%
<b>Resident Business:</b>	Yes
<b>Fund Source:</b>	90% Federal, 10% DoIT General Funds

**Agency Remarks:** Retroactive approval will allow FEI Systems to continue to provide the Department with the necessary services to meet State, federal, and program needs by maintaining its development capacity for the LTSSMaryland system to include certain enhancements identified in the contract based on LTSSMaryland's ongoing success in onboarding new programs, functionality, and delivering a consistent and stable application.

Increased capacity is required to meet new federal requirements as well as meet the expanding needs of the Medicaid fee-for-service program. These projects include expansion of Medicaid Home and Community-Based services, federal and State reporting requirements, system security updates, as well as the enhancement of the application and existing programs.

MDH continues to work diligently to avoid retroactive activities and to be proactive in its procurement practices. Due to a paperwork error, this item was not submitted in time to avoid retroactivity. The Department has begun initiation of contract activities for the upcoming renewal of this project to avoid future retroactive activity.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 7, 2024**



**SUPPLEMENTAL  
REVISED**

**48-IT-OPT/MOD     INFORMATION TECHNOLOGY OPTION/MODIFICATION (cont'd)**

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

**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**  
**August 7, 2024**



**SUPPLEMENTAL**

*Contact: Joseph Sedtal 443-469-5864  
joseph.sedtal@maryland.gov*

**49-S-MOD. SERVICES MODIFICATION**  
***Department of Public Safety and Correctional Services***

**Contract ID:** Sexual Offender Treatment Services; SRV/FY23003  
**ADPICS No.:** COK55470, COK55484, COK44105, & COK55496

**Contract Approved:** DGS 36-S, 02/15/2023

**Contract Description:** Provide specialized psychotherapeutic services to sexual offenders in 13 identified jurisdictions for the State of Maryland.

**Modification Description:** Add additional funds to each vendor's contract to provide the appropriate contract authority to cover the 11 jurisdictions that the vendors are providing services to incarcerated individuals that were not included in the original awards

**Awards:**

Carol A. Deel, M.S., C.P.C. & Associates, P.A.; Bel Air, MD

Kenneth Truitt dba Community Based Treatment Services;  
Glen Burnie, MD

Dr. Gambles & Associates, LLC; Fort Washington, MD

Huber Rehabilitation Services, Inc.; Baltimore, MD

**Original Contract Term:** 03/01/2023 - 02/28/2026 (w/two 1-year renewal options)

**Modification Term:** 08/07/2024 - 02/28/2026

**Original Contract Amount:**

Awardee	Total Contract Amount (base + renewal options)
Carol A. Deel, M.S., C.P.C. & Associates	\$76,881.00
Kenneth Truitt dba Community Based Treatment Services	\$243,791.00
Dr. Gambles & Associates, LLC	\$841,602.00
Huber Rehabilitation Services, Inc.	\$1,437,280.00
<b>Total Base Amount:</b>	<b>\$2,599,554.00</b>



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



**SUPPLEMENTAL**

**49-S-MOD. SERVICES MODIFICATION (cont'd)**

See next page for Record  
Correction Letter dated 9/17/24

***Modification Amount:***

Awardee	Modification Amount
Carol A. Deel, M.S., C.P.C. & Associates	\$139,166.67
Kenneth Truitt dba Community Based Treatment Services	\$158,428.20
Dr. Gambles & Associates, LLC	\$207,266.08
Huber Rehabilitation Services, Inc.	\$446,963.00 <b>56</b>
<b>Total Modification Amount:</b>	<del>\$951,823.95</del> <b>\$951,824.51</b>

***Prior Options/Mods:*** N/A

***Total Contract Amount:***

Awardee	Revised Contract Amount
Carol A. Deel, M.S., C.P.C. & Associates	\$216,047.67
Kenneth Truitt dba Community Based Treatment Services	\$402,219.20
Dr. Gambles & Associates, LLC	\$1,048,868.08
Huber Rehabilitation Services, Inc.	\$1,884,243.56
<b>Total Revised Amount:</b>	<b>\$3,551,378.51</b>

***Percent +/- Change (this item):***

Awardee	Percent +/- Change (this item)
Carol A. Deel, M.S., C.P.C. & Associates	181.02%
Kenneth Truitt dba Community Based Treatment Services	64.99%
Dr. Gambles & Associates, LLC	24.63%
Huber Rehabilitation Services, Inc.	31.10%

***Total Percent Change:***

Awardee	Percent +/- Change (Total)
Carol A. Deel, M.S., C.P.C. & Associates	181%
Kenneth Truitt dba Community Based Treatment Services	65%
Dr. Gambles & Associates, LLC	25%
Huber Rehabilitation Services, Inc.	31%

***Original Procurement Method:*** Competitive Sealed Bidding

***Living Wage Eligible:*** Yes



## Department of Public Safety and Correctional Services

### Office of the Secretary

6776 Reisterstown Road, Baltimore, Maryland 21215  
410-585-3346 – TOLL FREE 877-379-8636 • [www.dpscs.maryland.gov](http://www.dpscs.maryland.gov)

September 17, 2024

Accepted 9/23/2024- JTG

STATE OF MARYLAND

WES MOORE  
GOVERNOR

ARUNA MILLER  
LT. GOVERNOR

CAROLYN J. SCRUGGS  
SECRETARY

ANTHONY A. GASKINS  
CHIEF OF STAFF

JOSEPH SEDTAL  
DEPUTY SECRETARY  
ADMINISTRATION

ANNIE D. HARVEY  
DEPUTY SECRETARY  
OPERATIONS

ANGELINA GUARINO  
ASSISTANT SECRETARY  
DATA, POLICY AND GRANTS

RENARD E. BROOKS  
ASSISTANT SECRETARY  
PROGRAMS, TREATMENT &  
RE-ENTRY SERVICES

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

Digitally signed by  
John Gontrum  
Date: 2024.09.23  
08:59:43 -04'00'

**SUBJECT:** Record Correction – August 7, 2024 - 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 Item previously approved by the Board of Public Works.

**BPW – August 7, 2024**

DGS 49-S-MOD

Department of Public Safety and Correctional Services

FROM:

***Modification Amount:***

Awardee	Modification Amount
Huber Rehabilitation Services, Inc.	\$446,963.00

TO:

***Modification Amount:***

Awardee	Modification Amount
Huber Rehabilitation Services, Inc.	\$446,963.56

REASON: The Department of Public Safety and Correctional Services noticed a clerical error in the attached item after its approval, where the “Modification Amount” section for Huber Rehabilitation Services, Inc. should be amended to reflect \$446,963.56.

Please do not hesitate to contact me if you have any questions.\

Regards,

  
Amanda Kratzen

Executive Director of Procurement  
Department of Public Safety and Correctional Services

Cc: Lisa Grisby, Recording Secretary





**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



**SUPPLEMENTAL**

**49-S-MOD. SERVICES MODIFICATION (cont'd)**

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

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

**Performance Security:** No

**Requesting Agency Remarks:** These contracts provide specialized psychotherapeutic services and supervision of sexual offender inmates throughout the State. Specialized sexual offender assessment and treatment are essential elements of the containment approach to sexual offender management and will enable Division of Parole and Probation (DPP) agents to develop appropriate supervision plans and implement effective supervision strategies.

When the solicitation was advertised in 2022, the intent was to make sure all 24 jurisdictions (23 counties & Baltimore City) would receive services. Bidders submitted bids for individual jurisdictions with the goal of having a single awardee for each jurisdiction, except for Baltimore City where there would be three awardees due to the volume of work. Unfortunately, 11 of the jurisdictions received no bids and Baltimore City ended up with a single bid/awardee.

The 11 jurisdictions that received no bids still needed service and the four awardees have provided service in those jurisdictions. In addition, the other awardees were brought in to Baltimore City to help the single awardee due to the workload. The values of the contract awards were based on providing service at 13 jurisdictions, not 24. As a result, funds are depleting and a modification to provide additional contract authority for all four awardees is required in order to ensure that these services can continue to be provided across the state.

These contracts include a provision from the original solicitation that allows the contractors to provide services to offenders living in other jurisdictions where there is no awarded services contract.

**Fund Source:** 100% General Funds

**Approp. Code:** Q00CC110

**Resident Business:** Yes

**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**  
**August 7, 2024**



**SUPPLEMENTAL**

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

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

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

**Prince George's County, Maryland**

Largo Parcel Development (Prince George's County)

*"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements along the Blue Line Corridor."*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)*  
*DGS Item 23-303, (SL-176-230-038)                      \$ 8,000,000*

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

<b>Background:</b>	Total Project	\$346,667,631
	<b>23-303 (This Action)</b>	<b>\$ 8,000,000 (Non-match)</b>
	Local Cost	\$338,667,631

(Prior Actions: None)

**Remarks:**

1. DGS is administratively correcting the grantee name, pursuant to Section 1(9) of Senate Bill 361 of 2024 from County Executive and County Council of Prince George's County to Prince George's County, Maryland.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include acquisition of parcels, reconstruction of an existing WMATA facility and construction of three new mixed-use buildings.

**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**  
**August 7, 2024**



**SUPPLEMENTAL**

*Contact: Mindy Kim-Woo 443-827-0657  
mindy.kim-woo@maryland.gov*

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

***Recommendation:*** That the Board of Public Works approve a grant of \$637,500 to *Native American LifeLines, Inc. (Baltimore City)*.

***Project:*** The acquisition of real property located at 12-20 W. Chase St. Baltimore, MD. Grantee is a Federally Qualified Health Center, providing affordable, culturally competent patient and family centered health care for individual and community wellness. This project will allow for expanded services.

<b><i>Appraisals:</i></b>	Contract of Sale	\$850,000.00
	Veritas Realty Advisors, LLC	\$930,000.00
	White & Rosata, LLC	\$895,000.00
	William T. Beach, DGS	\$895,000.00
<b>Eligible Cost</b>		<b>\$850,000.00*</b>

\*Includes the lesser of the DGS accepted value or the contract price at \$850,000.00.

***Funding Source:*** The Maryland Department of Health has determined the grantee is responsible for providing 25% of the eligible project cost.

Total Project Cost	\$850,000	
State Share (75%)	<b>\$637,500</b>	MCCBL 2022 FQHC-32101-01
Grantee Share (25%)	\$212,500	ARPA Funds

***Remarks:***

1. Grantee is a Federally Qualified Health Center (FQHC).
2. Grantee provides affordable, culturally competent patient and family centered health care for individual and community wellness and this project will allow for expansion of services and increase the number of patients served annually.
3. In accordance with Subtitle 13 of Title 24 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 included in the Deed(s) or otherwise recorded among the Land Records of Baltimore City.



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



**SUPPLEMENTAL**

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

4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

**BOARD OF PUBLIC WORKS ACTION**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

*Contact: Christina Kuminski 410-767-4787  
christina.kuminski@maryland.gov*

**52-EX.**

**EXPEDITED PROCUREMENT REQUEST**

*Department of Health, Office of Enterprise Technology*

**Recommendation:** The Maryland Department of Health on behalf of its Office of Enterprise Technology is requesting approval to use the Expedited Procurement method as per the Code of Maryland Regulations (COMAR) 21.05.06.03

**Contract Description:** The Office of Enterprise Technology (OET) on behalf of the Secretary of the Maryland Department of Health (MDH or the Department) manages software renewals for the Department. MDH is currently utilizing Smartsheet software department-wide for both internal and public-facing applications. MDH currently has 481 licensed Smartsheet users, and approximately 2,000 unlicensed users, utilizing the Smartsheet software for internal business workflow, procurement tracking and management, contract management, project management, budget management, grant management and administration, pool vehicle management, public event registration, conducting public feedback surveys, and a wide variety of internal human resources processes.

In December 2023, OET began working on a one-year renewal for the existing MDH Smartsheet subscription which expired on April 16, 2024. Because the previous procurement for the Smartsheet subscription renewal executed on April 12, 2023, was well below the Board of Public Works (BPW) approval threshold, OET anticipated the 2024 renewal to also be below the threshold. However, when a Manufacturer Suggested Retail Price (MSRP) quote was solicited directly from Smartsheet, it was discovered that an increase in overall number of licenses from 319 in 2023 to 481 in 2024, and significant software product costs increase, brought the one-year renewal cost above the \$200,000.00 BPW approval threshold. As a result of this new information, MDH was unable to solicit and award a single or multi-year renewal contract prior to the April 16, 2024, subscription expiration date.

To immediately ameliorate the situation, and ensure continued access to the Smartsheet software, a small procurement bridge contract was executed to extend the existing subscription for 3 months, making the new expiration July 16, 2024. During this extension period OET collaborated with the Smartsheet manufacturer to identify all renewal possibilities and associated costs, and the Office of Procurement and Contract Management (OCMP) to identify the best approach for soliciting the renewal. It was ultimately decided that a renewal would need to be procured through the competitive sealed bid (CSB) process as there were no existing statewide contract vehicles to procure cloud-based software platforms such as Smartsheet.

A second small procurement bridge contract was executed to extend the subscription to October 17, 2024. On July 15, 2024, the Maryland Smartsheet account representative informed MDH that Smartsheet could not accommodate another short-term bridge contract to extend the subscription expiration date past October 17, 2024.



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

**52-EX.**

**EXPEDITED PROCUREMENT REQUEST** *(cont'd)*

As such, an expedited procurement to renew the MDH Smartsheet software subscription is needed to prevent service disruptions that would be catastrophic to a variety of internal and external processes and mitigate potential harm to Marylanders who utilize the external forms that the MDH Smartsheet subscription facilitates. Failure to renew the MDH Smartsheet subscription would result in a loss of all MDH sheets, forms, workflows, reports, and dashboards in the Smartsheet system. This loss of data and work product would have negative impacts on MDH's ability to provide timely services to Marylanders interacting with the Department. Because of the risk associated with subscription expiration, MDH requests authorization to use the Expedited Procurement method to solicit a vendor to provide a 2-year subscription renewal for Smartsheet in order to mitigate and avoid a critical impact on the public health, safety, and welfare of Marylanders.

Pursuant to Maryland State Finance & Procurement Article (SFP) § 13-108 (d)(1), MDH's Procurement Officer, with approval of the Agency Head, has determined that this procurement should be expedited because: (1) urgent circumstances require prompt action; (2) an expedited procurement best serves the public interest; and (3) the need for the expedited procurement outweighs the benefits of making the procurement on the basis of competitive sealed bids or competitive sealed proposals. However, the procurement officer shall attempt to obtain as much competition as reasonably possible per SFP § 13-108(d)(2).

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

**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**  
**August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

*Contact: Kenya DeCosta 410-767-2072  
kenya.decosta@maryland.gov*

**53-S. SERVICES CONTRACT**  
***Department of Education, Division of Assessment, Accountability and Performance Reporting***

**Contract ID:** Technical Advisory Committee; FY24-DAAPR-004  
**ADPICS No.:** R00B4600063

**Contract Description:** A Technical Advisory Committee who will provide specialized guidance to MSDE on psychometric procedures (a standard and scientific method used to measure individuals' mental capabilities and behavioral style) to improve the Maryland Comprehensive Assessment Program (MCAP). The MCAP encompasses all state assessments and is designed to provide information that helps strengthen instruction and improve performance so that graduates are ready to move into the workforce or postsecondary education.

**Awards:** The National Center for the Improvement of Educational Assessment, Inc.; Dover, NH

**Contract Term:** 08/28/2024\* - 08/27/2029 (\*Or earlier upon BPW approval)

**Amount:** \$1,013,200

**Procurement Method:** Competitive Sealed Proposals

***Proposals:***

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
National Center for the Improvement of Educational Assessment; Dover, NH	1	\$1,013,200 (3)	1
EdMetric; Bend, MO	2	\$998,400 (2)	2
Psychometric Solutions; Baltimore, MD	3	\$780,000 (1)	3

*\*Technical rankings were weighted greater than financial ranking.*

**Living Wage Eligible** Yes

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

**Performance Security:** No

**Incumbents:** N/A



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

**53-S. SERVICES CONTRACT (cont'd)**

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace on March 27, 2024. A total of 62 potential contractors were solicited and 15 were directly solicited. Four proposals were received and three were determined to be reasonably susceptible to being selected for an award. The recommended offeror, The National Center for the Improvement of Educational Assessment, was determined to be most advantageous to the State as its proposal was both ranked highest technically and highest overall.

MBE and VSBE participation was not established for this contract because it is for a single element of as-needed work.

**Fund Source:** 100% General Funds

**Approp. Code:** R00-A6314

**Resident Business:** No

**MD Tax Clearance:** 24-2828-0000

**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**  
**August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

*Contact: Secretary Helene Grady 410-260-7041  
Helene.grady2@maryland.gov*

**54-S. SERVICES CONTRACT**  
***Department of Budget and Management***

**Contract ID:** *Pharmacy Benefits Management Services and Purchasing Pool Management*  
**BPM039929**

ADPICS No.: F10B4600030, F10B4600031 and F10B4600032

**Contract Description:** The Department of Budget and Management (DBM) administers the Pharmacy Benefits Plan (the Plan) that covers Active Employees, State Retirees, Satellite Account Employees and Retirees, Direct pay enrollees, and their respective eligible dependents. The plan is self-funded by the State and is an employee-sponsored health plan administered as part of the State Employee and Retiree Health and Welfare Benefits Program.

**Awards:** MedImpact Healthcare Systems, INC.; San Diego, CA

**Contract Term:** January 1, 2025 – December 31, 2027 (w/two 2-year options)

**Amount:** \$1,303,098,566.00 (3 Years, Base Contract)  
\$ 683,353,947.00 (2 Years, Renewal Option #1)  
\$ 455,728,860.00 (2 Years, Renewal Option #2)  
\$2,442,181,373.00 Total (7 Years)

**Procurement Method:** Multi-Step Invitation for Bids – Competitive Sealed Bidding

**Bids:**

<i><b>Bidders</b></i>	<i><b>Bids</b></i>
MedImpact Healthcare Systems, INC.; San Diego, CA	\$2,442,181,373.00
Caremark PCS Health L.L.C; Woonsocket, RI	\$2,810,905,541.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 5% / 1% (on the Administrative Fees)

**Performance Security:** No

**Hiring Agreement Eligible:** Yes

**Incumbents:** Caremark PCS Health L.L.C; Woonsocket, RI





**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



**SUPPLEMENTAL**  
**REVISED**

**54-S. SERVICES CONTRACT (cont'd)**

**Requesting Agency Remarks:** DBM issued a Multi-Step Invitation for Bids (MS-IFB) for Pharmacy Benefits Plan Management Services and Pharmacy Purchasing Pool Management to procure services for the State of Maryland in connection with the State Employee and Retiree Health and Welfare Benefits Program and the Maryland Rx Program on January 23, 2024 VIA the eMarylandMarketplace (eMMA).

DBM administers the Plan that covers Active Employees, State Retirees, Satellite Account Employees and Retirees, Direct pay enrollees, and their respective eligible dependents. The plan is self-funded by the State and is an employee-sponsored health plan administered as part of the State Employee and Retiree Health and Welfare Benefits Program. The State requested services to be provided in two Functional Areas. Functional Area (FA) 1 – Active Employees, non-Medicare Retirees, and State of Maryland Rx Purchasing pool. Functional Area (FA) 2 – Medicare Eligible Retirees Employer Group Waiver Program (EGWP). In accordance with Chapter 397 of 2011, the State is in the process of transitioning Medicare-eligible retirees to Medicare Part D effective January 1, 2025. However, FA-2 EGWP has been included on a contingent basis. Thus, DBM does not plan to execute a notice to proceed for FA-2 EGWP at this time.

The State engaged The Segal Group, Inc. (Segal) as the Department's benefits consultants and Milliman as the reverse auction provider. Both teams actively assisted the State in this procurement as consultants and observers. The State also had several observers monitoring the procurement process, including representatives from the American Federation of State, County and Municipal Employees of Maryland and the Maryland Prescription Drug Affordability Board. The State posted the MS-IFB to eMMA on January 23, 2024, and held a pre-bid conference on January 30, 2024. After the pre-bid conference was held, the potential bidders were offered a period of time to identify their questions, and those were submitted to the State on February 13, 2024. The final set of answers to the questions was posted to eMMA on March 27, 2024. Four amendments were issued regarding timelines throughout the Question-and-Answer period, and one amendment was made to Attachment B. These were all posted to eMMA for bidders and the public to view.

The State conducted this procurement in three phases: Minimum Qualifications (Phase I), Participant Bidding Agreement (PBA) (Phase II), and the Reverse Auction (Phase III), consisting of three rounds. The State utilized Milliman's Secure Transfer Portal RFP360 platform to conduct each round of this procurement and bidding process to ensure the results were safely handled and secured.



**DEPARTMENT OF GENERAL SERVICES  
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**SUPPLEMENTAL**

**REVISED**

**54-S. SERVICES CONTRACT (cont'd)**

The final round of bidding closed on May 22, 2024, and results were posted to eMMA, identifying each bidder's identity, on May 28, 2024. MedImpact submitted the lowest total projected cost and is recommended for award. MedImpact's bid over the full seven-year contract term was \$368,724,168.00 lower than Caremark's bid, a difference of 15.1%.

Following a thorough review of all information, including consultation with our contractors, the State finds that this is the best outcome, and the results evidence the cost savings contemplated by existing PBM specific legislation. DBM recommends that MedImpact be awarded this contract. On June 4<sup>th</sup>, 2024, the incumbent Contractor Caremark protested DBM's contract award to MedImpact. DBM denied this protest on June 26<sup>th</sup>, 2024. An appeal was submitted to the Maryland State Board of Contract Appeals (MSBCA) on July 8, 2024. A hearing for the motion to dismiss the Caremark appeal was heard by the MSBCA on August 1, 2024, and the appeal was dismissed.

**Fund Source:** 100% Reimbursable

**Approp. Code:** F10A0245

**Resident Business:** No

**MD Tax Clearance:** 24-2450-0111

*This item was withdrawn as Item 46-S from the 7/17/2024 DGS Agenda.*

**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**  
**August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

Contact: Christina Kuminski 410-767-4787  
christina.kuminski@maryland.gov

**A1-EX. EXPEDITED PROCUREMENT REPORT**  
***Department of Budget and Management, Employee Benefits Division***

**Contract ID:** Medicare Prescription Drug Exchange and HRA services for the State of Maryland's Medicare Retirees; eMMA CTR# 019051  
ADPICS No. F10B4600020

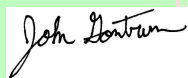
***Expedited Procurement Approval:*** 1/31/2024 (DGS Agenda A1-EX)

***Contract Description:*** The purpose of this contract is to administer an exchange and Health Reimbursement Arrangement (HRA) anticipated to begin for the Calendar Year (CY) 2025 Plan Year, which requires a "Start-Up Period" for the fall open enrollment period for CY 2025 Plan Year.

<b><i>Contract Type:</i></b>	Indefinite Quantity Contract with Fixed Unit Prices	
<b><i>Awardee:</i></b>	Extend Health, LLC, a WTW Company; Draper, UT	
<b><i>Date of Award:</i></b>	7/25/2024	See next page for Record Correction Letter dated 9/17/24
<b><i>Term:</i></b>	7/25/2024 – 7/24/2029 with two 2-year renewal options. Plus the start-up period, final transition, and run-out period.	
<b><i>Amount:</i></b>	<del>\$8,430,000</del>	<b>\$4,590,000 (Base Term)</b> <b>\$1,920,000 (Renewal Option #1)</b> <b>\$1,920,000 (Renewal Option #2)</b> <b>\$8,430,000 Total</b>
<b><i>Vendors solicited:</i></b>	<b><i>See Attachment I</i></b>	

***MBE / VSBE Participation:*** 8% / 0%

***Agency Remarks:*** The Department of Budget and Management (the "Department" or "DBM") requests acceptance of this report of the Expedited Procurement contract for the Medicare Prescription Drug Exchange and HRA services for the State of Maryland's Medicare Retirees pursuant to Maryland State Finance & Procurement Article (SFP) § 13-108 (d)(1) to Extend Health, LLC, a WTW Company.



Digitally signed  
by John Gontrum  
Date: 2024.09.18  
09:10:05 -04'00'



WES MOORE  
*Governor*

HELENE GRADY  
*Secretary*

ARUNA MILLER  
*Lieutenant Governor*

MARC L. NICOLE  
*Deputy Secretary*

September 17, 2024

John Gontrum, Esquire  
Secretary to the Board of Public Works  
Louis L. Goldstein Treasury Building, Room 117  
Annapolis, MD 21401

SUBJECT: Record Correction – August 7, 2024 Board of Public Works Action Agenda, Item A1-EX

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 – August 7, 2024**

**DGS Agenda, Item A1-EX**

Medicare Prescription Drug Exchange and HRA services for the State of Maryland's Medicare Retirees;  
eMMA CTR# 019051/ADPICS No: F10B4600020

FROM: \$8,430,000

TO: **\$4,590,000 (Base Term)**  
**\$1,920,000 (Renewal Option #1)**  
**\$1,920,000 (Renewal Option #2)**  
**\$8,430,000 Total**

REASON: Clerical Error: This record correction is in regard to BPW date 08/07/2024, DGS Agenda # A1-EX. The purpose of this item is to accurately reflect the base contract amount in the amount of \$4,590,000, and the two two-year option amounts in the total amount of \$3,840,000.

Regards,

*Donshane Turner*

Donshane Turner  
Procurement Manager,  
Department of Budget and Management



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

**A1-EX.      EXPEDITED PROCUREMENT REPORT (cont'd)**

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

A notice of the availability of the Expedited Request for Proposals (ERFP) was advertised on eMaryland Marketplace Advantage (eMMA) on February 23, 2024. The agency understood there to be a limited number of vendors that could meet the requirements of the program. A total of 47 potential contractors were solicited. A pre-proposal conference was held on March 6, 2024, where representatives from six vendors attended. The ERFP closed on March 25, 2024. One proposal was received and was determined to be reasonably susceptible of being selected for award. WTW's Medicare exchange is the oldest and largest Medicare exchange supporting more than 750 employers including 125 public sector clients. Since 2006, they have completed more than 1,200 unique implementations, supporting nearly 2.5 million retirees through their transition to the individual marketplace. Their comprehensive solution combines retiree healthcare experience, personalized high-touch decision support as well as on-line decision support tools to help the State's retirees confidently enroll in new individual coverage based on their unique needs.

***Resident Business:***                      No

***Tax Clearance:***                          24-2211-0110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

**A1-EX.      EXPEDITED PROCUREMENT REPORT (cont'd)**  
**ATTACHMENT I**

<b><i>Vendors Solicited</i></b>	<b><i>Response</i></b>
MEIER-BRAKENBERG GMBH & CO. KG	No Response
AB HEALTH GROUP	No Response
A MARIE FUNDRAISING & DEVELOPMENT CONSULTING	No Response
MILLIMAN, INC	No Response
5FORWARD INC	No Response
A.G. HOFFMAN LLC	No Response
BRAND SOLUTIONS LLC	No Response
LOCUMS, INC.	No Response
A1 MEDICAL BILLING SERVICE	No Response
UNITED HEALTHCARE INS CO	No Response
UNITED HEALTHCARE OF THE MID- ATLANTIC INC	No Response
UNITED HEALTHCARE INSURANCE CO	No Response
A BRIGHTER DAY BEHAVIORAL HEALTH	No Response
A GOOD NEIGHBOR, INC.	No Response
CAMILLE ROSE BASH PHD	No Response
365 TECH HUB LLC	No Response
HARBOUR HEALTHCARE SERVICES	No Response
MIKE & ZACK LLC	No Response
24HOURNURSE LLC	No Response
24RN	No Response
3SIXTY HOLDINGS LLC	No Response
MODTECH CORP.	No Response
FERVENT CARE LLC	No Response
A GEM OF JOY ABA	No Response



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**August 7, 2024**



**SUPPLEMENTAL**

**REVISED**

**A1-EX.      EXPEDITED PROCUREMENT REPORT (cont'd)**  
**ATTACHMENT I (cont'd)**

<b><i>Vendors Solicited</i></b>	<b><i>Response</i></b>
2KD, LLC	No Response
1ST SELF CONSULTING	No Response
AARON ASSOCIATES	No Response
MD REALTY LC	No Response
A WARM EMBRACE CARE HOME	No Response
MOGOLD GLOBAL TECHNOLOGIES	No Response
3 R HEALTH CARE PRODUCTS	No Response
MESE TRAINING AND CONSULTING LLC	No Response
HEALTHINFORMA STRATEGIES LLC	No Response
RETIREEFIRST	No Response
VIA BENEFITS, DBA EXTEND HEALTH, LLC A WTW COMPANY	Proposal Received
APTIA INSURANCE SERVICES GROUP, LLC	No Response
DEB JAMES: EMPOWERING DEMENTIA CARE JOURNEY®	No Response
ALIGHT SOLUTIONS	No Response
A MORTON THOMAS & ASSOCIATES INC	No Response
8 ENTERPRISE	No Response
2SDAY INTERNATIONAL LLC	No Response
A2Z ENTERPRISE SERVICES	No Response
UNITED HEALTHCARE SERVICES INC	No Response
3ELEMENTS COUNSELING, LLC	No Response
A RADIANT LIFE	No Response
A SQUARE GROUP LLC	No Response
MTX GROUP INC.	No Response
20/20 GENE SYSTEMS INC	No Response