

**BOARD OF PUBLIC WORKS**  
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**DECEMBER 4, 2024**

**MEETING LOCATION: 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  
December 4, 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 14 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:** \$374,000

**Fund Source:** MCCBL of 2022: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 22132

County	Grantee	Agreement #	Amount
Caroline	Arlene Q. Stevens	CR-2025-2348	\$45,300
Carroll	Mark G. Harman	MP-2025-2361	\$14,500
	Marlin W. Rhodes	PB-2025-2331	\$9,400
		PB-2025-2332	\$7,400
		PB-2025-2333	\$5,300
		PB-2025-2334	\$1,700
Frederick	Holterholm Farms LLC	MP-2025-2295	\$70,700
	Ripleyvale Farms	MP-2025-2337	\$5,000
		MP-2025-2338	\$51,500
	Robert J. Kline	MP-2025-2342	\$82,800
	Ryan Grove	MP-2025-2335	\$31,000
		MP-2025-2347	\$4,800
Queen Anne's	John F. Harper, III	AT-2025-2351	\$26,500
		AT-2025-2352	\$18,100

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WITHDRAWN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

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
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*Contact: Jason Keppler 410 841-5864  
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**2. DEPARTMENT OF AGRICULTURE  
*Maryland Agricultural Cost-Share Program- Additional Funding***

**Recommendation:** That the Board of Public Works approve granting additional general obligation bond proceeds to three 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:** \$15,047.85

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

County	Recipient	Agreement #	Amount
Caroline	Henry W. Schmidt, Jr.	CR-2025-2034	\$3,189.00
Howard	2425 Daisy Road LLC	RS-2024-2315	\$9,711.55
Talbot	Alan Kent Milby	CH-2024-2494	\$2,147.30

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

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

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

**Recommendation:** That the Board of Public Works approve reverting the balances on 19 completed or 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:** \$464,862.23

**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
Baltimore	C & N Flower and Grain Farm LLC	LS-2024-2644-P	\$1,623.20	Completed
	Whitelyn Farms, Inc.	AT-2024-2782	\$200,000.00	Canceled
Carroll	C. Richard Weaver	RS-2025-2035-R	\$3,893.75	Completed
	Fern Haines & Sons	MP-2023-2755	\$27,000.00	Completed
	Peace & Plenty Farms LLC	MP-2024-2671	\$21,800.00	Completed
		MP-2024-2672	\$55,200.00	Completed
		MP-2024-2673	\$13,400.00	Completed
	Ralph E. Bassler	MP-2024-2647	\$27,800.00	Completed
		MP-2024-2648	\$19,600.00	Completed
		MP-2024-2675	\$37,600.00	Completed
	Richard V. Devilbiss, Jr.	MP-2024-2374	\$20,800.00	Completed
Cecil	Albeck Farms Inc.	AT-2024-2602	\$2,197.50	Completed
Kent	Foxhole Farms LLC	SA-2024-2608	\$1,708.00	Completed
	Mitchell Family LLC	SA-2024-2474	\$900.00	Completed
		SA-2024-2476-R	\$750.00	Completed

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

County	Recipient	Agreement #	Amount	Status
Queen Anne's	Nola L. Leager	CH-2023-2745	\$16,715.03	Completed
		CH-2023-2746	\$3,768.50	Completed
		CH-2023-2747	\$2,324.45	Completed
Talbot	Mt. Hope Farm LLC	CR-2024-2347	\$7,781.80	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**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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SECRETARY'S  
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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 Reports submitted by:

*Department of General Services*      *August 2024*  
*Department of Transportation*      *October 2024*

**Authority:** COMAR 21.02.01.05

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

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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  
December 4, 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.

**BALTIMORE CITY**

24-0763 *MARYLAND PORT ADMINISTRATION* – To improve safety at the pier adjacent to 6001 Dock Road by constructing a floating platform and placing piles.  
*Baltimore, Patapsco River*  
*Special conditions: Time of year restriction.*

**TALBOT COUNTY**

24-0029 *MARZIO & ROANNA DE SPIRITO* – To improve navigable access by mechanically dredging a spur channel, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.  
*Saint Michaels, Long Haul Creek*  
*Special conditions: Time of year restriction. Requirements for notifying oyster leaseholders, maintenance dredging, dredge material transport and disposal, staking of the dredged area, and post dredge bathymetric survey. Restrictions on disturbing the Oyster Lease’s corner markers.*

24-0188 *MYSONS LEGACY LLC* – To reduce shoreline erosion by constructing a living shoreline consisting of low profile sand containment sills, filling and grading with sand, planting marsh vegetation, constructing stone edging, a stone revetment, replacing and maintaining stone revetments and stone groins.  
*Saint Michaels, Miles River*  
*Special conditions: Time of year restrictions. Requirements for constructing marsh establishment area, signing and acceptance of marsh maintenance plan, constructing vents, and design and construction of revetment. Restrictions on use of asphalt rubble in revetment.*  
***Wetlands Created: 28,814 square feet***

<b>BOARD OF PUBLIC WORKS ACTION</b>	<b>THIS ITEM WAS:</b>
<b>APPROVED</b>	<b>DEFERRED</b>
<b>DISAPPROVED</b>	<b>WITHDRAWN</b>
<b>WITH DISCUSSION</b>	<b>WITH OUT DISCUSSION</b>



BOARD OF PUBLIC WORKS  
SECRETARY'S  
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Contact: Bill Morgante 410-260-7791  
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6. **BOARD OF PUBLIC WORKS**  
***Wetlands License -- #23-0684 – Jeannette Wellschlager  
Mitigation***

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

1. Grant a tidal wetlands license to mechanically maintenance dredge a 266 square foot area removing 266 square feet of SAV, mechanically dredging a new 200 square foot area, and
2. Require mitigation in the amount of \$1,242.00 for impacts to 200 square feet of SAV resulting from new mechanical dredging.

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

- Application received July 26, 2023
- Public comment period ended June 15, 2024
- MDE Report and Recommendation October 22, 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 a new area will result in permanent impacts to 200 square feet of SAV. MDE recommends that the licensee mitigate for the 200 square feet of new dredging impacts to SAV at a 3:1 ratio (COMAR 23.02.04.11.B) by paying \$1,242 into the MDE Tidal Wetlands Compensation Fund.

$$200 \text{ feet} \times 3 \text{ (3:1 ratio)} \times \$2.07 \text{ per square foot} = \$1,242$$

\*Based on \$90,000/acre mitigation cost

**ANNE ARUNDEL COUNTY**

23-0684 **JEANNETTE WELLSCHLAGER** – To improve navigable access by mechanically maintenance dredging an area, dredging a new area, and transporting dredge material to a disposal site.

*Severna Park, Severn River - Cedar Pond*

*Special conditions: Time of year restriction. Requirements for payment into Tidal Wetland Compensation Fund prior to construction, dredge material transport and disposal, staking dredged area, and post dredge bathymetric survey. License provides no justification or assurance for future dredging.*

**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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7. **BOARD OF PUBLIC WORKS**  
***Wetlands License -- #24-0343 – John D. Werner***  
***Mitigation***

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

1. Grant a tidal wetlands license to construct a timber pier with a “L” shaped platform, boatlift, PWC lifts with associated piles, mooring piles, a stone revetment, and
2. Require mitigation in the amount of \$736.92 for impacts to open water resulting from the revetment.

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

- Application received March 21, 2024
- Public comment period ended July 15, 2024
- MDE Report and Recommendation November 7, 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 impacts to 356 square feet of open water. MDE recommends that the licensee mitigate for the 356 square feet of impacts to open water at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$736.92 into the MDE Tidal Wetlands Compensation Fund.

$$356 \text{ feet} \times \$2.07 \text{ per square foot} = \$736.92$$

\*Based on \$90,000/acre mitigation cost

**CALVERT COUNTY**

24-0343 **JOHN D. WERNER** – To reduce shoreline erosion and improve navigable access by constructing a timber pier with a “L” shaped platform, boatlift, PWC lifts with associated piles, mooring piles, and a stone revetment.

*Saint Leonard, Patuxent River*

*Special conditions: Time of year restriction. Requirements for payment into Tidal Wetland Compensation Fund prior to construction, removing existing pier and associated structures, and design and construction of revetment. Restrictions on number of slips, lifts, and hoists, total platform area, and use of asphalt rubble in revetment.*

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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>	

BOARD OF PUBLIC WORKS  
SECRETARY'S  
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December 4, 2024



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

**8. BOARD OF PUBLIC WORKS**  
***Wetlands License -- #23-0683 – Steve Schumacher***  
***Mitigation***

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

1. Grant a tidal wetlands license to replace-in-kind an existing pier with a platform, construct a finger pier and boat lift with associated piles, mechanically maintenance dredge a 75 square foot area removing 75 square feet of SAV, mechanically dredging a new 625 square foot area, and
2. Require mitigation in the amount of \$3,881.25 for impacts to 625 square feet of SAV resulting from new mechanical dredging.

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

- Application received July 26, 2023
- Public comment period ended June 15, 2024
- MDE Report and Recommendation October 22, 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 a new area will result in permanent impacts to 625 square feet of SAV. MDE recommends that the licensee mitigate for the 625 square feet of impact to SAV at a 3:1 ratio (COMAR 23.02.04.11.B) by paying \$3,881.25 into the MDE Tidal Wetlands Compensation Fund.

$$625 \text{ feet} \times \$2.07 \text{ per square foot} \times 3 \text{ (3:1 ratio)} = \$3,881.25$$

\*Based on \$90,000/acre mitigation cost

**ANNE ARUNDEL COUNTY**

23-0683 *STEVE SCHUMACHER* – To improve navigable access by replacing-in-kind a pier with a platform, constructing a finger pier and boat lift with mooring piles, mechanically maintenance dredging an area, mechanically dredging a new area, and transporting dredge material to a disposal site.

*Severna Park, Severn River*

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SECRETARY'S  
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8. **BOARD OF PUBLIC WORKS** (cont'd)

**ANNE ARUNDEL COUNTY** (cont'd)

23-0683      *STEVE SCHUMACHER (cont'd):*

*Special conditions: Time of year restriction. Requirements for payment into Tidal Wetland Compensation Fund prior to construction, dredge material transport and disposal, staking dredged area, and post dredge bathymetric survey. Restrictions on maximum slips, lifts, hoists, and mooring piles, and attaching accessory platforms to existing or proposed boat lifts. License does not provide justification or assurance for future dredging.*

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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  
December 4, 2024



Contact: Bill Morgante 410-260-7791  
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9. **BOARD OF PUBLIC WORKS**  
***Wetlands License -- #22-1029(R1) – Maryland Department of Natural Resources  
Modification***

**Recommendation:** The Board of Public Works Wetlands Administrator recommends that the Board approve a modification to Tidal Wetlands License No. 22-1029 authorizing mechanically maintenance dredging an area, mechanically dredging an area, transporting dredged material to a disposal site, nourishing an existing beach, and providing for periodic maintenance dredging for six years. The purpose of this modification is to approve hydraulic dredging in addition to mechanical dredging.

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

- Application received April 10, 2024
- Public comment period ended October 1, 2024
- MDE Report and Recommendation November 7, 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.

**CALVERT COUNTY**

22-1029(R1) *MARYLAND DEPARTMENT OF NATURAL RESOURCES* – To improve navigable access and enhance an existing beach by mechanically or hydraulically maintenance dredging an area, mechanically or hydraulically dredging an area, transporting dredged material to a disposal site, nourishing an existing beach, and providing for periodic maintenance dredging for six years.

*Prince Fredrick, Patuxent River*

*Special conditions: Time of Year restriction. Requirements for turbidity curtain, providing beach nourishment, maintenance dredging, dredged material transport and disposal, staking dredged area, and post dredge bathymetric survey*

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

**CALVERT COUNTY** (cont'd)

22-1029(R1) *MARYLAND DEPARTMENT OF NATURAL RESOURCES* (cont'd)

**Original Approval:** Secretary's Agenda, Item 5 (6/21/2023) in which the Board authorized the following:

22-1029 *MARYLAND DEPARTMENT OF NATURAL RESOURCES* – To improve navigable access and enhance an existing beach by mechanically maintenance dredging an area, mechanically dredging an area, transporting dredged material to a disposal site, nourishing an existing beach, and providing for periodic maintenance dredging for six years.

*Prince Fredrick, Patuxent River*

*Special conditions: Requirements for turbidity curtain, providing beach nourishment, maintenance dredging, dredged material transport and disposal, staking dredged area, and post dredge bathymetric survey.*

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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  
December 4, 2024**



*Contact: Michelle Pack 410-260-7417  
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**10. DEPARTMENT OF BUDGET AND MANAGEMENT  
*Budget Amendment 25R-017***

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

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

**Amount:** \$ 465,360  
**Amount** \$ **465,360 TOTAL**

**DBM Remarks:** This amendment will increase the Maryland State Commission on Criminal Sentencing Policy's (MSCCSP) FY 2025 Reimbursable Fund Appropriation by \$465,360. The agency intends to use the funds on the following: Maryland Automated Guidelines System (MAGS) mobile friendly updates, MAGS maintenance and future data collection upgrades, and MAGS login authentication troubleshooting / software upgrades. The MSCCSP expected to have all updates completed in FY 2024, but there were delays causing some of the work to push into FY 2025. The MSCCSP and the Administrative Office of the Courts (AOC) entered into an MOU on September 9, 2022 to provide funding to MSCCSP. The MOU was modified on June 27, 2024 to extend the agreement through June 30, 2026.

The contributing (funding) agency has appropriated funds to pay for FY 2025 services provided by the receiving agency for FY 2025 as follows:

<i>Funding Agency</i>	<i>Agency Providing Services [Receiving Funds]</i>	<i>Services</i>	<i>Amount</i>
Judiciary 25R-017 C00	Executive Department Maryland State Commission on Criminal Sentencing Policy D15A05	The funds are being used to support: MAGS mobile friendly updates, MAGS maintenance and future data collection upgrades, and MAGS login authentication/trouble shooting software upgrades.	\$ 465,360
<b>Total</b>			<b>\$ 465,360</b>

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
December 4, 2024**



Contact: Christopher Kratzen 410-260-7821  
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**11. COMPTROLLER OF MARYLAND  
*Information Technology Division***

**Recommendation:** That the Board of Public Works create 10 positions.

**Authority:** Section 7-236, State Finance and Procurement Article, and Section 34 of Chapter 716 of 2024 (Budget Bill for FY 2025)

**Amount:** \$550,345

**Fund Sources:** 100% Reimbursable Funds (Information Technology Investment Fund; F50A01)

**Appropriation Code:** E00A10.03

**Requesting Agency Remarks:** Section 34 of Chapter 716 of 2024 (Budget Bill for FY 2025) authorizes the Board of Public Works to create no more than 100 positions in excess of the total number of authorized State positions on July 1, 2024, within the Executive Branch. The following new positions supported with reimbursable funds from the Information Technology Investment Fund are requested to be created:

**Regular Positions to be Created**

	<b>FTE</b>	<b>Position Title</b>	<b>Class Code</b>	<b>Grade/Step</b>	<b>Salary and Fringe</b>
	1	<i>Program Manager, Senior I</i>	5482	23/15	\$ 80,705
	1	<i>Procurement Officer III</i>	3004	20/15	\$ 66,469
	1	<i>Program Manager I</i>	5476	19/15	\$ 62,297
	1	<i>IT Functional Analyst I</i>	4498	17/15	\$ 54,663
	3	<i>Administrator I</i>	2586	16/15	\$ 153,652
	1	<i>Administrative Officer III</i>	2247	15/15	\$ 47,998
	1	<i>Administrative Officer II</i>	3235	14/16	\$ 44,988
	1	<i>Fiscal Accounts Technician II</i>	4523	12/15	\$ 39,573
<b>Total</b>	<b>10</b>				<b>\$ 550,345</b>

House Bill 709 and Senate Bill 659, enacted April 11, 2023, established the 21st Century Financial System Enterprise (21CFSE) to modernize and transform the State’s Financial Management Information System (FMIS). Legislation established that multiple agencies should partner to conduct this statewide reform, including the Comptroller, State Treasurer’s Office (STO), Department of Budget Management (DBM), Department of Information Technology (DoIT), and Department of General Services (DGS) (“Governing Agencies”).



**BOARD OF PUBLIC WORKS  
SECRETARY'S  
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**11. COMPTROLLER OF MARYLAND (cont'd)**

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

With the legislative mandate for the Comptroller of Maryland to own this enterprise, the development of an organization to execute this statewide transformation as well as implement functions for continual improvement beyond implementation is necessary. The positions submitted herein include the necessary and emergent PINS needed to (1) establish the administration of the 21CFSE to manage the operations of the statewide project and (2) augment the Comptroller General Accounting Division (GAD) staff to ensure the organization has the necessary resources to avoid disruption to ongoing fiscal work during the project.

Six of these requested positions will operate the 21CFSE. They will administer the project and resources, administer enterprise consulting contracts, and execute its statewide modernization mandate. Furthermore, there is an urgent need for these positions as the 21CFSE engages a consulting firm to begin the discovery phase of this modernization by the end of calendar year 2024. The fulfillment of these PINS is critical to the 21CFSE meeting its administrative, operational, and strategic objectives.

There is a parallel need to augment the GAD staff to ensure the organization has the necessary resources to avoid disruptions to ongoing fiscal work. As such, four (4) of the PINs included in this request are for GAD to augment the accounting workforce to prepare for the discovery phase of the modernization initiative to begin in early 2025. This will require significant involvement of key GAD subject matter experts (SMEs) and therefore the acquisition of these requested PINs will allow GAD to allocate the appropriate resources to the project.

The principals of the Governing Agencies unanimously recommend the creation of these PINs to accomplish the emergent goals of the 21CFSE relating to the modernization of FMIS.

***DBM REMARKS:*** The Secretary of the Department of Budget and Management has certified that reimbursable funds are available for the new positions for which approval is requested, supported by the Major IT project funding for 21CFSE. If the Board approves this request, 14 positions will have been approved within the Rule of 100 for FY 2025.

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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>	

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
December 4, 2024



Contact Person: Jeff Fretwell 410-537-3981  
jeffrey.fretwell@maryland.gov

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

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

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

**Project:** Braddock and Jennings Run Sewage Conveyance Improvements

**Recipient:** Allegany County

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

**Amount:** Up to \$1,303,054

**Project Description:** This is a project consisting of three contracts to replace two deteriorated sewage pumping stations with one regionalized pump station and rehabilitate the aging sewage force main to convey sewage from the Braddock and Jennings Run area to the City of Cumberland for treatment at the Cumberland WWTP in Allegany County. Contract S-85 of this project will involve the construction of a new Locust Grove Pump Station that will handle flows from the two existing pump stations thereby significantly reducing the volume and frequency of overflows. The two existing pump stations at Locust Grove and LaVale are 40 to 50 years old and are in need of major renovation or replacement. Contract S-90 of this project includes abandonment of the LaVale Pumping Station and construction of a gravity sewer line to the proposed Locust Grove Pump Station. Contract S-91 of the project involves replacement of a 24” force main which will convey flow from the upgraded Locust Grove Pump Station to the City of Cumberland WWTP. Contract S-91 will also replace a deteriorated and aged water transmission main along the Wills Creek and Route 40 Corridor in Allegany County. This BPW action is for Contract S-85. 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.

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

***Project Funding Sources:***

<b>Bay Restoration Fund Grant BR-CR 18.01 (<i>this Item</i>)</b>	<b>\$ 1,303,054</b>
Maryland Water Quality State Revolving Fund Loan (prior approval Sec. Item 6 [8/11/2021])	\$ 1,673,200
Maryland Water Quality State Revolving Fund Principal Forgiveness (prior approval Sec. Item 6 [8/11/2021])	\$ 557,733
Energy Water Infrastructure Program Grant, EWIP 03.01 (prior approval Sec. Item 6 [8/11/2021])	\$ 1,000,000
Bay Restoration Fund, BR-CR 18.01 (prior approval Sec. Item 6 [8/11/2021])	\$15,616,531
Local Share	<u>\$ 2,206,522</u>
<b>Total Estimated Project Cost (S-85 and S-90)</b>	<b>\$22,357,040</b>

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

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
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*Contact: Matthew Lapinsky 410-729-8259  
mlapinsky@menv.com*

**13. MARYLAND ENVIRONMENTAL SERVICE  
*Dorsey Run Advanced Wastewater Treatment Plant,  
Anne Arundel County***

***A/E Contract:*** Engineering design services during construction of a Trucked Sludge Screen and Lime Feed System Retrofit at the Dorsey Run Advanced Wastewater Treatment Plant (AWWTP).

***MES Project No.:*** 1-25-2-22-3

***Description:*** The scope of this project includes Design, Bid, and Construction Phase Services for the design and installation of trucked sludge screening and retrofit of the existing lime feed equipment at the Dorsey Run AWWTP.

***Procurement:*** A/E Shortlist/SBR Shortlist

***Award:*** Watek Engineering Corporation  
Gaithersburg, Maryland

***Amount:*** \$ 68,657

***Term:*** 101 Calendar Days

***MBE Participation:*** 0 %

***Remarks:*** The existing lime feed system has been in operation for 23 years and has reached the end of its useful life. Refurbishment of the lime feed system will ensure reliability of the sludge stabilization system and ensure adequate treatment to meet all regulations. New equipment to screen trash from incoming trucked sludge loads will also be designed and installed. The sludge screens are important in that they help remove trash and inert material from the sludge brought to the Dorsey WWTP, where the sludge is processed and currently hauled to disposal sites.

***Fund Source:*** General Funds (FY 2023 PAYGO Funds)

***Appropriation Codes:*** FY 2023 PAYGO Funds (PCA #12243)

***Resident Business:*** Yes                      ***Tax Compliance No.:*** 24-5023-0100

**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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December 4, 2024



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

14. **MARYLAND STADIUM AUTHORITY**  
***Baltimore City Public Schools – Commodore John Rodgers Elementary/Middle School  
Bid Package 2***

**Contract ID:** BCS-02-019-GMP

**Recommendation:** Approve the award of Guaranteed Maximum Price (GMP) Bid Package 2 for the Commodore John Rodgers Elementary/Middle School Replacement Project.

**Contractor:** CAM Construction Company, Inc. 108 W. Timonium Rd., Suite 300, Timonium, MD 21093

**Prior Approvals:** Secretary’s Agenda, Item 16 (8/7/2024)  
Secretary’s Agenda, Item 17 (10/2/2024)

**Project:** 119,300 +/- sf school building renovation/addition located at 100 N. Chester St. Baltimore, MD 21231

**Procurement Method:** Competitive Sealed Proposals

**Bid Package Description:** Remaining 22 construction trade packages needed to complete construction for the replacement of the Commodore John Rodgers Elementary/Middle School

**Term:** 10/2024 – 12/2026

**Preconstruction Amount** \$ 38,955  
**Bid Package 1 Amount:** \$ 30,714,480  
**Bid Package 2 Amount (this item):** \$ 30,574,742  
**Revised Amount:** \$ 61,328,177

**MBE Participation (GMP 1)** 45.24%  
**MBE Participation (this Item):** 49.71%  
**MBE Participation (GMP 1& 2):** 43.25%  
**MBE Subgoals:** African American 8%  
Women 11%

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

**Remarks:** This GMP 2 Bid Package represents the remaining construction trade packages needed for the completion for the project. As identified in the prior recommendation approved on October 2, 2024, MSA outlined the intent to return with the final GMP package to be presented to BPW in December 2024.



BOARD OF PUBLIC WORKS  
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Contact: Laura Mullally 410-576-6430  
lmullally@oag.state.md.us

15. **DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**  
*General Miscellaneous*

**Recommendation:** The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a court-ordered award of legal fees against defendants in the matter of *Jerome Duvall, et al. v. Lawrence Hogan, et al.*, United States District Court for the District of Maryland, No. 1:94-cv-02541-MJM.

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

**Request Amount:** \$125,992.84

**Fund Source:** 100% General Funds

**Appropriation Codes:** Q00A0101

**Requesting Agency's Remarks:** The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$125,992.84 to satisfy this court-ordered award of attorneys' fees as in the best interest of the State.

If this settlement is approved a check should be issued payable to "Elizabeth Alexander Esquire" in the amount of \$ 7,523.56. The check should be delivered to Laura Mullally, Assistant Attorney General, 200 St. Paul Place, 19th Floor, Baltimore, MD 21202, who will deliver the check to plaintiffs' counsel. A transfer of the remaining \$118,469.28 should be made to the American Civil Liberties Union Foundation, Inc. either through ACH delivery or wire transfer.

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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  
December 4, 2024



DNR 1

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

1A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*Allegany County*

**Recommendation:** Approval to commit \$52,785 for the following **development** project.

***Bel Air Community Recreation Complex Improvements - \$52,785***  
Allegany County  
POS #7752-1-480 MD20240722-0600

**Background:** Construct improvements at the recreation complex including athletic field topsoil and seeding, new batting cages, bocce ball and shuffle board courts, and associated site amenities. The project also includes additional playground equipment consistent with National Playground Safety Standards and the Americans with Disabilities Act.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$12,481.36

**Fund Source:** Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023  
Program Open Space Local  
Source Code: 24011 \$40,303.64

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

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Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
December 4, 2024



DNR 2

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

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

**Recommendation:** Approval to commit \$1,291,389 for the following **acquisition** and **development** projects.

**1. Cape Horn Park Expansion - Green Property Acquisition - \$1,138,389.30**

Carroll County

POS #7745-6-436 MD20240828-0695

**Background:** Acquire two undeveloped parcels totaling 43.95 acres to expand Cape Horn Park. Future park plans may include additional athletic fields, walking trails, dog park and community center.

**Appraised Value:** Lipmann Frizzell and Mitchell \$1,120,000  
Karen H. Belinko Appraisals \$1,415,000

**Property Cost:** \$1,120,000.00

**Incidental Costs:** \$18,389.30

**Fund Source:** Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$57,859.50

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020  
Program Open Space Local  
Source Code: 21011 \$298,412.25

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$360,497.75

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$421,619.80

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2A. **PROGRAM OPEN SPACE LOCAL SHARE** (cont'd)  
*Carroll County*

**2. City Park Improvements - \$153,000**

City of Westminster

POS #7763-6-437 MD20240913-0731

**Background:** Renovate the existing outdated restrooms at City Park to be ADA compliant. Project includes upgraded finishes, doors, plumbing, electric, and associated amenities.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$153,000.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
December 4, 2024



DNR 4

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

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

**Recommendation:** Approval to commit \$86,000 for the following **development** project.

***Grantsville Town Park Improvements Phase II - \$86,000***

Garrett County

POS #7761-11-315 MD20240904-0719

**Background:** Construct improvements at the park including an ADA fishing pier, tennis court bleachers, interactive musical steps, and associated site amenities. The project also includes new playground safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

**Fund Source:** Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023

Program Open Space Local

Source Code: 24011 \$86,000.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

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Board of Public Works  
Department of Natural Resources – Real Property  
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December 4, 2024



DNR 5

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

4A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*Howard County*

**Recommendation:** Approval to commit \$600,000 for the following **development** project.

***Rockburn Branch Park Pickleball Courts - \$600,000***

Howard County

POS #7766-13-135 MD20240920-0744

**Background:** Design and construct six lighted pickleball courts with two shade structures, benches, parking, stormwater and sidewalk ADA improvements.

**Fund Source:** Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023

Program Open Space Local

Source Code: 24011 \$600,000.00

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
December 4, 2024



DNR 6

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

5A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**  
*Baltimore City*

**Recommendation:** Approval to commit \$100,000 for the following **development** project.

***Hamilton Elementary/Middle School Yard Improvements - \$100,000***  
Parks & People, Inc.  
LPPI# LPPI-24-22

**Background:** Design and construct improvements to the school yard at Hamilton elementary and middle schools to include a running track, walking trail, and play and site amenities.

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

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
 Department of Natural Resources – Real Property  
 Supplement  
 December 4, 2024



DNR 7

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

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

**Recommendation:** Approval to grant \$401,645.59 to the **Garrett County Commissioners** from Rural Legacy funds to acquire a 130.24-acre conservation easement.

***Bear Creek Rural Legacy Area – Douglas & Julia Bender Property***

**Prior Approval:** Bear Creek Rural Legacy Area approved grants for easement acquisitions:  
 DNR-RP Item 10A (8/22/2018) \$300,000 for FY 2019  
 DNR-RP Item 15A (10/12/2022) \$573,881 for FY 2023  
 DNR-RP Item 15A (8/23/2023) \$1,300,000 for FY 2024

**Project Description:** Acquisition of this conservation easement will protect valuable agricultural and forest lands. In addition, the easement will protect 550 linear feet of forested stream buffers along an unnamed tributary to Bear Creek, which is a designated Use Class III-P Nontidal Cold Water and Public Water Supply. This Rural Legacy easement, RL No. 35361, will be held by Garrett County.

**Easement Value:** \$370,846 (\$2,847.41 per acre)

**Purchase Price:** \$370,846 (\$2,847.41 per acre)

**Total Other DNR Costs:**

Administrative:	\$11,125.38
Incidental:	\$14,111.52
Compliance:	\$ <u>5,562.69</u>
	\$30,799.59

**Amount Requested:** \$401,645.59

**Fund Sources:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
 Rural Legacy Program  
 Source Code: 23003 \$401,645.59

**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  
 December 4, 2024



DNR 8

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

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

**Recommendation:** Approval to grant \$551,567.05 to the **Garrett County Commissioners** from Rural Legacy funds to acquire a 224.88-acre conservation easement.

***Bear Creek Rural Legacy Area – Bravo 4 Land Company, LLC***

**Prior Approval:** Bear Creek Rural Legacy Area approved grants for easement acquisitions:  
 DNR-RP Item 10A (8/22/2018) \$300,000 for FY 2019  
 DNR-RP Item 15A (10/12/2022) \$573,881 for FY 2023  
 DNR-RP Item 15A (8/23/2023) \$1,300,000 for FY 2024

**Project Description:** Acquisition of this conservation easement will protect valuable agricultural and forest lands. In addition, the easement will protect approximately 5,700 linear feet of forested stream buffers along Bear Creek and unnamed tributaries. Bear Creek is a designated Use Class III-P Nontidal Cold Water and Public Water Supply. This Rural Legacy easement, RL No. 35354, will be held by Garrett County.

**Easement Value:** \$519,910.00 (\$2,311.95 per acre)

**Purchase Price:** \$519,910.00 (\$2,311.95 per acre)

**Total Other DNR Costs:**

Administrative:	\$15,597.30
Incidental:	\$ 8,261.10
Compliance:	\$ <u>7,798.65</u>
	\$31,657.05

**Amount Requested:** \$551,567.05

**Fund Sources:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
 Rural Legacy Program  
 Source Code: 23003 \$551,567.05

**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  
 December 4, 2024



DNR 9

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

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

**Recommendation:** Approval to grant \$360,009.17 to the **Garrett County Commissioners** from Rural Legacy funds to acquire a 163.84-acre conservation easement.

***Bear Creek Rural Legacy Area – Redwing Farm, LLC***

**Prior Approval:** Bear Creek Rural Legacy Area approved grants for easement acquisitions:  
 DNR-RP Item 10A (8/22/2018) \$300,000 for FY 2019  
 DNR-RP Item 15A (10/12/2022) \$573,881 for FY 2023  
 DNR-RP Item 15A (8/23/2023) \$1,300,000 for FY 2024

**Project Description:** Acquisition of this conservation easement will protect valuable agricultural and forest lands. In addition, the easement will protect approximately 1,500 linear feet of forested stream buffers along unnamed tributaries to South Branch Bear Creek, which is a designated Use Class III-P Nontidal Cold Water and Public Water Supply. This Rural Legacy easement, RL No. 35359, will be held by Garrett County.

**Easement Value:** \$337,655.62 (\$2,060.89 per acre)

**Purchase Price:** \$337,655.62 (\$2,060.89 per acre)

**Total Other DNR Costs:**

Administrative:	\$10,129.66
Incidental:	\$ 7,159.06
Compliance:	\$ <u>5,064.83</u>
	\$22,353.55

**Amount Requested:** \$360,009.17

**Fund Sources:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
 Rural Legacy Program  
 Source Code: 23003 \$360,009.17

**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  
 December 4, 2024



DNR 10

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

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

**Recommendation:** Approval to grant \$142,029.68 to the **Garrett County Commissioners** from Rural Legacy funds to acquire a 52.7-acre conservation easement.

***Bear Creek Rural Legacy Area – Beverly Stone Property***

**Prior Approval:** Bear Creek Rural Legacy Area approved grants for easement acquisitions:  
 DNR-RP Item 10A (8/22/2018) \$300,000 for FY 2019  
 DNR-RP Item 15A (10/12/2022) \$573,881 for FY 2023  
 DNR-RP Item 15A (8/23/2023) \$1,300,000 for FY 2024

**Project Description:** Acquisition of this conservation easement will protect valuable agricultural and forest lands. In addition, the easement will protect approximately 1,700 linear feet of forested stream buffers along unnamed tributaries to South Branch Bear Creek. The South Branch Bear Creek is a designated Use Class III-P Nontidal Cold Water and Public Water Supply. This Rural Legacy easement, RL No. 35360, will be held by Garrett County.

**Easement Value:** \$130,927.69 (\$2,484.40 per acre)

**Purchase Price:** \$130,927.69 (\$2,484.40 per acre)

**Total Other DNR Costs:**

Administrative:	\$ 3,927.83
Incidental:	\$ 5,210.24
Compliance:	\$ <u>1,963.92</u>
	\$11,101.99

**Amount Requested:** \$142,029.68

**Fund Sources:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
 Rural Legacy Program  
 Source Code: 23003 \$142,029.68

**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  
December 4, 2024



DNR 11

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

**10A. PROGRAM OPEN SPACE STATE SHARE**  
***Dorchester County (Chesapeake Conservancy, Inc.)***

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

**Description:** This mostly forested property includes road frontage and will be managed by the Maryland Forest Service as an addition to Chesapeake Forest Lands. The property is immediately adjacent to the Nanticoke Important Bird Area, which has been identified by the National Audubon Society as having continent-wide importance. Acquisition will improve access, expand Forest Interior Dwelling species habitat in a large block of protected forest spanning Maryland and Delaware, and provide water quality protection in the Nanticoke River Watershed. The Maryland Forest Service manages working forest lands to produce sustainable forest products and provide for outdoor recreational opportunities, helping to maintain the local resource-based economy.

**POS Scoring System:** 65 out of 100

**Targeted Ecological Area:** No

**Grantor:** Chesapeake Conservancy, Inc.

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

**Property:** 39.42+/- acres, improved, POS No. 13366

**Price:** \$230,000

**Appraisals:** \$170,000 (12/6/23) – David E. Cadell  
\$237,000 (12/14/23) – William R. McCain  
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Program Open Space Stateside  
Source Code: 23001 \$230,000

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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  
December 4, 2024



DNR 12

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

**11A. PROGRAM OPEN SPACE STATE SHARE**  
***Charles County (Dulabahn Trust)***

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

**Description:** This forested property is located along Nanjemoy Creek and will be managed by the Maryland Forest Service as an addition to Doncaster Demonstration State Forest. Acquisition will expand public recreational opportunities for hunting, trapping, hiking and birding, and add to Forest Interior Dwelling Species habitat recognized by the National Audubon Society as an Important Bird Area. Areas along the shoreline where natural habitats occur, such as marshes and coastal forests, have the potential to reduce the impact of coastal hazards (flooding and erosion) to adjacent coastal communities by dampening waves, stabilizing sediment, and absorbing water. Natural features can also adapt to changing conditions within dynamic coastal environments, and thus have the ability to provide climate change resiliency benefits over the long term.

**POS Scoring System:** 94 out of 100

**Targeted Ecological Area:** Yes

**Grantor:** Anne H.S. Dulabahn Trust

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

**Property:** 10.70+/- acres, unimproved, POS No. 35016

**Price:** \$385,000

**Appraisals:** \$400,000 (7/24/24) – LouAnne Cline  
\$350,000 (7/17/24) – Philip Lamb

All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Program Open Space Stateside  
Source Code: 23001 \$385,000

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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  
December 4, 2024



DNR 13

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

**12A. PROGRAM OPEN SPACE STATE SHARE  
*Baltimore County (Monkton Properties LLC)***

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

- 1) The Trust for Public Land, acting on behalf of DNR, acquiring the property from Monkton Properties LLC;
- 2) The Trust for Public Land conveying the property to DNR;
- 3) The reimbursement of due diligence costs expended by The Trust for Public Land

**Description:** This partially forested property is located along the Torrey C. Brown Rail Trail and includes 4,441 linear feet of Gunpowder Falls. It will be managed by the Maryland Park Service as an addition to Gunpowder Falls State Park. Acquisition will protect an area of Gunpowder Falls that contains a reproducing population of wild brown trout and other native fish species, protect habitat for Forest Interior Dwelling Species, and protect water quality in the Loch Raven Reservoir watershed, which provides drinking water to the City of Baltimore and most of Baltimore County.

**POS Scoring System:** 65 out of 100

**Targeted Ecological Area:** No

**Legislative Notification:** Budget Committee notification has been completed as required by Natural Resources Article, §1-104(k), Annotated Code of Maryland.

**Grantor:** The Trust for Public Land

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

**Property:** 61.08+/- acres, improved, POS No. 13453

**Price:** \$1,852,000 (Parcel 110 – Tract A and Lot 3)  
\$848,000 (Parcel 110 – Lot 4)

<b>Appraisals:</b>	<b>(Parcel 110- Lot 3 and Tract A)</b>	<b>(Parcel 110- Lot 4)</b>	
	\$1,853,000		(9/13/23) – Georgia L. Nichols
	\$1,400,000	\$849,000	(10/24/23) – Terrence W. McPherson
	\$1,300,000	\$767,000	(9/7/2023) – Terry R. Dunkin

All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

**Remarks:** Appraisals are older than a year due to lengthy negotiations.

Board of Public Works  
 Department of Natural Resources – Real Property  
 Supplement  
 December 4, 2024



**12A. PROGRAM OPEN SPACE STATE SHARE (cont'd)**  
*Baltimore County (Monkton Properties LLC)*

**Incidentals to Land Trust:** \$ 1,168,000 (total not to exceed)

Administrative fee:		\$ 81,000
Reimbursements:	Environmental	\$ 15,000
	Title	\$ 105,000
	Survey	\$ 35,000
	Razing	\$ 694,000
	Carrying Costs	\$ 231,000
	Insurance	\$ 7,000

**Stabilization funds:** \$270,000

Stabilization funds are authorized to stabilize the structural integrity of improvements existing on land at the time of acquisition, eliminate health and safety hazards, protect water quality, and provide public access. DNR intends to use a portion of the funds to dispose, by razing, certain current structures that would not be a part of the management plan for Maryland Park Service. See Natural Resources Article §5-903(f) and §5-904(e).

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
 Program Open Space Stateside  
 Source Code: 23001 \$4,138,000

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
December 4, 2024



DNR 15

*Contact: John Turgeon 410-697-9525  
john.turgeon@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:** Baltimore County Tax Map 50,  
Parcels 117 (33.16ac) and 119 parcel A (1.3282ac),  
12207 Boxer Hill Road, Cockeysville; Legislative District 11B

**Grantor:** William F. Peck and Anne N. Peck

**Grantees:** Maryland Environmental Trust

**Purchase Price:** \$0

**Fund Source:** Donation

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
December 4, 2024



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

**1-C-BP. UNIVERSITY OF MARYLAND BALTIMORE**  
***School of Social Work-Bid Package 1 of 2***

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

**Recommendation:** Award construction bid package 1 of 2. Bid Package #1 includes: concrete foundation, foundation waterproofing, semi-rigid mineral wool insulation, elevators, geotextile wells, mechanical equipment pre-purchase, electrical equipment pre-purchase, earthwork, aggregate piers, and University Allowances.

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

**Prior Approval:** USM Item 6-C 4/19/2023 (pre-construction services)

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

**This Bid Package Amount:** \$26,727,348

**Current Contract Amount:** \$1,627,721

**Revised Amount:** \$28,355,069

**Contract Term:** 55 months from issuance of construction notice to proceed (includes warranty period)

**Fund Source:** MCCBL 2024: *Provide funds to complete design and begin construction of a new School of Social Work, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project.* Item 107: \$13,860,279

**Note:** Currently MCCBL 2024 Funds are available. Chapter 720, Act of 2024 preauthorized \$37,089,000 in FY 2026. Board approval is requested for the full amount of the Bid Package in the amount of \$26,727,348 with the understanding that the University will initially authorize the contractor to perform construction work in a not to exceed amount of \$13,860,279. The University will return to the Board of Public Works to authorize the \$12,867,069 when FY 2026 funds become available.

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**1-C-BP. UNIVERSITY OF MARYLAND BALTIMORE (cont'd)**  
***School of Social Work-Bid Package 1 of 2***

***This Bid Package MBE Participation:*** 16.79%

***MBE Participation overall:*** 30% overall goal  
Subgoals: 8% African-American Owned  
11 % Female Owned

***MBE Compliance to date:*** 0% (See Requesting Institution Remarks)

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

***Requesting Institution Remarks:*** The Construction Management at Risk contract was initially awarded for pre-construction. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages.

There is no MBE compliance at this stage of the project since only pre-construction services and early enabling work have been awarded to date. The final bid package will include a higher MBE percentage of subcontractor trade work to bring the contract into compliance with the overall MBE participation goal on the project.

***Sustainability:*** In accordance with the Maryland High Performance Building Standards, the new home for UMSSW prioritizes sustainability with features including (a) high-performance building envelope that lowers heating loads by 12% and cooling loads by 4%,(b) photovoltaic arrays that will produce 15% of the energy the building uses, (b) a green roof garden with extensive plantings and tree cover, (c) intensive stormwater management features that minimize rainwater discharge from the site, (d) bike lockers with showers for commuters, and (e) geo-thermal exchange wells underneath the building that are part of a highly efficient thermal control system that will make it the first operational net-zero emissions building in the University System of Maryland and downtown Baltimore. Collectively, these actions will reduce the building's annual energy usage by 65%. Thoughtful selection of materials will facilitate a healthy indoor environment and maximize recycled content. To the greatest extent possible, materials shall be sourced responsibly from vendors that maintain transparency and meet testing requirements and standards referenced in the LEED rating system. Waste will be minimized both during construction and throughout operation using a variety of waste reduction and diversion strategies. And notably, the project is also on track to achieve LEED Platinum, the highest level from the U.S. Green Building Council. The geo-thermal exchange wells, plus associated mechanical and electrical equipment, are included within this bid package, while the balance of the sustainability components and features will be included within the final bid package.



Board of Public Works  
University System of Maryland  
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**1-C-BP.**     **UNIVERSITY OF MARYLAND BALTIMORE** *(cont'd)*  
*School of Social Work-Bid Package 1 of 2*

*Resident Business:*                      Yes

*MD Tax Clearance:*                      24-4416-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
December 4, 2024



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

**2-RP. UNIVERSITY OF MARYLAND, COLLEGE PARK for  
BOWIE STATE UNIVERSITY  
*Demolition of Martin Luther King Jr Center***

**Recommendation:** That the Board of Public Works approve Bowie State University demolishing the Martin Luther King Jr Communication Arts Center, a 3-story concrete and brick structure with a basement at the southwest corner of campus along Loop Road.

**Requesting Institution Remarks:** The Martin Luther King Jr Communication Arts Center is a 149,374 gross square-foot building, completed and first occupied in 1973 and utilized as a classroom building for humanities. The University seeks approval to demolish the building because a new replacement building, the adjacent Martin Luther King, Jr. Center, was completed with classes beginning in fall 2024. The new building will house Communications, History, Language/Literature/Cultural Studies, and ROTC departments along with providing new state-of-the-art classrooms, TV and radio studios, and a 1500-seat auditorium. The existing building has exceeded its useful life and the demolition complies with the 2016 BSU Facility Master Plan and the 2016-2035 Capital Improvement Plan. Demolition will allow for the completion of the site remediation, landscaping, and final utility loop connections related to the new building project.

**State Clearinghouse:** The Clearinghouse conducted an intergovernmental review of this project. It recommends: “That demolition of the building be approved upon consideration of the Maryland Department of the Environment’s qualifying comments” (MD20240918-0740).

**Maryland Historical Trust:** The Maryland Historical Trust has determined that the project will have no effect on historic properties and that the federal and State historic preservation requirements have been met.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



*Wes Moore*  
Governor

*Aruna Miller*  
Lt. Governor

*Paul J. Wiedefeld*  
Secretary

**BOARD OF PUBLIC WORKS  
ACTION AGENDA  
December 4, 2024**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
1	Maryland Aviation Administration (MAA)	1 - 5
2 - 3	Maryland Transit Administration (MTA)	6 - 10
4 - 7	State Highway Administration (SHA)	11 - 21

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

**1-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 Airport, known as leased premises Parcels A and B, respectively.

**Modification Description:** Modification No. 7 provides for a 15-year extension of the operating period and includes payment of land and building rental rates based on current comparable rates for Parcel A.

**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:** Parcel A, Buildings B, C, and F: 01/01/2025-12/31/2039. MAA has the option to extend Parcel A's operation period for one four-year, nine-month term. (Modification No. 7, *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:** MAG for Parcel A is \$1,835,574.00 per annum (343,384 SF at \$1.30 per square foot per annum ground rent plus 164,205 SF at \$8.46 per square foot per annum building rental rate) adjusted tri-annually by the greater of 10.5% or by the percentage change in the Consumer Price Index. Contractor is currently paying a combined Parcel A and Parcel B MAG of \$1,828,747.00 or 18.6% of annual gross revenues. (Modification No. 7, *this agenda item*)

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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MDOT 2

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

- 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)
  - \$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)
  - \$0.00 (Mod #6: Extension of the operating period of Parcel A; 08/26/2024 – 12/31/2024; MDOT 1-GM-MOD, 08/07/2024)

**Revised Total Contract Amount:** MAG of \$3,393,092.00 per annum adjusted tri-annually by the greater of 10.5% or by the percentage change in the Consumer Price Index. Contractor is currently paying the 18.6% of annual gross revenues which includes an additional \$1,982,466.00 for calendar year 2024 to date above the current MAG of \$1,828,747.00.

**Percent +/- Change (this item):** +578.9% (Parcel A only)

**Overall Percent +/- Change:** +86% (Parcel A and B)

**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) was extended through December 31, 2024, as approved by the BPW on August 7, 2024. The MAA will extend contractor's operating period on Parcel A for an additional 15 years. MAA has the option to extend Parcel A operating period through the end of the contract term if Contractor expends \$5 million in capital repairs during the Parcel A operating period. In exchange, Contractor will pay a land and building rental rate based on current comparable rates. Contractor will expend approximately \$2.6 million in life safety and ADA improvements by the end of the first year of the 15-year extension.

DEPARTMENT OF TRANSPORTATION  
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MDOT 3

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

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

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:*** 24-3745-0000

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

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
December 4, 2024**



MDOT 4

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

**ATTACHMENT I**

	<b>Amount</b>	<b>Term</b>	<b>BPW/DCAR Date</b>	<b>Reasons</b>
Original Contract	Minimum Annual Guarantee of \$128,214.00 per annum or 18.6% of gross revenues	08/26/1999-03/05/2026	07/14/1999, 22-GM	Original Contract
Modification #1	No Change	No Change	Effective 11/14/2003	Contractor provided 75 SF of Cargo Building "G" to MAA to house fiber optic lines and equipment for a communications services room.
Modification #2	Additional \$280,284.00 annually	08/26/1999-08/25/2046, if Contractor develops new cargo facilities in the MCC site prior to August 2021.	10/04/2017, 18-GM-MOD	Contractor to maintain the new MAA-constructed apron; Contractor to charge its subtenants prevailing rates for a portion of the Midfield Cargo Apron Improvements and remit payment to MAA; and Contractor to pay the unamortized investment of the Midfield Cargo Improvements if Contractor develops additional cargo (building) facilities.
Modification #3	No change	No Change	05/16/2018, 1-GM-MOD	MAA apportioned share of \$250,000 to relocate Unicorn Transportation, Inc. from Midfield Cargo Complex to an off-airport location.
Modification #4	No Change	No Change	05/22/2019, 10-GM-MOD	MAA to waive repayment by Contractor of the unamortized investment of the Midfield Cargo Apron Improvements.

DEPARTMENT OF TRANSPORTATION  
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MDOT 5

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

**ATTACHMENT I** *(cont'd)*

Modification #5	No change	No Change	Effective 06/01/2020	Adjustment of Common Use Apron due to Contractor's permitted installation.
Modification #6	No change	08/26/2024- 12/31/2034 (Parcel A)	08/07/2024, 1-GM-MOD	Modification to extend the operational period of Parcel A through 12/31/2024.
Modification #7	Minimum Annual Guarantee increase of \$1,564,345 per annum or 18.6% of gross revenues	08/26/1999- 12/31/2039 (Parcel A)		Modification to incorporate a 15-year extension of the operating period for Parcel A with one renewal option and comparable building and land rental rates for Parcel A.
<b>Revised Total Amount</b>	Minimum Annual Guarantee increase of \$3,264,878.00 per annum or 18.6% of gross revenues	08/26/1999- 12/31/2039 (Parcel A)		



**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
December 4, 2024**



MDOT 6

*Contact: William Parham 410-454-7889  
wparham@mta.maryland.gov*

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

**Contract ID:** Rolling Stock and Associated Equipment Services; *AE-22-001-B & AE-22-001-E*  
EPICS No.: AE22001B & AE22001E

**Contract Description:** Two of five contracts to provide rolling stock and associated equipment services for the Maryland Transit Administration (MTA) in support of the procurement of locomotives, buses, paratransit, and rail passenger vehicles to be operated on various Maryland Transit service routes.

**Awards:** AECOM Technical Services, Inc. (Contract B)  
Chicago, IL  
Omni Strategy, LLC (Contract E)  
Baltimore, MD  
*(Certified Disadvantaged and Small Business Enterprise)*

**Contract Terms:** 12/19/2024 – 12/18/2029 (five years)

**Amounts:** \$19,000,000 NTE Contract B  
\$10,000,000 NTE Contract E  
\$29,000,000 NTE Aggregate Total

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 1050) (Rankings)</i>	<i>NTE Price</i>
Jacobs Engineering Group, Inc. Baltimore, MD	1014 (1)	Contract A
AECOM Technical Services, Inc. Chicago, IL	1003 (2)	Contract B \$19,000,000 NTE
STV Incorporated Owings Mills, MD	989 (3)	Contract C
WSP USA Inc. Baltimore, MD	938 (4)	Contract D
Omni Strategy, LLC Baltimore, MD	870 (5)	Contract E \$10,000,000 NTE

DEPARTMENT OF TRANSPORTATION  
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MDOT 7

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

**Proposals (cont'd):**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 1050) (Rankings)</i>	<i>NTE Price</i>
Atkins North America, Inc. Calverton, MD	818 (6)	
Hatch Associates Consultants, Inc. Washington, DC	778 (7)	

**Living Wage Eligible:** No

**DBE/VSBE Participation** 28.00% / 0% - Contract B  
87.50% / 0% - Contract E

**Hiring Agreement Eligible:** No

**Incumbents:** CH2M Hill, Inc., St. Louis, MO  
Omni Strategy, LLC., Baltimore, MD  
AECOM Technical Services, Inc., Chicago, IL  
STV Incorporated, Owings Mills, MD  
WSP USA, Inc., Baltimore, MD

**Requesting Agency Remarks:** This solicitation was published on eMaryland Marketplace (eMMA) on January 25, 2023. A total of 425 firms were notified via eMMA, of which 200 were certified DBEs and 50 firms were directly solicited. A total of seven engineering consultant firms submitted technical proposals in response to the solicitation. The five highest-scoring firms were selected for an award after each technical proposal was evaluated, scored, and ranked, and after each price proposal was reviewed.

These contracts provide rolling stock and associated equipment services on a work order basis. The awardees are required to provide engineering and technical services, initial planning, product research, preliminary engineering, specification development, final design engineering, environmental related work to support regulatory review, coordination and correspondence with manufacturers/vendors, coordination and interactions with ProjectWise Document Control System, manufacturing and in-plant vehicle or equipment inspection, commissioning and testing, Systems integration engineering, revenue service support, safety and systems assurance, procurement and warranty support, management of fleet retrofits/ modifications, project planning, evaluation, review and control.

DEPARTMENT OF TRANSPORTATION  
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MDOT 8

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

Existing and anticipated projects requiring Rolling Stock and Associated Equipment Services include:

- Bus Division Improvements
- Metro Wabash Shop Upgrades
- Metro System-Wide Improvements
- Metro Traction Power Substation Load Break and Tie Switch System
- Light Rail – Rail and Switch Heater System Replacement
- Light Rail Catenary System Rehabilitation
- Light Rail Load Break Disconnect Feeder which are part of the Call for Projects FY26 in support of all MTA Transportation Links

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing a DBE participation goal, as well as a Small Business Enterprise designation. The DBE goal established for these contracts is 28%, however, Omni Strategy, LLC has committed to 87.50%, exceeding the goal by 59.50%. No VSBE goal has been established for these contracts due to the limited subcontracting opportunities.

Omni Strategy, LLC. is a certified Small Business Enterprise and Disadvantaged Business Enterprise.

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

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

**Approp. Code:** J05H0105

**Resident Businesses:** Yes

**MD Tax Clearances:** 24-0250-0111 (Contract B)  
24-4294-1001 (Contract E)

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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 410-454-7889  
wparham@mta.maryland.gov

3-E. **MARYLAND TRANSIT ADMINISTRATION**  
***Metro Equipment Contract***

**Contract ID:** Metro Track Intrusion Detection Phase 2; *MTR-24-031-IT*  
EPICS No.: MTR24031IT

**Contract Description:** Purchase and installation of Harsco Rail LLC's Protran track intrusion detection system for the Maryland Transit Administration (MTA) Metro Rail system. This is a new contract for Phase 2 of the project, Phase 1 was a pilot program to install and test the equipment at Upton Metro Station.

**Award:** Harsco Rail LLC., West Columbia, SC

**Contract Term:** 01/08/2025\* – 01/07/2028 (*\*or earlier upon BPW approval*)  
(three years)

**Amount:** \$2,160,000.00

**Procurement Method:** Sole Source

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

**Incumbent:** Same

**Requesting Agency Remarks:** This is a sole source procurement for MTA for Phase 2 of the Metro Track Intrusion Detection project to improve the safety of the Metro system.

The MTA Procurement Review Group (PRG) determined that this sole source procurement was exempt from SBR designation. MTA PRG reviewed the contract to determine the potential for establishing DBE participation. A 0% DBE goal was established due to a lack of sub-contractable opportunities.

In the Phase 1 pilot, the contract was funded in part by the Federal Transit Administration (FTA) Safety Research and Demonstration (SRD) grant. In Phase 2, the Baltimore Formula Grant will fund the Federal portion of implementing track intrusion detection across the rest of the Metro Rail system. MTA has determined that the price offered is fair and reasonable for the goods to be provided and installed, based on the historical pricing from Phase 1 which the contractor has maintained since 2021.

DEPARTMENT OF TRANSPORTATION  
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MDOT 10

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3-E. MARYLAND TRANSIT ADMINISTRATION (cont'd)

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

*Approp. Code:* J05H0105

*Resident Business:* No

*MD Tax Clearance:* 24-4774-1001

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
December 4, 2024**



MDOT 11

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

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

**Contract ID:** Construction Management & Inspection (CMI) Services, Statewide; *BCS 2023-04 A*  
EPICS No. SBCS2304A

**Contract Description:** One of ten indefinite delivery-indefinite quantity, work-order based contracts to provide construction management & inspection services, statewide for State Highway Administration (SHA).

**Award:** Johnson, Mirmiran & Thompson, Inc.  
Hunt Valley, MD

**Contract Term:** 12/19/2024 – 12/18/2029 (five years)

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

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	92.55 (1)	\$20,000,000 NTE Contract A
A. Morton Thomas and Associates, Inc. Towson, MD	91.98 (2)	Contract B
Whitman, Requardt & Associates, LLP/ Alpha Corporation (JV) Baltimore, MD	89.53 (3)	Contract C
Century Engineering LLC/ EBA Engineering Inc. (JV) Hanover, MD	89.41 (4)	Contract D
McCormick Taylor, Inc./ Pennoni Associates Inc. (JV) Baltimore, MD	88.93 (5)	Contract E
PRIME AE Group, Inc./ WSP USA Inc. (JV) Baltimore, MD	88.09 (6)	Contract F

**DEPARTMENT OF TRANSPORTATION  
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MDOT 12

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

***Proposals (cont'd):***

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
O'Connell & Lawrence, Inc./ Michael Baker International, Inc. (JV) Onley, MD	87.71 (7)	Contract G
Rummel, Klepper & Kahl, LLP Baltimore, MD	87.30 (8)	Contract H
Urban Engineers, Inc./ ATCS, P.L.C./ Mead & Hunt, Inc. (TV) Baltimore, MD	85.99 (9)	Contract I
Stantec Consulting Services, Inc./ AECOM Technical Services, Inc. (JV) Laurel, MD	85.39 (10)	Contract J
KCI Technologies, Inc./ STV Incorporated Sparks, MD	83.76 (11)	
Brudis & Associates, Inc./ Volkert, Inc. (JV) Columbia, MD	83.46 (12)	
Greenman-Pedersen, Inc./ Gannett Fleming, Inc. (JV) Columbia, MD	82.68 (13)	
Wallace, Montgomery & Associates, LLP/ Whitney, Bailey, Cox & Magnani LLC / Development Facilitators, Inc. (TV) Millersville, MD	81.69 (14)	
EXP U.S. Services, Inc./ Rossi Transportation Group, Inc. (JV) Towson, MD	81.59 (15)	
McKissack & McKissack of Washington, Inc./ Omnium Infrastructure Solutions, LLC (JV) Baltimore, MD	68.29 (16)	

***DBE / VSBE Participation:***                      27% / 0%

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

**Incumbents:** Pennoni Associates, Inc. / Volkert, Inc.; Century Engineering, Inc. / Greenman-Pedersen, Inc.; A. Morton Thomas and Associates, Inc. / Whitney Bailey Cox & Magnani LLC; Rummel, Klepper and Kahl, LLP; KCI Technologies, Inc. / STV Incorporated; Urban Engineers, Inc./ ATCS, P.L.C. / McCormick Taylor, Inc.; Stantec Consulting Services, Inc. / AECOM Technical Services, Inc.; Greenman-Pedersen, Inc./Whitney Bailey Cox and Magnani, LLC Contract B - McCormick Taylor, Inc./Pennoni Associates, Inc.; PRIME AE Group, Inc./Century Engineering, Inc. A. Morton Thomas and Associates, Inc./Brudis and Associates, Inc.; STY Incorporated; Gannett Fleming, Inc. /Development Facilitators, Inc. Greenman-Pedersen, Inc./O'Connell & Lawrence, Inc./Century Engineering, Inc.; Rummel, Klepper & Kahl, LLP; Johnson, Mirmiran & Thompson, Inc.; Wallace, Montgomery & Associates, LLP/Development Facilitators, Inc./ EBA Engineering, Inc.; WSP USA/ATCS, PLC/McCormick Taylor, Inc. Contract F - KCI Technologies, Inc./STV, Inc.; Gannett Fleming, Inc./Michael Baker International, Inc. Contract H - Stantec/AECOM; A. Morton Thomas & Associates, Inc./Whitney, Bailey, Cox & Magnani, LLC.

**Requesting Agency Remarks:** On April 11, 2023, the solicitation was advertised in The Daily Record, SHA web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for 10 contracts for \$20 million each with a total overall not to exceed value of \$200 million for CMI services for SHA. A total of 799 firms were notified via eMMA and an additional 3,010 DBE firms were directly solicited. SHA received 16 expressions of interest; all 16 firms were invited to submit technical proposals. SHA used qualifications-based selection and found 10 consultants eligible for contract award. There were no protests filed.

CMI services are for all phases of construction and system preservation related operations on various SHA projects. Services may be used in all districts throughout the state.

The SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals, as well as a Small Business Enterprise (SBE) designation. A 27% DBE participation goal was established for each contract within this award series. No VSBE goal was established for this contract.



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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MDOT 14

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

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

*Approp. Code:*                      J02B0101 and J02B0102

*Resident Business:*                Yes

*MD Tax Clearance:*                24-4720-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



DEPARTMENT OF TRANSPORTATION  
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MDOT 16

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

**Proposals** *(cont'd):*

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Whitney, Bailey, Cox & Magnani, LLC/ Wallace Montgomery (JV) Baltimore, MD	87.49 (5)	
KCI Technologies, Inc. Sparks, MD	86.92 (6)	
Brudis & Associates, Inc. Columbia, MD	86.42 (7)	
Century Engineering, LLC, A Kleinfelder Company Hunt Valley, MD	86.37 (8)	
Mead & Hunt, Inc. Columbia, MD	86.33 (9)	
Gannett Fleming/ STV Incorporated (JV) Owings Mills, MD	84.69 (10)	
PRIME AE Group, Inc. Baltimore, MD	83.90 (11)	
Toole Design Group, LLC Silver Spring, MD	80.19 (12)	

**DBE / VSBE Participation:** 27% / 0%

**Incumbents:** Mead & Hunt, Inc. (formerly Sabra & Associates, Inc.), Johnson, Mirmiran & Thompson, Inc., Rummel, Klepper & Kahl, LLP, Whitney, Bailey, Cox & Magnani, LLC, Wallace, Montgomery & Associates, LLP

**Requesting Agency Remarks:** On August 24, 2023, the solicitation was advertised in The Daily Record, SHA’s web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for four contracts for \$2.5 million each not to exceed \$10 million for traffic engineering services for SHA District 3. A total of 1012 firms were notified via eMMA and an additional 576 DBE firms were directly solicited. SHA received 12 expressions of interest and invited 12 firms to submit technical proposals. SHA used a qualifications-based selection and found eight consultants eligible for contract award. No protests were filed.

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MDOT 17

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

*Requesting Agency Remarks (cont'd):*

This traffic engineering services contract is to provide traffic engineering studies and corridor - analysis, prepare functional geometric design, review identified high crash intersections and sections for improvement, and review specific traffic problems for District 3 office, comprised of Montgomery and Prince George's counties.

The SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals, as well as a Small Business Enterprise (SBE) designation. A 27% DBE participation goal was established for each contract within this award series. No VSBE goal was established for this contract.

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

**Approp. Code:** J02B0101 and J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-4714-1111 (Contract C)  
24-4713-0111 (Contract D)

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

**DEPARTMENT OF TRANSPORTATION  
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MDOT 18

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

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

**Contract ID:** Survey and Engineering Services, District 5, SBE; *BCS 2023-14*  
EPICS No. SBCS2314

**Contract Description:** One of one indefinite delivery-indefinite quantity, work-order based contracts to provide survey and engineering services, in Anne Arundel, Calvert, Charles and St Mary’s counties (District 5) SBE contract for the State Highway Administration (SHA).

**Award:** SuYash Consulting, LLC; Columbia, MD  
*(Certified Disadvantaged and Small Business Enterprise)*

**Contract Term:** 12/19/2024 –12/18/2029 (five years)

**Amount:** \$1,500,000 NTE

**Procurement Method:** Qualification Based Selection *(SBE-Designated)*

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
SuYash Consulting, LLC Columbia, MD	91.18 (1)	\$1,500,000 NTE
Brudis and Associates, Inc. Columbia, MD	90.41 (2)	
iDesign Engineering, Inc./ ZEST LLC (JV) Calverton, MD	84.79 (3)	
Mercado Consultants Inc. Columbia, MD	77.80 (4)	

**DBE / VSBE Participation:** 96.67% / 0%

**Incumbents:** Rummel Klepper & Kahl, LLP; KCI Technologies, Inc.; Prime AE Group, Inc.; Century Engineering, Inc.; The Wilson T. Ballard Consulting Engineers; A. Morton Thomas and Associates, Inc.

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

**Requesting Agency Remarks:** On October 10, 2023, the solicitation was advertised in The Daily Record, State Highway Administrations (SHA's) web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for one contract not to exceed \$1.5 million for Survey and Engineering Services for SHA. A total of 964 firms were notified via eMMA and an additional 794 DBE firms were directly solicited. SHA received seven expressions of interest. From the reduced candidate list, per COMAR 21.12.02.04, SHA invited four firms to submit technical proposals. SHA used qualifications-based selection and found one consultant eligible for contract award. No protests were filed.

The purpose of this contract is to provide preliminary and final engineering design and surveying services of highway, bicycle, and pedestrian improvement projects, including highway geometric design, surveys including topographic data collection and metes and bounds, right of way mapping and plat creation, bicycle and pedestrian facility design, and hydrology and hydraulics drainage design for SHA District 5.

SHA has confirmed SuYash Consulting, LLC's bid price and the work conducted on this contract is performed by a Federally certified Disadvantaged and Small Business Enterprise.

The SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals, as well as a Small Business Enterprise (SBE) designation. This contract was designated SBE, and a 30% DBE participation goal was established for the contract within this award series. SuYash Consulting, LLC committed to exceed the 30% goal by 66.67% for a 96.67% DBE goal. No VSBE goal was established for this contract.

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

**Approp. Code:** J02B0101 and J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-4717-0110

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
December 4, 2024



MDOT 20

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

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

**Contract ID:** Testing and Recertification of Malfunction Management Units (MMU) Statewide; MMU2027.

EPICS No.: MMU2027

**Contract Description:** This is a sole-source procurement for the purchase of a malfunction management unit used in the traffic controller assembly.

**Award:** Econolite Control Products, Inc.  
Glen Burnie, MD

**Contract Term:** 12/19/2024\* – 12/18/2027 (\*or earlier upon BPW approval)  
(three years)

**Amount:** \$2,705,805.00 NTE

**Procurement Method:** Sole Source

**Living Wage Eligible:** No

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

**Performance Security:** None

**Incumbent:** Same

**Requesting Agency Remarks:** This contract is based on a not-to-exceed amount of \$2,705,805.00. This is a three-year contract to purchase an MMU, a device used in a Traffic Controller Assembly to detect and respond to improper and conflicting signals caused by malfunctions of the Controller Unit. These devices must be tested and recertified every two years to ensure their proper performance.

Econolite Control Products Inc. provides testing and recertification of malfunction management units statewide. The price was deemed to be fair and reasonable, per BPW Advisory 2016-1, based on a price analysis conducted using the historical price method. The price was negotiated and accepted for this contract, with a three-year proposal term, which is lower than the price of the previous contract, MMU2024, which was approved on July 19, 2018 (MDOT item 15-S), in the amount of \$3,357,045.00. The Office of Traffic and Safety recognized and certified this testing contract being essential for the MMUs which is a critical component used in State Highway Administration's (SHA's) traffic signal cabinets and detrimental to the public safety.

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

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

Econolite Control Products, Inc. is the authorized seller and service distributor for Eberle Design (EDI) line of products. Econolite is fully authorized to sell, supervise, install, and provide warranty service for EDI products in the transportation industry, which includes SHA and other agencies. No equally suitable alternate exists for this type of work.

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 goals, as well as a Small Business Reserve designation. No MBE or VSBE goal was established due to this project being a single element of work.

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

***Approp. Code:*** J02B0102

***Resident Business:*** Yes

***MD Tax Clearance:*** 24-3491-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
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<i>3 - 4</i>	<i>Construction</i>	<i>3 - 6</i>
<i>5 - 13</i>	<i>Services</i>	<i>7 - 27</i>
<i>14 - 18</i>	<i>Information Technology</i>	<i>28 - 47</i>
<i>19 - 20</i>	<i>Maintenance</i>	<i>46 - 49</i>
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<i>22</i>	<i>General Miscellaneous</i>	<i>52 - 53</i>
<i>23</i>	<i>Expedited Procurement</i>	<i>54 - 57</i>
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**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Deirdra Bell 410-767-4107  
deirdra.bell@maryland.gov*

**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 Leisure World Community Corporation**

Leisure World Community Corporation (Montgomery County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements at Leisure World, including stormwater pipe replacement.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)  
DGS Item 23-278, (SL-112-230-038)                      \$ 800,000*

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

<b>Background:</b>	Total Project	\$ 1,104,500
	<b>23-278 (This Action)</b>	<b>\$ 800,000 (Non-match)</b>
	Local Cost	\$ 304,500

(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 replacement of the two 72-inch pipe culverts with a single precast concrete culvert structure for greater useful life.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Mindy Kim-Woo 443-827-0657  
mindy.kim-woo@maryland.gov*

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

***Recommendation:***      That the Board of Public Works approve the following for Grantee, ***Upper Bay Counseling and Support Services, Inc.***, (Upper Bay).

*a Waiver of Priority Declaration and Subordination Agreement on behalf of the Grantee for Harford Bank (the “Bank”) to subordinate the State’s Right of Recovery to the financing documents of the Bank including the Loan and Security Agreement, Note and Deed of Trust*

***Background:*** On December 12, 2007 (DGS Agenda Item 26-CGL) and on February 13, 2008 (DGS Agenda Item 26-CGL), the Board approved grants of \$1,505,625 and \$136,716 respectively, for a total grant of \$1,642,341 to assist Upper Bay in the cost of acquiring and renovating the Property located at 600-626 Revolution Street, Havre de Grace, MD 21078.

On June 16, 2008, Upper Bay recorded the State’s Right of Recovery in the Land Records of Harford County, in Book 7854, Page 208.

On August 29, 2024, Upper Bay entered into a Loan and Security Agreement, Note and Deed with the Bank for the principal amount of \$186,232.

As a condition of the financing, the parties listed above have requested that the State waive and subordinate its rights of recovery to the financing documents of the Bank.

***Remarks:***

1. Grantee is a nonprofit organization and provides services as an outpatient mental health clinic and psychiatric rehabilitation program.
2. There are no funds tied to this request.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Courtney League 410-767-5516  
courtney.league@maryland.gov*

**3-C. CONSTRUCTION CONTRACT  
*Department of General Services***

**Contract ID:** Renovate Day-Use Bathhouse at Assateague State Park; P-054-190-010  
ADPICS No.: CTR020968

**Contract Description:** Renovate a day-use bathhouse at Assateague State Park in Worcester County

**Award:** Delmarva Veteran Builders, LLC; Salisbury, MD (VSBE)

**Contract Term:** 180 Calendar Days

**Amount:** \$1,796,490

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Offerors</i>	<i>Amount</i>
Delmarva Veteran Builders, LLC; Salisbury, MD	\$1,796,490
Keller Brothers, Inc.; Salisbury, MD	\$1,800,900
Grassfield Construction, LLC; Bethesda, MD	\$1,989,655

**MBE/VSBE Participation:** 20.11% / 0%

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

**Incumbent:** N/A

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on the eMaryland Marketplace Advantage on March 19, 2024. Four bids were received and opened on August 7, 2024. One bid was rejected because the bidder requested a MBE waiver which was denied due to lack of a good faith effort. Delmarva Veteran Builders, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

The original established MBE participation was 20% and the vendor committed to exceed it and achieve 20.11%.



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

*Fund Source:*                    100% Special Funds

*Approp. Code:*                \$ 450,000 - POS 22 Item 006  
\$1,346,490 - FY 24 PCA 247D1

*Resident Business:*            Yes

*MD Tax Clearance:*            24-3982-1010

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
December 4, 2024**



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

**4-C-MOD. CONSTRUCTION MODIFICATION  
*Military Department***

**Contract ID:** Window Replacement at Maryland Army National Guard; M-500-230-004  
ADPICS No.: CTR016537

**Contract Approved:** Delegated Authority - DGS, 10/24/2023

**Contract Description:** Design and construction for the installation of new aluminum, single-hung, double-panel, tempered glass, commercial grade, operable windows with tinted and reflective coating at the United States Property and Fiscal Office (USPFO) Building in Havre de Grace.

**Modification Description:** Cost to change the window manufacturer.

**Awards:** Hayes Construction Company; Phoenix, MD  
(Certified Small Business)

**Original Contract Term:** 90 Calendar Days

**Modification Term:** 120 Calendar Days

**Original Contract Amount:** \$ 184,440.00

**Modification Amount:** \$ 53,116.71

**Prior Options/Mods:** \$ 0.00 (Mod #1, 120 Calendar Days; Delegated Authority - DGS, 07/02/24)

**Total Contract Amount:** \$ 237,556.71

**Percent +/- (This Item):** 28.80%

**Total Percent Change:** 28.80%

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

**Living Wage Eligible:** No

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



**DEPARTMENT OF GENERAL SERVICES  
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**4-C-MOD. CONSTRUCTION MODIFICATION (cont'd)**

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

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

**Requesting Agency Remarks:** This modification changes the window manufacturer from Harvey to Quaker. The Quaker brand window is better suited to meet security goals and respect the historic character of the building.

MBE compliance is 0% because construction has not started and no invoices have been submitted.

**Fund Source:** 100% Federal Funds

**Approp. Code:** D50 23 32275 ERVT 1442

**Resident Business:** Yes

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
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*Contact: Suzanne Dorsey 410-218-1720  
suzanne.dorsey1@maryland.gov*

**5-S. SERVICES CONTRACT**  
***Department of the Environment, Air and Radiation Administration Mobile Sources Control Program***

**Contract ID:** Needs Assessment and Deployment Plan Technical Assistance for the Clean Trucks Act of 2023; U00B5600007  
ADPICS No.: U00B5600007

**Contract Description:** Needs assessment and deployment plan as required by law under the Clean Trucks Act of 2023.

**Award:** EV Advisors, LLC, Rockville, MD (Certified Small Business)

**Contract Term:** 12/05/2024 - 12/04/2025

**Amount:** \$300,000

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

<b><i>Offerors</i></b>	<b><i>Technical Rankings</i></b>	<b><i>Financial Offers (Rankings)</i></b>	<b><i>Overall Rankings</i></b>
EV Advisors, LLC, Rockville, MD	1	\$300,000 (1)	1
Exeter Associates, Inc.; Columbia, MD	3	\$328,427 (2)	3
Gabel Associates, Inc.; Highland Park, NJ	2	\$547,790 (3)	2

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

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 26.7% / 0%

**Incumbents:** N/A

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on June 5, 2024. A total of 9 potential contractors were notified of the solicitation. Three proposals were received and all three were determined to be reasonably susceptible of being selected for award. The recommended offeror, EV Advisors, was determined to be most advantageous to the State as its proposal was ranked highest technically and was lowest in price.





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

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

The Clean Trucks Act of 2023 (Environment Article, Annotated Code of Maryland, Title 2, Subtitle 11, Chapter 43) requires the Maryland Department of the Environment (MDE) to adopt regulations implementing the California Advanced Clean Trucks Program (ACT). ACT adoption reinforces Maryland’s ongoing commitment to reducing climate pollutants in order to reach the nation-leading goal of achieving a 60% reduction in greenhouse gas (GHG) emissions by 2031.

Transportation accounts for over 40% of Maryland's GHG emissions, and medium-heavy-duty trucks account for about a third of those emissions. The emissions of medium—and heavy-duty (MHD) trucks continue to increase even as other sectors decrease. On-road MHD diesel trucks are also the largest contributor to nitrogen oxide (NOx) emissions in Maryland, which contribute to summer ozone pollution. MDE adopted the Clean Truck Act effective December 25, 2023.

Under ACT, manufacturers of MHD Class 2b-8 vehicles (8,501 to over 33,000 pounds of gross vehicle weight) must meet a zero-emission vehicle (ZEV) sales requirement beginning with the 2027 model year.

***Fund Source:***                                100% Special Funds (Clean Air Funds)

***Approp. Code:***                             U00A.07.01

***Resident Business:***                        Yes

***MD Tax Clearance:***                        24-4427-1000

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
December 4, 2024**



*Contact: Elizabeth Hall 410-767-3652  
elizabeth.hall2@maryland.gov*

**6-S.            SERVICES CONTRACT  
*Department of Disabilities***

**Contract ID:** Money Follows the Person Peer Outreach and Support Services - Baltimore City Region; BPM045729

ADPICS No.: DEXB5600004

**Contract Description:** Money Follows the Person (MFP) Peer Outreach and Support Services for the Baltimore City Region. MFP is a Medicaid program that allows eligible participants the choice of where to live and to receive long-term care services in a home and community-based setting within the state.

**Award:** Accessible Resources for Independence, Inc.; Glen Burnie, MD

**Contract Term:** 12/15/2024 - 12/14/2025 (w/two 1-year renewal options)

**Amount:** \$ 67,340 NTE (Base 1-Year)  
\$ 67,340 NTE (Renewal Option #1)  
\$ 67,340 NTE (Renewal Option #2)  
\$ 202,020 NTE Total

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Accessible Resources for Independence, Inc.; Glen Burnie, MD	2	\$67,340.00 (1)	1
Independent Marylanders Achieving Growth through Empowerment; Towson, MD	1	\$100,250.07 (2)	2

*\*Technical proposals were weighted greater than financial proposals.*

**Living Wage Eligible:** Yes

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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December 4, 2024**



**6-S. SERVICES CONTRACT (cont'd)**

**Performance Security:** No

**Incumbents:** Accessible Resources for Independence, Inc.; Glen Burnie, MD  
Independent Marylanders Achieving Growth through  
Empowerment; Towson, MD

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on August 9, 2024. Four proposals were received on September 6, 2024. Two were determined to be reasonably susceptible of being selected for award. Two were determined to be not reasonably susceptible of being selected for award because they did not provide any information related to past experience with similar projects and services or describe how their organizations could meet the requirements of the RFP. The recommended offeror, Accessible Resources for Independence, Inc., was determined to be most advantageous to the state as its proposal ranked highest overall, with a minimal difference between the technical proposals and offering the lowest price.

Since 2012, the Maryland Department of Disabilities (MDOD) has administered the Peer Outreach and Support Project through an Interagency Agreement with the Maryland Department of Health (MDH) to implement nursing facility outreach activities as part of Maryland's Money Follows the Person Demonstration (MFP) Project. MFP was designed to encourage states to transition eligible and interested Medicaid recipients currently residing in nursing facilities back to their communities with appropriate in-home support.

As a participating MFP state, Maryland is obligated to commit federal matching funds to initiatives that further facilitate nursing facility transitions. Peer Outreach and Support is an approved rebalancing activity by the Centers for Medicare and Medicaid Services for its ability to make a personal connection between people with disabilities who have experience with institutional settings and nursing facility residents to educate them about their community living options.

Accessible Resources for Independence, Inc. has successfully performed these peer outreach and support services in Anne Arundel and Howard counties since 2012. Baltimore City currently does not have a Center for Independent Living. In 2022, a pilot program was launched to split the Baltimore City region into a northern and a southern region. This contract will expand the reach to encompass the previously split northern and southern regions in Baltimore City.

MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities.





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Krishnanda Tallur 410-767-0123  
krishnanda.tallur@maryland.gov*

**7-S. SERVICES CONTRACT  
*Department of Education, Office of Procurement & Contract Management***

**Contract ID:** Food is Safe Here, FY24-OSCP-001  
ADPICS No.: R00B4600016

**Contract Description:** Assess demand, plan, administer, coordinate, conduct, and evaluate a statewide food safety training program called Maryland Food Safety Training (MFST) using the National Restaurant Association's (NRA) ServSafe® Manager program.

**Award:** Restaurant Association of Maryland Education Foundation, Inc.;  
Columbia, MD

**Contract Term:** 12/05/2024 -12/04/2027 (w/two 1-year renewal options)

**Amount:** \$ 776,250 (Base Term)  
\$ 270,250 (Renewal Option # 1)  
\$ 270,250 (Renewal Option # 2)  
\$1,316,750

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Restaurant Association of Maryland Education Foundation, Inc.; Columbia, MD	1	\$1,316,750.00 (1)	1
TSC Associates LLC; Dothan, AL	2	\$1,459,346.75 (2)	2

*\*Technical rankings were weighted greater than financial rankings.*

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 30% / 10%

**Performance Security:** No

**Incumbents:** Same



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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December 4, 2024**



**7-S. SERVICES CONTRACT (cont'd)**

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on November 30, 2023. Three proposals were received on January 30th, 2024, two were determined to be reasonably susceptible of being selected for award. One was determined to be not reasonably susceptible of being selected for award because they failed to show the ability to fulfill the contract obligations. The recommended offeror Restaurant Association of Maryland Education Foundation, Inc. was determined to be most advantageous to the State as its proposal was both ranked highest technically and was lowest in price.

The Maryland Food Safety Training (MFST) trainees include school nutrition professionals at local education agencies (LEAs) that participate in the U.S. Department of Agriculture (USDA) National School Lunch Program, School Breakfast Program, or other Child Nutrition Programs.

**Fund Source:** 100% Federal Funds

**Approp. Code:** E40A4

**Resident Business:** Yes

**MD Tax Clearance:** 24-0884-1110

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Christina Drushel Williams  
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**8-S.            SERVICES CONTRACT  
*Governor's Office of Children***

**Contract ID:** Study of Maryland Poverty Measures and Indicators; *GOC-0001*  
ADPICS No.: DEXB5600003

**Contract Description:** Analysis of different methodologies for determining student eligibility and calculating the Compensatory Education Program and the Concentration of Poverty School Grant.

**Award:** Education Resource Strategies, Inc., Watertown, MA

**Contract Term:** 12/05/2024 - 01/31/2025

**Amount:** \$120,000

**Procurement Method:** Sole Source

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

**Performance Security:** No

**Incumbent:** N/A

**Requesting Agency Remarks:** This contract is to comply with the legislative mandate to conduct an evaluation of different methodologies for determining eligibility and calculating funding for the Compensatory Education Program and the Concentration of Poverty School Grant programs. The Office partnered with Education Resource Strategies (“ERS”) to conduct an initial landscape analysis of current poverty indicators used nationally and assess different methods for determining student eligibility under the Compensatory Education and Concentration of Poverty funding formulas. The services proposed in this contract will build on the prior exploration and knowledge gathering to model fiscal impacts on school district funding that result from changes to student eligibility and funding methodologies.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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**8-S.            SERVICES CONTRACT (cont'd)**

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

The ENOUGH Act of 2024 (Senate Bill 482/ House Bill 694) requires the Office to produce a report on neighborhood indicators of poverty to explore different methods for determining student eligibility for Maryland's two education funding formulas that are based on the enrollment of low-income and economically disadvantaged students. These funding formulas - the Compensatory Education and the Concentration of Poverty School Grant programs - currently rely on proxy measures to determine eligibility such as participation in the national school lunch program or other benefit programs such as Medicaid and SNAP. The commissioned study requires exploring data sources that can be used to more accurately identify students for the purposes of distributing education funding.

The Office has determined that this sole source procurement is needed to meet the legislative requirements of the Office. ERS has already completed an initial scope of work that included knowledge gathering and building a model to simulate the effect of changes to student eligibility and funding methodologies. This prior work will serve as the foundation for the scope of work proposed in this contract. The scope of work that has already been completed by ERS includes qualitative research on existing poverty indicators being used nationally, an assessment of different methodologies for using the American Community Survey to count fund-eligible students, and development of a model to simulate the effects of changes to student eligibility and funding methodologies. The second phase of work proposed by ERS would build upon this prior work by modeling changes to funding methodologies on school district funding levels. ERS would then summarize its findings in a written report submitted to GOC.

The price has been determined to be fair and reasonable compared to the price paid by another agency for a similar project. The agency paid \$16,666 per month for research whereas this contract will cost \$48,000 per month for modeling, analysis, and providing a presentation on findings. The pricing proposed by Education Resource Strategies for this contract includes the labor to expand the current scope of work using, in part, the resources already engaged by the State for research, modeling and analysis. The same tools and methods used for the phase one project will be utilized to complete this more comprehensive analysis and recommendations. Additional resources are priced at the labor rates established in 2024 with a previous contract with no additional markup.

MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities.







**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
December 4, 2024**



*Contact: Susan Howells  
showells@marylandtaxes.gov*

**9-S.            SERVICES CONTRACT  
*Office of the Comptroller***

**Contract ID:** Financial Systems 21<sup>st</sup> Century Financial Systems Enterprise - Program Management Office; E00B5600025  
ADPICS No.: E00B5600025

**Contract Description:** Program Management Office (PMO) support for modernization of FMIS, Financial Systems 21<sup>st</sup> Century Financial Systems Enterprise.

**Award:** Guidehouse, Inc.; McLean, VA

**Contract Term:** 12/05/2024 - 12/04/2028

**Amount:** \$72,666,343.60

**Procurement Method:** Intergovernmental Cooperative Participation Agreement (OMNIA Strategic Management Consulting Services Contract #14-13)

**MBE/VSBE Participation:** 29% / 3%

**Performance Security:** No

**Incumbents:** N/A

**Requesting Agency Remarks:** House Bill 709 and Senate Bill 659, enacted April 11, 2023, established the 21st Century Financial System Enterprise (21CFSE) to modernize and transform the State's Financial Management Information System (FMIS). Legislation established that multiple agencies should partner to conduct this statewide reform, including the Comptroller, State Treasurer's Office (STO), Department of Budget Management (DBM), Department of Information Technology (DoIT), and the Department of General Services (DGS) ("Governing Agencies").

Through analysis of the market research conducted, the Office of State Procurement (OSP) concluded that the use of an Intergovernmental Cooperative Purchase Agreement (ICPA) to employ a single firm to serve as a prime contractor overseeing the project in a complete and comprehensive manner is feasible and in the best interest of the State.



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

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

OSP identified the Strategic Management Consulting Services contract held with OMNIA Partners as the ICPA best suited for the 21CFSE program needs. An RFI was released to the seven contractors awarded under this contract. Representatives from the Governing Agencies participated in a multi-level RFI review. The purpose of the RFI was to identify which of the contractors were interested in participating in the 21CFSE project that possessed the qualifications, scale, and services to meet the 21CFSE objectives to deliver Program Management Office (PMO) Services.

The Governing Agencies unanimously recommend Guidehouse, Inc. for the award, having shown expertise and a solid commitment to managing the project's scope and complexity. They have outlined a very methodical and experienced approach to provide the appropriate level of services based on the complexity and scope required by the 21CFSE.

***Fund Source:***                            100% General (MITDP)

***Approp. Code:***                        A1003

***Resident Business:***                No

***MD Tax Clearance:***                24-4647-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Ronald Colbert 443-540-0929  
ronald.colbert@maryland.gov*

**10-S-MOD. SERVICES MODIFICATION  
*Department of Juvenile Services***

**Contract ID:** Physician Services at Select Department of Juvenile Services Facilities; 21-MULTI-SH-003

ADPICS No.: COK72084

**Contract Approved:** DGS 7-S, 10/21/2020

**Contract Description:** Provide high quality, comprehensive, developmentally, and gender-appropriate medical care for youth under the age of twenty-one at DJS Facilities (Alfred D. Noyes Children's Center, Cheltenham Youth Detention Center, Lower Eastern Shore Children's Center, Victor Cullen Center, and Western Maryland Children's Center).

**Modification Description:** Extend the contract to allow time to complete the new procurement.

**Award:** Jay A. Bernstein, MD., PA.; Rockville, MD

**Original Contract Term:** 11/01/2020 - 10/31/2024

**Modification Term:** 12/05/2024 - 04/30/2025

**Original Contract Amount:** \$4,268,264.00

**Modification Amount:** \$656,792.38

**Prior Options/Mods:** \$0 (Mod #1: Add Shelter Care Services Delegated Authority - DJS, 09/24/2024)  
\$0 (Mod #2: Extension 11/01/2024 - 12/04/2024 Delegated Authority - DJS, 10/24/2024)

**Total Contract Amount:** \$4,925,056.38

**Percent +/- (This Item):** 15.39%

**Total Percent Change:** 15.39%

**Original Procurement Method:** Competitive Sealed Proposals



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**10-S-MOD. SERVICES MODIFICATION (cont'd)**

- Living Wage Eligible:** Yes
- MBE/VSBE Participation:** 20% / 0%
- MBE/VSBE Compliance:** 20.35% / 0%
- Performance Security:** No
- Hiring Agreement Eligible:** Yes

**Requesting Agency Remarks:** A solicitation package has been submitted to OSP and is being reviewed for subsequent release on eMMA to award a new contract for these services before the end of this contract extension. The solicitation was advertised in November 2024.

The contractor has been consistently available during On Call hours and returns calls in a timely manner. They were willing to provide clinical and on call coverage at the Hickey Shelter while the Medical Director was on leave. They have provided a high level of care and are able to handle all medical situations. They are seeing both male and female patients unlike other contracted vendors.

- Fund Source:** 100% General Funds
- Approp. Code:** E0102
- Resident Business:** Yes

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: William Henderson 410-764-2514  
william.henderson@maryland.gov*

**11-S-MOD. SERVICES MODIFICATION  
*Health Services Cost Review Commission***

**Contract ID:** Annual Filing Revisions; HSCRC-22-0283  
ADPICS No.: COK73266

**Contract Approved:** DGS 30-S, 06/07/2023

**Contract Description:** Provide expertise related to the Health Services Cost Review Commission (HSCRC) in redesigning the Hospitals' Annual Filing. The filing is a cost report that is submitted by hospitals and used by the HSCRC to inform multiple aspects of the HSCRC regulatory regime. Data from the filing is also available to the public as a reference on hospital operating performance.

**Modification Description:** Add funds for additional services required to complete detailed data definitions for elements in the annual filing. Includes utilization of senior-level consultant support to complete the more complex work in development with the stakeholders and complete the development of the e-filing tool.

**Award:** i3 Healthcare Consulting, LLC; Lutherville, MD

**Original Contract Term:** 06/08/2023 - 06/07/2026

**Modification Term:** 12/05/2024 - 06/07/2026

**Original Contract Amount:** \$976,703

**Modification Amount:** \$323,463

**Prior /Modifications:** N/A

**Total Contract Amount:** \$1,300,166

**Percent +/- (This Item):** 33.12%

**Total Percent Change:** 33.12%

**Original Procurement Method:** Competitive Sealed Proposals



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**11-S-MOD. SERVICES MODIFICATION (cont'd)**

**MBE/VSBE Participation:** 10% / 5%

**MBE/VSBE Compliance:** 10.57% / 1.69%

**Performance Security:** No

**Hiring Agreement Eligible:** Yes

**Requesting Agency Remarks:** This project is to provide expertise related to the healthcare industry to redesign the sections of filing data related to physician costs, review, revise, and or standardize the overhead allocations, revise the electronic submission template used by hospitals, and capture the calculations inherent in the filing that are currently calculated. In addition, the contractor shall review the accounting and budget manual that governs the filing and other reporting policies to ensure that it reflects the correct reporting guidance, matches the electronic submission template, and reflects any changes made. After all the reviews are completed, the contractor shall reissue the accounting and budget manual in a web-friendly format.

This modification is to finish detailed data definitions for elements included in the HSCRC Annual Filing and to provide detailed context for the vendor to conclude the detailed data definitions for elements in other non-annual Filing data submissions.

This contract is 16 months into the three-year term, and VSBE participation will be met by the end of the contract.

**Fund Source:** 100% Special Funds (User Fees)

**Approp. Code:** M01610

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: William Parham 410-767-8374  
wparham@mdot.maryland.gov*

**12-S-MOD. SERVICES MODIFICATION  
*Department of Transportation, Transit Administration***

**Contract ID:** ADA Compliance, Data Collection and Operations Monitoring Services;  
AGY-18-002-SR  
ADPICS No.: COK24411

**Contract Approved:** DBM 2-S, 10/31/2018

**Contract Description:** Provide professional services in support of the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Operations Monitoring Program and on-call operations monitoring services in support of MDOT MTA fixed bus, Light rail, Metro, and MARC modes. Monitoring shall include stop and station monitoring for compliance with the Americans with Disabilities Act (ADA)

**Modification Description:** Extend the contract to allow time to conduct a new procurement.

**Award:** Alfred Benesch Company, dba Alfred Benesch & Company;  
Chicago, IL

**Original Contract Term:** 12/06/2018 - 12/05/2023

**Modification Term:** 12/06/2024 – 12/05/2025

**Original Contract Amount:** \$4,708,056.08

**Modification Amount:** \$1,998,991.39

**Prior Options/Mods:** \$ 50,000.00 (Mod. #1 Add additional funds. Delegated Authority - MTA 08/11/2023)  
\$1,865,936.52 (Mod. #2 Add contract authority and time extension, 10/05/2023 - 12/05/2024) DGS 18-S-MOD, 10/04/2023)

**Total Contract Amount:** \$8,622,983.99

**Percent +/- (This Item):** 42.46%

**Total Percent Change:** 83.15%





**DEPARTMENT OF GENERAL SERVICES  
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**12-S-MOD. SERVICES MODIFICATION (cont'd)**

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:** 13% / 3%

**MBE/VSBE Compliance:** 18.85% / 3.24%

**Performance Security:** No

**Hiring Agreement Eligible:** Yes

**Requesting Agency Remarks:** During the previous extension multiple changes to scope were identified which caused the delay in soliciting the new contract. The major changes included a large number of rail projects and local sporting events, in addition to survey enhancements that the new Customer Experience Department identified. The scope has been revised to increase the use of transit ambassadors and to add provisions for ADA support at light rail stations around CFG Bank Arena. The Customer Experience Department found that the surveys being conducted by the compliance team should be enhanced, which added a number of new items to be monitored for compliance. These changes to scope will help proactively comply with ADA requirements and resolve ADA related issues in a timely manner.

The solicitation is being finalized for December submission to the Department of General Services Office of State Procurement for review and it is expected to be ready for BPW approval by November 2025.

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

**Approp. Code:** J05H0101

**Resident Business:** No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
December 4, 2024**



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

**13-S-MOD. SERVICES MODIFICATION  
*Department of Health/Office of Medical Benefit Management***

**Contract ID:** Administrative Service Organization Maryland Healthy Smiles Dental Program  
MDH-OPASS 16-14344  
ADPICS No.: COK75055

**Contract Approved:** DBM 2-S 9/16/2015

**Contract Description:** Dental Benefit Administrator (DBA) Services to administer a fee for services dental program for Medicaid participants

**Modification Description:** Extend the contract and add a six month renewal option to allow time to resolve a protest on the award of the new procurement.

**Award:** Skygen USA, LLC.; Menomonee Falls, WI

**Original Contract Term:** 01/16/2016 - 12/31/2018 (w/two 1-year renewal options)

**Modification Term:** 01/01/2025 - 06/30/2025 (w/6-month renewal option)

**Original Contract Amount:** \$8,985,600

**Modification Amount:** \$ 4,635,000 (Extension)  
\$ 4,635,000 (Renewal Option #5)  
\$ 9,270,000 Total

**Prior Mods/Options:** \$ 0 (Mod. #1: Revise contract language; Delegated Authority - MDH, 09/12/2017)  
\$ 0 (Mod. #2: Revise contract language; Delegated Authority - MDH, 10/30/2017)  
\$ 0 (Mod. #3: Change due date for SOC 2 Type II audit; Delegated Authority - MDH, 12/05/2017)



**DEPARTMENT OF GENERAL SERVICES  
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**13-S-MOD. SERVICES MODIFICATION (cont'd)**

***Prior Mods/Options (cont'd):***

\$ 260,000 (Mod. #4: Additional funding; DBM 5-S-MOD, 07/19/2018)  
 \$ 0 (Mod. #5: Removed credentialing; Delegated Authority - MDH, 08/27/2018)  
 \$3,570,544 (Renewal Option #1/Mod. #6: 01/01/2019 - 12/31/2019, increase funding by \$388,144; DBM 14-S-MOD, 12/19/2018)  
 \$ 139,200 (Mod. #7: Increase funding; DBM 17-S-MOD, 05/08/2019)  
 \$3,576,000 (Renewal Option #2/Mod. #8: 01/01/2020 - 12/31/2020, increase funding by \$300,000; DGS 18-S-OPT, 01/08/2020)  
 \$3,576,000 (Mod. #9: Extension 01/01/2021 - 12/31/2021 and add 6-month renewal option; DGS 18-S-MOD, 11/18/20)  
 \$6,628,001 (Renewal Option #3/Mod #10 01/01/2022 - 06/30/2023. Increase funding and extend the contract for an additional 12-months and add a 6-month renewal option, DGS 29-S-OPT/MOD 10/06/2021.)  
 \$ 2,100,000 (Mod #11 Increase funding to add Adult Medicaid patients to the current contract for fiscal year 2023 as mandated by the Maryland Medical Assistance Program - Dental Coverage for Adults. DGS 39-S-MOD 12/07/2022)  
 \$0 (Mod. # 12 Extension 07/01/2023 - 07/06/2023 Delegated Authority - MDH, 05/8/2023)  
 \$2,295,000 (Renewal Option #4 07/01/2023 -12/31/2023 DGS 14-S-OPT/MOD 06/21/2023)  
 \$2,613,486.80 (Mod. #13 Add funding for adult expansion population. DGS 14-S-OPT/MOD 06/21/2023)  
 \$9,889,596 (Mod #14: Extension 01/01/2024 - 12/31/2024 DGS 40-S-MOD 10/25/2023)

***Total Contract Amount:*** \$48,268,427.50

***Percent +/- (This Item):*** 103.17%

***Total Percent Change:*** 488.76%



**DEPARTMENT OF GENERAL SERVICES  
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**13-S-MOD. SERVICES MODIFICATION (cont'd)**

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:** 20% / 0.05%

**MBE/VSBE Compliance:** 26.50% / 0.97%

**Requesting Agency Remarks:** The new contract has been submitted to the Department of General Services (DGS) for review, and a vendor has been recommended for the award. The contract award is currently under protest. The modification to the existing agreement will ensure continuity of services and provide the necessary time to facilitate a smooth transition to the new contract

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

**Approp. Code:** M00Q0103

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
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*Contact: Alison Barry 667-203-9095  
alison.barry@maryland.gov*

**14-IT. INFORMATION TECHNOLOGY  
*Department of Health, Center for Chronic Disease Prevention and Control***

**Contract ID:** Health Data Web Portal and Maintenance; OCMP-23-19745  
ADPICS No.: M00B5600424

**Contract Description:** Assistance with building and maintaining a website that utilizes Maryland Behavioral Risk Factor Surveillance System (BRFSS) and Maryland Youth Risk Behavior Survey (YRBS) data to allow for public usage of the data.

**Award:** Ascending, LLC; Fairfax, VA (MBE)

**Contract Term:** 12/05/2024 -12/01/2027 (w/two 1-year renewal options)

**Amount:** \$ 393,055.48 (Base Term)  
\$ 67,388.63 (Renewal Option #1)  
\$ 88,072.14 (Renewal Option #2)  
\$548,516.25 Total

**Procurement Method:** Competitive Sealed Proposals

**Proposals:**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Ascending, LLC; Fairfax, Virginia	3	\$ 548,516.25 (1)	1
GCOM Software LLC; Columbia, MD	1	\$1,495,476.70 (2)	2
vTech Solutions, Inc.; Washington, DC	5	\$1,813,000.00 (3)	3
The Hilltop Institute (UMBC); Baltimore, MD	4	\$2,140,100.00 (4)	5
Serigor Inc.; Baltimore, MD	2	\$4,695,306.25 (5)	4

*\*Technical rankings were weighted greater than financial rankings.*

**Living Wage Eligible:** Yes

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

**Performance Security:** No

**Incumbent:** N/A



**DEPARTMENT OF GENERAL SERVICES  
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**14-IT.      INFORMATION TECHNOLOGY (cont'd)**

**Requesting Agency Remarks:** A notice of availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on April 25th, 2023. A total of 354 potential Contractors were solicited. Nine proposals were received on June 14, 2023 and four were determined to be not reasonably susceptible of being selected for award. Three proposals were deemed not reasonably susceptible of being selected for award because they did not meet the technical requirements and did not advance to the financial evaluation . One proposal was rejected because the contractor could not meet the insurance requirements. The recommended offeror Ascending, LLC was determined to be most advantageous to the State as its proposal was both ranked highest financially and highest overall.

This contract requires expertise in software development and statistical analysis related to complex survey design. Given the technical complexity and unique data programming requirements, no services could potentially be subcontracted for this contract.

MBE and VSBE participation were not established for this contract because there were no subcontracting opportunities. The vendor is a certified MBE firm.

- Fund Source:**                      100% Federal Funds
- Approp. Code:**                      F0304
- Resident Business:**                      No
- MD Tax Clearance:**                      24-4465-0101

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
December 4, 2024**



*Contact: Melissa Leaman 410-697-9700  
melissa.leaman@maryland.gov*

**15-IT.      INFORMATION TECHNOLOGY  
*RETROACTIVE - Department of Information Technology***

**Contract ID:** Senior Project Manager for the Department of Agriculture; *L00P5600133*  
ADPICS No.: L00P5600133

**Contract Description:** *RETROACTIVE* approval for one Senior Project Manager for the Department of Agriculture to modernize legacy systems and manual business processes across the organization to improve customer experience.

**Award:** Creative Information Technology, Inc.; Falls Church, VA

**Contract Term:** 09/01/2024 - 12/04/2024 (**Retroactive**)  
12/05/2024 - 10/30/2025 (Proactive)

**Amount:** \$ 57,456 (**Retroactive**)  
\$172,368 (Proactive)  
\$229,824

**Procurement Method:** Sole Source

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

**Performance Security:** No

**Incumbents:** Same

**Requesting Agency Remarks:** The resource initially began as a DPMO Task Order. The Maryland Department of Agriculture (MDA) was notified several times that the renewal was due, and the item was targeted for the August 28, 2024 BPW agenda. The additional funds needed for the option year were unavailable to meet that BPW meeting deadline. The option was not exercised in time, but the Senior Project Manager was still required. MDA wanted to keep the same person in the role since historical knowledge and resources were still needed. On the advice of OSP, a sole source was initiated to keep them on the project.

The Senior Project Manager will continue developing and implementing public-facing licensing and permit applications for approximately 20 program areas using Maryland OneStop and Salesforce. They will work closely with the program areas, the OneStop contractors, and other vendors to define business requirements, track deliverable status, monitor project schedules, and validate service provider invoices.



**DEPARTMENT OF GENERAL SERVICES  
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**15-IT.      INFORMATION TECHNOLOGY (cont'd)**

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

The price has been determined to be fair and reasonable by comparing other projects with Senior Project Managers for a one-year term. Prices ranged from \$271,992.60 to \$309,771; comparing this role with the closest price is an 18.3% savings, deeming this pricing fair and reasonable.

MBE and VSBE participation were not established for this contract because there were 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.

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

***Approp. Code:***                                L0012409

***Resident Business:***                        No

***MD Tax Clearance:***                        24-4559-1011

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
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**16. INFORMATION TECHNOLOGY**

**THIS ITEM LEFT INTENTIONALLY BLANK**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Yasin Mohammed 410-767-6586  
yasin.mohammed@maryland.gov*

**17-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:** NJ3Q Technology; Laurel, MD (MBE)  
Previs Solutions, LLC; Gaithersburg, MD (MBE)  
(Certified Small Business)  
Sehmi Enterprise Inc.; dba Audley Consulting Group;  
Rockville, MD  
Slalom Inc.; McLean, VA  
Source IT LLC; Laurel, MD (MBE)  
Straughan Environmental, Inc; Laurel, MD (MBE)  
(Certified Small Business)  
Tech Army, LLC; Hollywood, FL  
Maximus Human Services Inc., Baltimore, 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 seven master contractors to the approved list of service providers and add one master contractor, Maximus Human Services, Inc., to Functional Area 8.

**Original Contract Term:** 04/22/2013 - 04/21/2028

**Modification Term:** 12/05/2024 - 04/21/2028

**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)



**DEPARTMENT OF GENERAL SERVICES  
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**17-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

***Prior Options/Mods (cont'd):***

\$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)

\$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)

\$0 (Mod #8 Add six master contractors, DGS-33-IT-MOD, 8/7/2024)

***Total Contract Amount:*** \$2,215,000,000

***Percent +/- (This Item):*** 0%

***Total Percent Change:*** 1,376.67%

***Original Procurement Method:*** Competitive Sealed Proposals

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

***MBE/VSBE Compliance:*** MBE/VSBE compliance set at task order level

***Performance Security:*** No

***Requesting Agency Remarks:*** 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



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**17-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

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

- (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
- (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. Four of the eight new master contractors are certified MBE firms.

***Fund Source:*** Determined by Task Order

***Approp. Code:*** Determined by Task Order



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**17-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)**

***Resident Business:***

5 of 8  
 Maximus Human Services, Inc.; Baltimore, MD  
 Previs Solutions, LLC; Gaithersburg, MD  
 Sehmi Enterprise Inc dba Audley Consulting Group;  
 Rockville, MD  
 Source, LLC.; Laurel, MD  
 Straughan Environmental, Inc.; Laurel, MD

***MD Tax Clearance:***

24-4792-0011 - Maximus Human Services, Inc.  
 24-3760-1000 - NJ3Q Technology  
 24-3532-0110 - Previs Solutions LLC  
 24-4964-0110 - Sehmi Enterprise Inc dba  
                                   Audley Consulting Group  
 24-3820-0111 - Slalom Inc.  
 24-4615-0110 - Source IT, LLC  
 24-4614-1110 - Straughan Environmental, Inc.  
 24-4872-0100 -Tech Army, LLC

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Yasin Mohammed 410-260-7552  
yasin.mohammed@maryland.gov*

**18-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 \$49,616,099.*

**1.1 Using Agency:** Department of Transportation, State Highway Administration  
**Description:** Application Portfolio Business Services. Obtain 18 highly qualified technical programming resources to provide support for the application services for production, enhancements, new technology, and address maintenance concerns. This task order allows for two additional resources to be added if the business needs warrant the additional support.  
**Modification Description:** Extend the contract to allow time to resolve a protest on the new procurement ; J02B8400024/COK73205  
**Award:** Acentra Health, LLC; Rockville, MD  
**Original Term:** 03/01/2019 - 02/27/2024  
**Modification Term:** 01/01/2025 - 06/30/2025  
**Original Amount:** \$ 19,356,372.00  
**Modification Amount:** \$ 2,098,231.66  
**Prior Options/Mods:** \$2,027,900.80 (Mod. #1: Obtain two additional Senior .Net Developers and funding, to properly support the increasing software needs of MDOT SHA. DGS 8-IT 1.2, 10/16/2019)  
\$0 (Mod. #2: Extension 02/28/2024 - 06/30/2024 Delegated Authority - MDOT, 10/20/2023)  
\$ 1,824,564.18 (Mod. #3 Extension 07/01/2024 - 12/31/2024 DGS 66-IT 1.2; 06/05/2024)  
**Total Contract Amount:** \$ 25,307,068.64









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**18-IT.      INFORMATION TECHNOLOGY (cont'd)**

**3.0      *Data Management and Analytic Services; F50B2600034 (cont'd)***

- 3.2      *Using Agency:***      Department of Information Technology
- Description:***      Data Management program support to review and update the Data Management Strategy, Policy, and Procedures necessary to sustain a successful statewide data program, shepherd regulatory awareness and compliance with state and federal laws and advise on recommended new or modified legislation and regulation.
- Modification Description:*** Increase the scope of work and add additional funding based on repositioning the State Chief Data Officer position to DoIT, requiring enhanced support. This task order was initially awarded under the Cybersecurity Infrastructure Modernization Procurement Determination; *F50B0600063-22-008 / F50P5600232*
- Award:***      Qlarion, LLC; Columbia, MD (MBE)
- Original Term:***      05/08/2023 - 05/07/2024
- Modification Term:***      12/05/2024 - 05/07/2025
- Original Amount:***      \$848,490.73
- Mod Amount:***      \$647,134.62
- Prior Mods/Options:***      \$0 (Mod. #1 Renewal Option #1 05/08/24 – 05/07/25  
Delegated Authority - DoIT, 04/17/2024)
- Total Contract Amount:***      \$1,495,625.35
- MBE/VSBE Participation:***      10% / 0%
- MBE/VSBE Compliance:***      9.24% / 0%
- Resident Business:***      Yes
- Fund Source:***      100% General Funds
- Remarks:*** Pursuant to Maryland Executive Order Executive Order 01.01.2021.09, the State Chief Data Officer was appointed to oversee efficient use, management, and sharing within and between State agencies. To meet these mandated requirements, the State is enhancing its data governance and management programs to include strategy assessment and development, governance framework development, providing direction to State agencies' programs, and facilitating the activities associated with preparing State agencies for adopting statewide data governance and management initiatives.





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**18-IT.      INFORMATION TECHNOLOGY (cont'd)**

**4.0    Agile Team Resources; F50B2600034 (cont'd)**

Infojini, Inc.	\$ 347,200	(Base Term)
(One Position)	\$ 354,144	(Renewal Option #1)
	\$ <u>77,197.68</u>	(Renewal Option #2)
	\$ 778,541.68	NTE Total

Elegant Solutions	\$ 182,528	(Base Term)
(Two Positions)	\$ 184,512	(Renewal Option #1)
	\$ <u>39,856</u>	(Renewal Option #2)
	\$ 406,896.00	NTE Total

**Term:** 01/1/2025 – 12/31/2025 (w/one 1-year and one 3-month renewal option)

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

**Resident Business:** Yes

**Fund Source:** 68% Special Funds (Admin. Cost Allocation-Participating Governments)

32% Reimbursable Funds (Admin. Cost Allocation-State Agencies)

**Agency Remarks:** The Evaluation Team conducted independent technical reviews of 119 resumes to decide which candidates to interview. Seven Master Contractors provided 24 qualified candidates.

MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities.





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**18-IT.      INFORMATION TECHNOLOGY (cont'd)**

**6.0    *Master Contract:*      *Desktop, Laptops and Tablets 2015***

Contract No. 060B5400007

*Approved:*                      *DOIT 1-IT, 07/16/2015*

*Term:*                              *07/22/2015 - 07/21/2027*

*\*\*As of publication, the remaining balance of this master contract is \$37,287,313.*

**6.1    *Using Agency:*              Department of Transportation, The Secretary's Office**

***Description:***                      Purchase 200 HP Laptop Elitebook to be utilized for new hires.

Each HP Elitebook 1040 comes with a three-year warranty, *J01P4600033. CTR020404.*

***Award:***                              DSR Inc; Hanover, MD (Certified Small Business)

***Number of Qualified***

***Master Contractors:***              12 (*SBR - Designated*)

***Number of Bids:***                      5

***Bids:***

<i>Bidders</i>	<i>Amounts</i>
DSR Inc; Hanover, MD	\$313,600
En-Net Services LLC; Frederick, MD	\$316,014
Advanced Computer Concepts Inc; McLean, VA	\$329,284
Applied Technology Services Inc.; Middle River, MD	\$330,800
USC Canterbury Corporation; Federalsburg, MD	\$336,800

***Amount:***                              \$313,600

***Term:***                                  Anticipated delivery date - 12/18/2024

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

***Resident Business:***                Yes

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

***Agency Remarks:*** MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities.





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

**19-M.      MAINTENANCE CONTRACT  
*Department of Public Safety and Correctional Services***

**Contract ID:** Cell Door Repairs at Jessup Correctional Institution; *BPM039816*  
ADPICS No.: Q00P5601070

**Contract Description:** Repair 80 Southern Folger Detention Equipment tier doors and dayroom doors at the Jessup Correctional Institution (JCI) in Howard County.

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

**Contract Term:** 12/16/2024 -12/15/2025

**Amount:** \$194,000

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

**Bid:**

<i>Bidder</i>	<i>Amount</i>
Jailcraft, Inc.; Owings Mills, MD	\$194,000

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

**Performance Security:** No

**Incumbent:** N/A

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage (eMMA) on May 21, 2024 and five potential vendors were solicited. The IFB required the awardee be an authorized Southern Folger Detention Equipment service provider. There are only three vendors with that certification within 300 miles of JCI. On June 4, 2024 an amendment was issued to extend the bid due date to June 13, 2024 to provide more time for a prospective bidder to conduct a site visit and submit a bid. One bid was received and opened on June 13, 2024. Jailcraft, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.



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**19-M. MAINTENANCE CONTRACT (cont'd)**

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

The price has been determined to be fair and reasonable based on a prior competitive procurement that received more than one bid. The value for this contract is at the midpoint of the highest and lowest bids received from last year's solicitation.

No MBE or VSBE goal was established due to the lack of available certified MBE and VSBE vendors with a Southern Folger Detention Equipment service certification as required in the IFB.

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

***Approp. Code:*** S0201

***Resident Business:*** Yes

***MD Tax Clearance:*** 24-3899-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Yasin Mohammed 410-767-3586  
yasin.mohammed@maryland.gov*

**20-M-MOD. MAINTENANCE MODIFICATION  
*Department of Public Safety and Correctional Services***

**Contract ID:** Comprehensive Maintenance; *BPM038391*  
ADPICS No.: COK76382

**Contract Approved:** DGS 28-M. 02/28/2024

**Contract Description:** Supplementary tradespersons to perform comprehensive maintenance at Baltimore City Correctional Complex and Jessup Correctional Institution.

**Modification Description:** Add specifications and funding for parts reimbursement for maintenance services at the two facilities covered under this contract.

**Award:** CGL Facility Management, LLC; Fayetteville, GA

**Original Contract Term:** 03/01/2024 - 09/30/2026

**Modification Term:** 12/19/2024 – 09/30/2026

**Original Contract Amount:** \$23,994,984

**Modification Amount:** \$ 600,000

**Total Contract Amount:** \$24,594,984

**Percent +/- (This Item):** 2.50%

**Total Percent Change:** 2.50%

**Prior Mods/Options:** None

**Original Procurement Method:** Competitive Sealed Bidding

**MBE/VSBE Participation:** 20% / 3%

**MBE/VSBE Compliance:** 30.06% / 0%



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**20-M-MOD. MAINTENANCE MODIFICATION (cont'd)**

**Requesting Agency Remarks:** Parts reimbursement was included in the scope of work in the solicitation but there was no funding allocation and DPSCS wanted to add specifications for the reimbursements, which the contractor has agreed to. The contractor stated that it intends to utilize its VSBE subcontractor to purchase supplies and will utilize them as planned once the material allowance modification is in place.

**Fund Source:** 100% General Funds

<b>Approp. Code:</b>	Q00	25	S1410	0001	8124	\$103,462.31
	Q00	25	S2410	0001	8124	\$38,208.42
	Q00	25	S3410	0001	8124	\$49,452.84
	Q00	25	S9410	0001	8124	\$24,384.40
	Q00	25	S9410	0001	8124	\$31,624.37
	Q00	25	41410	0001	8124	\$84,064.09
	Q00	25	V1415	0005	8124	\$34,651.37
	Q00	25	V2110	0001	8124	\$3,429.16
	Q00	25	V4410	0001	8124	\$48,367.36
	Q00	25	V5410	0001	8124	\$23,581.01
	Q00	25	V6410	0001	8124	\$55,658.26
	Q00	25	V7410	0001	8124	\$45,436.73
	Q00	25	V8410	0001	8124	\$57,679.18

**Resident Business:** No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Rene Alonso 410-260-8052  
rene.alonso2@maryland.gov*

**21-E. EQUIPMENT CONTRACT**  
*Department of Natural Resources, Resource Assessment Services*

**Contract ID:** Echo81 Turnkey Geophysical Survey Systems; K00P5600411  
ADPICS No.: K00P5600411/CTR019468

**Contract Description:** Purchase two Echo81 Turnkey Geophysical Survey Systems. Each system shall consist of scan sonar and Sub-Bottom Profiler.

**Award:** Echo81, LLC; Hartwell, GA

**Contract Term:** Anticipated delivery date - 03/31/2025

**Amount:** \$626,022

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

**Bid:**

<i>Bidder</i>	<i>Amount</i>
Echo81, LLC; Hartwell, GA	\$626,022

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

**Performance Security:** No

**Incumbent:** N/A

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage (eMMA) on July 11, 2024; electronically notifying 242 potential bidders. One bid was received and opened on August 1, 2024. Echo81, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

The EdgeTech 6205s2 swath bathymetry/side scan sonar is the only system that collects bathymetry and simultaneous dual-frequency side scan sonar data. Collecting both types simultaneously significantly reduces the time needed to collect data at survey sites. The equipment will be utilized to conduct comprehensive, detailed, and accurate surveys of the Chesapeake Bay.



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**21-E.            EQUIPMENT CONTRACT (cont'd)**

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

The Bay Bottom Mapping (BBM) project is a State-mandated project under the Maryland Natural Resources Article 4-1102(c)(1) that aims to create high-resolution maps of the seafloor using side scan sonar, bathymetry, and sub-bottom profiler data. This data is used to identify potential navigational hazards such as shipwrecks and obstructions and to identify/quantify natural resources like sand and gravel deposits. Additionally, the data collected from these turnkey survey systems will be used to delineate and map benthic (seafloor) habitats such as mud, sand, oyster reefs, and seagrass beds. Benthic habitats support a diverse array of fish, shellfish, and other marine life and mapping these areas allows scientists to further understand the geology and ecology of the Bay bottom.

No MBE or VSBE participation goals were established for this contract due to the specialized nature of the equipment needed.

The price has been determined to be fair and reasonable based on historical pricing for similar equipment. A single scan/bathy system purchased in 2017 cost \$146,100 and the cost for two with the current solicitation is quoted at \$136,000 each.

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

***Approp. Code:***                K00A1207

***Resident Business:***            Yes

***MD Tax Clearance:***            24-3796-0000

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
December 4, 2024**



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

**22-GM.      GENERAL MISCELLANEOUS**

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

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

**1.0      Agency:**                      Department of General Services  
**Fund Source:**                      MCCBL 2023 *Provide funds to complete construction of upgrades to the electrical infrastructure servicing correctional facilities, support buildings, and offices in the Jessup region.* Item 177

**1.1      Contract ID:**                      Electrical Upgrades at Jessup Correctional Complex;  
*KJ-000-170-D01*  
**Description:**                      Construct an electrical infrastructure system for the correctional facilities, supporting operations, and offices in the Jessup region.  
**Procurement Method:**                      Competitive Sealed Bidding  
**Award:**                                      Dvorak, LLC; Baltimore, MD (VSBE)  
**Amount:**                                      \$ 30,966,560  
**MBE/VSBE Participation:**                      20% / 5%  
**MBE/VSBE Compliance:**                      24.98% / 5%  
**Resident Business:**                      Yes  
**Remarks:** The contract was approved as DGS-7-C, 05/11/2022, with an approved amount of \$23,977,000. DGS is returning for authorization to use additional bond funds in the amount of \$10,933,560 to continue the construction of this project. The prime contractor is a certified VSBE performing the work for the VSBE participation goal.



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

- 2.0**    *Agency:*                    Department of General Services  
*Fund Source:*                MCCBL 2024 Site improvements. Provide funds to design, construct and equip infrastructure improvements in Annapolis, MD. Item 177.
  
- 2.1**    *Contract ID:*                Revolutionary War Memorial for Black Soldiers; BA-491-250-001  
*Description:*                Design proposal for the Revolutionary War Memorial for Black Soldiers monument at Maryland State House Grounds in Annapolis MD.  
*Procurement Method:*      Category I Small Procurement  
*Award:*                        Branley Cadet Sculptor, LLC; Oakland, CA, Meadowlark Studio; Savannah, GA  
    Studio Projects, LLC; Burlington, VT  
    Dixon & Clark, LLC; Hyattsville, MD  
  
*Amount:*                        \$20,000  
*MBE/VSBE Participation:*    0% / 0%  
*Resident Business:*            Yes  
*Remarks:* MBE and VSBE participation was not established for this contract because it is a small procurement.

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
December 4, 2024**



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

**23-EX.      EXPEDITED PROCUREMENT REQUEST**  
*Department of General Services*

**Contract ID:** HVAC Component Replacement at Clifton T. Perkins Hospital Center; MS-531-242-003

**Contract Description:** The scope of work consists of removing and replacing boilers and associated components, including piping, insulation, and electric, rehabbing the existing Trane chiller, and repairing the air handling units, including valves, piping modifications, insulation, and filters. The project also includes a new non-proprietary building automation system at Clifton T. Perkins Hospital Center, 8450 Dorsey Run Rd., Jessup, MD 20794.

**Recommendation:** The Department of General Services (DGS) recommends that the Board of Public Works approve its request to conduct an Expedited Procurement with a noncompetitive source selection to replace HVAC Components at Clifton T. Perkins Hospital Center (“Perkins”).

Under the State Finance and Procurement Article of the Annotated Code of Maryland, § 13-108(d)(1), the Expedited Procurement method is available when: (i) urgent circumstances require prompt action; (ii) an expedited procurement best serves the public interest, and (iii) the need for the expedited procurement outweighs the benefits of making the procurement on the basis of competitive sealed bids or competitive sealed proposals.

Clifton T. Perkins Hospital is operated by the Maryland Department of Health (MDH) as the State's only maximum-security forensic psychiatric hospital. It has a capacity of 289 patients and currently maintains a waitlist of court-ordered patients who can only be placed at the facility. MDH has no additional swing space to accommodate the patient population at the hospital, and patients must be cared for in an inpatient psychiatric hospital facility. An interruption in operations would create a risk of cessation of services.

On November 30, 2023, Perkins experienced a severe heating failure affecting multiple units across the hospital. Due to the nature of the patient population and to mitigate serious damage to the patient's health, safety, and welfare, an emergency procurement (SEC-A4, 8/7/2024) was undertaken with Warwick Supply & Equipment Co., Inc. (“Warwick”) to diagnose the situation and recommend a temporary solution. Warwick was selected to respond to the emergency due to the lack of response from other vendors and its extensive experience working with the State, including in MDH facilities.



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**23-EX.      EXPEDITED PROCUREMENT REQUEST (cont'd)**

Initial work included the installation of a temporary low-pressure steam boiler, generator, and other measures to stabilize the hot water heating and cooling system, including 24/7 on-site services to meet the requirement for stationary engineer management, monitoring, stabilization, and control of the environmental temperatures. Additional staff have provided manual control of heating and cooling for the building due to the failure of the building automation system. Perkins has experienced additional related critical failures after that, including the failure of the hot water heating and cooling systems, necessitating modifications to the emergency procurement.

These included the lease of two chillers, additional generators, and temporary heating equipment. Operation of the leased equipment requires onsite supervision, monitoring, and manual operation to ensure the facility maintains a controlled environmental temperature to protect the health and welfare of patients and staff, as well as store and distribute medication within the Hospital. On September 11, 2024, the Board of Public Works (BPW) approved an eighteen-month extension of the emergency procurement to ensure continuity of operations.

This expedited procurement will end the emergency by replacing three boilers and associated equipment in the main boiler room, repairing/replacing two chillers, and repairing and restoring heating and cooling distribution system components throughout the facility. The project will also provide new water treatment equipment and upgrade the electrical switchgear. The new equipment will be controlled by a new building automation system, which will monitor and improve the efficiency of the heating and cooling system.

This project must be completed concurrently with the extended emergency project. This work requires extensive coordination to continue operating temporary leased equipment, stabilize existing mechanical system infrastructure, and install new equipment while maintaining a controlled patient and staff-occupied facility. Any cessation of operations due to errors in coordination or phasing could require evacuation of the facility.

In accordance with COMAR 21.05.06.03C(2), a noncompetitive source selection may be made under an Expedited Procurement if the Procurement Officer justifies any noncompetitive selection. To begin the project to end the emergency and complete the work within the timeframe approved by the BPW, and to ensure continuity of care and operations at Clifton T. Perkins Hospital without cessation, a noncompetitive expedited procurement is being requested as Warwick is the only vendor that can meet the requirements of this project for continuity of care of the unique current client/patient population at Perkins for which there are no existing alternate locations. Failure of any critical components within the system that cannot be corrected or stabilized timely would result in a risk of cessation of operations.





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**23-EX.      EXPEDITED PROCUREMENT REQUEST (cont'd)**

Warwick's on-site services for more than ten months in a 24-hour operational role makes it the only available source for the subject of the contract that possesses the level of facility familiarity, including knowledge of the facility layout, heating, cooling, and distribution components; knowledge of the various and cross-functional systems; knowledge of daily operations and security requirements of the facility, and understanding of the design and operation of all of the temporary equipment currently in place for execution of the project while maintaining continuity of care to current clients. This in-depth, historical, and comprehensive knowledge of the system would require significant time for another contractor to absorb.

Further, Warwick has demonstrated an ability to maintain continuity of operations despite multiple component failures within the system. Warwick's ability to maintain and stabilize the system during the ongoing emergency has allowed the hospital to continue to provide the critical continuity of care services to the State's only maximum security forensic psychiatric hospital patient population, for which there is no alternate placement location within the State. Bringing in an unknown and untried vendor at this juncture would jeopardize the current stability of the facility and risk cessation of operations.

Clifton T. Perkins Hospital is subject to the standards set forth by the Code of Maryland Regulations, Life Safety Codes, The Joint Commission, Office of Health Care Quality, and other laws and standards to ensure patient safety and health. The inability to effectively regulate environmental temperatures can negatively impact the continuum of care to the patient population, violate patient care and safety policies, can place the State at risk for loss of licensure and accreditation, and can also be detrimental to the storage of medications. These negative effects can be long-lasting and place patients and staff at risk. Health concerns related to the maintenance of water temperature and the treatment of water is another consideration. Procuring services to end the emergency procurement cannot jeopardize the continuity of care to current clients.

Following a competitive procurement process to end the emergency at Perkins will not prioritize the health and safety of the patients, staff, or community. It will expand the project timeline, necessitating another modification to the emergency contract term at a cost of \$717,514.00 a month. Extending the timeline of the permanent replacement and repairs of failed or critical and fragile infrastructure, including the operation of leased equipment combined with limited stabilization of infrastructure, could further jeopardize the continuity of operations.

Finally, bringing in a new vendor who does not have the depth of comprehensive knowledge that Warwick has been able to accumulate during the emergency process, combined with the complications of potentially having two vendors controlling and repairing a single system, will place the State at an increased risk of cessation of operations.



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**23-EX.      EXPEDITED PROCUREMENT REQUEST *(cont'd)***

This expedited procurement will have a 20% Minority Business Enterprise goal and a 5% Veteran-owned Small Business Enterprise participation goal. It will also be designated as a Small Business Reserve procurement. Warwick is a certified MBE prime contractor.

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**WITH DISCUSSION**

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*Contact: Wendy Scott-Napier 410-767-4088  
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**24-RP.      REAL PROPERTY  
*Department of Natural Resources***

***Recommendation:***      Declare property surplus

***Property:***                      +/- 312 sq. ft located within the Deep Creek Lake Natural Resources Management Area (DCLNRMA) adjacent to 1436 Rock Lodge Road, McHenry, MD 21541

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

***Background:*** Approval is requested to declare surplus a portion of the Deep Creek Lake Natural Resources Management area. A small portion of a residential structure on the adjoining property, constructed in 1959, encroaches onto the DCLNRMA Management Area owned by the State of Maryland to the use of the Department of Natural Resources (DNR). The area subject to disposition is approximately 6 feet by 52 feet and will cure the encroachment and establish a clear boundary line to improve DNR management of this section of DCLNRMA.

***State Clearinghouse:*** The Clearinghouse conducted an intergovernmental review of the project under **MD20240815-0663**. It is recommended to declare the 6' by 52' portion of the +/- 0.05 acres—adjacent to the property owned by Donald and Lynne DeCaro, which is adjacent to the Deep Creek Lake Natural Resources Management Area, whereby a small portion of the structure encroaches within the management area—surplus to the needs of the State to facilitate a corrective disposal.

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**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Wendy Scott-Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**25-RP.      REAL PROPERTY  
*State of Maryland***

***Recommendation:***    Declare property surplus

***Property:***            +/- 119.50 acres located at 24090 Nanticoke Road, Salisbury, MD 21801

***Grantor:***              The State of Maryland to the use of the Department of Public Safety and Correctional Services (formerly the Department of Corrections)

***Background:*** Approval is requested to declare surplus the property known as the Poplar Hill Pre-release unit. The property was used as a Pre-release unit by DPSCS until 2017 and has been vacant since. The property no longer serves the mission of DPSCS, and approval to declare it surplus is requested. The University of Maryland College Park's College of Agriculture and Natural Resources has requested that a portion of the property on which it has been farming for several decades be transferred to it. Wicomico County has requested that the balance of the property be transferred to the County.

***State Clearinghouse:*** The Clearinghouse conducted an intergovernmental review of the project under MD20230119-0030. It is recommended to declare the Poplar Hill Pre-Release Center Correctional Facility— consisting of dormitory space, common space, kitchen and dining facilities, offices and administration areas, communications tower, school building, two pavilions, and a small house used for training—as excess to the needs of the Maryland Department of Public Safety and Correctional Services, upon consideration of the Maryland Department of the Environment's qualifying comments and the Maryland Historical Trust's requirements. The Maryland Department of Veterans Affairs; the University of Maryland, College Park's College of Agriculture and Natural Resources; and Wicomico County expressed an interest in acquiring portions of the property.

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**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Wendy Scott-Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**26-LT.      TENANT LEASE  
*Department of General Services***

***Recommendation:***                      Approve a new lease

***Landlord:***                                      One South Street Baltimore LLC,  
123 Tice Blvd, Ste 102-A, Woodcliff Lake, NJ 07677

***Property Location:***                      1 South St, Baltimore, MD 21202

***Space Type:***                                      Office w/ client interaction (134,687 sq. ft.)

***Lease Type:***                                      New Lease

***Term:***    10/01/2025 - 09/30/2040 (w/standard 6-month holdover)

***Future Option Term:***                      10/01/2040 - 09/30/2045

***Annual Rent:***                                      \$3,086,577.08

***Square Foot Rate:***                              \$25.00/SF

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

***Appropriation Code:***                      PCA 55253

***Utilities/Custodial Responsibility:***                      Landlord/Landlord

***Termination for Convenience Clause:***                      Yes, modified to permit termination after year 10.

***Procurement Method:***                      Competitive Sealed Proposals  
*See COMAR 21.05.03.01B; DGS Space Mgmt Manual ¶ 6-605 D*



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**26-LT.      TENANT LEASE (cont'd)**

***Proposals:***

<i>Building Address</i>	<i>Technical Points/ Rankings</i>	<i>Final Net Effective Average Annual Rent</i>	<i>Total Financial Points/ Rankings</i>	<i>Overall Points/ Rankings</i>
1 South St	140.6 (1)	\$4,441,058.00	122.2 (2)	262.8 (1)
100 N Charles St	108.4 (3)	\$4,033,381.00	130.0 (1)	238.4 (2)
100 Light St	132.0 (2)	\$5,352,673.00	104.0 (5)	236.0 (3)
7 St Paul St	106.8 (4)	\$4,975,437.00	113.9 (3)	220.7 (4)
100 S Charles St	94.2 (5)	\$4,249,283.00	110.7 (4)	204.9 (5)

**Remarks:** The Maryland Department of General Services is transitioning from its State-owned Baltimore City location located at 300/301 W Preston Street to leased space at 1 South Street in accordance with the initiative to relocate State presences to leased space in the central business district for Baltimore. This new location provides an efficient, safe workplace for staff to operate. There are no pass-throughs, the construction of the space will be delivered turnkey, and the Base Rent for the first month of Lease Years 1-6 shall be abated (in the total amounts of \$280,597.92, \$288,342.42, \$296,199.16, \$304,392.62, \$312,810.56, \$321,340.73) respectively.. Energy efficiency improvements to this building include the following: Light-emitting diode (LED) lighting throughout the Demised Premises, Touchless and sensor-operated restroom fixtures, and Passive dual technology motion sensors to turn lights off when designated areas have been vacated.

The termination for convenience provision has been modified to permit termination after year 10 to assist the landlord in obtaining financing for this renovation project. In accordance with State Finance and Procurement, Section 4-319, notification of this new lease location was made to the local government on November 1, 2024.

**Tax Clearance:**                      24-4374-0000

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