

BOARD OF PUBLIC WORKS
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FEBRUARY 28, 2024

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

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

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Contact: Jason Keppler 410-841-5864
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1. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program - Grants

Recommendation: That the Board of Public Works approve funding for 18 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: \$250,800

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

County	Grantee	Agreement #	Amount
Anne Arundel	Fiddlers Folly, LLC	AT-2024-2441	\$2,800.00
		AT-2024-2442	\$2,700.00
Carroll	Bryan K. Rinehart	MP-2024-2458	\$1,000.00
	Joseph W. Cook	MP-2024-2460	\$10,200.00
		MP-2024-2461	\$7,000.00
	Matthew M. Hoff	MP-2024-2471	\$81,100.00
		MP-2024-2472	\$18,700.00
		MP-2024-2473	\$12,800.00
Kent	Charles T. Kealey	CH-2024-2464	\$7,000.00
		CH-2024-2465-R	\$3,600.00
		CH-2024-2466-R	\$8,300.00
		CH-2024-2467-R	\$36,500.00
		CH-2024-2468	\$4,000.00
	Mitchell Family, LLC	SA-2024-2474	\$9,000.00
		SA-2024-2475	\$4,700.00
		SA-2024-2476-R	\$8,700.00
Queen Anne's	Bradley D. Schrader	CR-2024-2462	\$7,900.00
St. Mary's	Jeffrey Raley, Jr.	PA-2024-2470	\$24,800.00

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

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

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APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Jason Keppler 410-841-5864
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2. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program- Reversion

Recommendation: That the Board of Public Works approve reverting the balances on 29 completed or cancelled projects under the Maryland Agricultural Cost-Share Program.

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

Amount: \$887,691.04

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. Daniel Neutzel, Jr.	LS-2023-2057	\$7,500.00	Cancelled
Carroll	Eric L. Beam	MP-2023-2068	\$15,200.00	Cancelled
		MP-2023-2069	\$86,800.00	Cancelled
		MP-2023-2073-C	\$112,200.00	Cancelled
	George G. Hester	MP-2023-2110	\$900.00	Cancelled
		MP-2023-2111	\$7,300.00	Cancelled
		MP-2023-2139	\$13,800.00	Cancelled
		MP-2023-2261	\$8,700.00	Cancelled
	Jason M. Myers	MP-2023-2177	\$3,594.72	Completed
	Lease Brothers, Inc.	MP-2023-2153	\$23,600.00	Completed
	Mark G. Harman	MP-2023-2408	\$3,854.75	Completed
	Paul W. Leister, Jr.	MP-2023-2416	\$83,900.00	Cancelled
		MP-2023-2417	\$131,400.00	Cancelled
	Wooden Hill Farms, LLC	MP-2023-2403-C	\$92,100.00	Cancelled
		MP-2023-2404	\$55,498.63	Cancelled
Cecil	Ronald L. Underwood	AT-2023-2031	\$2,193.00	Completed

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

County	Recipient	Agreement #	Amount	Status
Frederick	Jarrod F. Burall	MP-2023-2056	\$6,460.13	Completed
	Jason W. Storm	MP-2023-2422	\$10,738.77	Completed
	Robert J. Kline	MP-2023-2276	\$15,500.00	Completed
	Seiss Farms, LLC	MP-2023-2026	\$15,000.00	Completed
Harford	Rigdon Farms, Inc.	LS-2023-2088	\$45,744.46	Completed
		LS-2023-2089-C	\$100,925.20	Completed
		LS-2023-2091	\$1,613.55	Completed
Howard	Charles A. Sharp	PB-2023-2464	\$5,528.20	Completed
Kent	David H. Lamotte, Jr.	AT-2023-2151	\$1,126.08	Completed
	Morton H. Fetterolf, III	CH-2023-2241	\$7,055.60	Completed
Prince George's	Bonnie Breeze Farm, Inc.	PA-2023-2154	\$1,592.40	Completed
Queen Anne's	Blackdog Farms at Kingsdale, LLC	CR-2023-2062	\$5,842.15	Completed
	Carter Family Farms, LLC	CH-2023-2250	\$22,023.40	Completed

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

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THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact: Anna Lansaw
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3. BALTIMORE CITY COMMUNITY COLLEGE
Facilities Department – Construction

Recommendation: Approve use of additional general obligation bond proceed funding in the total amount of \$84,115.68 on two previously approved contracts.

1. Contract ID: BCCC-FY23-MC-0001
ADPICS No: COK38973

Contract Approved: Secretary's Agenda, Item 4 (4/05/2023)

Contractor: Bob Andrews Construction Inc.

Contract Description: Repair and replace deteriorated doors and frames in College's various buildings.

Modification Description: Requesting approval to modify the existing contract with Bob Andrews Construction Inc. for exterior door improvements. This modification broadens the Scope of Work to include items that were overlooked in the original bid package. These additions include auto-operators for three doors at the Nursing Building, to include extending the rails; hardware only for the Shipping/Receiving doors and the addition of PEC doors (Storefront not included).

Original Contract Term: 120 Calendar Days from Notice to Proceed (NTP)

Modification Term: 180 Calendar Days from Notice to Proceed (NTP)

Original Contract Amount: \$353,288.00

Modification Amount (This Item): \$68,143.68

Total Contract Amount: \$421,431.68

Percent +/- (This Item): 19.2%

Total Percent +/- change: 19.2%

Original Procurement Method: Competitive Sealed Bids

MBE Participation: 10%

MBE Compliance: 0%

Requesting Agency Remarks: The College is requesting to modify this contract to add additional doors and parts necessary to comply with ADA requirements. These additions include auto-operators for three doors at the Nursing Building, to include extending the rails; hardware only for the Shipping/Receiving doors and the addition of PEC doors (Storefront not included). The contractor has yet to be given a formal notice to proceed due to supply chain issues on the deliverance of materials. The College is requesting an additional 60 days be added to the contract term.

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3. BALTIMORE CITY COMMUNITY COLLEGE (cont'd)

1. Contract ID: BCCC-FY23-MC-0001 (cont'd)

Fund Source: MCCBL 2022, Item #156 (BCCC PCA: E9627)

Resident Business: Yes **MD Tax Clearance:** 24-0584-0110

2. Contract ID: BCCC-FY23-CY-22

ADPICS No: COK38945

Contract Approved: Secretary's Agenda Item 4, 09/20/2023

Contractor: Dade Star Group, LLC

Contract Description: Remove and replace the guard booth located at the entrance of the main campus located at 2901 Liberty Heights Avenue.

Modification Description: This modification broadens the Scope of Work to include the erection of a temporary guard kiosk for a four-month period. This will include the security booth, windows & trim, monthly rate, delivery, pick-up, as well as the electrical service hookup for the temporary guard booth. The electrical service hookup shall be inclusive of materials (conduit & wiring) as well as the labor in installing and dismantling the electrical service.

Original Contract Term: 180 Calendar Days from Notice to Proceed (NTP)

Modification Term: 240 Calendar Days from Notice to Proceed (NTP)

Original Contract Amount: \$237,000.00

Modification Amount (This Item): \$15,972.00

Total Contract Amount: \$252,972.00

Percent +/- (This Item) 6.7%

Total Percent Change: 6.7%

Original Procurement Method: Competitive Sealed Bids

MBE Participation: 29.3%

MBE Compliance: 15.75%

Requesting Agency Remarks: Requesting approval to modify the existing contract with Dade Star Group, LLC for the construction of a new security kiosk. The contract is being modified to include the rental of temporary shelter for the security guard at the entrance of the campus. This will include the security booth, windows & trim, monthly rate, delivery, pick-up, as well as the electrical service hookup for the temporary guard booth. The electrical service hookup shall be inclusive of materials (conduit & wiring) as well as the labor in installing and dismantling the electrical service. The College is also modifying the contract term by adding additional 30 calendar days.

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3. **BALTIMORE CITY COMMUNITY COLLEGE** (*cont'd*)

2. Contract ID: BCCC-FY23-CY-22 (*cont'd*)

Requesting Agency Remarks (cont'd):

With regards to MBE compliance, notice to proceed was issued on November 20, 2023. Additionally, closures during winter break and weather have delayed the project.

Fund Source: MCCBL 2022, Item #156 (BCCC PCA: E9627)

Resident Business: Yes

MD Tax Clearance: 24-0585-0100

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Contact: Bill Morgante 410-260-7791
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4. BOARD OF PUBLIC WORKS
Wetlands License

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board grant a license for a project involving dredging in the navigable waters of Maryland.

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

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

ANNE ARUNDEL COUNTY

23-0700 *ULMSTEAD CLUB INC* – To improve navigable access by mechanically dredging a creek, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Arnold, Forked Creek

Special conditions: Requirements for dredge material transport and disposal, maintenance dredging, post dredge bathymetric survey. Restrictions on constructing vessels, barges, or other construction equipment.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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

***Wetlands License -- #22-1164 – Lucy F. Richards
Mitigation***

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

1. Grant a tidal wetlands license to dredge an area, and
2. Require mitigation in the form of *Phragmites* removal for impacts to shallow water habitat resulting from the dredging.

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

- | | |
|---------------------------------|------------------|
| • Application received | November 2, 2022 |
| • Public comment period ended | August 1, 2023 |
| • MDE Report and Recommendation | February 8, 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: Dredging an area will result in permanent impacts to 395 square feet of shallow water habitat. MDE recommends that the licensee mitigate for the 395 square feet of impact to shallow water habitat at a 2:1 ratio (COMAR 23.02.04.11.B) by removing 1,359 square feet of *Phragmites*. The 1,359 square feet of *Phragmites* removal exceeds the required mitigation amount of 790 square feet.

395 square feet of impact x 2 (2:1 ratio) = 790 square feet of required mitigation

TALBOT COUNTY

22-1164 **LUCY F. RICHARDS** – To improve navigable access by dredging an area, transporting dredge material to a disposal site, providing for periodic maintenance dredging for six years, installing jetties, authorizing an after-the-fact fixed platform and finger pier, and providing mitigation.

Oxford, Island Creek

Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, staking dredged area, post dredge bathymetric survey, maintenance dredging, and monitoring the mitigation site. Restrictions on number of slips, lifts, hoist, and mooring piles, total platform area, and assurance for future dredging licenses.

Wetland Enhanced: 1,359 square feet

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Contacts: Nicole Carlozo 410-260-8726 nicole.carlozo@maryland.gov
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6. DEPARTMENT OF NATURAL RESOURCES
Resiliency through Restoration Initiative

Recommendation: That the Board of Public Works approve the Department of Natural Resources granting \$433,363 in general obligation bond proceeds to construct one restoration project.

Project ID: Tilghman on the Chesapeake / CRP 03-21

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

Grantee: Talbot County

Location: Tilghman Island

Amount: \$433,363

Fund Source: MCCBL of 2020 (Chapter 537, Acts of 2020): *Coastal Resiliency Program*
\$433,363.00
Source Code: 20315

Remarks: This project will construct a permitted 665 linear foot living shoreline with vented marsh sill, concrete oyster breaks, marsh migration corridor, and sand dune features alongside a 0.16-acre non-tidal wetland and a 2.4-acre meadow at the Tilghman on the Chesapeake community on Tilghman Island. This project will serve as a demonstration site for the Talbot County Green Infrastructure Plan and help protect existing residential infrastructure from high tide flooding, storm, and stormwater impacts. DNR is seeking approval to award construction funds for this green infrastructure project. After construction, DNR may return to the Board for approval to award adaptive management funds depending on local fund requests.

The Resiliency through Restoration Initiative was developed to address escalating risks to Maryland's coastal and inland communities and public resources from extreme weather and climate-related events. This Program implements on-the-ground natural and nature-based projects in priority areas where nature can help communities become more resilient to impacts from water. Targeting models, such as the Coastal Resiliency Assessment, identify areas where restoration can provide the greatest protection benefits for infrastructure, communities, businesses, and habitats. Datasets, such as impervious cover, highlight urban and inland areas where green infrastructure is needed to address more intense rain events. Projects will protect both public and private investments, while demonstrating a suite of nature-based projects that will enhance the ability of communities to respond to or recover from extreme hazards like storms and more frequent and intense rain events, or chronic hazards like nuisance flooding and sea level rise.

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6. DEPARTMENT OF NATURAL RESOURCES (cont'd)

Remarks (cont'd):

DNR will provide technical assistance and grant funds to entities to design and construct living shoreline, marsh enhancement, green infrastructure, and nature-based projects. These projects will reduce the impacts of flooding on vulnerable communities across the state.

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THIS ITEM WAS:

APPROVED

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DEFERRED

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 28, 2024



REVISED

Contact: Nehemiah Yisrael 443-885-3074
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7. **MORGAN STATE UNIVERSITY**

***Health and Human Services Center Phase II –
Capital Furniture and Equipment***

Contract ID: Mid-Atlantic Purchasing Team Contract #2015-42

Recommendation: That the Board of Public Works approve the award of a contract to Douron, Inc in the amount of \$1,174,647.28 to purchase capital equipment for the new Health and Human Services Center.

Project: Morgan State University's Health and Human Services Building is located at Hillen Road and Argonne Drive. The building will support the University's programs, services, and activities related to the School of Community Health and Policy, School of Social Work, Family and Consumer Sciences Department, Medical Technology Program, Prevention Sciences Research, and Counseling Services. This project is projected to meet LEED Silver.

Amount: \$1,174,647.28

Award: Douron Inc., Owings Mills, MD 21117

Fund Source: General Funds 2022 Item #081 *Provide funds to continue construction and begin equipping the new Health and Human Services Building, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.*

Background: This furniture will be purchased through the Mid-Atlantic Purchasing Team Contract #2015-42 with Douron. This price includes furniture approved by the Department of Budget and Management for capital purchase listed on the Form G Approval, dated September 22, 2022. This amount is within the University's funding limitations for the total projected capital budget. The items listed in the price are included in a second waiver received by Maryland Correctional Enterprises.

MBE: 0%

Resident Business: Yes

MD Tax Clearance: 24-0461-1111

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THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 28, 2024



Contact: Nehemiah Yisrael 443-885-3074
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8. MORGAN STATE UNIVERSITY
Parking Management Services

Contract ID: Parking Management Services
23/PRO-0034-S

Recommendation: The Board of Public Works approve the expenditure of \$2,274,816 for parking management services at Morgan State University, including garage and lot management, event parking, and enforcement.

Procurement Method: Competitive Sealed Proposals

Award: LAZ Parking Mid Atlantic. LLC

Award Amount: \$2,274,816

Contract Term: 2/29/2024 - 2/28/2027

MBE Goal: 0%

Offerors:	*Technical Ranking	Financial Offer	Overall Ranking
Laz Parking Mid-Atlantic LLC Washington, D.C.	1	\$2,274,816.00 (3)	1
Imperial Parking (U.S), LLC Silver Spring, MD	2	\$1,915,852.80 (2)	2
Federal Parking, Inc. Baltimore, MD (Incumbent)	3	\$1,556,643.00 (1)	3

**Technical Rankings carried more weight than financial rankings.*

Remarks: The project was open for solicitation to five vendors, but only three contractors participated in the competitive process. All the participants were deemed capable of winning the award and were moved forward through all the phases of the selection process.

LAZ Parking Mid-Atlantic, LLC submitted a Technical Proposal demonstrating a comprehensive understanding of the challenges faced by the University. Their License Plate Reader systems knowledge was recognized as critical to the University's future operational success. The solutions presented for Parking Garage Management, Parking Enforcement, and Event Parking, such as e-commerce functionality and systems integration, allow for a more automated approach to parking management, reducing the strain on internal campus departments. These programs, combined with the references provided by LAZ Parking, conveyed a comprehensive solution to Morgan State University's parking management needs.

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8. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

The award was based on the source selection process, which identified LAZ Parking as the highly acceptable vendor based on a license plate recognition system for parking enforcement and management that will provide an innovative approach to elevate many of the stresses on our existing parking system.

Although the Financial Proposal submitted by LAZ Parking demonstrated a 17.13% increase over the nearest competitor's pricing, the increased costs are justified, as the innovations and automation will reduce the need to hire additional personnel within the University. LAZ Parking's solution will provide long-term cost savings and improve the efficiency of our parking management system.

Fund Source: Current Unrestricted: *Business and Auxiliary*

Resident Business: No

MD Tax Clearance: 23-4025-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 28, 2024



REVISED

Contact: Jonathan Dobry 240-895-3346
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9. ST. MARY'S COLLEGE OF MARYLAND
Encumbrance of State Capital Funds

Recommendation: That the Board of Public Works approve St. Mary's College of Maryland awarding a construction contract for the Maryland Heritage Interpretive Center (MHIC) Farthings Parking Lot Project.

Authority: Sections 8-301 and 11-203, State Finance and Procurement Article, Annotated Code of Maryland

Award: S E Davis Construction LLC (MBE)

Amount: \$1,371,257

Term: 3/01/2024 – 8/31/2024

Procurement Method: Request for Proposals

Proposals:

<i>Firm</i>	<i>Technical Evaluation</i>	<i>Financial Proposal</i>	<i>Overall Ranking</i>
S E Davis Construction LLC La Plata, MD	Outstanding	\$1,371,257 (1)	1
W M Davis Inc. Leonardtown, MD	Excellent	\$1,511,053 (2)	2
Stratified, Inc. Washington, D.C.	Acceptable	\$1,956,000 (3)	3

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

MBE Goal: 13.83%

Fund Source: MCCBL 2021 (559) - \$1,371,257.00

Appropriation Code: 622

Remarks: HSMC was granted additional capital funding in FY 2022 for improvements to its grounds. A portion of this funding was transferred to the MHIC project to cover renovations and improvements to the Farthings parking lot, which will serve as the primary parking for visitors to the MHIC. Additional funding was transferred for this project to complete the construction phase at the December 13, 2023 Board of Public Works meeting.

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REVISED



9. ST. MARY'S COLLEGE OF MARYLAND (cont'd)

Remarks (cont'd):

In response to advertisement on eMaryland Marketplace, four technical proposals were received. After evaluation of these proposals, one firm was rated outstanding, one firm was rated excellent, one firm was rated acceptable, and one firm was rated unacceptable. The financial proposals were opened for the three technical proposals with a rating of acceptable or higher. S E Davis LLC (La Plata, MD), the firm with the lowest cost and outstanding rating was selected for the project.

S E Davis is a current certified Women-Owned MBE firm that has proposed self-participation of 6.5%, 50% of the procurement's MBE goal.

Resident Business: Yes

MD Tax Clearance: 24-0774-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 28, 2024



Contact: *Emily Wilson* 410-260-8436
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1A. PROGRAM OPEN SPACE LOCAL SHARE
Anne Arundel County

Recommendation: Approval to commit \$5,917,000 for the following **acquisition** project.

Race Road Park - Darden Property Acquisition - \$5,917,000

Anne Arundel County
POS #7658-2-353 MD20231219-0931

Background: Acquire approximately 13.55 acres for a future indoor/outdoor recreation complex. Development plans include, but are not limited to, constructing an indoor recreation center with multipurpose courts, trails, parking, stormwater management, and additional recreation amenities.

Appraised Value: George L. Peabody \$6,000,000
Brice J. Worthington \$5,782,000

Property Cost: \$5,891,000

Incidental Costs: \$26,000

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021

Program Open Space Local
Source Code: 22011 \$1,074,709.38

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022

Program Open Space Local
Source Code: 23002 \$4,842,290.62

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
February 28, 2024



Contact: *Emily Wilson* 410-260-8436
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2A. PROGRAM OPEN SPACE LOCAL SHARE
Calvert County

Recommendation: Approval to commit \$400,000 for the following **development** project.

Harriet Elizabeth Brown Park - Phase 1 – \$400,000
Calvert County
POS #7650-4-88 MD20231212-0918

Background: Construct a new park in Prince Frederick. Improvements will include site grading, parking lot, tennis/pickleball courts, picnic pavilions, restroom facility, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$200,433.50

Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$199,566.50

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 28, 2024



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

3A. COMMUNITY PARKS AND PLAYGROUNDS PROGRAM
Caroline County

Recommendation: Approval to commit \$196,057 for the following **development** project.

Railroad Park Rehab and Construction - \$196,057

Town of Goldsboro
CPP #7572-5-224 MD20230526-0427

Background: Design and construct a railroad-themed park and event space with associated site amenities at Railroad Park.

Fund Source: Maryland Consolidated Capital Bond Loan of 2023, Chapter 102, Acts of 2023
Community Parks and Playgrounds Program
Source Code: 23123 \$196,057.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 28, 2024



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

4A. PROGRAM OPEN SPACE LOCAL SHARE
Frederick County

Recommendation: Approval to commit \$24,970 for the following **acquisition** project.

Heritage Park – Middletown Bank Property Acquisition - \$24,970

Town of Middletown
POS #7643-10-492 MD20231102-0858

Background: Acquire 0.07 acres in downtown Middletown for public use. The parcel currently has a paved courtyard, seating, landscaping and a center fountain.

Appraised Value: Bowers Appraisal Service, LLC \$25,000
Valley Appraisal Service \$8,600

Property Cost: \$16,800
Incidental Costs: \$8,170

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$24,970.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 28, 2024



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

5A. PROGRAM OPEN SPACE LOCAL SHARE
Howard County

Recommendation: Approval to commit \$900,000 for the following **development** project.

Blandair Regional Park, Phase 6 - \$900,000
Howard County
POS #7226-13-106 MD20201231-1082

Background: Additional funding to design and construct parking, sidewalks, pathways, basketball courts, skatepark, stormwater management facilities, landscaping, and ancillary structures at Blandair Regional Park.

Prior Approval: \$1,071,701.00 (DNR-RP Item 5A [March 24, 2021])

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$900,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 28, 2024



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

6A. PROGRAM OPEN SPACE LOCAL SHARE
Montgomery County

Recommendation: Approval to commit \$2,452,567 for the following **acquisition** project.

Eastern Capital Crescent Park - Champion Real Estate Ventures - Acquisition - \$2,452,567
M-NCPPC (Montgomery County)
POS #7657-15-741 MD20231219-0928

Background: Acquire 0.139 acres as a first lot to open a new pocket park along the side of the Capital Crescent Trail and Purple Line.

Appraised Value: Lamb & Co., Inc. \$2,200,000
Associated Appraisers, LLC \$2,600,000

Property Cost: \$2,415,000

Incidental Costs: \$37,567

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$2,452,567.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 28, 2024



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

7A. RURAL LEGACY PROGRAM FUNDS
St. Mary's County

Recommendation: Approval to grant \$150,350.75 to **Southern Maryland Resource Conservation and Development Board** from Rural Legacy Funds to acquire a 74.68-acre conservation easement.

Mattapany Rural Legacy Area – Stanley John Boothe

Prior Approval: Mattapany Rural Legacy Area approved grant for easement acquisitions: DNR-RP Item 12A (10/21/2020) \$1,453,247 FY2021

Project Description: Acquisition of this easement will protect valuable agricultural and forest lands. The property includes approximately 1,600 linear feet of riparian buffers along Carthagena Creek, a tributary to St. Mary's River. The easement, RL No. 34923, will be held by the United States of America and the Southern Maryland Resource Conservation and Development Board. St. Mary's County and the U.S. Department of the Navy, through the REPI program, are contributing funding toward the purchase price of the easement.

Easement Value: \$415,594.20 (\$5,565 per acre)

Purchase Price: \$415,594.20 (\$5,565 per acre)

Funding Sources: **\$103,898.55** DNR
\$103,898.55 St. Mary's County
\$207,797.10 U.S. Department of the Navy

Total Other DNR Costs: Administrative: \$12,467.83
Incidental: \$27,750.46
Compliance: \$ 6,233.91
\$46,452.20

Amount Requested: \$150,350.75

Fund Sources: Outdoor Recreation and Land Loan of 2022, Chapter 357, Acts of 2021
Rural Legacy Program
Source Code: 22012 \$150,350.75

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
February 28, 2024



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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds for the following contracts totaling: \$348,372.

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

Towson University
Health Professions Building

Description: Furnish, deliver, and install furniture.
Procurement Method: Non-competitive simplified procurement
Award : American Design Associates, Towson, MD
Amount: \$12,790
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of a new building for the College of Health Professions and demolition of Linthicum Hall, Glen Esk Counseling Center and Dowell Health Center.* Item 111
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 24-0601-1111

University of Maryland, College Park
Paint Branch Building #383

Description: One (1) Superconductor Single-Photon Detector System
Procurement Method: Sole Source
Award: Quantum Design Inc, San Diego, CA
Amount: \$285,152
Fund Source: MCCBL 2021: *Provide funds to build, renovate, and equip quantum and advanced computing infrastructure projects, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.*; Item 512.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 24-0212-1000

1-GM. GENERAL MISCELLANEOUS (cont'd)

**University of Maryland, College Park for The Universities at Shady Grove
Biomedical Sciences and Engineering Education Building**

1. Description: One (1) Microplate Spectrophotometer & Halogen Moisture Analyzer
Procurement Method: Cooperative Purchase – UMB Contract No. 91024
Award: Fisher Scientific Company LLC, Hanover Park, IL
Amount: \$22,671
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of the new Biomedical Sciences and Engineering Bldg. Item 248*
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 24-0369-1110

2. Description: Furnish and deliver a Humidtest Chamber & Isotemp Refrigerator/Freezer
Procurement Method: Cooperative Purchase – UMB Contract No. 91024
Award: Fisher Scientific Company LLC, Hanover Park, IL
Amount: \$27,759
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of the new Biomedical Sciences and Engineering Education Building. Item 248*
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 24-0369-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
University System of Maryland
Supplement
February 28, 2024



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

2-AE. UNIVERSITY OF MARYLAND, COLLEGE PARK
Architectural/Engineering Services On-Call Master Contract

Contract ID: On-Call A/E Master Contract for Electrical Short Circuit, Coordination, and Arc Flash Hazard Studies Contract RFP No. 128064

Contract Description: On-Call A/E contract for Electrical Short Circuit, Coordination, and Arc Flash Hazard Studies to support new construction, minor construction, and renovation projects at the University of Maryland College Park and other University System of Maryland institutions on an as-needed basis.

Awards: Burdette, Koehler, Murphy and Associates, Inc., Baltimore, MD
Bowman Consulting Group Ltd, Reston, VA
CFR Engineering, Germantown, MD
RMF Engineering, Inc., PC, Baltimore, MD

Procurement Method: Qualifications Based Selection-USM Procurement Policies for A\E

Contract Term: 2/28/2024 – 2/27/2026
(2-year base term w/three one-year renewal options)

Amount: \$ 4,000,000 (not to exceed) 2-year base term
\$ 2,000,000 (not to exceed) 1st renewal option
\$ 2,000,000 (not to exceed) 2nd renewal option
\$ 2,000,000 (not to exceed) 3rd renewal option
\$ 10,000,000 (not to exceed Total)

Proposals:

Firm	Ranking
Burdette, Koehler, Murphy and Associates, Inc.	1
Bowman Consulting Group Ltd	2
RMF Engineering, Inc., PC	3
CFR Engineering	4

2-AE.

UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Architectural/Engineering Services On-Call Master Contract

Fund Source: Fund sources will be included with each task order. Individual task orders are not expected to exceed \$200,000.

MBE Participation: MBE goals will be established for Task Orders that exceed \$50,000.00

Performance Security: N/A

Requesting Institution Remarks: The solicitation was advertised in eMaryland Marketplace Advantage. The University received ten proposals. The qualification committee recommended the four highest ranked firms based on the potential workload. Task orders will be placed with the firms on a rotating basis. In the event that fee negotiations are not successfully concluded with a firm, the University will proceed with negotiations with the next firm in order of rotation. Typical task orders for individual projects will be between \$50,000 and \$100,000. Hourly rates for each discipline have been established in the master contract. The recommended firms bring strong, experienced and integrated design teams. Each recommended team demonstrated a strong understanding of the requirements for this contract.

Residence Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
Burdette, Koehler, Murphy and Associates, Inc	Y	24-0242-1111
Bowman Consulting Group Ltd	N	24-0241-1111
CFR Engineering	Y	24-0243-1111
RMF Engineering, Inc., PC	Y	24-0244-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
University System of Maryland
Supplement
February 28, 2024



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

3-C.

UNIVERSITY OF MARYLAND, COLLEGE PARK
***Small Business Reserve-On-Call General Contracting Services Master Contract
for Small Projects***

Contract ID: Small Business Reserve (SBR) On-Call Master Contract for General Contracting Services for Small Projects at the University of Maryland College Park & other Service Center Locations - RFP#119602-NT

Contract Description: On-call general contracting services for small construction projects at the University of Maryland, College Park and other institutions of the University System of Maryland on an as-needed basis. No individual project shall exceed \$200,000.

Awards: Boulevard Contractors Corporation, Owings Mills, MD
CFI Construction Corporation, Rockville, MD
Colossal Contractors, Inc., Burtonsville, MD
EB Enterprises, LLC, Accokeek, MD
Garcete Construction Co., Inc., Bladensburg, MD
Hayes Construction Company, Phoenix, MD
M & S Enterprises, Inc., Upper Marlboro, MD
Matos Builders, LLC, Baltimore, MD
Mid Atlantic General Contractors, Inc., Beltsville, MD
Rich Moe Enterprises, LLC, Upper Marlboro, MD
SanDow Construction, Inc., Bladensburg, MD
Stratified, Inc., Washington, DC

Procurement Method: Competitive Sealed Proposals

Contract Term: 2/29/2024 – 3/1/2026
(2-year base term w/three 1-year renewal options)

Amount: \$6,000,000 (not to exceed) 2-year base term
\$3,000,000 (not to exceed) 1st renewal option
\$3,000,000 (not to exceed) 2nd renewal option
\$3,000,000 (not to exceed) 3rd renewal option
\$15,000,000 (not to exceed Total)

3-C.

UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
***Small Business Reserve-On-Call General Contracting Services Master Contract
for Small Projects***

Proposals:

Firm	Technical Ranking	Sample Pricing
Hayes Construction Company	3	\$143,400
Mid Atlantic General Cont., Inc.	12	\$154,500
Colossal Contractors	9	\$166,600
Boulevard Contractors	5	\$182,600
M & S Enterprises, Inc.	6	\$198,000
EB Enterprises, LLC	10	\$203,334
Garcete Construction	11	\$207,100
Rich Moe Enterprises, LLC	1	\$232,750
Stratified Inc.	8	\$243,426
CFI Construction	2	\$287,300.
Matos Builders, LLC	7	\$291,800
SanDow Construction, Inc.	4	\$297,300

Fund Source: Fund sources will vary by task order. Individual projects will not require BPW approval as they will not exceed \$200,000.

MBE Participation: MBE goals will be set for projects exceeding \$100,000

Performance Security: Equal to contract amount

Requesting Institution Remarks: This solicitation was advertised on eMaryland Marketplace Advantage. Twenty-nine firms were received and evaluated. The solicitation provided for multiple awards. Twelve firms were deemed susceptible for award by the evaluation committee based on review of technical and price proposals and are hereby recommended for contract award. The University will compete projects among the awarded firms.

3-C.

UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
***Small Business Reserve-On-Call General Contracting Services Master Contract
for Small Projects***

Resident Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
Boulevard Contractors Corporation	Y	24-0130-111
CFI Construction Corporation	Y	24-013109111
Colossal Contractors, Inc.	Y	24-0132-0111
EB Enterprises, LLC	Y	24-0133-0111
Garcete Construction Co., Inc.	Y	24-0134-0101
Hayes Construction Company	Y	24-0135-1111
M & S Enterprises, Inc.	Y	24-0136-0101
Matos Builders, LLC	Y	24-0331-1111
Mid-Atlantic General Contractors, Inc.	Y	24-0137-0101
Rich Moe Enterprises, LLC	Y	24-0138-0111
SanDow Construction, Inc.	Y	24-0139-0111
Stratified, Inc.	N	24-0140-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

4-S. FROSTBURG STATE UNIVERSITY
Dining Services Contract

Contract ID: Dining Services, FSU-P24-01

Contract Description: Comprehensive campus dining services contract, including student board meals, retail sales, internal and external catering, concessions, and facilities renovations/upgrades.

Contractor: Compass Group USA, Inc./Chartwells Division, Charlotte, NC

Term: 5/23/2024 – 5/22/2029 (with one 5-year renewal option)

Contract Amount:
\$34,000,000 Base Five-Year Term
\$36,000,000 Five-Year Renewal Option
\$70,000,000 Total if Renewal Option is Exercised

Procurement Method: Competitive Sealed Proposal

Proposals:

Firm	Technical	Financial	Overall Ranking
Chartwells, Charlotte, NC	2	1	1
Aladdin, Canonsburg, PA	1	2	2

MBE Participation: 3.5%

Performance Security: \$1 million performance bond

Incumbent: Same

Requesting Institution Remarks: The University issued an RFP in October of 2023, and received two responses that met the mandatory requirements. The award is recommended to the firm that has the highest overall ranking. Compass Group/Chartwells Division committed to approximately \$487,500 more in the first five years of the contract in investments, reimbursements, and commissions to the University. Additionally, FSU will be paying approximately \$1,315,000 less in board plans to Chartwells in the base five-year contract.

4-S. FROSTBURG STATE UNIVERSITY (cont'd)
Dining Services Contract

Requesting Institution Remarks (cont'd): Chartwells provided FSU with the most advantageous proposal overall considering both the technical and financial. The recommended firm, Compass Group USA, by and through its Chartwells Division, is the incumbent contractor and has performed well during the previous contract period.

The proposed contract will have a five-year term with one five-year renewal option that will require the approval of the Board of Public Works if FSU requests to exercise that option. The contract provides for a minimum Minority Business Enterprise goal of 3.5% that was established in consultation with the Governor's Office of Small, Minority & Women Business Affairs.

This dining services management/revenue generating contract is estimated to cost \$34 million over the five-year base term. The total estimated value of the contract if the one five-year option is exercised would be estimated at \$70 million. The actual costs will be a function of the volume of meal plans purchased by students. The source of funding for the contract will be dining program revenues paid by student, catering and retail sales. The vendor will provide \$5,896,035 for capital investments in dining area renovations and food service equipment upgrades throughout the term of the contract. This capital investment is amortized over the potential ten-year term if the renewal option is exercised.

Fund Source: This is a revenue-generating contract from which approximately \$34 million will be paid to the vendor over the initial five-year term of the contract from the student board fees. The University will receive an 18% commission on retail, franchise, catering, and concession gross sales. Increases in board fees and cash-sale prices will be indexed to the food and beverage CPI-U category (food away from home).

Resident Business: No

MD Tax Clearance: 24-0435-1111

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

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Board of Public Works
University System of Maryland
Supplement
February 28, 2024



USM 10

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

5-S-MOD. UNIVERSITY SYSTEM OF MARYLAND
Information Technology Professional Consulting Services

Contract ID: Contract No. 91372

Recommendation: That the Board of Public works approve both a retroactive and prospective contract modification to the Maryland Education Enterprise Consortium's existing IT Professional Consulting Services master contract to increase the not-to-exceed amount.

Contract Description: The multi-vendor indefinite-quantity, task order-based master contract provides technology professional consulting services on an as needed basis. The master contract's six consulting categories are: enterprise resource planning implementation, upgrade, and integration; change management/strategic planning; technology management; transition to cloud applications, shared services and managed services; analytics; and training.

Original Contract Award: 6/22/2016 (USM Item 1-S)

Master Contractors:

1. Accenture LLP, Chicago, IL
2. Attain Partners, McLean, VA
3. Avaap USA LLC, Columbus, OH
4. Berry Dunn McNeil & Parker, LLC, Portland, ME
5. CampusWorks, Inc., Sarasota, FL
6. Cloudforce LLC, National Harbor, MD (*MBE, SBR*)
7. Collaborative Solutions, LLC a Cognizant Co., Reston, VA
8. Data Networks of America, Inc., Hunt Valley, MD
9. Deloitte Consulting LLP, Baltimore, MD
10. ERP Analysts, Inc., Dublin, OH
11. Ferrilli LLC, Haddonfield, NJ
12. Grant Thornton LLP, Baltimore, MD
13. Highstreet IT Solutions, LLC, Rockville, MD
14. HTC Global Services, Inc., Chicago, IL
15. Huron Consulting Services LLC, Chicago, IL
16. Infinitive, Inc., Ashburn, VA
17. Infojini, Inc., Columbia, MD
18. Oakland Consulting Group, Inc., Lanham, MD
19. Planet Technologies, Inc., Gaithersburg, MD
20. Plante & Moran, PLLC, Southfield, MI
21. Sierra-Cedar, Inc., Alpharetta, GA
22. Skyline Technology Solutions, Glen Burnie, MD
23. Strata Information Group, Inc., San Diego, CA
24. The North Highland Company, Atlanta, GA
25. UVS InfoTech LLC, Laurel, MD (*MBE, SBR*)
26. Vantage Point Consulting, Inc., Vienna, VA (*MBE*)

5-S-MOD. UNIVERSITY SYSTEM OF MARYLAND (cont'd)

Procurement Method:	Competitive Sealed Proposals
Original Contract Term:	7/1/2016 - 6/30/2025
Retroactive Modification Contract Term:	12/5/2023 - 2/28/2024
Prospective Modification Contract Term:	2/29/2024 - 6/30/2025
Original Contract Amount:	\$90,000,000 (not-to-exceed)
Retroactive Modification Amount:	\$5,400,000
Prospective Modification Amount:	<u>\$44,600,000</u>
Total Modification Amount:	\$50,000,000
Revised Contract Amount:	\$140,000,000
Fund Source:	Current Unrestricted Funds
MBE Goal:	0% (may be established at the task order level)
MBE Participation:	2.34% (USM Institutions) (See Requesting Institution Remarks)

Requesting Institution Remarks: On June 22, 2016, the IT Professional Consulting Services master contract was approved by the Board of Public Works with a not to exceed amount of \$90 million (USM Item 1-S). The USM and MEEC requests the approval to increase the not-to-exceed amount from \$90 million to \$140 million. Of this amount, \$5.4 million is considered retroactive as the not to exceed amount was breached at the end of year seven of the contract in December of 2023.

On December 5, 2023 USM learned that the not-to-exceed amount of this master contract had been breached. A moratorium was issued on any new task orders off of this master contract until a contract modification to increase this amount could be considered by the Board of Regents and the Board of Public Works. The Board of Regents approved this increase on February 16, 2024.

Usage of the contracts varies by institution and the increase in spend was due in part to several USM institutions replacing their ERP systems. The requested increase in the not-to-exceed amount is critical to USM institutions to continue existing projects. It is anticipated that for the remainder of the term of the contract an additional \$44.6 million is necessary. Although the original contract approved by the Board of Public Works did not establish an overall MBE goal, three of the twenty-six firms are certified minority business enterprises. The overall MBE participation inclusive of MEEC members, is 3.5%

Board of Public Works
University System of Maryland
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February 28, 2024

REVISED



5-S-MOD. UNIVERSITY SYSTEM OF MARYLAND (cont'd)

Master Contractors	Resident Business	MD Tax Clearance
Accenture LLP	No	24-0605-1111
Attain Partners	No	24-0606-0110
Avaap USA LLC	No	24-0607-0110
Berry Dunn McNeil & Parker, LLC	No	24-0608-0001
CampusWorks, Inc.	No	24-0609-0111
Cloudforce LLC	Yes	24-0610-0000
Collaborative Solutions, LLC a Cognizant Co.	No	24-0622-0110
Data Networks of America, Inc.	Yes	24-0611-1111
Deloitte Consulting LLP	Yes	24-0612-1111
ERP Analysts, Inc.	No	24-0613-0110
Ferrilli LLC	Yes	24-0667-0111
Grant Thornton LLP	Yes	24-0614-0110
Highstreet IT Solutions, LLC	Yes	24-0615-0111
HTC Global Services, Inc.	No	24-0616-0000
Huron Consulting Services LLC	No	24-0617-0111
Infinitive, Inc.	No	24-0618-0111
Infojini, Inc.	Yes	24-0619-0111
Oakland Consulting Group, Inc.	Yes	24-0620-1111
Planet Technologies, Inc.	Yes	24-0621-1111
Plante & Moran, PLLC	No	24-0623-0000
Sierra-Cedar, Inc.	No	24-0624-0101
Skyline Technology Solutions	Yes	24-0625-1111
Strata Information Group, Inc.	No	24-0626-0111
The North Highland Company	No	24-0627-0000
UVS InfoTech LLC	Yes	24-0628-1111
Vantage Point Consulting, Inc.	No	24-0629-0111

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**MARYLAND DEPARTMENT
OF TRANSPORTATION**

Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
February 28, 2024**

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3 – 7	State Highway Administration (SHA)	5 – 17

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 1

Contact: Linda Dangerfield 410-859-7097
ldangerfield@mdot.maryland.gov

1-M-MOD. MARYLAND AVIATION ADMINISTRATION
Modification - Maintenance Contract

Contract ID: Noise and Operations Monitoring System at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-MC-19-001*
EPICS No.: CO414004

Contract Approved: DOT Agenda 3-C, 08/16/2017

Contract Description: Maintenance of the Noise and Operations Monitoring System (NOMS) at BWI Thurgood Marshall Airport. The NOMS system is a comprehensive monitoring and reporting program for aircraft flight track data and aircraft noise event measurements at BWI Thurgood Marshall and surrounding communities. The system also generates GIS views, display noise metric measurements in chart and graphical format, display aircraft flight tracks, create graphics to support noise impact analysis (complaints), and produce a wide variety of useful reports. The system supports the MAA Noise Abatement Program and the mandated responsibilities under the Maryland Environmental Noise Act of 1974.

Modification Description: Modification No. 3 provides for an extension of 365 days and additional funding in the amount of \$163,352.00 to allow for contract continuity while the new procurement is being completed.

Award: Brüel and Kjaer EMS; Folsom, CA

Contract Term: 11/28/18 - 11/27/23 (5 years)

Modification Term: 04/01/24 - 03/31/25 (1 year)

Original Amount: \$816,710.00

Modification Amount: \$163,352.00

Prior Mods: \$18,800.00 (Mod No.1: Funding for maintenance of 5 additional NOMS; Delegated Authority – MAA, 05/01/2020.)
\$21,757.84 (Mod No.2: additional funding for contract continuity; Delegated Authority – MAA, 11/28/23.)

Total Contract Amount: \$1,020,619.84

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 2

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

Percent +/- Change (this Item): 20%

Overall Percent +/- Change: 25%

Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: N/A

Performance Security: 100% Annualized Performance Bond

Hiring Agreement Eligible: No

Requesting Agency Remarks: MAA is requesting additional time and funding for continuity of services while MAA procures a new contract. MAA is in the process of revising the specifications to include Martin State Airport. The solicitation is anticipated to be advertised in the next few months.

Per BPW Advisory 2001-1, the MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. No MBE nor VSBE participation goals were established for this contract due to the limited number of firms that can perform the specialized nature of the work.

Fund Source: 100% (Transportation Trust Funds)

Approp. Code: J06I0003

Resident Business: No

MD Tax Clearance: 24-0312-0001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 3

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

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

Contract ID: Metro Wabash Main Roof Replacement; T-2120-0150
EPICS No.: T21200150

Contract Description: Wabash Facility in Baltimore, Maryland, demolition of existing roofing, new roof hatch, installation of tapered insulation, and installation of new roofing system, MEP work and lightning protection work as described in the contract documents for Roof Sections A, B and C.

Award(s): Detwiler Roofing, LLC; East Earl, PA

Contract Term: 275 Calendar Days from NTP

Amount: \$3,075,000.00 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Base Amounts	Add Alternate 1	Bid Total Amounts
Detwiler Roofing LLC.; East Earl, PA	\$2,903,000.00	\$172,000.00	\$3,075,000.00
St. Mary's Roofing and Home Improvement LLC; Hollywood, MD	\$2,940,445.00	\$225,544.00	\$3,165,989.00
Dynamic General Contracting LLC.; Millersville, MD	\$2,990,000.00	\$74,447.75	\$3,064,447.75
Ruff Roofing and Sheet Metal Inc., Baltimore, MD	\$3,233,989.00	\$245,030.00	\$3,479,019.00
Simpson Unlimited Inc.; Manassas, VA	\$3,340,000.00	\$220,000.00	\$3,560,000.00
Vatica Contracting Inc.; Hyattsville, MD	\$3,372,033.00	\$217,098.00	\$3,589,131.00
Cole Roofing Company, Inc., Baltimore, MD	\$3,646,634.00	\$24,220.39	\$3,670,854.39

*Basis of Award was determined by the Base Bid Amount.

DBE/VSBE Participation: 18.856% (60% Rule) / 0%

Performance Security: Payment and Performance Bonds at 100% of the Contract Amount

DEPARTMENT OF TRANSPORTATION
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February 28, 2024



MDOT 4

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

Requesting Agency Remarks: The solicitation was advertised on e-Maryland Market Advantage (eMMA) on May 9th, 2023, electronically notifying 108 potential bidders. No vendors were directly solicited. Seven bids were received and opened on July 6th, 2023. Detwiler Roofing, LLC (Detwiler) provided the lowest bid.

The Metro Wabash Maintenance Facility main building roof replacement project consists of removing the existing roofing system (foam and built-up roof) over the electric sub-station Sections A-C, installing a replacement single-ply membrane roofing system, and replacement of the lightning protection and other roof accessories (drains, scuppers, metal coping, roof hatches, expansion joints).

The contract includes one Add Alternate for the roof and accessories removal and replacement of Section D.

The MTA Procurement Review Group (PRG) reviewed the contract scope of work to determine the potential for establishing a DBE participation goal. The DBE goal established for this contract is 18.74% and Detwiler has committed to 18.856 % which exceeds the goal by 0.116 %.

Fund Source: 80% Federal / 20% State (Transportation Trust Funds)

Approp. Code: J05H0105

Resident Business: No

MD Tax Clearance: 23-3272-0101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 5

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

3-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Traffic Engineering Studies, Analysis and Design Services -Statewide;
*BCS 2022-07 A, BCS 2022-07 B, BCS 2022-07 C, BCS 2022-07 D and
BCS 2022-07 E*
EPICS No. SBCS2207A, SBCS2207C, SBCS2207B, SBCS2207D and
SBCS2207E

Contract Description: Five of five open-ended, work-order based contracts to provide traffic engineering studies, analysis, and design services for the State Highway Administration (SHA).

Awards: Brudis & Associates, Inc./ McCormick Taylor, Inc. (JV),
Columbia, MD (Contract A)

Rummel, Klepper & Kahl, LLP, Baltimore, MD (Contract B)

Mead & Hunt, Inc., Columbia, MD (Contract C)

Johnson, Mirmiran & Thompson, Inc./ WSP USA Inc. (JV),
Hunt Valley, MD (Contract D)

Kittelson & Associates, Inc., Baltimore, MD (Contract E)

Contract Term: 03/14/2024 – 03/13/2029 (5 years)

Amount: \$4,000,000 NTE each
\$20,000,000 Total for this item

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Award</i>
Brudis & Associates, Inc./ McCormick Taylor, Inc. (JV) Columbia, MD	86.22 (1)	\$4,000,000 NTE Contract A
Rummel, Klepper & Kahl, LLP Baltimore, MD	85.50 (2)	\$4,000,000 NTE Contract B

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 6

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

Proposals (cont'd):

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Award</i>
Mead & Hunt, Inc. Columbia, MD	85.38 (3)	\$4,000,000 NTE Contract C
Johnson, Mirmiran & Thompson, Inc./ WSP USA Inc. (JV) Hunt Valley, MD	83.25 (4)	\$4,000,000 NTE Contract D
Kittelson & Associates, Inc., Baltimore, MD	82.65 (5)	\$4,000,000 NTE Contract E
Gannett Fleming, Inc./ A Morton Thomas & Associates, Inc. (JV) Baltimore, MD	79.08 (6)	
Whitman, Requardt & Associates, LLP/ STV, Inc. (JV) Hunt Valley, MD	78.95 (7)	
Whitney, Bailey, Cox & Magnani, LLC/ Jacobs Engineering Group, Inc. (JV) Columbia, MD	78.34 (8)	
Wallace Montgomery & Associates, LLP Hunt Valley, MD	77.93 (9)	
The Wilson T. Ballard Company/ Lenhart Traffic Consulting, Inc. (JV) Towson, MD	77.04 (10)	
Century Engineering, LLC/ PRIME AE Group, Inc. (JV) Baltimore, MD	72.52 (11)	

DBE / VSBE: 25% / N/A

Incumbents: Kittelson & Associates, Inc. / Mead & Hunt, Inc.; Rummel, Klepper & Kahl, LLP / Wallace, Montgomery & Associates, LLP; Whitney, Bailey, Cox, Magnani, LLC / Jacobs Engineering Group, Inc.; Johnson, Mirmiran & Thompson, Inc. / WSP USA Inc.

Requesting Agency Remarks: On April 7, 2022, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for five contracts for \$4 million each not to exceed \$20 million for traffic engineering studies,

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

Requesting Agency Remarks (cont'd):

analysis, and design services, statewide for State Highway Administration (SHA). A total of 776 firms were notified via eMMA and an additional 770 were directly solicited. SHA received 11 expressions of interest and invited 11 firms to submit technical proposals. SHA used qualifications-based selection and found 5 consultants eligible for contract award. No protests were filed.

Services to be provided include: developing geometric design concepts for improvements to intersections and highway corridors; developing signal system timing and providing support for the Office of Transportation Mobility and Operations (OTMO) to optimize signal timing on the state roadway network; developing/reviewing/updating traffic engineering (TE) and temporary traffic control (TTC) related policies, regulations, standards, guidelines, and specifications; performing TE and operational review and analysis; managing TTC and automated speed enforcement (ASE) programs; managing and coordinating various multi-modal transportation initiatives; performing systemic safety analysis on all state-owned roads; managing statewide Highway Safety Improvement Program (HSIP), including developing HSIP implementation plans, coordinating review of HSIP projects with various Offices, Districts, and local jurisdictions, and providing support for transportation engineering design services for local HSIP projects as required; managing various statewide TE and safety functional programs, for example 2016 Manual for Assessing Safety Hardware (MASH), the guardrail In-Service Performance Evaluation (ISPE) program, specific service signing (Logo) program, railroad safety program, etc.; supporting various TE and ITS related programs, including Transportation Systems Management and Operations (TSMO), and Connected and Automated Vehicles (CAV); providing crash analysis and TE expertise for statewide safety initiatives such as the Speed Management Action Plan and the Pedestrian Safety Action Plan; supporting new traffic management initiatives, such as Ramp Metering; developing and implementing innovative best practices; and providing on-site engineering support.

The SHA 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. A 25% DBE participation goal was established for each contract within this award series.

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

Approp. Code: J02B0101 & J02B0102

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

John Gontrum



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: SHA PROCUREMENT DIRECTOR JADA WRIGHT
SUBJECT: NOTICE OF CORRECTION – MDOT 3-AE, 02/28/2024 BPW MEETING
DATE: JUNE 30, 2025

PURPOSE OF MEMORANDUM

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

MDOT Agenda 02/28/2024, Item 3-AE

Approved Approp. Code: J02B0101

Corrected Approp. Code: J02B0101 & J02B0102

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

Requested by:

Jada Wright

Jada Wright, Director
Office of Procurement and Contract Management

Concurrence:

Scott Pomento

Scott Pomento, P.E.
Chief Financial Officer

Approval:

Will Pines

William Pines, P.E.
Administrator

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 8

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

Resident Business: Yes

MD Tax Clearance: Brudis & Associates, Inc. / McCormick Taylor, Inc. (JV)
24-0055-1111
Rummel, Klepper & Kahl, LLP
24-0056-1111
Mead & Hunt, Inc.
24-0057-0111
Johnson, Mirmiran & Thompson, Inc. / WSP USA Inc.
24-0058-1111
Kittelson & Associates, Inc.
24-0059-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 9

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

4-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Supplemental Engineering Support Services, District 2
BCS 2021-16
EPICS No. SBCS2116

Contract Description: One of one open-ended, work-order based contract to provide supplemental engineering support services for the State Highway Administration (SHA) in District 2 (Caroline, Cecil, Kent, Queen Anne's and Talbot counties).

Awards: PRIME AE Group, Inc./ Gannett Fleming, Inc., (JV).
Baltimore, MD

Contract Term: 3/14/2024 – 3/13/2029 (5 years)

Amount: \$3,000,000 NTE

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Award</i>
PRIME AE Group, Inc./ Gannett Fleming, Inc. (JV) Baltimore, MD	81.99 (1)	\$3,000,000 NTE
Wallace Montgomery & Associates. LLP Hunt Valley, MD	80.60 (2)	
KCI Technologies, Inc. Sparks, MD	80.34 (3)	

DBE / VSBE: 29% / N/A

Incumbents: PRIME AE Group, Inc. / Gannett Fleming, Inc. (JV)

Requesting Agency Remarks: On November 19, 2021, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for one contract not to exceed \$3 million for supplemental engineering support services for SHA. A total of 881 firms were notified via eMMA and an additional 96 were directly solicited. SHA received 15 expressions of interest and invited 3 firms to submit technical

DEPARTMENT OF TRANSPORTATION
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MDOT 10

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

Requesting Agency Remarks (cont'd):

proposals. SHA used qualifications-based selection and found one consultant eligible for contract award. No protests were filed.

Services to be provided consist of district-wide supplemental engineering support services for SHA's District 2 Office. Services and work to be provided include change order review/processing, initial critical path method and critical path method schedule review, schedule review/analysis, claims review/analysis, utility-related work, including relocation coordination, sketch book review, e-construction program management, CADD drafting services and constructability reviews. These services will support all sections within the District 2 Office, including Construction, Traffic, Utilities, Access Permits, and Maintenance. The consultant shall also be able to provide on-site technical assistance for all services previously listed.

The SHA 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 A 29% DBE participation goal was established for this contract.

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

Approp. Code: J02B0101

Resident Business: Yes

MD Tax Clearance: 24-0048-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 11

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

5-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Pavement & Geotechnical Engineering Design Services, Statewide
BCS 2023-11 A & BCS 2023-11 C
EPICS No. SBCS2311A & SBCS2311C

Contract Description: Two of three open-ended, work-order based contracts to provide pavement and geotechnical engineering design services for the State Highway Administration (SHA).

Awards: Wallace, Montgomery & Associates, LLP.,
Hunt Valley, MD (Contract A)

Schnabel Engineering, LLC.,
Hunt Valley, MD (Contract C)

Contract Term: 3/14/2024 –3/13/2029 (5 years)

Amount: \$ 4,000,000 NTE each
\$ 8,000,000 Total for this Item

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Award</i>
Wallace, Montgomery & Associates, LLP Hunt Valley, MD	85.21 (1)	\$4,000,000 NTE Contract A
KCI Technologies, Inc./ Johnson, Mirmiran & Thompson, Inc. (JV) Sparks, MD	83.03 (2)	
Schnabel Engineering, LLC Hunt Valley, MD	81.91 (3)	\$4,000,000 NTE Contract C
Applied Research Associates, Inc. Elkridge, MD	81.53 (4)	
Whitman Requardt and Associates, LLP Baltimore, MD	71.53 (5)	
WSP USA Inc. Baltimore, MD	60.57 (6)	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 12

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

Proposals (cont'd):

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Award</i>
ECS Mid-Atlantic, LLC Hanover, MD	51.26 (7)	
Hills-Carnes Engineering Associates, Inc. Annapolis Junction, MD	38.12 (8)	

DBE / VSBE: 27% / 0%

Incumbents: Wallace Montgomery & Associates, LLP; Applied Research Associates, Inc.; Schnabel Engineering Consultants, Inc.

Requesting Agency Remarks: On April 18, 2023, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for three contracts for \$4 million each not to exceed \$12 million for pavement & geotechnical engineering design services for State Highway Administration (SHA). A total of 833 firms were notified via eMMA and an additional 1,543 were directly solicited. SHA advertised and received a total of 8 Technical Proposals. SHA used qualifications-based selection and found 3 consultants eligible for contract award. There were no protests filed.

This comprehensive pavement and geotechnical engineering design services contract may include but not necessarily limit to the following: design, enhance and implement strategies to better manage Maryland's pavement network. Services include pavement data management, including pavement data collection, processing, modeling, analysis, and reporting; supporting SHA planning and design functions; supporting pavement system preservation through appropriate project and treatment selection; pavement engineering for the structural and functional needs of the pavement system; and Mechanistic-Empirical Design Guide implementation. In addition, specialized engineering services may be required to satisfy unique Administration needs related to asset management.

The SHA 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. A 27% DBE participation goal was established for each contract within this award series.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 13

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

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

Approp. Code: J02B0101 & J02B0102

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

Resident Business: Yes

MD Tax Clearance: Wallace, Montgomery & Associates, LLP
24-0155-1111
Schnabel Engineering, LLC
24-0157-000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

John Gontrum



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: SHA PROCUREMENT DIRECTOR JADA WRIGHT
SUBJECT: NOTICE OF CORRECTION – MDOT 5-AE, 02/28/2024 BPW MEETING
DATE: JUNE 30, 2025

PURPOSE OF MEMORANDUM

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

MDOT Agenda 02/28/2024, Item 5-AE

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

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

Requested by:

Jada Wright

Jada Wright, Director
Office of Procurement and Contract Management

Concurrence:

Scott Pomento

Scott Pomento, P.E.
Chief Financial Officer

Approval:

Will Pines

William Pines, P.E.
Administrator

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 14

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

6-C. **STATE HIGHWAY ADMINISTRATION**
Construction Contract

Contract ID: District 6 Facility Paving in Washington County; *XX6665629*
EPICS No.: *XX6665629*

Contract Description: District 6 facility paving in Washington County

Award(s): C. William Hetzer, Inc.; Hagerstown, MD

Contract Term: 1,204 Calendar Days

Amount: \$380,398.50

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

Bids:

Bidders	Amounts
C. William Hetzer, Inc.; Hagerstown, MD	\$380,398.50

Living Wage Eligible: Yes

MBE/VSBE Participation: 8% (60% Rule) / 0%

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

Incumbent(s): None

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 24, 2023, notifying 377 potential contractors, 80 of which were MDOT-certified Minority Business Enterprises (MBEs). One bid was received and opened on November 30, 2023. There were no protests filed for this contract.

The single bid received is one of two prime contractors in Washington County (District 6) to bid paving projects for State Highway Administration (SHA). SHA reached out to the second contractor that does paving for District 6, to see if they would be interested in bidding on this project, but they declined.

6-C. STATE HIGHWAY ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

District 6 compared the single bid received from C.W. Hetzer, Inc (CWH) to similar paving projects in Allegany and Garrett County and has found the submitted bid price to be fair and reasonable. SHA has confirmed C. William Hetzer, Inc.'s bid price.

SHA and their contractors work together to choose a material from our Qualified Products List (QPL) that is green so as not to pollute or make harmful environmental impacts. Paving around our facilities also controls our storm water runoff to sediment holding areas that lessen the runoff and sediment impacts on our surrounding environment.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. This project was not advertised as SBR-designated because the search for SBR vendors during the pre-solicitation stage revealed no available firms. An 8% MBE participation goal has been established for this project, to which the recommended awardee has committed. No VSBE participation goal was set due to no certified firms available to perform the work.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J02B0101

Resident Business: Yes

MD Tax Clearance: 24-0216-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 28, 2024



MDOT 16

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

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

Contract ID: Hand Mowing w/Baggers, Trimming, and Litter Pickup Along MD 542, Providence Road, MD 146 and MD 45 for the Golden Ring Shop Area in Baltimore County; 4283GVAR26SB EPICS No.: 4283GVAR26

Contract Description: Provide hand mowing w/baggers, trimming, and litter pickup along MD 542, Providence Road, MD 146 and MD 45 for the Golden Ring Shop Area in Baltimore County.

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

Contract Term: 03/14/2024* – 12/31/2026 (*or earlier upon BPW approval)
(2 years, 9 months, 17 days)

Amount: \$203,150.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

Bidders	Amounts
Just Work Landscaping; Rockville, MD	\$203,150.00
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$296,000.00
Hoppergrass Lawn Care LLC; Bowie, MD	\$386,250.00
Dixon Enterprises, LLC; Owings Mills, MD	\$407,875.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbent(s): None

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on June 27, 2023, notifying 170 potential contractors, 40 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a one-year Waiver for these services on March 22, 2023. Five bids were received and opened on July 27, 2023. There were no protests filed for this contract.

The original apparent low bidder was rejected due to non-compliance for failure to sign and return the contract documents for processing after several attempts were made by State Highway Administration (SHA) to contact them. SHA moved forward with award and execution for the contract to the next apparent and compliant low bidder.

There was no incumbent this is a new contract for the District 4 Golden Ring Shop. This work was previously performed by the SHA District 4, Golden Ring Shop using its own workforce. This contract was necessary to provide supplemental contractual support to assist the shop in meeting the Administration's goals regarding roadside mowing.

State Highway Administration has confirmed Just Work Landscaping's bid price.

This project supports SHA's mowing program to promote safety for the travelling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances and the free flow of water.

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

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-0299-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024**

Item#	Category	Pages
1 - 10	<i>Capital Grants and Loans</i>	1 - 10
11 - 17	<i>Construction</i>	11 - 21
16 - 20	<i>Services</i>	22 - 32
21 - 26	<i>Information Technology</i>	33 - 47
27 - 29	<i>Maintenance</i>	48 - 55
30	<i>General Miscellaneous</i>	56
31 - 33	<i>Real Property</i>	57 - 61
34 - 35	<i>Tenant Lease</i>	62 - 63
36	<i>Supplemental: Services</i>	64



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



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

1-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Rockville Housing Enterprises

Rockville Housing Enterprise Community Center (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Rockville Housing Enterprise Community Center property.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-263, (SL-093-230-038) \$ 200,000*

Matching Fund: No match is required.

Background:	Total Project \$ 292,440
	23-263 (This Action) \$ 200,000 (Non-match)
	Local Cost \$ 92,440

(Prior Actions: None)

Remarks:

1. An administrative fix was approved to change the Grantee from “Mayor and City Council of the City of Rockville” to “Rockville Housing Enterprises”.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the addition of ADA accessible entrances and bathrooms, kitchen renovations, and the installation of energy efficiencies.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

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WITH DISCUSSION

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



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

2-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Melvin J. Berman Hebrew Academy

Melvin J. Berman Hebrew Academy (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Melvin J. Berman Hebrew Academy property, including HVAC upgrades.”

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-387, (SL-262-220-038) \$ 415,000

Maryland Consolidated Capital Bond Loan of 2022 (LSI– Chapter 344, Acts of 2022)
DGS Item 22-628, (SL-262-220-038) \$ 250,000

Matching Fund: No match is required.

Background:	Total Project \$ 2,966,419
	22-387 (This Action) \$ 415,000 (Non-match)
	22-628 (This Action) \$ 250,000 (Non-match)
	Local Cost \$ 2,301,419

(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 HVAC upgrades.

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

3-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The American Legion Department of Maryland, Susquehanna Post No. 135

Perryville American Legion-Critical Capital Improvements (Cecil County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Perryville American Legion property.”

*Maryland Consolidated Capital Bond Loan of 2023 (LHI- Chapter 102, Acts of 2023)
DGS Item 23-562, (SL-092-230-038) \$ 100,000*

Matching Fund: No match is required.

Background:	Total Project \$ 100,000
	23-562 (This Action) \$ 100,000 (Non-match)
	Local Cost \$ 0

(Prior Actions: none)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the replacement of a new roof for American Legion Susquehanna Post 135 in Cecil County.

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

4-CGL. CAPITAL GRANTS AND LOANS

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

Carroll County Public Schools Board of Education
Carrollton Elementary School Playground (Carroll County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a Carrollton Elementary School playground.”

Maryland Consolidated Capital Bond Loan of 2023 (MCCBL-MISC, Chapter 102, Acts of 2023)

DGS Item 23-672 (SL-046-230-038) \$ 75,000

Matching Fund: No match is required.

Background:	Total Project \$ 180,000
	23-672 (This Action) \$ 75,000 (Non-match)
	Local Cost \$ 105,000

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
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REVISED



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

5-CGL. CAPITAL GRANTS AND LOANS

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

Board of Commissioners of Garrett County

Bittinger Fire Station (Garrett County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bittinger Fire Station.”

Maryland Consolidated Capital Bond Loan of 2022 (MISC-Chapter 344, Acts of 2022)
DGS Item 22-182, **(SL-273-220-038)** **\$750,000**

Maryland Consolidated Capital Bond Loan of 2022 (LSI -Chapter 344, Acts of 2022)
DGS Item 22-602, **(SL-273-220-038)** **\$250,000**

Matching Fund: No match is required.

Background:	Total Project	\$1,000,000
	22-182 (This Action)	\$ 750,000 (Non-match)
	22-602 (This Action)	\$ 250,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION



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

6-CGL. CAPITAL GRANTS AND LOANS

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

Lions Camp Merrick, Inc.

Lions Camp Merrick Capital Improvement (*Charles County*)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Lions Camp Merrick property.”

Maryland Consolidated Capital Bond Loan of 2022 (LDHI– Chapter 344 Acts of 2022)
DGS Item 22-746 (SL-106-190-038) **\$80,000**

Matching Fund: No match is required.

Background: Total Project \$ 80,000
22-746 (This Action) \$ 80,000 (Non-match)
Local Cost \$ 0

(Prior Actions:) Agenda 11/18/21- 9- CGL

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

7-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Equality Works Community Development Corporation
Equality Equation Infrastructure Academy of East Baltimore (Baltimore City)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Equality Equation Infrastructure Academy of East Baltimore.”

Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-450, (SL-091-230-038) \$ 250,000

Matching Fund: No match is required.

Background:	Total Project \$ 28,846,502
	23-450 (This Action) \$ 250,000 (Non-match)
	Local Cost \$ 28,596,502

(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 building of a vocational education facility.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Deirdra Bell 410-767-4107
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8-CGL. CAPITAL GRANTS AND LOANS

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

Southern Maryland Navy Alliance

Innovative Center for Autonomous Systems (St. Mary's County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of office and meeting space for the Innovative Center for Autonomous Systems."

*Maryland Consolidated Capital Bond Loan of 2021 (MISC- Chapter 63 Acts of 2021)
DGS Item 21-203, (SL-181-200-0381; SL-104-190-038)*

\$ 250,000

Matching Fund: No match is required.

Background:	Total Project	\$ 82,961,000
	21-203 (This Action)	\$ 250,000 (Non-match)
	20-239 (Prior Action)	\$ 500,000 (Non-match)
	18-180 (Prior Action)	\$ 750,000 (Non-match)
	19-202 (Prior Action)	\$ 500,000 (Non-match)
	17-143 (Prior Action)	\$ 250,000 (Non-match)
	16-G022 (Prior Action)	\$ 250,000 (Match)
	Local Cost	\$ 80,461,000

(Prior Actions: 12/20/17 Agenda, Item 23-CGL; 9/21/16 Agenda, Item 17-CGL; 11/14/18 Agenda, Item 20-CGL, 6/8/2022 Agenda, Item 18-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the provision of capital equipment for meeting and office space to deliver services through the Innovative Center for Autonomous Systems.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

9-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Western Maryland Scenic Railroad Development Corporation
 Western Maryland Scenic Railroad (Allegany County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Western Maryland Scenic Railroad."

Maryland Consolidated Capital Bond Loan of 2023(MISC– Chapter 102, Acts of 2023)
 DGS Item 23-372, (SL-094-230-038) **\$200,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 200,000
	23-372 (This Action)	\$ 200,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include acquisition and improvements to stabilize the track structure, overhaul and repair historic railroad equipment to sustain visitors' interest.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

10-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The Bay District Volunteer Fire Department

Solar Panels for Bay District VFD (St. Mary's County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bay District Volunteer Fire Department."

Maryland Consolidated Capital Bond Loan of 2023 (LHI- Chapter 102, Acts of 2023)
DGS Item 23-620, (SL-102-230-038) \$ 200,000

Matching Fund: No match is required.

Background:

Total Project	\$1,094,400
23-620 (This Action)	\$ 200,000 (Non-match)
Local Cost	\$ 894,400

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include installation of a ground mount Solar Power System that will cover 100% of the electrical usage and will eliminate a large portion of the department's carbon footprint.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Courtney League 410-333-7303
 courtney.league@maryland.gov*

11-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: Expansion and Renovation at The Jefferson Patterson Park and Museum; *HT-009-200-001*
ADPICS No.: CTR017196

Contract Description: Construction of an addition to the Maryland Archeological Conservation Laboratory (MAC-Lab) that will increase storage capacity by approximately 4,985 square feet. Also includes an isolation room, modify and improve the shelving system in the storage area, modify the mechanical system to address temperature and humidity issues, replace outdated and inefficient heating, ventilation, air conditioning (HVAC) equipment, and add an air handling unit to support the addition. The MAC-Lab is located at the Jefferson Patterson Park and Museum in Calvert County.

Award: Coakley & Williams Construction, LLC; Bethesda, MD

Contract Term: 480 Calendar Days

Amount: \$11,251,638

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Coakley & Williams Construction, LLC; Bethesda, MD	\$11,251,638.00
North Point Builders of Maryland, LLC; Baltimore, MD	\$11,583,462.73
J.A Scheibel Inc. t/a Scheibel Construction; Huntingtown, MD	\$11,767,000.00
S E Davis Construction, LLC; La Plata, MD	\$12,351,231.18
San Jose Construction Group, Inc.; Washington, D.C.	\$12,376,621.91
Rainbow Construction Corp.; Waldorf, MD	\$12,785,840.00
W M Davis, Inc.; Hollywood, MD	\$12,803,038.00

MBE/VSBE Participation: 20% / 1%

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



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11-C. CONSTRUCTION CONTRACT (cont'd)

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage.com on August 10, 2023. Seven bids were received and opened on October 20, 2023. Coakley & Williams Construction, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

The systems to be installed will be sized correctly and designed to exceed the International Energy Conservation Code (IECC) 2018 guidelines by a minimum of 15%. The systems will be balanced meeting all American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) requirements to provide optimum air quality and flow throughout the coverage area. The project will follow the current ASHRAE compliance guidelines for HVAC performance and refrigerants and utilize products that meet low global warming potential. The systems are designed to meet or exceed the performance and safety guidelines in ASHRAE 15, ASHRAE 90.1 Energy Standards of buildings. The contractor will supply technicians who are qualified and capable of following the manufacturer's instructions and industry-wide standards such as Air Conditioning Contractors of America (ACCA) guidelines. The increased efficiency of the new systems are designed to reduce carbon emissions and energy consumption.

Fund Source: MCCBL 2023 *Provide funds to complete design and construction of the Maryland Archaeological Conservation Laboratory at the Jefferson Patterson Park and Museum. Item 174*

Resident Business: Yes

MD Tax Clearance: 23-4568-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

12-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: HVAC Replacements and Upgrades at MSP Barrack H; *PH-582-232-002*
 ADPICS No.: CTR016837

Contract Description: Replacement of primary air handler unit (AHU) at Maryland State Police (MSP) Barrack H in La Plata.

Award: S.E. Davis, Construction LLC; La Plata, MD (MBE) (SBE)

Contract Term: 180 Calendar Days

Amount: \$659,420

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
S.E. Davis, Construction LLC; La Plata, MD	\$ 659,420
American Combustion Industries, Inc.; Glenn Dale, MD	\$ 728,282
Gaghan Mechanical, Inc.; Alexandria, VA	\$1,582,000

MBE/VSBE Participation: 15% / 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 eMaryland Marketplace Advantage on October 25, 2023. Three bids were received and opened on November 28, 2023. S.E. Davis, Construction LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.



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12-C. CONSTRUCTION CONTRACT (cont'd)

Agency Remarks (cont'd):

The system to be installed will be sized correctly and designed to exceed performance-based criteria by demonstrating energy savings of at least 15% more than the currently adopted version of the International Energy Conservation Code (IECC). The project will follow the current guidelines for refrigerants and utilize products that meet low global warming potential. The contractor will supply technicians who are qualified, trained, and capable of following the manufacturer's instructions and industry-wide standards such as Air Conditioning Contractors of America (ACCA) guidelines. The increased efficiency of the new systems will reduce carbon emissions and will reduce energy consumption.

Fund Source: 100% General Funds (PayGo Funds)

Approp. Code: H00.23.88703.03.1499

Resident Business: Yes

MD Tax Clearance: 23-4883-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED



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

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

Contract ID: Interpretive Exhibits for Point Lookout Lighthouse; P-065-130-101
ADPICS No.: CTR016522

Contract Description: Fabricate and install outdoor and indoor exhibits at Point Lookout State Park in St. Mary's County

Award: W.M. Davis, Inc.; Hollywood, MD [...]

Contract Term: 150 Calendar Days

Amount: \$398,937

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
W.M. Davis, Inc.; Hollywood, MD	\$398,937
S.E. Davis, Construction LLC; La Plata, MD	\$463,598
EXPLUS Inc.; Sterling, VA	\$527,923

MBE/VSBE Participation: 0% / 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 eMaryland Marketplace Advantage.com on September 14, 2023. Three bids were received and opened on November 2, 2023. W.M. Davis, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

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



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

Fund Source: 100% Special Funds (Program Open Space)

Approp. Code: POS 2018 Item 007

Resident Business: Yes

MD Tax Clearance: 23-4908-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

14-C-MOD. CONSTRUCTION MODIFICATION
Maryland School for the Deaf

Contract ID: Renovation of Veditz Vocational Building at Maryland School for the Deaf; A-500-190-001

ADPICS No.: CTR015748

Contract Approved: DGS 17-C, 11/29/2023.

Contract Description: Renovation of Veditz Vocational Building at Maryland School for the Deaf in Frederick. Includes selected interior and exterior demolition, reconfiguration, and complete renovations.

Modification Description: Correct the fund sources on the original item, DGS 17-C, 11/29/2023.

Original Fund Sources:

The item incorrectly listed the fund sources as:

\$3,410,000 H00-FY23-88351/1497 Provide funds for the construction contingency fund to be administered in accordance with 3 609 of the State Finance Procurement Article. PAYGO.

\$9,562,000 H00 FY23 88533/1499 Provide funds to complete construction of the Veditz building renovation on the Frederick campus. General Fund.

\$3,225,000 H00 FY23 10257/0808 Provide funds to complete construction of the Veditz building renovation on the Frederick campus. General Fund.

\$3,305,900 MCCBL 2021 Provide funds to complete design and begin construction of the Veditz building renovation on the Frederick campus, provided that notwithstanding section 6 of this act, work may continue on this project prior to the appropriation of all funds necessary to complete this project (Frederick County) Item 114



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14-C-MOD. CONSTRUCTION MODIFICATION (cont'd)

Modified Fund Sources:

The correct fund sources are:

\$305,000 H00-FY23-88351/1497 *Provide funds for the construction contingency fund to be administered in accordance with 3 609 of the State Finance Procurement Article. PAYGO*

\$3,105,000 MCCBL 2022 *Construction Contingency Fund. Provide funds for the Construction Contingency Fund to be administered in accordance with § 3-609 of the State Finance and Procurement Article. Notwithstanding the fund balance restriction set forth in § 3-609(C) of the State Finance and Procurement Article, an appropriation to the fund may cause the total balance in the fund to exceed 1.25% of the capital debt affordability limit as determined under Title 8 of the State Finance and Procurement Article in Fiscal Year 2023 Item 149*

\$9,481,357.68 H00 FY23 88533/1499 *Provide funds to complete construction of the Veditz building renovation on the Frederick campus. General Fund.*

\$3,225,000 H00 FY23 10257/0808 *Provide funds to complete construction of the Veditz building renovation on the Frederick campus. General Fund.*

\$3,386,542.32 MCCBL 2021 *Provide funds to complete design and begin construction of the Veditz building renovation on the Frederick campus, provided that notwithstanding section 6 of this act, work may continue on this project prior to the appropriation of all funds necessary to complete this project (Frederick County) Item 114*

Award: Waynesboro Construction Co. Inc; Waynesboro, PA

Original Contract Term: 365 Calendar Days
Modification Term: No additional time is required.

Original Contract Amount: \$19,502,900

Modification Amount: \$0.00

Prior Options/Mods: N/A

Total Contract Amount: \$19,502,900

Percent +/- (This Item): 0%
Total Percent Change: 0%



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14-C-MOD. CONSTRUCTION MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 32% / 15.5%

MBE/VSBE Compliance: 0% / 0%

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

Requesting Agency Remarks: The project is currently under construction and the contractor is in the process of preparing for site mobilization. No construction activity has started yet. The project has just begun and no MBE or VSBE contractors have been utilized yet. The contractor is committed to fulfilling the MBE and VSBE requirements prior to the end of construction.

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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

15-C. CONSTRUCTION CONTRACT

Recommendation: That the Board of Public Works approve the following Task Order 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 under Master Contract

1.0 Master Contract: HVAC/Boiler & Related Services

Contract No.: DGS-19-301-IQC

Approved: DGS 1-C, 06/17/2020

Term: 06/18/2020 - 06/17/2025

**As of publication, the remaining balance of this master contract is \$16,273,150.*

1.1 Using Agency: Department of Juvenile Services

Description: Install HVAC System in Building #26 at Charles H. Hickey Jr. School in Baltimore County; *DT-521-230-003*

Award: Kelly HVAC Inc.; Upper Marlboro, MD (SBE)

Number of Qualified

Master Contractors: 11

Number of Bids: 2

Bids:

Bidders	Amounts
Kelly HVAC Inc.; Upper Marlboro, MD	\$725,222
Patapsco Mechanical LLC; Hanover, MD	\$850,000

Amount: \$725,222

Term: 90 Calendar Days

MBE/VSBE Participation: 10% / 0%

Fund Source: 100% General Funds



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15-C. CONSTRUCTION CONTRACT (cont'd)

Requesting Agency Remarks: The new system will be sized correctly and designed to exceed the International Energy Conservation Code (IECC) 2018 guidelines by a minimum of 15%. The project will follow the current energy conservation guidelines for state buildings and utilize products that meet low global warming potential. The contractor will supply technicians who are qualified, trained, and capable of following the manufacturer's instructions and industry-wide standards such as Air Conditioning Contractors of America (ACCA). The increased efficiency of the new equipment is designed to reduce carbon emissions and energy consumption.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



*Contact: Kenneth Yeates-Trotman 410-764-3328
kenneth.yeates-trotman@maryland.gov*

**16-S. SERVICE CONTRACT
*Health Care Commission***

Contract ID: All Payer Claims Database Value-Based Care Expert Consulting and Project Management Services; *MHCC 24-002*

ADPICS No.: M00B46005

Contract Description: Expert health analytics and project management consulting services for the All Payer Claims Database (APCD) and the Maryland Medical Care Database (MCDB). Includes assisting with management of the MCDB ongoing operations; facilitating collaboration between multiple vendors while providing oversight ensuring tasks and deliverables are on schedule. Also development and management of the data collection expansion projects. Collecting Alternative Payment Models (APMs) data, such as two-sided incentive payments, or value-based care from health insurance carriers that do business in Maryland.

Award: Freedman HealthCare, LLC; Burlington, MA (SBE)

Contract Term: 03/01/2024 - 02/28/2031

Amount: \$4,346,204.11

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

Proposal:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Ranking</i>
Freedman HealthCare, LLC; Burlington, MA	1	\$4,346,204.11 (1)	1

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

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) and the MHCC website on September 15, 2023. The solicitation was sent directly to 40 potential prime vendors, vetted by the APCD Council, including 60 MBEs and 17 VSBEs. One proposal was received. A copy was also sent to the Governor's Office of Small, Minority, and Women Business Affairs.



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

Agency Remarks (cont'd):

The recommended offeror Freedman HealthCare, LLC was determined to be most advantageous to the State. They have in-depth experience consulting with other states on their All Payer Claims Database (APCD) initiatives. Their proposal also excelled in illustrating a comprehensive understanding of the work requirements and mastery of the subject matter, along with their past relevant experience with similar projects and services required to assist in accomplishing each goal established under this contract. The price was determined to be fair and reasonable. The average inflation rate between 2020 and 2024 is 3.24% per year, with a cumulative increase of approximately 10%, which is consistent with the previous contract labor rates.

MDH granted a waiver to the 10% MBE participation and .5% VSBE participation on November 20, 2023

MHCC is required by law to analyze and report on health care utilization and spending in Maryland to the State legislature. To meet this statutory requirement, MHCC developed a database, the Maryland Medical Care Database (MCDB), Maryland's All Payer Claims Database (APCD). The MCDB contains information on privately insured health care services provided to Maryland residents and to non-Maryland residents insured under a Maryland contract. Under COMAR 10.25.06, MHCC collects these privately insured claims and membership data quarterly from life and health insurance carriers, health maintenance organizations (HMOs), third party administrators (TPAs), and pharmacy benefit managers (PBMs) who are licensed to do business in Maryland.

Fund Source: 100% Special Funds (User Fees Assessments on payors, hospitals, nursing homes, and health care practitioners in accordance with COMAR 10.25.03.02,)

Approp. Code: M00R0101

Resident Business: No

MD Tax Clearance: 23-5091-0101

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
February 28, 2024



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

17-S. SERVICES CONTRACT
Maryland Transit Administration

Contract ID: Auto Appraisal Services; AGY-23-040-SR
 ADPICS No.: J05B4600008

Contract Description: Professional auto appraisal services. Assess the physical damage of incidents arising out of bus and rail operations or on the premises. Also includes any incidental matters relating to the General Liability Program for which MTA may be deemed legally liable under Maryland Tort Law.

Award: Chesapeake Auto Appraiser, LLC; Ashton, MD (SBE)

Contract Term: 02/29/2024 - 02/28/2027

Amount: \$456,300

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Chesapeake Auto Appraiser, LLC; Ashton, MD	\$ 456,300
Baro Enterprise, Inc.; Silver Spring, MD	\$ 557,700

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: CM Schultz & Associates; Lutherville, MD

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on June 20, 2023, notifying 66 potential vendors. Two bids were received and opened on August 4, 2023. The incumbent did not submit a bid or provide a no-bid notice feedback response. Chesapeake Auto Appraiser, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.



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

Agency Remarks (cont'd):

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

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

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

Appropriation Code: J05H0101

Resident Business: Yes

MD Tax Clearance: 23-4156-0111

BOARD OF PUBLIC WORKS

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



*Contact: Suzanne Dorsey 410-537-3471
suzanne.dorsey1@maryland.gov*

18-S. SERVICE CONTRACT

Department of the Environment, Land and Materials Administration

Contract ID: Environmental Support of Statewide Remedial Activities; *U00B4600008*
ADPICS No.: *U00B4600008*

Contract Description: Environmental support for remedial response activities at controlled hazardous substance and petroleum sites where release or threat of the release of a controlled hazardous substance, petroleum products, or other substances have occurred or have been discovered.

Award: KCI Technologies, Inc.; Sparks MD

Contract Term: 03/01/2024* - 12/31/2028 (*Or earlier upon BPW approval)

Amount: \$10,000,000 NTE

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
KCI Technologies, Inc.; Sparks, MD	1	\$6,190,110 (1)	1
ECS Mid-Atlantic; Hanover, MD	3	\$8,161,623 (4)	2
Tidewater, Inc.; Elkridge, MD	4	\$7,565,180 (3)	3
ARM Group, LLC; Columbia, MD	2	\$8,757.955 (5)	4
Advantage Environmental Consultants, LLC; Jessup, MD	5	\$7,408,683 (2)	5

**Technical and financial proposals were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 28% / 5%

Incumbent: Chesapeake GeoSciences, Inc.; Columbia, MD



**DEPARTMENT OF GENERAL SERVICES
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18-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 July 7, 2023 and 15 were directly solicited. Two vendors were MBEs, and one vendor was an SBE. Six offers were received on September 6, 2023 and five were determined reasonably susceptible of being selected for award. One proposal was determined to be not reasonably susceptible of being selected for award because they did not meet the minimum qualifications of possessing valid Maryland Professional Engineer license at the time of submission. KCI Technologies, Inc.'s proposal was detailed and contained demonstrated strong experience. They also had experience with prior state and local governments providing similar services and they were the lowest-priced offeror. The recommended offeror KCI Technologies, Inc. was determined to be most advantageous to the State as its proposal was both ranked highest technically and was lowest in price.

The award amount is higher than the proposal amount because of the uncertainty in clean-up costs and level of effort required. The Oil Control Program does not know in advance the amount of work that will be required or the cost of environmental incidents. The Land Restoration Program's work is assessment and remediation of complex contaminated sites that have varied costs for cleanup depending on the assessment.

Fund Source: 50% Special Funds (Oil Control Disaster Containment),
50% General Funds

Approp. Code: U00A06.01

Resident Business: Yes

MD Tax Clearance: 23-4665-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



*Contact: David St. Jean 410-333-7558
david.stjean1@maryland.gov*

19-S. SERVICES CONTRACT
Department of General Services

Contract ID: Facility Decarbonization Plan; *BPM038491*
ADPICS No.: 001B4600245

Contract Description: Plan to develop multi-year budget forecasts and technological solutions for all State-owned buildings, starting with the DGS-controlled facilities subject to building energy performance standards (BEPS) regulations.

Awards: Global Engineering Solution dba Salas O'Brien; Bethesda, MD
Baumann Consulting, Inc.; Washington DC
NORESCO LLC; Westborough, MA

Contract Term: 04/01/2024 - 03/31/2029

Amount: \$10,000,000 (NTE)

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Global Engineering Solution dba Salas O'Brien; Bethesda, MD	1	\$431,644.77(3)	1
Baumann Consulting, Inc.; Washington DC	2	\$537,560.00(6)	2
NORESCO LLC; Westborough, MA	3	\$556,685.09(7)	3
RE Tech Advisor LLC; McLean VA	4	\$517,400.00(5)	4
Arup US, LLC; San Francisco, CA	5	\$674,790.05(11)	5
CXGBS, Inc.; Atlanta, GA	6	\$478,556.80(4)	6
2KB Energy Services, LLC; Dunwoody , GA	7	\$569,920.00(8)	7
Tetra Tech + Glumac; Arlington, VA	8	\$596,096.90(10)	8
Environ; Odenton, MD	9	\$429,722.68(2)	9
Bernhard TME, LLC; Baton Rouge, LA	10	\$584,117.75(9)	10
nZero Inc.; Reno, NV	11	\$307,000.00(1)	11

**Technical proposals were ranked greater than financial proposals.*



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

MBE/VSBE Participation: 0% / 0%

Hiring Agreement Eligible: Yes

Incumbent: 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 21, 2023. Thirteen proposals were received on September 9, 2023, and eleven 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 the two offerors failed to agree to the State's terms and conditions. The recommended offerors Global Engineering Solution dba Salas O'Brien, Baumann Consulting, Inc., and NORESCO LLC were determined to be most advantageous to the State as they were the top three ranked proposals technically and overall.

This RFP was issued to prequalify three consultants to draft decarbonization plans for Maryland State-owned buildings in response to the State's climate goals of net-zero greenhouse gas (GHG) emissions by 2045 and for facilities that are subject to building energy performance standards (BEPS) regulations as expected to be issued by the Maryland Department of the Environment per Md. Code Ann. Env Article 2-1602. Decarbonization identifies existing fossil-fuel equipment and recommends electric equipment to replace it.

The NTE award amount differs from the financial proposals because the evaluated pricing is based on a calculated hourly rate to evaluate the financial proposal of each offeror.

The consultants will be available to all state agencies and the University System of Maryland to plan for compliance with Building Energy Performance Standards (BEPS) and to meet the state's greenhouse gas emissions goals. BEPS covers all state-owned buildings greater than 35,000 square feet, which totals approximately 60-70 million sq. ft. of state-owned facilities. Work orders could specify high-level plans to help develop budgets, or could be facility/building specific engineering designs. There is a great deal of interest from USM and MDOT to use the services that will be available through these consultants.



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

Agency Remarks (cont'd):

DGS estimates the first work order to draft a broad overview and budget estimate for 28 million sq. ft. of facilities that DGS is responsible for will cost between \$500,000 and \$800,000. These facilities are in ten separate State agencies located in all regions of the State and include approximately 38 campuses of 834 buildings and 44 individually metered stand-alone buildings. The timeline for BEPS compliance is zero onsite fossil fuel emissions by 2040. The decarbonization plans will guide the State for budgeting and scheduling to achieve compliance with the regulation. The prequalified contractors will be issued a work order on a rotational basis starting with the highest overall ranked contractor.

MBE and VSBE participation was not established for this contract due to a single element of work.

Fund Source: Various (Operating Capital and Agency Fund Certification per Work Order)

Approp. Code: Determined by Work Order

Resident Business: 1 of 3 - Global Engineering Solution dba Salas O'Brien; Bethesda, MD

MD Tax Clearance: 24-0303-0100 - Global Engineering Solution dba Salas O'Brien
 24-0302-0111 - Baumann Consulting, Inc.
 24-0303-0100 - NORESCO LLC

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024

REVISED



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

20-S-MOD. SERVICES MODIFICATION

Department of Human Services, Social Services Administration

Contract ID: Out-of-State Residential Child Care Services; SSA/OOS-22-027-A3

ADPICS No.: ~~N00B2600106~~

COK35707

See next page for Record

Contract Approved: DGS 23-S, 11/03/2021

Correction Letter dated 3/15/24

Contract Description: Continued placement of a youth diagnosed with Attention Deficit Hyperactivity Disorder, Disruptive Mood Dysregulation Disorder, Major Depressive Disorder, and an Intellectual Disability.

Modification Description: Add funds for **three** additional youth.

Award: SP Behavioral, LLC (Sandy Pines Treatment Center);
Tequesta, FL

Original Contract Term: 12/01/2021 - 11/30/2023 (w/one 1-year renewal option)

Modification Term: 03/01/2024 - 11/30/2024

Original Amount: \$451,758

Modification Amount: \$245,050

Prior Options/Mods: \$338,664 (Mod# 1 Add funds for a second youth currently placed with the provider. DGS 29-S-MOD, 03/23/2022)
\$225,570 (Renewal Option #1 12/01/2023 - 11/30/2024. DGS 24-S-OPT/MOD, 11/29/2023)
\$237,900 (Mod. #2 Add funds for the cost of a second youth placed with the provider. DGS 24-S-OPT/MOD, 11/29/2023)

Total Contract Amount: \$1,498,942

Percent +/- (This Item): 54.24%

Total Percent Change: 231.80%

Original Procurement Method: Sole Source (Continuity of Care)

March 15, 2024

Accepted 3/21/2024

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


Digitally signed
by John Gontrum
Date: 2024.03.21
10:15:31 -04'00'

SUBJECT: Record Correction – February 28, 2024, Board of Public Works Action Agenda

Dear Mr. Gontrum:

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

BPW – February 28, 2024

20-S-MOD.

Out-of-State Residential Child Care Services
N00B2600106
Page 85

FROM: SP Behavioral, LLC (Sandy Pines Treatment Center)
Tequesta, FL

Contract: SSA/OOS-22-027-A3
ADPICS No.: **N00B2600106**

TO: SP Behavioral, LLC (Sandy Pines Treatment Center)
Tequesta, FL

Contract: SSA/OOS-22-027-A3
ADPICS No.: **COK35707**

Reason: Clerical error.

Regards,



Rufus Berry
Procurement Division
Maryland Department of Human Services





DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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February 28, 2024



REVISED

20-S-MOD. SERVICES MODIFICATION (cont'd)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: There are five (5) youth currently with this Provider as follows:

- Two (2) youth placed via the Base Sole Source Contract;
- A Third youth placed November 20, 2023, and
- Fourth and fifth youths placed January 12, 2024 and February 9, 2024. totaling three (3) additional youth

Due to the unique needs, it was determined by the Local Department of Social Services that SP Behavioral, LLC (Sandy Pines Treatment Center) continues to be the most appropriate placement as they are a Residential Treatment Center that provides services to males and females aged 5 - 17 with behavioral, mental health, and/or emotional issues.

All youth are currently stable and continue to require this level of care. This out-of-state provider can clinically address the specialized needs of the youth and when clinically appropriate the youth will be stepped down to a less restrictive placement. The provider's performance and compliance is reviewed by the State of Florida Agency for Healthcare Administration, Division of Health Quality Assurance and SSA Contract and Placement Units.

No MBE or VSBE participation was established for this contract since the specialized core services, psychiatric services/evaluations, case management, therapy, recreational therapeutic programs, educational services etc. are available within the facility and require specialized training, certification, and clearances.

Fund Source: 100% General Funds

Approp. Code: N00G0001

Resident Business: No

BOARD OF PUBLIC WORKS

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WITH DISCUSSION

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



*Contact: Patti Tracey 410-260-7220
 ptracey@marylandtaxes.gov*

21-IT. INFORMATION TECHNOLOGY
Comptroller of Maryland

Contract ID: Mainframe Software Support for DB2 for zOS; *E00B4600018*
 ADPICS No.: *E00B4600018*

Contract Description: Licensing, software maintenance, and support for DB2 for z/OS v11.1.0 on Z/OS software. The Annapolis Data Center staff utilize the support services to keep the mainframe in, or restore it to, conformance with official published specifications.

Award: IBM Corporation; Baltimore, MD

Contract Term: 04/01/2024 - 03/31/2025

Amount: \$155,040

Procurement Method: Sole Source (*Proprietary*)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: IBM Corporation is the software developer and retains proprietary and copyright privileges associated with the software. They are the only vendor that can provide the requested software maintenance and support services.

The Support Extension provides fixes for new problems discovered after a product goes out of currency. Fixes are provided at the "then current" corrective service level. Without this contract, Comptroller will be without critical support from IBM to resolve code/defect issues for the mainframe operating system. Potentially this could cause unplanned and/or extended outages of the mainframe systems such as SMART. This solution is necessary until the Comptroller can upgrade to a more current version of DB2 for z/OS.



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

Agency Remarks (cont'd):

The existing four-month contract for this service is \$51,660, or \$12,915 per month. For this 12-month contract, the cost is \$155,040, or \$12,920 per month. This is an increase of only \$5 per month or less than .10%. The price has been determined to be fair and reasonable.

Due to the proprietary nature of this contract, no MBE or VSBE subcontracting opportunities are available.

Fund Source: 100% Reimbursable (ADC Agencies)

Approp. Code: E00A1001

Resident Business: Yes

MD Tax Clearance: 24-0030-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



*Contact: Patti Tracey 410-260-7220
 ptracey@marylandtaxes.gov*

22-IT. INFORMATION TECHNOLOGY
Comptroller of Maryland

Contract ID: Software Maintenance and Support for SecureZIP for zOS v15 Partnerlink;
 E00B4600020

ADPICS No.: E00B4600020

Contract Description: Licensing and software maintenance support for SecureZIP for zOS v15 Partnerlink. The Annapolis Data Center utilizes this software to securely exchange data files with customer's business partners and other governmental agencies on various operating system platforms.

Award: PKWARE, Inc.; Milwaukee, WI

Contract Term: 03/01/2024 - 02/28/2027

Amount: \$170,937.10

Procurement Method: Sole Source (*Proprietary*)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: PKWARE, Inc. is the only provider of SecureZIP licensing and software maintenance and support for the mainframe, as they own the proprietary and copyright privileges associated with the software.

A fundamental requirement of the State agencies that utilize the Annapolis Data Center (ADC) is the ability to securely exchange data files with their business partners and other governmental agencies on various operating system platforms. Many of these data files are large, contain sensitive data, and require a great deal of time and bandwidth to transmit. The SecureZIP Partnerlink product allows the ADC to significantly reduce file size and enables the secure electronic distribution of data files using strong encryption that meets the regulatory and best-practices standards. This specific product is mandatory because it uses an industry standard that is compatible with the other ZIP software running on Windows, UNIX, Linux, iSeries, zSeries, and other computing platforms.



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22-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

The existing contract for this service is \$55,319.45 annually. For this contract, the annual cost is \$56,979.03, a 3% increase. The current Consumer Price Index (CPI) for information technology, hardware and services for November 2023 is 6.981%. The cost has been determined to be fair and reasonable.

Due to the proprietary nature of this contract, no MBE or VSBE subcontracting opportunities are available.

Fund Source: 100% Reimbursable (ADC Agencies)

Approp. Code: E00A1001

Resident Business: No

MD Tax Clearance: 24-0017-1111

BOARD OF PUBLIC WORKS

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



*Contact: Yasin Mohammed 410-767-3586
 yasin.mohammed@maryland.gov*

23-IT. INFORMATION TECHNOLOGY
Department of General Services

Contract ID: Voice-Over-Internet-Protocol Services; 001B4600119
 ADPICS No.: 001B4600119

Contract Description: Voice-over-internet protocol services for multiple State agencies.

Award: CenturyLink Communications, LLC d/b/a Lumen Technologies Group; Denver, CO

Contract Term: 03/14/2024 - 08/18/2027 (**Or earlier upon BPW approval*)

Amount: \$8,000,000

Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA)
(MiCTA Master Service Agreement Contract No. 195AN-MT-TISA FBOS 2022-0827)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: Requesting approval for the State's participation in the Michigan Collegiate Telecommunications Association (MiCTA) Master Service Agreement 195AN-MT-TISA FBOS 2022-0827 to obtain Voice-Over-Internet-Protocol (VoIP) services through a Participating Addendum (PA) with CenturyLink Communications, LLC d/b/a Lumen Technologies Group. The purpose of this agreement will be to provide ongoing maintenance and support for these VoIP services to the State of Maryland.

DGS intends to take advantage of the economies of scale established by the MiCTA Agreement. By joining MiCTA, the State will be allowed to take advantage of a pricing scale that would not be available through other forms of competitive bidding. The lack of competition in the telecommunications market has led the State to search for all possible resources, and MiCTA is currently the best solution available on the market. The State will also benefit from joining MiCTA by establishing a transparent pricing structure instead of facing unforeseeable pricing fluctuations in the future.



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23-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

In accordance with COMAR 21.05.09.04, it is in the State's best interest to participate in the MiCTA contract. The MiCTA Master Service Agreement 195AN-MT-TISA FBOS 2022-0827 provides the State with a favorable pre-determined pricing structure to procure the requested services in a timely manner that will promote administrative efficiencies to meet the above-mentioned mission-critical initiatives of State agencies.

This purchase will promote administrative efficiencies and is not sought as a means to evade the purposes set forth under COMAR 21.01.01.03.

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

Fund Source: 100% General Funds

Approp. Code: Various (Using Agencies)

Resident Business: Yes

MD Tax Clearance: 24-0081-1111

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



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

24-IT. INFORMATION TECHNOLOGY
Maryland Transit Administration

Contract ID: Ticket Vending Machine Operating System Upgrade - Win 10; *AGY-23-056-IT*
 ADPICS No.: J05B4600005

Contract Description: Software updates for 66 Ticket Vending Machines (TVMs) from Windows 7 to Windows 10.

Award: Cubic Transportation Systems, Inc.; San Diego, CA

Contract Term: 02/29/2024 - 02/27/2025

Amount: \$1,598,702

Procurement Method: Sole Source (*Proprietary*)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The Ticket Vending Machines serve Metro and Light Rail customers and were installed approximately 15 years ago. They require an upgrade from Windows 7 to Windows 10 to remain compliant for credit card use. Cubic Transportation Systems, Inc. is the original developer of the proprietary interfaces. The proprietary nature of the interface prevents other vendors from being able to maintain the equipment. MTA has determined the price to be fair and reasonable based on historical pricing for similar projects.

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



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24-IT. INFORMATION TECHNOLOGY (cont'd)

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

Approp. Code: J05H0105

Resident Business: No

MD Tax Clearance: 23-4125-1111

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



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

25-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION

*Department of Health, Prevention and Health Promotion Administration -
 Center for Immunization*

Contract ID: Maintenance and Enhancements Web-Based ImmuNet; *OCMP 21-18809*
 ADPICS No.: M00B1600192/COK36000

Contract Approved: DGS 14-IT, 10/21/2020

Contract Description: Maintenance and Enhancements of the Web-Based ImmuNet, Maryland Immunization Information System, a mission critical system that houses immunization data utilized by healthcare providers, hospitals, and local health departments to support vaccine utilization throughout the State.

Modification Description: Extend the contract to allow time to complete the new procurement and add funding. Also correct the original approved item, DGS 14-IT, 10/21/20, which incorrectly listed the term as 10/22/2020 - 10/21/2022 (w/one 1-year renewal option). The correct term is 11/05/2020 - 11/04/2022 (w/one 1-year renewal option).

Award: Gainwell Technologies, LLC; Irving, TX

Original Contract Term: 11/05/2020 - 11/04/2022 (w/one 1-year renewal option)

Modification Term: 03/01/2024 - 04/15/2024

Original Contract Amount: \$4,159,732.68

Modification Amount: \$ 500,000.00

Prior Options/Mods: \$0 (Mod. #1 Novation, changed name from DXC MS LLC to Gainwell Technologies. Delegated Authority - MDH, 01/18/2021)
 \$2,000,000 (Mod. #2 Add additional funds. DGS 47-IT, 04/27/2022)
 \$2,047,117 (Renewal Option #1 11/05/2022 - 11/04/2023 DGS 19-S-OPT, 08/10/2022)
 \$ 0 (Mod. #3: Extension 11/05/2023 - 01/31/2024. Delegated Authority - MDH 11/03/2023)
 \$ 0 (Mod. #4: Extension 02/01/2024 - 02/29/2024. Delegated Authority - MDH, 01/08/2024)



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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25-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Total Contract Amount: \$8,706,849.68

Percent +/- (This Item): 12.02%

Total Percent Change: 109.31%

Original Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 2% / 0%

MBE/VSBE Compliance: 2.507% / 0%

Performance Security: No

Requesting Agency Remarks: This contract supports and maintains the Maryland Immunization Information System (IIS) called ImmuNet, a mission critical system that houses patient immunization and provider vaccine usage data utilized by Maryland healthcare providers and various MDH programs. The contract also includes making updates and necessary enhancements for ImmuNet to meet the functional standards required by the Center for Disease Control (CDC), data exchange standards required by the Centers for Medicaid and Medicare (CMS) incentive programs, and MDH Center for Immunization program needs (e.g., Vaccines for Children).

MDH is planning to submit the new contract to DGS in February 2024 and will be presented to the BPW at an April 2024 meeting.

Fund Source: 90% Federal Funds, 10% General Funds

Approp. Code: F0301

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
February 28, 2024



Contact: Yasin Mohammed 410-260-7552
yasin.mohammed@maryland.gov

26-IT. INFORMATION TECHNOLOGY

Recommendation: That the Board of Public Works approve the following Task Orders/Purchase Orders under previously-approved Master Contracts.

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: ***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 \$248,116,111.*

1.1 Using Agency: Department of Information Technology

Description: Oversight Program Support Services Professional resources contract to support DoIT's Enterprise Program Management Office (EPMO), which provides oversight of the State's Major Information Technology Development Projects (MITDP), information technology projects of critical significance to the State. Includes project managers, program managers, systems analysts, business process consultants, project control specialists, subject matter experts, system architects and risk assessment consultants.

Modification Description: Extend the contract to allow time for a new procurement; COK33650.

Award: Momentum, Inc.; Camp Hill, PA (MBE) (SBE)
 22nd Century Technologies, Inc.; McLean, VA

Original Term: 02/21/2019 - 02/20/2021 (w/two 1-year renewal options)

Modification Term: 04/21/2024 - 04/20/2025

Original Amount: \$12,000,000

Modification Amount: \$ 4,200,000

Prior Mods/Options: \$ 4,200,000 (Renewal Option #1 02/21/2021 - 02/20/2022
 DGS 24-IT 1.3, 01/27/2021)

\$ 4,000,000 (Renewal Option #2 02/21/2022 - 02/20/2023
 DGS 48-IT 1.3, 01/26/2022)

\$ 0 (Mod #1: Extension 02/21/2023 - 02/20/2024 Delegated Authority - DoIT, 01/31/2023)

\$ 0 (Mod #2: Extension 02/21/2024 - 04/20/2024 Delegated Authority - DoIT, 01/02/2024)



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26-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Master Contract: Consulting and Technical Services Plus (CATS+) (cont'd)

Total Contract Amount: \$ 24,400,000
MBE/VSBE Participation: 20% / 0%
MBE/VSBE Compliance: 29.46% / 0% Momentum, Inc.
Resident Business: No
Funding Source: 33.75% / 0% 22nd Century Technologies, Inc.
Resident Business: No
Funding Source: 100% Reimbursable (MITDP)

1.2 Using Agency: Department of Transportation

Description: IBM Mainframe Virtual Systems (MVS). The IBM Mainframe Virtual System supports all Modules through a centralized data center providing all technology services. Services include the Financial Management Information System (FMIS), Human Resources (HR), and Employee Management Information System (EMIS) Payroll. This task order provides three senior-level resources to provide maintenance and support for IBM Mainframe equipment and various software products; *J01B2600033/J01B0600067*.

Award: ICF Incorporated, LLC; Reston, VA

Number of Qualified

Master Contractors: 494

Number of Proposal: 2

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Rankings</i>	<i>Overall Rankings</i>
ICF Incorporated, LLC; Reston, VA	1	\$5,473,177.20 (2)	1
Serigor Inc; Baltimore, MD	2	\$3,996,505.00 (1)	2

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

Amount: \$3,122,546.40 (Base Term)

\$1,146,643.20 (Renewal Option #1)

\$1,203,987.60 (Renewal Option #2)

\$5,473,177.20 Total

Term: 04/01/2024 - 03/31/2027 (w/two, 1-year renewal options)

MBE/VSBE Participation: 0% / 0%

Resident Business: No

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

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



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26-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Master Contract: Consulting and Technical Services Plus (CATS+) (cont'd)

Upon technical evaluation, Serigor Inc.'s proposal was found to lack sufficient detail of key components of the technical requirements raising concerns around their ability to successfully support the mainframe and was therefore scored lower technically. Although ICF Incorporated, LLC's pricing was higher the labor rates were found to be within the acceptable range considering wage rates comparisons with Bureau of Labor and Statistics Labor Categories.

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

1.3 Using Agency: Department of Health

Description: Host, support, maintain and enhance the management information system (MIS), Women, Infants and Children (WIC) on the web (WOW), for the Maryland, US Virgin Islands, and Delaware WIC Programs. The WIC WOW system has both hardware and software components that must be maintained in order to implement the WIC Program throughout the state of Maryland in accordance with federal regulations.

Mod Description: Extend the contract to allow time to complete the new procurement; *MDH/OPASS19-18016*

Award: Three Sigma Software, LLC, Lorton, VA

Original Term: 04/01/2019 - 03/31/2024

Mod. Term: 04/01/2024 - 12/31/2024

Original Amount: \$11,260,328

Mod. Amount: \$3,006,049

Prior Options/Mods: \$0 (Mod. #1 Added required federal clauses Delegated Authority - MDH, 02/22/2019)

\$0 (Mod #2 Changed the MBE subcontractor from Gantech, Inc. to Acquisition Workforce Inc. Delegated Authority - MDH, 01/01/2021)

\$ 2,226,800 (Mod # 3 Develop and implement a Client Portal to enhance the WIC Participant experience. DGS 36-IT 1.3 09/20/2023)

Total Contract Amount: \$16,493,177

MBE/VSBE Participation: 25% / 0%

MBE/VSBE Compliance: 22.858 % / 0%



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

1.0 Master Contract: Consulting and Technical Services Plus (CATS+) (cont'd)

Resident Business: Yes

Fund Source: 100% Federal Funds

Agency Remarks: The contractor submitted a corrective action plan to achieve their MBE participation for the last modification. They stated that a Junior Support Technician position supporting the WIC Help Desk, staffed by an MBE company, was added and will continue to work for the remainder of the contract. This includes an increase in total hours from 16 to 32 hours per week. In July 2022, an additional full-time resource from one of the MBE companies was added to the project team to assist with the WOW system. After adding these resources, the MBE participation percentage has gone from 17.683% to 22.858 %.

2.0 Master Contract: Commercial Off-the-Shelf Software (COTS) 2012

Contract No. 060B2490021

Approved: DoIT 6-IT, 09/19/2012

Term: 10/01/2012 - 09/30/2027

***As of publication, the remaining balance of this master contract is \$125,869,159.*

2.1 Using Agency: Department of Transportation

Description: ADOBE Enterprise Subscription. Provides paper-to-digital PDF transformation to scan, edit, share, and sign documents; *J01P4600010*.

Award: En-Net Services; Frederick, MD (SBE)

Number of Qualified

Master Contractors: 19

Number of Bids: 2 (SBR - Designated)

Bids:

Bidders	Amounts
En-Net Services; Frederick, MD	\$1,069,925.94
Applied Technology Services; Middle River, MD	\$1,113,000.00

Amount: \$1,069,925.94

Term: 03/04/2024 - 03/03/2027

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

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

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



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26-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 Master Contract: *Hardware/Associated Equipment & Services 2012*

Contract No. 060B2490022

Approved: DoIT 4-IT, 10/31/2012

Term: 11/15/2012 - 11/14/2027

***As of publication, the remaining balance of this master contract is \$99,146,239.*

3.1 Using Agency: Department of Transportation

Description: CISCO MTA Bus/MARC Network replacement of the hardware equipment and software that are nearing end of life. This equipment is part of upgrades to the wireless infrastructure of the MTA Bus Division in parking areas and for the non-revenue bus fleet, Bus Supervision vehicles, and spare equipment that does not have a replacement. Additional software is also required so network engineers can test new technology before use in the production environment; *J01P4600003*.

Award: Applied Technology Services; Middle River, MD
 (SBE) (MBE)

Number of Qualified

Master Contractors: 3 (*SBR - Designated*)

Number of Bids: 3

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services; Middle River, MD	\$584,050.00
Advanced Computer Concepts; McLean, VA	\$615,621.22
DSR, Inc.; Hanover, MD	\$623,064.00

Amount: \$584,050

Term: Anticipated delivery date - 03/27/2024

MBE/VSBE Participation: 100% (Awardee is an MBE) / 0%

Resident Business: Yes

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



*Contact: Yasin Mohammed 410-767-3586
yasin.mohammed@maryland.gov*

27-M. MAINTENANCE CONTRACT
Department of Juvenile Services

Contract ID: Grounds Maintenance at Charles H. Hickey School; *BPM040966*
ADPICS No.: 001B4600210

Contract Description: Grounds maintenance services at the Charles H. Hickey School juvenile detention facility in Baltimore County.

Award: Lorenz Lawn & Landscape Inc. dba Lorenz Inc.; Pikesville, MD
(SBE)

Contract Term: 03/15/2024 - 03/14/2027 (w/two 1-year renewal options)

Amount: \$252,865.55 (Base Term)
\$ 87,682.42 (Renewal Option #1)
\$ 89,436.01 (Renewal Option #2)
\$429,983.98 Total

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Lorenz Lawn & Landscape Inc. dba Lorenz Inc.; Pikesville, MD	\$ 429,983.98
New Image Landscaping, Inc.; Jessup, MD	\$ 482,878.00
AMD Garcia, LLC; Freehold, NJ	\$1,006,631.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: EOS Outdoor Services, LLC; Ellicott City, MD



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27-M. MAINTENANCE CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on November 22, 2023 with a Small Business Reserve (SBR) designation notifying 55 potential vendors and 45 potential vendors were directly notified. The incumbent was included in the automated solicitations but did not submit a bid because they missed the public posting and email notifications for this opportunity. Four bids were received and opened on December 12, 2023. One bidder was rejected for not meeting minimum qualifications of three years of verified experience on a comparable grounds maintenance contract. Lorenz Lawn & Landscape Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

Maryland Works provided a waiver for this procurement on August 14, 2023.

No Minority Business Enterprise (MBE) goal was set because this contract is for a single element of work.

Fund Source: 100% General Funds

Approp. Code: E102 6112 16112 0814

Resident Business: Yes

MD Tax Clearance: 24-0431-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



*Contact: Yasin Mohammed 410-767-3586
 yasin.mohammed@maryland.gov*

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

Contract ID: Comprehensive Maintenance; *BPM038391*
 ADPICS No.: 001B4600198

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

Award: CGL Facility Management, LLC.; El Paso, TX

Contract Term: 03/01/2024* - 09/30/2026 (w/two 1-year renewal options)
 (*Or earlier upon BPW approval)

Amount: \$23,994,984.00 (Base Term)
 \$ 8,318,502.40 (Renewal Option #1)
 \$ 8,651,448.00 (Renewal Option #2)
 \$40,964,934.40 Total

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

Bid:

<i>Bidder</i>	<i>Amount</i>
CGL Facility Management, LLC.; El Paso, TX	\$40,964,934.40

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 3%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on June 15, 2023 notifying 14 potential vendors and 160 were directly solicited. One bid was received and opened on August 23, 2023. CGL Facility Management, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.



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

Agency Remarks (cont'd):

It was determined that it is in the best interests of the State to award this single-bid contract because ample opportunities were provided to obtain competition, and the bidder is uniquely qualified to provide the required services. The deadline was extended ten separate times for a total of 70 days on eMMA, and the vendors who were directly solicited originally were notified of the various extensions and encouraged to bid. After the final extension, the Procurement Officer requested feedback from vendors who decided not to bid on the No-Bid Form in the IFB, but none responded. Due to the unique challenges of providing skilled maintenance in multiple trades at correctional facilities, this contract requires a vendor who has demonstrated that it can successfully perform those tasks in a prison environment. CGL is not the only company that qualifies, but they are a leader in that sector, having provided services in over 900 municipalities in all 50 states.

The billing rates for the new contract were compared to what DPSCS is currently paying for those services at BCCC and Jessup. For eight positions, which are provided on the current contract, prices ranged from a 2.75% to 23.75% increase, with a median increase of 11.28%, and a decrease of 18.13% for HVAC technicians. Per the terms of the IFB, those prices must remain fixed for the three-year base term of the contract, considering projected inflation as well as increased labor costs, with the \$15.00 per hour minimum wage law that went into effect on January 1, 2024. The price has been determined to be fair and reasonable.

Fund Source: 100% General Funds

Approp. Code:

Q00 24 S1410 0101 8280	\$ 1,034,406.84
Q00 24S2410 0101 8280	\$ 382,004.39
Q00 24S3410 0101 8280	\$ 494,425.08
Q00 24 S9410 0101 8280	\$ 243,793.05
Q00 24 S9410 0101 8280	\$ 316,177.63
Q00 24 41410 0101 8280	\$ 840,465.20
Q00 24 V1415 0502 8280	\$ 346,441.31
Q00 24 V2110 0101 8280	\$ 34,289.24
Q00 24 V4410 0101 8280	\$ 483,572.54
Q00 24 V5410 0101 8280	\$ 235,760.79
Q00 24 V6410 0101 8280	\$ 556,466.31
Q00 24 V7410 0101 8280	\$ 454,272.38
Q00 24 V8410 0101 8280	\$ 576,671.24
Q00 25 S1410 0101 8280	\$ 1,379,209.13



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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28-M. MAINTENANCE CONTRACT (cont'd)

Approp. Code (cont'd):

Q00 25 S2410 0101 8280	\$ 509,339.18
Q00 25 S3410 0101 8280	\$ 659,233.44
Q00 25 S9410 0101 8280	\$ 325,057.40
Q00 25 S9410 0101 8280	\$ 421,570.17
Q00 25 41410 0101 8280	\$ 1,120,620.27
Q00 25 V1415 0502 8280	\$ 461,921.74
Q00 25 V2110 0101 8280	\$ 45,718.98
Q00 25 V4410 0101 8280	\$ 644,763.38
Q00 25 V5410 0101 8280	\$ 314,347.72
Q00 25 V6410 0101 8280	\$ 741,955.08
Q00 25 V7410 0101 8280	\$ 605,969.51
Q00 25 V8410 0101 8280	\$ 768,894.99
Q00 26 S1410 0101 8280	\$ 1,379,209.13
Q00 26 S2410 0101 8280	\$ 509,339.18
Q00 26 S3410 0101 8280	\$ 659,233.44
Q00 26 S9410 0101 8280	\$ 325,057.40
Q00 26 S9410 0101 8280	\$ 421,570.17
Q00 26 41410 0101 8280	\$ 1,120,620.27
Q00 26 V1415 0502 8280	\$ 461,921.74
Q00 26 V2110 0101 8280	\$ 45,718.98
Q00 26 V4410 0101 8280	\$ 644,763.38
Q00 26 V5410 0101 8280	\$ 314,347.72
Q00 26 V6410 0101 8280	\$ 741,955.08
Q00 26 V7410 0101 8280	\$ 605,969.51
Q00 26 V8410 0101 8280	\$ 768,894.99
Q00 27 S1410 0101 8280	\$ 344,802.28
Q00 27 S2410 0101 8280	\$ 127,334.80
Q00 27 S3410 0101 8280	\$ 164,808.36
Q00 27 S9410 0101 8280	\$ 81,264.35
Q00 27 S9410 0101 8280	\$ 105,392.54
Q00 27 41410 0101 8280	\$ 280,155.07
Q00 27 V1415 0502 8280	\$ 115,480.44
Q00 27 V2110 0101 8280	\$ 11,429.75
Q00 27 V4410 0101 8280	\$ 161,190.85
Q00 27 V5410 0101 8280	\$ 78,586.93
Q00 27 V6410 0101 8280	\$ 185,488.77
Q00 27 V7410 0101 8280	\$ 151,424.13
Q00 27 V8410 0101 8280	\$ 192,233.75



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



28-M. MAINTENANCE CONTRACT (cont'd)

Resident Business: No

MD Tax Clearance: 23-5082-0110

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
February 28, 2024



*Contact: Yasin Mohammed 410-767-3586
yasin.mohammed@maryland.gov*

29-M. MAINTENANCE CONTRACT
Department of State Police

Contract ID: Lead Abatement Service; *BPM035881*
ADPICS No.: ~~001B4600210~~
001B4600211

See next page for
Record Correction Letter
dated 05/03/2024

Contract Description: Lead abatement and berm restoration at Liberty Firing Range in
Marriottsville.

Award: BARCO Enterprises, Inc.; White Marsh, MD (SBE)

Contract Term: 03/15/2024* - 02/28/2029 (w/two 1-year renewal options)
**Or earlier upon BPW approval*

Amount: \$589,350 (Base Term)
\$117,870 (Renewal Option #1)
\$117,870 (Renewal Option #2)
\$825,090 Total

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

Bids:

<i>Bidders</i>	<i>Amount</i>
BARCO Enterprises, Inc.; White Marsh, MD	\$ 825,090
Maryland Cleaning & Abatement Services Corp.; Baltimore, MD	\$2,425,500

Living Wage Eligible: Yes

MBE/VSBE Participation: 30% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: N/A



**DEPARTMENT OF
GENERAL SERVICES**

Wes Moore, Governor · Aruna Miller, Lt. Governor · Atif Chaudhry, Secretary

May 3, 2024

Accepted 5/9/2024- JTG

John Gontrum, Esq.
Executive Secretary
Board of Public Works
80 Calvert Street
Annapolis, Maryland 21401


Digitally signed
by John Gontrum
Date: 2024.05.09
14:37:18 -04'00'

Re: Lead Abatement Service
Record Correction – February 28, 2024, BPW Action Agenda

Dear Mr. Gontrum:

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

BPW – February 28, 2024 29-M Maintenance Contract
Lead Abatement Service

FROM: ADPICS No.: 001B4600210
TO: ADPICS No.: 001B4600211

Reason: Clerical error.

Sincerely,



Charles W. Bailey, CPPB, CMPO
Procurement Officer

cc: Yasin Mohammed, Director
Attorney General's Office



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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29-M. MAINTENANCE CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on February 27, 2023 with a Small Business Reserve (SBR) designation notifying 100 potential vendors. Two bids were received and opened on August 8, 2023. BARCO Enterprises, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

A protest was received during the solicitation period. The protest was received on April 26, 2023 requesting an extension of the bid deadline until the questions they submitted could be posted on eMMA. The protest was sustained, the Procurement Officer acknowledged that there were pending scope of work questions that had not been answered by MSP and granted the requested relief by issuing an amendment on April 26, 2023 to extend the deadline until May 17, 2023. Subsequent extensions of the bid deadline were issued until all pending questions were answered in another amendment on July 25, 2023.

MSP concluded the low bid was reasonable because the vendor had the required experience with similar projects and DGS determined that they were qualified based on reference checks.

Maryland Works provided a waiver for this procurement on February 08, 2023

Fund Source: 100% General Funds

Approp. Code: W00 24 41741 0814 \$117,870
 W00 25 41741 0814 \$117,870
 W00 26 41741 0814 \$117,870
 W00 27 41741 0814 \$117,870
 W00 28 41741 0814 \$117,870

Resident Business: Yes

MD Tax Clearance: 23-5083-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



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

30-GM. GENERAL MISCELLANEOUS
Capital Projects Unencumbered Balances

Recommendation: Correct DGS 47-GM, 12/13/2023 agenda item to remove the following reference from the item.

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2020

Chapter 537 of the Acts of 2020

SAINT MARY'S COLLEGE OF MARYLAND

New Academic Bldg & Auditorium – Phase4 \$ 10.01

Total MCCBL 2020 \$ 10.01

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov

31-RP. REAL PROPERTY
Department of Health

Recommendation: Approve a transfer of property from the Maryland Department of Health to St. Thomas' Episcopal Church

Prior BPW Action: DGS 52-RP, 12/07/2022

Property: +/- 2.115 acres on the Rosewood Center campus.

Grantor: The State of Maryland to the use of the Maryland Department of Health

Grantee: St. Thomas' Episcopal Church

Background: Approval is requested to transfer +/- 2.115 acres of the former Rosewood Hospital property to St. Thomas Church for incorporation into the Church's cemetery. From 1923 until 1999, as residents died, an option was offered to the families of these residents to be buried in this cemetery. Access to the graves by deceased family members as well as maintenance of the Rosewood Cemetery has been provided by St. Thomas' Church for over 100 years. There are 228 grave sites that contain the remains of Rosewood Residents. This area is still visited by family members. A portion of this property was transferred to St. Thomas about 50 years ago. The transfer of the additional land will assure that all of the Rosewood Cemetery will be a part of the St. Thomas' campus.

Consideration: \$1.00, transfer subject to a restrictive covenant that the property continues to be used as a cemetery and that St. Thomas will continue to provide perpetual care.

Appraised Values: \$33,529 – Steven H. Muller, SRA, fee appraiser – 4-14-2023



DEPARTMENT OF GENERAL SERVICES
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31-RP. REAL PROPERTY (cont'd)

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20220222-0124**. It is recommended to declare the +/- 52.6016-acre portion of the Rosewood Hospital Center property excess to the needs of the Maryland Department of Health for transfer to the Department of Veterans Affairs for the existing Garrison Forest Veterans Cemetery, and to declare the +/- 2-acre portion of the property surplus to the needs of the State for transfer to St. Thomas' Episcopal Church with a restricted use covenant, upon consideration of the Maryland Department of the Environment's qualifying comments. None of the local or state agencies that provided review comments expressed an interest in acquiring the properties.

Legislative

Notification: Legislative notification was not required, since this property is valued below \$100,000.

Authority: State Finance & Procurement Section 10-309, 10-305

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
February 28, 2024



Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov

32-RP. REAL PROPERTY
Department of Health

Recommendation: Approve interagency transfer of property.

+/- 52.7116

Property: ~~+/- 52.4866~~ acres on the Rosewood Center campus.

See next page for
 Record Correction
 Letter dated
 2/13/2025

Grantor: The State of Maryland to the use of the Maryland Department of Health

Grantee: The State of Maryland to the use of the Maryland Department of Veterans Affairs

+/- 52.7116 acres

Background: Approval is requested to transfer ~~+/- 52.4866~~ acres of the former Rosewood Hospital property to the Maryland Department of Veterans Affairs (MD-VA) for expansion of the Garrison Forest Veterans Cemetery, which is in close proximity. This acreage has been verified by a survey. This property was acquired by MDH from the Associated Jewish Charities of Baltimore, Inc. as part of a land exchange, with the intent to transfer this parcel to the MD-VA.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20220222-0124. It is recommended to declare the +/- 52.6016-acre portion of the Rosewood Hospital Center property excess to the needs of the Maryland Department of Health for transfer to the Department of Veterans Affairs for the existing Garrison Forest Veterans Cemetery, and to declare the +/- 2-acre portion of the property surplus to the needs of the State for transfer to St. Thomas' Episcopal Church with a restricted use covenant, upon consideration of the Maryland Department of the Environment's qualifying comments. None of the local or state agencies that provided review comments expressed an interest in acquiring the properties.

Authority: State Finance & Procurement, Section 10-304, 10-305

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

John Gontrum



Wes Moore, Governor | Aruna Miller, Lt. Governor | Atif Chaudhry, Secretary

February 13, 2025

John Gontrum, Esquire, Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building
80 Calvert Street, Room 117
Annapolis, Maryland 21401

Dear Mr. Gontrum:

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

BPW – February 28, 2024

Department of General Services, Item 32-RP

Interagency transfer of property, former Rosewood Hospital property

FROM: +/- 52.4866 acres

TO: +/- 52.7116 acres

REASON: Clerical Error.

Regards,

Wendy Scott-Napier

Wendy Scott-Napier, CPM
Assistant Secretary
Office of Real Estate



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024



*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

33-RP. REAL PROPERTY
Department of Health

Recommendation: Grant a permanent sewer easement

Prior BPW Actions: DGS 52-RP, 12/07/2022

Property: +/- 1.17 acres on the Rosewood Center campus.

Grantor: The State of Maryland, to the use of the Maryland Department of Health

Grantee: St. Thomas' Episcopal Church

Background: Approval is requested to grant a sewer easement on a portion of the former Rosewood Hospital property to St. Thomas Church. The Church depends on an aging septic system which is failing, requiring the Church to have it pumped several times each year. Baltimore County has approved the Church connecting to the County Sewer system using some existing infrastructure on the former Rosewood Hospital property, and some additional infrastructure will need to be installed in the proposed sewer easement area.

Consideration: No consideration. This easement is being provided in consideration of the service the Church has rendered to the State in maintaining the existing Rosewood Cemetery and providing burial and funeral services for over 100 years.

Appraised Values: \$29,462 – Steven H. Muller, SRA, fee appraiser – 4-14-2023

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20220920-0758. It is recommended to approve the granting of utility easements to St. Thomas Church, Owings Mills, Maryland, across the Rosewood Hospital property for the purpose of allowing the church to connect to the Baltimore County Sewer System.



DEPARTMENT OF GENERAL SERVICES
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33-RP. REAL PROPERTY (*cont'd*)

Legislative

Notification: Legislative notification was not required, since this property is valued below \$100,000.

Authority: State Finance & Procurement, Section 10-305 (a)(1)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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February 28, 2024



Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov

34-LT. TENANT LEASE
Department of Service and Civic Innovation

Recommendation: Approve a new lease

Landlord: Silver SM Co. LLC; 8403 Colesville Road, Suite 620,
Silver Spring, MD 20910

Property Location: 8403 Colesville Road, Suite 620, Silver Spring, MD 20910

Space Type: Office (2,430 sq. ft.)

Lease Type: New Lease

This Term: 03/01/2024 - 02/28/2027 (w/standard 6-month holdover)

Future Option Term: N/A

Annual Rent: \$71,733.60 **Square Foot Rate:** \$29.52

Fund Source: 100% General Fund **Appropriation Code:** PCA 10105

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source

*See State Finance & Procurement Section 4-318 (5) and DGS Space
Mgmt Manual ¶ 6-601 F 2 a*

Remarks: The Maryland Department of Service and Civic Innovation was established by the Serving Every Region Through Vocational Exploration (SERVE) Act of 2023 with the purpose of promoting service and volunteerism in the state of Maryland. This location is newly built out and will serve as a field office for program participants in Montgomery and Prince George's County. This lease will escalate 3.0% annually.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
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February 28, 2024



Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov

35-LT. TENANT LEASE
Department of Education, Office of Child Care

Recommendation: Approve a 5 year lease renewal.

Prior Agenda Action: DGS 6-LT, 10/18/2017

Landlord: Liberty, LLC; Potomac, MD 20854

Property Location: 1643 Liberty Road; Eldersburg, MD 21784

Space Type: Office w/ client interaction (1,712 sq. ft.)

Lease Type: Renewal

Term: 04/01/2024 - 03/31/2029 (w/standard 6-month holdover)

Future Option Term: 04/01/2029 - 03/31/2034

Annual Rent: \$38,520 **Square Foot Rate:** \$22.50 SF

Fund Source: 100% Federal Funds

Appropriation Code: D7IF3

Utilities/Custodial Responsibility: Lessee/Lessee

Termination for Convenience Clause: Yes

Procurement Method: Sole Source

See COMAR 21.05.05.02.D; DGS Space Mgmt Manual §6-605 E

Remarks: MSDE has been at this location since 2013. MSDE-OCC will house 4 employees performing administrative duties along with providing some client services. This lease will escalate 3.0% annually.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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SUPPLEMENTAL

**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 28, 2024**



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

36-S-MOD SERVICES MODIFICATION

RETROACTIVE – Department of Transportation, Transit Administration

Contract ID: MTA Call-A-Ride Services; *MOL-16-024-SR; J05B8400009*

ADPICS No.: COK32430

Contract Approved: DGS-OSP 1-S, 02/21/2018

Contractor: MJ Management Services, LLC; Baltimore, MD

Contract Description: Provide management services to promote, manage and monitor services provided under the MTA Call-A-Ride program. The Call-A-Ride program provides same-day premium transportation services to eligible MTA Mobility customers, by using local taxi and sedan companies within the designated service area.

Modification Description:

Part A: *RETROACTIVE* MTA is requesting that the BPW ratify payment of compensation to the contractor, MJ Management Services, LLC., who provided services after contract authority to the MTA was exhausted.

Part B: MTA is also requesting to extend the current contract term by 22 months and increase in contract authority to allow for the completion of the procurement currently underway.

Original Contract Term: 03/01/2018 – 02/28/2021 (with two 1-year renewal options)

Modification Terms: **Part A:** 07/01/2023 – 02/28/2024 (**Retroactive; 6 months, 28 days**)
Part B: 02/29/2024 – 12/31/2025 (Proactive: 22 months, 1 day)

Original Contract Amount: \$ 48,658,200.00 (Base Contract, 3 years)

Modification Amounts: **Part A:** \$10,389,688.26 (**Retroactive**)
Part B: \$27,079,474.45 (Proactive)
\$37,469,162.71 Total

Prior Options/Mods: \$ 19,431,660.00 (Mod. #1/Renewal Option #1: 03/01/2021 – 02/28/2022; DGS 16-S-OPT, 01/27/2021)
\$ 49,690.00 (Mod. #2: Additional customer cards and software development; Delegated Authority - MTA, 01/12/2021)
\$ 0.00 (Mod. #3/Renewal Option #2: 03/01/2022 – 02/28/2023; Delegated Authority – MTA, 01/21/2022)



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

36-S-MOD. SERVICES MODIFICATION (cont'd)

\$ 0.00 (Mod. #4; No cost extension; 03/01/2023 – 12/31/2023; Delegated Authority – MTA, 02/27/2023)
 \$ 0.00 (Mod. #5; No cost extension; 01/01/2024 – 02/29/2024; Delegated Authority – MTA, 12/11/2023)

Total Contract Amount: \$105,608,712.71

Percent +/- Change: +77%

Total Percent Change: +117%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 4.00% / 0.5% of the contract fees

MBE/VSBE Compliance: 4.15% / 0.46% of the contract fees

Requesting Agency Remarks: MTA seeks approval of a retroactive modification to pay the contractor as MTA exhausted their contract authority on June 30, 2023, and a proactive modification to increase MTA's contract authority and contract term by 22 months and 1 day, as outlined below.

Part A (Retroactive): Retroactive approval is requested to ratify this modification increasing to increase contract authority by \$10,389,688.26 for payment. This agenda reflects that the modification exceeded MTA's delegated authority without BPW approval, and that MTA, and DGS seek ratification of this retroactive modification on the agenda item.

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.

Part B (Proactive): MTA requests approval for a time extension of 22-months and 1 day, as well as an increase in contract authority, to allow MTA to complete the procurement currently underway for a successor contract.

This contract provides for management and technological services to support the Call-A-Ride same-day premium supplemental services. Additionally, the vendor is responsible for contracting with taxi and sedan companies operating non-dedicated vehicles and monitoring their performance.


SUPPLEMENTAL

**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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36-S-MOD. SERVICES MODIFICATION (cont'd)
Agency Remarks: (cont'd)

The Call-A-Ride program is operated by MTA's Office of Mobility. The provision of these services to disabled and elderly persons is federally mandated and operates within MTA's core service area which includes Baltimore City, Baltimore County, and Anne Arundel County. Currently, this service is provided to more than 14,000 customers who are certified under the American with Disabilities Act (ADA-certified) as not possessing the functional ability to use local fixed-route services and who live within a certain distance from a fixed transit route. The Call-A-Ride program offers flexibility to users.

Due to the pandemic, there was low ridership resulting in excess funding which is why MTA exercised renewal option two without additional funding (Mod.3 MTA Delegated Authority; 1/21/2022).

In August 2022, the MTA advertised an RFP for Contract No. MOL-22-038-SR with the expectation of making an award in Spring 2023. However, two protests were received in February 2023, one protest was denied and the other has been sustained in part by MTA, resulting in a second round of evaluations.

When invoicing was processed in August 2023, it was noted that the contract authority was exhausted starting in July 2023. The contractor continued to provide these essential services as it impacts the health and welfare of these riders.

To ensure continuity of these essential mobility services, the MTA is seeking a time extension and increase in contract authority to allow MTA to complete the procurement currently underway and resolve the protest.

A 4% MBE and 0.5% VSBE participation goal on the contract fees was established for this contract based upon the limited subcontracting opportunities and elements of work. The pass-through payments to the local taxi and sedan companies for transporting participants cannot be included in the MBE and VSBE participation goals. Currently, the vendor is exceeding the MBE goal with a participation rate of 4.15% and just below the VSBE goal with a participation rate of 0.46%.

Fund Source: 100% Special (Transportation Trust Funds)
Approp. Code: J05H0102 **Resident Business:** Yes

BOARD OF PUBLIC WORKS

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