

**BOARD OF PUBLIC WORKS**  
**TABLE OF CONTENTS**  
**JANUARY 17, 2024**

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

Item		Section page no.	Overall page no.
<b>SECRETARY'S AGENDA</b>			
1-2	Department of Agriculture		1
3-5	Board of Public Works Wetlands		4
6-7	Housing & Community Development		8

<b>APPENDIX</b>			
A1	Maryland Department of Health	APP1	14

<b>SUPPLEMENT DEPARTMENT OF NATURAL RESOURCES/REAL PROPERTY</b>			
1	Program Open Space Local Share	DNR1	17
2	Local Parks and Playgrounds Infrastructure	DNR3	19
3-4	Program Open Space Local Share	DNR4	20
5	Program Open Space State Share	DNR6	22
6	Maryland Environmental Trust	DNR7	23

<b>SUPPLEMENT UNIVERSITY SYSTEM OF MARYLAND</b>			
1	General Miscellaneous	USM1	24
2	University of MD, College Park	USM3	26
3	University of Baltimore for Towson University	USM5	28

**BOARD OF PUBLIC WORKS**  
**TABLE OF CONTENTS**  
**JANUARY 17, 2024**

Item		Section page no.	Overall page no.
<b>MARYLAND DEPARTMENT OF TRANSPORTATION</b>			
1	Maryland Aviation Administration (MAA)	MDOT1	31
2	Maryland Transportation Authority (MDTA)	MDOT3	33
3	Maryland Transit Administration (MTA)	MDOT5	35
4-5	State Highway Administration (SHA)	MDOT7	37
6	The Secretary's Office (TSO)	MDOT12	42
7	State Highway Administration (SHA) <i>cont'd</i>	MDOT14	44
8	The Secretary's Office (TSO) <i>cont'd</i>	MDOT15	46
<b>DEPARTMENT OF GENERAL SERVICES/ OFFICE OF STATE PROCUREMENT</b>			
1-18	Capital Grants and Loans	OSP1	48
19-20	Construction	OSP19	66
21-24	Services	OSP22	69
25-29	Information Technology	OSP38	85
30	General Miscellaneous	OSP56	103
31	Real Property	OSP59	106
32-35	Tenant Lease	OSP61	108
36	Supplemental: Services	OSP65	112
37	Supplemental: Tenant Lease	OSP67	114
38	Supplemental: Services	OSP68	115

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

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024



Contact: Jason Keppler 410-841-5864  
jason.keppler@maryland.gov

**1. DEPARTMENT OF AGRICULTURE**

***Maryland Agricultural Cost-Share Program- Additional Funding***

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

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

**Amount:** \$1,205.50

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

County	Recipient	Agreement #	Amount
Talbot	Lombardy 1669, LLC	CH-2022-2145	\$1,205.50

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

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

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024**



*Contact: Jason Keppler 410-841-5864  
jason.keppler@maryland.gov*

**2. DEPARTMENT OF AGRICULTURE**  
***Maryland Agricultural Cost-Share Program- Reversion***

**Recommendation:** That the Board of Public Works approve reverting the balances on 30 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:** \$534,004.78

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

County	Recipient	Agreement #	Amount	Status
Allegany	Gregory J. Heavner	AT-2022-2934	\$476.19	Completed
Baltimore	Mark T. Duvall	RS-2022-2767	\$2,077.50	Completed
		RS-2022-2768	\$1,135.52	Completed
		RS-2022-2769	\$2,116.70	Completed
	Mary E. Price	RS-2022-2574	\$34,500.00	Cancelled
	Walter G. Mays, III	RS-2022-2774	\$1,903.30	Completed
Carroll	Christopher B. High	MP-2022-2826	\$23,900.00	Cancelled
		MP-2022-2827	\$1,005.25	Completed
	Dennis W. Brothers	MP-2023-2381	\$2,721.31	Completed
	Jeff And Ed Harrison Partnership	PB-2021-2043	\$75,830.05	Completed
		PB-2021-2044-C	\$112,135.64	Completed
		PB-2021-2046	\$10,100.00	Cancelled
	Liberty Road Farms, LLC	MP-2021-1983	\$600.00	Completed
	Wooden Hill Farms, LLC	MP-2023-2399	\$17,500.00	Cancelled
		MP-2023-2401	\$14,900.00	Cancelled
Dorchester	Howard Harding Farms 1:37 LLC	NW-2022-2776	\$6,517.00	Completed

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024**



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

County	Recipient	Agreement #	Amount	Status
Frederick	Agelada, LLC	MP-2021-1977	\$27,467.16	Completed
	Deer Spring Dairy Farm, LLC	MP-2021-2131	\$8,100.00	Completed
	Eric Kodish	MP-2021-2358	\$3,042.77	Completed
	Kelly Venables	MP-2020-2662	\$1,080.02	Completed
	Mildred J. Murphy, LLLP	MP-2022-2495	\$16,800.00	Cancelled
	Paul R. Dotterer	MP-2021-2132	\$36,300.00	Cancelled
	SMC Real Estate Holdings, LLC	MP-2020-2543	\$761.79	Completed
		MP-2020-2544	\$45,800.00	Completed
Harford	Hartland Valley Simmentals, LLC	AT-2021-2039	\$14,831.54	Completed
Queen Anne's	Blackdog Farms at Kingsdale, LLC	CR-2021-1922	\$2,013.25	Completed
	Wye Farm, LLC	CH-2022-2831	\$11,355.29	Completed
Talbot	Meadow View Farms, Inc.	CR-2022-2782	\$50,000.00	Completed
Washington	Creek View Farms, LLC	AT-2020-2429	\$1,189.50	Completed
	Misty Meadow Farm, LLC	UP-2022-2822	\$7,845.00	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 others eligible for cost-share projects.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024



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

**3. BOARD OF PUBLIC WORKS**  
***Wetlands Licenses***

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

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

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

**ANNE ARUNDEL COUNTY**

22-0170 **RICHARD M. PETITBON**– To improve navigable access by mechanical dredging a new area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

*Annapolis, Fishing Creek*

*Special conditions: Time of year restrictions. Requirements for dredge material transport and disposal, maintenance dredging, post dredge bathymetric survey, and notifying oyster leaseholder. Restrictions on anchoring construction vessels, barges, and other construction related equipment.*

23-0648 **KEITH POLIZOIS** – To reduce shoreline erosion by replenishing a historical beach area with sand fill and installing a groin.

*Severna Park, Magothy River*

*Special conditions: Time of year restriction. Requirements for downloading the USACE Maryland State Programmatic General Permit (MDSPGP) Category A permit and constructing beach nourishment area.*

**BALTIMORE CITY**

23-0471 **CITY OF BALTIMORE** – To remove contaminated sediment and restore natural bathymetry by mechanically dredging an area, transporting dredge material to a disposal site, replacing excavated area with clean fill, and installing temporary marsh mats and a temporary diversion dam.

*Baltimore, Middle Branch Patapsco River*

*Special conditions: Requirements for dredge material transport and disposal, staking dredged area, filling project area, post dredge bathymetric survey, project design and construction, site monitoring and report, and removing the dam. Restrictions on water filling of aquadam.*

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024



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

**CALVERT COUNTY**

23-0185 *TERENCE L. WITTE* – To improve navigable access by mechanically dredging an area, transplanting marsh, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

*Lusby, Hellen Creek*

*Special conditions: Time of year restrictions. Requirement for dredge material transport and disposal, maintenance dredging, staking dredged area, post dredge bathymetric survey, notifying oyster leaseholder, and transplanting marsh vegetation.*

**ST. MARY'S COUNTY**

22-0483 *HOLLYWOOD SHORES CIVIC ASSOCIATION* – To improve navigable access by mechanically dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

*Hollywood, Cole Creek*

*Special conditions: Time of year restriction. Requirement for dredge material transport and disposal, staking dredged area, and post dredge bathymetric survey.*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024



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

4. **BOARD OF PUBLIC WORKS**  
***Wetlands License -- #23-0577 – Karen S. Besson***  
***Mitigation***

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

1. Grant a tidal wetlands license to construct a stone revetment, and
2. Require mitigation in the amount of \$1,004.48 for impacts to shallow water habitat resulting from the revetment.

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

- Application received April 26, 2023
- Public comment period ended December 1, 2023
- MDE Report and Recommendation December 18, 2023

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

**Mitigation:** Constructing a stone revetment will result in permanent impacts to 584 square feet of shallow water habitat. MDE recommends that the licensee mitigate for the 584 square feet of impact to shallow water habitat at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$1,004.48 into the MDE Tidal Wetlands Compensation Fund.

584 feet x \$1.72 per square foot\* = \$1,004.48

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

**ANNE ARUNDEL COUNTY**

23-0577 **KAREN S. BESSON** – To reduce shoreline erosion by constructing a stone revetment.

*Annapolis, Chesapeake Bay*

*Special conditions: Time of year restriction. Requirements for design and construction of revetment, and payment into Tidal Wetland Compensation Fund. Restrictions on use of asphalt rubble in revetment.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024



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

5. **BOARD OF PUBLIC WORKS**

***Wetlands License -- #21-0761 – Moorings on the Magothy Condominium Council, Inc. Mitigation***

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

1. Grant a tidal wetlands license to replace a pier, construct stone armor, replace a bulkhead, nourish a beach with sand fill, and
2. Require mitigation in the amount of \$756.80 for impacts to open water resulting from the stone armoring.

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

- Application received June 7, 2021
- Public comment period ended March 15, 2023
- MDE Report and Recommendation October 24, 2023

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

**Mitigation:** Constructing stone armor will result in permanent impacts to 440 square feet of open water. MDE recommends that the licensee mitigate for the 440 square feet of impact to open water at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$756.80 into the MDE Tidal Wetlands Compensation Fund.

$$440 \text{ feet} \times \$1.72 \text{ per square foot}^* = \$756.80$$

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

**ANNE ARUNDEL COUNTY**

23-0577 ***MOORINGS ON THE MAGOTHY CONDOMINIUM COUNCIL INC.*** – To reduce shoreline erosion, nourish a beach, and improve navigable access by replacing a pier with a swim platform and mooring piles, constructing stone armor, replacing a bulkhead, and nourishing a beach with sand fill.

*Arnold, Magothy River*

*Special conditions: Time of year restriction. Requirements for installing a silt fence, turbidity curtain, constructing beach nourishment area, construction of bulkhead prior to filling, design and construction of revetment, and payment into Tidal Wetland Compensation Fund. Restrictions on use of asphalt rubble in revetment.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024**



*Contacts: Carol Gilbert 301-429-7493 carol.gilbert@maryland.gov  
Kevin Baynes 410-209-5823 kevin.baynes@maryland.gov  
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov*

**6. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**Recommendation:** The Department of Housing and Community Development recommends that the Board of Public Works approve the Business Façade Improvement Program awards for Fiscal Year 2024. The Business Façade Improvement Program award total is \$1.5 million in general obligation bond proceeds.

**Authority:** Maryland Consolidated Capital Bond Loan (MCCBL) 2023, Chapter 102, SA24 (A)

**Amount:** \$1,500,000 (\$1.5 Million Bond Funds)

**Fund Source:** MCCBL 2023

**Background:** The Business Façade Improvement Program provides funding for capital costs related to the improvement of exterior facades for business buildings and facilities. The local government will apply to capitalize a grants fund and develop an application process for businesses to improve their building facades. Project should capitalize on the strengths of a community while addressing its challenges to revitalization and should help to achieve a local government's Sustainable Communities Action Plan.

**Awards:**

	County	Organization Name	Project Name	Project Description	Capital Award Amount
1	Allegany	Cumberland, Mayor and City Council of	Mid-town Façade Grant Program	Implementation of a commercial façade improvement program for the mid-town commercial district.	\$50,000
2	Anne Arundel	Anne Arundel County, Maryland	Anne Arundel County Facade Improvement Program	Facade improvement programs in multiple Sustainable Communities located in Anne Arundel County.	\$150,000
3	Baltimore	Baltimore County Department of Planning	Liberty Road Facade Program	Implement facade improvements for businesses in Sustainable Communities in Baltimore County.	\$430,000

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024**



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

**FY24 Business Façade Improvement Program (cont'd)**

	County	Organization Name	Project Name	Project Description	Capital Award Amount
4	Carroll	Carroll County Commissioners, Board of	Finksburg Facade Improvement Program	Continuation of the Facade Improvement Program for eligible property and business owners in Finksburg.	\$45,000
5	Carroll	Mount Airy, Town of	Mount Airy Facade Improvement Program	Continuation of the Town of Mount Airy's Facade Improvement Program.	\$50,000
6	Carroll	Sykesville, Town of	Façade Improvement Program	Continuation of the Town of Sykesville's successful Facade Improvement Program.	\$50,000
7	Carroll	Westminster, City of	Westminster Facade Improvement Program	Continuation of the City of Westminster's successful Facade Improvement Program.	\$50,000

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024**



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

**FY24 Business Façade Improvement Program (cont'd)**

	<b>County</b>	<b>Organization Name</b>	<b>Project Name</b>	<b>Project Description</b>	<b>Capital Award Amount</b>
8	Frederick	Frederick, City of	The City of Frederick's Façade Improvement Programs	Continuation of three successful façade improvement programs across The City of Frederick's Golden Mile, Downtown, and East Frederick areas.	\$100,000
9	Frederick	Thurmont, Town of	Exterior Façade Grant Program	Continuation of the Main Street Sustainable Community Exterior Façade Improvement Program.	\$25,000
10	Howard	Howard County Department of Planning and Zoning	North Laurel-Savage Façade Improvement Program	Façade improvement program along the North Laurel-Savage section of the Route 1 corridor and Historic Savage.	\$75,000
11	Howard	Howard County Department of Planning and Zoning	Old Ellicott City Façade Program	Façade improvement program for Old Ellicott City (OEC) to support small businesses.	\$100,000

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024**



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

**FY24 Business Façade Improvement Program (cont'd)**

	<b>County</b>	<b>Organization Name</b>	<b>Project Name</b>	<b>Project Description</b>	<b>Capital Award Amount</b>
12	Kent	Town of Millington	Commercial Façade Improvement Program	Providing financial assistance to commercial property and/or business owners to make façade improvements and correct certain code violations.	\$25,000
13	Prince George's	Hyattsville, City of	Hyattsville Commercial Façade Improvement Program	Façade Improvement Program providing businesses with 1:1 matching to upgrade commercial facades located in the City's three commercial districts.	\$75,000
14	Prince George's	Mount Rainier, City of	Mount Rainier's 34th Street Façade Improvement Program	Provide minor rehabilitation projects as part of a façade improvement program to enhance the appearance of the storefronts within the commercial district of Mount Rainier.	\$75,000

**BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024**



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

**FY24 Business Façade Improvement Program (cont'd)**

	County	Organization Name	Project Name	Project Description	Capital Award Amount
15	Prince George's	Riverdale Park, Town of	Riverdale Park Economic Impact	Rehabilitation of buildings used or owned by for-profit small businesses for façade improvements.	\$75,000
16	Somerset	Crisfield, City of	Crisfield Facade Improvement Program	Continuation of a successful Façade Improvement Program for Crisfield commercial properties that need exterior revitalization.	\$75,000
17	St. Mary's	Leonardtown, Town of	Town of Leonardtown Facade Improvement Program	Continue to implement minor improvements to properties within the downtown business district of Leonardtown to help strengthen the local businesses and economy.	\$50,000
	<b>Total</b>	<b>17 projects</b>			<b>\$1,500,000</b>

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
January 17, 2024



Contacts: Carol Gilbert 301-429-7493 carol.gilbert@maryland.gov  
Kevin Baynes 410-209-5823 kevin.baynes@maryland.gov  
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov

**7. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**Recommendation:** That the Board of Public Works approve the establishment of an easement in favor of the adjoining property owner to construct and maintain a fence upon and across the Easement Area, which fence shall/shall not exceed 8 feet in height. The Easement area has a restricted width of 2 feet.

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

**Project Addresses:** 820 Motter Avenue, Frederick, MD 21701

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

**Consideration:** \$0

***Loan Amounts:***

RHW Loan

Principle Loan Balance: \$2,500,000

Current Loan Balance: \$2,423,523

RHP Loan

Principle Loan Balance: \$806,680

Current Loan Balance: \$806,680

**Remarks:** On April 1, 2019, the Community Development Administration, ("CDA"), a unit of the Division of Development Finance of the Department of Housing and Community Development, a principal department of the State of Maryland ("DHCD"), provided the loans described above to Sharpe Square Pax Buckeye, LLC to assist in the acquisition and rehabilitation of Sharpe Square Apartment, a 86 unit affordable housing project in Frederick County.

The easement will be a perpetual easement to be established, upon, over and across that portion of Sharpe Square property for the purpose of constructing a privacy fence between the Sharpe Square Property and an adjacent property.

The easement will have no material impact on the value or use of the Project and the site work required for the easement will be paid for by the neighboring landowner, not from Project assets.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 17, 2024



APP 1

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

**A1. MARYLAND DEPARTMENT OF HEALTH**  
***Clifton T. Perkins Hospital Center***

***Contract Title:*** Clifton T. Perkins Hospital Center Heat Repair  
OCMP #: 24-22233 / ADPICS: M00B4600515

***Contract Type:*** Maintenance

***Contract Description:*** Repair diagnosis and procurement of temporary support to ensure continued operation of the heating system for the Clifton T. Perkins Hospital Center

***Modification Description:*** Procurement and installation of a temporary boiler to support the continued operation of the heating system for Clifton T. Perkins Hospital Center, including extension of emergency contract term.

***Procurement Method:*** Emergency

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

***Award:*** Warwick Supply & Equipment T/A Warwick Construction (Certified MBE) (*Single Responsive Bid*)

***Original Contract Amount:*** \$ 554,000

***Modification Amount:*** \$5,126,400

***Revised Contract Amount:*** \$5,680,400

***Original Contract Term:*** 12/01/2023 – 02/28/2024

***Modification Term:*** 12/01/2023 – 09/30/2024

***Date Emergency Declared:*** 11/30/2023

***Contract Award Date:*** 12/01/2023

***Modification Award Date:*** 12/20/2023



**BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 17, 2024**



**A1. MARYLAND DEPARTMENT OF HEALTH (cont'd)**

***Date Emergency Reported:*** 12/15/2023

***Date Modification Reported:*** 12/21/2023

***MBE / VSBE Participation:*** 100% / 0% (Awardee is a Maryland-Certified MBE)

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

***Appropriation Code:*** 320101002223

***Remarks: Nature of Emergency (original emergency contract):*** On November 30, 2023, the Clifton T. Perkins Hospital Center (CTPHC) experienced a severe heating failure affecting multiple units across the hospital. Diagnosis of the needed repairs was beyond MDH's capabilities. CTPHC is the State's only maximum security forensic psychiatric hospital which has a capacity of 289 patients and currently maintains a waitlist. The MDH Healthcare System adult psychiatric facilities operate 1,056 beds at or near full capacity - patients from CTPHC can only be transferred to other MDH facilities subject to availability of beds and clinical stability of patients of medium/minimum security environments. Hospital licensure and accreditation standards require that patient care units and medication storage be at appropriate ambient temperatures.

Due to the nature of the patient population, and to mitigate serious damage to the health, safety and welfare of the patients within the care of CTPHC, MDH could not wait the requisite 48 hours for DGS Chief Procurement Officer approval and moved forward on December 1, 2023, with the retention of a vendor to diagnose the situation and to recommend a temporary solution.

Currently the system is operating on one of the three boilers and the operational boiler may fail at any time. As such, the contractor has provided an on-site stationary engineer to monitor the system 24/7 as failure of the one operating boiler in the middle of heating season would be catastrophic to the facility. The costs above represent the incurred costs to date, which includes the initial diagnosis and stationary engineer.

The contractor has determined that the boiler equipment on site is past its usable life and needs to be replaced. MDH is currently working with the contractor to define the costs of bringing temporary equipment onsite to provide redundant support if the remaining boiler fails. The initial contract cost represented in this report includes the cost of the stationary engineer to monitor and operate the existing boiler on site until the temporary boiler is in place to provide the redundant support. MDH plans to modify this emergency procurement to include the temporary equipment costs until replacement of the system can be completed in coordination with the Department of General Services. MDH anticipates awarding the temporary equipment contract the week of December 18, 2023 and will provide necessary updates to the BPW once awarded.

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
January 17, 2024



APP 3

---

A1. **MARYLAND DEPARTMENT OF HEALTH** (cont'd)

**Remarks (cont'd):**

*Basis for Selection:* Single responsive bid from a responsible bidder. MDH selected a vendor that has experience with working with the State, including MDH facilities. Due to the urgent nature and the need to restore heat to the facility as soon as possible, MDH awarded this contract to the first responsive vendor. The selected vendor is also a certified MBE.

*Update: Emergency Modification:* In order to ensure redundancy and continued operation of the system until a full system replacement can be effectuated, MDH is leasing a temporary boiler to be installed. Additionally, due to the limited capacity in the MDH Healthcare System, the expedited installation of the boiler is required to ensure that MDH patients receive the care required.

**Resident Business:** Yes

**Tax Clearance:** 23-50951101

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
January 17, 2024



DNR 1

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

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

**Recommendation:** Approval to commit \$238,500 for the following **development** projects.

**1. *School Street Park - Walking Path, Environmental Consulting, and Design Services - \$90,000***

Dorchester County  
POS #7639-9-195 MD20231103-0859

**Background:** Construct a walking path at School Street Park. The project will also include an environmental study, and design services to help with developing consistent playing surface areas for the athletic surfaces at the park.

**Fund Source:** Outdoor Recreation Land Loan of 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$20,132.50

Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$69,867.50

**2. *Vienna Park Development - \$45,000***

Dorchester County  
POS #7640-9-196 MD20231102-0856

**Background:** Purchase and install new park benches, picnic tables, landscaping and a walking trail at Vienna Park.

**Fund Source:** Maryland Consolidated Capital Bond Loan of 2013, Chapter 424, Acts of 2013  
Program Open Space Local  
Source Code: 13080 \$15,000.00

Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$30,000.00

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
January 17, 2024



DNR 2

1A. **PROGRAM OPEN SPACE LOCAL SHARE** (cont'd)

3. **Maple Dam Park Development - \$103,500**

Dorchester County

POS #7646-9-197 MD20231106-0865

**Background:** Install a road, picnic tables, benches and a walking trail at Maple Dam Park.

**Fund Source:** Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$5,861.17

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022  
Program Open Space Local  
Source Code: 23002 \$97,638.83

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  
January 17, 2024



DNR 3

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

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

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

***FC Frederick Youth Sports Complex Trail System - \$250,000***  
F.C. Frederick, Inc. (Football Club Frederick)  
LPPI# LPPI-10-75

**Background:** Design and construct nature trails, educational signage, pollinator gardens, lighting and associated site amenities at the Football Club Frederick Youth Sports Complex. The project will also include new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

**Fund Source:** Maryland Consolidated Capital Bond Loan 2023, Chapter 344, Acts of 2022  
Local Parks and Playgrounds Infrastructure  
Source Code: 22116 \$250,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
January 17, 2024



DNR 4

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

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

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

***Kent County - 2027 Land Preservation, Parks and Recreation Plan - \$25,000***

Kent County

POS #7485-14-119 MD20220922-0761

**Background:** Additional funding to complete Kent County's 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

**Prior Approval:** \$25,000.00 (DNR-RP Item 6A(1) [October 26, 2022])

**Fund Source:** Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017

Program Open Space Local

Source Code: 18011 \$16,177.50

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018

Program Open Space Local

Source Code: 19011 \$8,822.50

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  
January 17, 2024



DNR 5

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

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

**Recommendation:** Approval to commit \$124,200 for the following **development** project.

***Cove Road Beach - Parking and Site Improvements - \$124,200***

Wicomico County

POS #7638-22-293 MD20231030-0849

**Background:** Construct multiple improvements at Cove Road Beach including parking lot expansion, shade structure installation, walkway enhancement, and associated site amenities.

**Fund Source:** Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023  
Program Open Space Local  
Source Code: 24011 \$124,200.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
January 17, 2024



DNR 6

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

**5A. PROGRAM OPEN SPACE STATE SHARE**  
***Washington County (Yeiser Parcel 180)***

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

**Description:** This entirely forested property includes a portion of Mount Aetna Creek and will be managed by the Maryland Park Service as part of the South Mountain State Park. Acquisition will provide a buffer for the Appalachian Trail, support Forest Interior Dwelling Species habitat, protect the headwaters of Mount Aetna Creek, and expand recreational opportunities.

**POS Scoring System:** 95 out of 100 **Targeted Ecological Area:** Yes

**Background:** The Board of Public Works approved DNR to acquire 35.8+/- acres from Gail P. Yeiser and Linda P. Foreman as DNR-RP Item 15A (7/24/19).

**Grantor:** Gail P. Yeiser and Linda P. Foreman

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

**Property:** 6.91+/- acres, unimproved, POS No. 5411

**Price:** \$45,000

**Appraisals:** \$45,000 (10/19/23) – Karen Belinko  
\$38,000 (10/16/23) – Terrence W. McPherson  
All appraisals reviewed by Mary Lou Krozack, Review Appraiser

**Fund Source:** Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020  
Program Open Space Stateside  
Source Code: 21010 \$45,000

---

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
January 17, 2024



DNR 7

Contact: John Turgeon 410-697-9525  
john.turgeon@maryland.gov

**6A. MARYLAND ENVIRONMENTAL TRUST**

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

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

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

**1. Property: 32.36 acres; Blue Mount Road, Monkton;  
Baltimore County Tax Map 22, Parcel 473; Legislative District 7**

**Grantor:** Andrea R. Bowden, Trustee of The Andrea Rose Bowden Revocable Trust

**Grantees:** Maryland Environmental Trust

**Purchase Price:** \$0

**Fund Source:** Donation

**2. Property: 33.44 acres; 14272 Draper’s Mill Road, Greensboro;  
Caroline County Tax Map 15, Parcel 23; Legislative District 36**

**Grantor:** W.R. Carter, III, Trustee of The W.R. Carter, III Trust Under Declaration of Trust Dated June 20, 2005 and Margaret W. Carter, Trustee of The Margaret W. Carter Trust Under Declaration of Trust Dated June 20, 2005

**Grantees:** Maryland Environmental Trust

**Purchase Price:** \$0

**Fund Source:** Donation

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
University System of Maryland  
Supplement  
January 17, 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 and general funds (PayGo) for the following contracts totaling: \$190,422.

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

**Towson University**  
*Health Professions Building*

**1.Description:** Furnish, deliver, and install furniture.  
**Procurement Method:** Cooperative Purchasing Agreement (OMNIA Contract No. R191813)  
**Award :** Price Modern, Baltimore, MD  
**Amount:** \$3,075  
**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#** 23-5053-1110

**2.Description:** Furnish, deliver, and install furniture.  
**Procurement Method:** Non-competitive simplified procurements  
**Award :** Sandtown Furniture Co., Baltimore, MD  
**Amount:** \$18,350  
**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#** 23-5019-1111

Board of Public Works  
University System of Maryland  
Supplement  
January 17, 2024



1-GM. GENERAL MISCELLANEOUS (cont'd)

University of Maryland, Baltimore for Towson University  
Towson University, Smith Hall Renovation

1. **Description:** Mechanical, Electrical, Plumbing Commissioning Services  
**Procurement Method:** Task Order under On Call MEP/BE Commissioning  
**Award :** Bowman Consulting Group Ltd., Towson, MD  
**Amount:** \$109,457  
**Fund Source:** General Funds (FY 2023 PayGo Funds)  
**MBE Participation:** 0%  
**Resident Business:** No **MD Tax Clearance:** # 23-4845-1111
2. **Description:** Building Envelope Commissioning Services  
**Procurement Method:** Task Order under On Call MEP/BE Commissioning  
**Award :** FST-HEA, LLC, Baltimore, MD  
**Amount:** \$59,540  
**Fund Source:** General Funds: (FY 2023 PayGo Funds)  
**MBE Participation:** 0%  
**Resident Business:** No **MD Tax Clearance** # 23-5056-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
University System of Maryland  
Supplement  
January 17, 2024



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

2-C. **UNIVERSITY OF MARYLAND, COLLEGE PARK**  
***On-Call Construction Management Master Contracts –***  
***Task Order-Bid Package 1 of 1***

**Contract ID:** Relocation of Utilities at Old Leonardtown, University of Maryland College Park, RFP No. 146587

**Prior Approval:** USM Item 3-C (1/5/2022)

**Recommendation:** Task Order Award (Construction)

**Contractor:** James G. Davis Construction Corp., Rockville, MD  
(Single Proposal Received)

**Project Description:** Demolition and relocation of utilities in preparation for redevelopment of the Old Leonardtown residential area for the upcoming Graduate Student Housing project. The University is relocating utilities to create a developable area. Utilities included in the scope of work are: overhead electrical system, telecommunications duct bank, WSSC waterline, Comcast duct bank, Washington Gas line, and Pepco pole relocation.

The University anticipates the final value of this project to be approximately \$7 million.

**Contract Term:** Thirty (30) months from notice to proceed (includes warranty period)

**Amount:** \$4,762,886 (construction management and construction services)

**Procurement Method:** Competitive Sealed Proposals – CM Build On-Call Master Contract

**Proposals:**

Company	Amount
James G. Davis Construction Corp., Rockville, MD	\$4,762,886

**Funding:** MCCBL 2022: Provide funds to design, construct, and equip a graduate student housing project; Item 106. \$3,000,000  
MCCBL 2023: Provide funds to design, construct, and equip a graduate student housing project; Item 108. \$1,762,886

**Performance Security:** Equal to contract amount

Board of Public Works  
University System of Maryland  
Supplement  
January 17, 2024



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

**MBE Participation:** 28%

**Requesting Institution Remarks:** This solicitation utilized the University's On-Call Construction-Management Services master contracts. One (1) out of the five (5) firms holding master contracts responded to the solicitation. Award is recommended to James G. Davis Construction Corp. as the lowest priced responsive and responsible bidder.

This task order award is for construction management and construction services. The contractor competitively bid construction packages for surveying, earthwork and demolition, wet utilities, dry utilities, fence, site requirements, electrical, and telecommunications work. The proposed price of \$4,762,886 is within the cost estimate and funding in place for the project. This is the only bid package anticipated for this project.

The MBE goal on this task order was 15%. The contractor is exceeding this goal by 13% for a total MBE participation of 28%.

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

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

**Resident Business:** Yes

**MD Tax Clearance:** 23-5061-1111

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
University System of Maryland  
Supplement  
January 17, 2024



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

**3-AE. UNIVERSITY OF MARYLAND BALTIMORE for  
TOWSON UNIVERSITY  
*Design Services for Cook Library HVAC and Data Center Replacement***

**Contract ID:** Task Order – Master On Call M/E Design Services for Academic Projects  
C-00903

**Project Description:** This project is to upgrade/replace the HVAC within the Cook Library and campus data center. The HVAC system is outdated and can no longer support the current services the library provides to the campus community. This project will replace the existing HVAC system, with minor interior modifications to accommodate the HVAC system. The gross square footage of Cook Library is 180,356 and it is 5 stories tall. The current HVAC system is original to the building (late 1960s) and is failing. In addition, there have been numerous modifications to the library over the last twenty years resulting in less usable space. The current HVAC system is obsolete and does not accommodate modern space needs. The Cook Library Data Center (CDC) is located on the southwest corner of the first floor for the Office of Technology Services (OTS). The existing equipment within the CDC has long exceeded its life expectancy. The scope of work for this space will consist of expanding the CDC into adjacent space and replacing the existing cooling system.

**Contract Description:** Provide complete professional design services for all design phases including concept/program verification, schematic design, design development, construction documents, bidding and negotiation, construction administration and post construction.

**Procurement Method:** Task Order- Master On Call M/E Design Services for Academic Projects

**Award:** Mueller Associates, Inc., Linthicum, MD

**Amount:** \$1,801,294

**Contract Term:** 18 months from issuance of design notice to proceed:  
30 months from issuance of construction notice to proceed

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

**MBE Participation:** 7.2%

**Performance Security:** None

Board of Public Works  
University System of Maryland  
Supplement  
January 17, 2024



3-AE. **UNIVERSITY OF MARYLAND BALTIMORE** *for*  
**TOWSON UNIVERSITY** *(cont'd)*

***Requesting Institution Remarks:*** The Master On Call M/E Academic Contract was utilized which is an indefinite delivery M/E service contract for full engineering services for University System of Maryland institutions in the Baltimore Region. Academic projects include academic buildings including libraries, residence halls and associated support areas. As projects arise, the University rotates among the eight awarded firms. The firm is required to use the fixed hourly rates established from the master contract as well as the approved team of consultants and subconsultants.

***Sustainability:*** Opportunities for environmentally sustainable materials and systems will be identified and explored throughout the design into construction by the University and the firm. The new HVAC system will be a high efficiency system designed to assist in achieving the energy goals for the University.

***Resident Business:*** Yes

***MD Tax Clearance:*** 23-4935-1111

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



*Wes Moore*  
Governor

*Aruna Miller*  
Lt. Governor

*Paul J. Wiedefeld*  
Secretary

**BOARD OF PUBLIC WORKS  
ACTION AGENDA  
January 17, 2024**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
1	Maryland Aviation Administration (MAA)	1 – 2
2	Maryland Transportation Authority (MDTA)	3 – 4
3	Maryland Transit Administration (MTA)	5 – 6
4 – 5	State Highway Administration (SHA)	7 – 11
6	The Secretary's Office (TSO)	12 - 13
7	State Highway Administration (SHA) ( <i>cont'd</i> )	14
8 – 9	The Secretary's Office (TSO) ( <i>cont'd</i> )	15 - 16



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



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

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

**Contract ID:** Janitorial Services Quality Control and Performance Program at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport  
MAA- MC-24-008

EPICS No.: MAAMC24008

**Contract Description:** Provides all labor, supervision, materials, and expertise to perform monthly computerized profiles of the cleanliness in the public and tenant spaces of the Airport Terminal Building and various other locations such as the Hourly Parking Garage and Outer Buildings at BWI Thurgood Marshall Airport.

**Award:** Pritchard Industries, LLC, Vienna, VA

**Contract Term:** 02/01/2024 – 01/31/2029 (5 Years)

**Amount:** \$1,005,000.00 NTE

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Pritchard Industries, LLC, Vienna, VA	\$1,005,000.00
Elliott Affiliates, Ltd., Towson, MD	\$1,206,600.00

**Living Wage Eligible:** Yes

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

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

**Hiring Agreement Eligible:** Yes

**Incumbent:** Elliott Affiliates, Ltd., Towson, MD

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



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

**Requesting Agency Remarks:** Maryland Works granted a waiver for these services on May 8, 2023. This solicitation was advertised on July 21, 2023, via eMaryland Marketplace Advantage notifying 282 contractors, the Maryland Aviation Administration's website, and by way of direct solicitation to twenty-two firms. Four bids were received on September 21, 2023. Two firms' technical offers were found to be unacceptable in the first phase of the multi-step process as the firms did not meet the minimum qualifications. Therefore, the unopened pricing was returned to the firms that did not meet the qualifications. No protests were filed.

Per BPW Advisory 2001-1, the MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and/or VSBE goals, as well as a Small Business designation. The procurement was designated as a small business preference; however, no MBE nor VSBE participation goals were established due to the single element of work.

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

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

**Approp. Code:** J06I0002

**Resident Business:** No

**MD Tax Clearance:** 23-4384-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



Contact: Donna DiCerbo 410-537-7814  
ddicerbo@mdot.maryland.gov

2-M. MARYLAND TRANSPORTATION AUTHORITY  
Maintenance Contract

**Contract ID:** Janitorial Services for the Maryland Transportation Authority's (MDTA) William Preston Lane (WPL) Memorial Bridge Facilities; MT-00211148

**Contract Description:** Provides comprehensive janitorial services, including supervision, supplies, labor, and equipment for the Maryland Transportation Authority WPL Facilities.

**Award:** National Center on Institutions and Alternatives; Baltimore, MD

**Contract Term:** 02/01/2024 - 01/31/2027 (w/one 2-year renewal option)

**Amount:** \$ 803,839.45 NTE (Base: 3 years)  
\$ 562,744.35 NTE (Renewal Option: 2 years)  
\$1,366,583.80 NTE Total

**Procurement Method:** Preferred Provider (*Community Service Provider*)

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

**Living Wage Eligible:** Yes

**Performance Security:** None

**Incumbent:** Same

**Requesting Agency Remarks:** The National Center on Institutions and Alternatives is a Community Service Provider under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on November 16, 2023. The National Center on Institutions and Alternatives has confirmed the contract price and accepted the terms and conditions.

No MBE or VSBE participation goals were established for this contract as awards made to Preferred Providers do not warrant the consideration.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



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

The Provider will furnish all labor, equipment and supplies for comprehensive janitorial services. Services include but are not limited to daily cleaning and general disinfecting of surfaces as well as periodic cleaning services for carpets, various types of floors and windows.

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

**Fund Source:** 100% Special (Toll Revenue)

**Approp. Code:** J00J00.41

**Resident Businesses:** Yes

**MD Tax Clearances:** 23-4875-1110

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



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

3-GM. **MARYLAND TRANSIT ADMINISTRATION**

**Recommendation:** That the Board of Public Works approve the award of the following Task Order.

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

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

**1.0 Master Contract:** *Ancillary – Agency Wide Repairs/ Rehabilitation, Maintenance and Construction at MTA Facilities);*  
MTA Contract No. AGY-15-080-MT  
*Approved:* MDOT Item 19-GM (07/27/2016)  
*Term:* 08/18/2016-04/17/2025

**1.1 Using Agency:** Maryland Transit Administration (MTA)  
**Description:** Metro OCC Building Remediations – This project provides for the repair of leaks, associated deterioration of brick pavers and failure of caulk/grout at the street and lower levels of MTA’s Operation Control Center Building (OFS No. 33).  
**Award:** Southern Improvement Company, Inc.; Hunt Valley, MD  
**Number of Qualified Master Contractors:** 3  
**Number of Bids:** 2  
**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Southern Improvement Company, Inc.; Hunt Valley, MD	\$263,772.25
Hawkeye Construction Company, LLC; Cockeysville, MD	\$284,890.00

**Amount:** \$263,772.25  
**Term:** 180 days from NTP  
**MBE/VSBE Participation:** 27% / 0%  
**Resident Business:** Yes  
**Fund Source:** 100% Special Funds (Transportation Trust Fund)

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



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

<b>1.1</b>	<b>Using Agency:</b>	Maryland Transit Administration (MTA)
	<b>Description:</b>	Metro OCC Building Remediations (cont'd)

**Requesting Agency Remarks:** On August 29, 2023, MTA advertised OFS 33 to the three contractors approved for AGY-15-080-MT. Two bids were received on the bid due date of August 19, 2023, with Southern Improvement Company offering the lowest price and committing to using an MBE subcontractor for 27% of the work.

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024**



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

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

**Contract ID:** Travel Forecasting, Traffic Analysis & Engineering Services-Statewide; *BCS 2022-03 E*

EPICS No.: SBCS2203E

**Contract Description:** One of six open-ended, work-order based contracts to provide travel forecasting, traffic analysis and engineering services – statewide for State Highway Administration (SHA).

**Award:** Gannett Fleming, Inc., Owings Mills, MD

**Contract Term:** 2/1/2024 – 1/31/2029 (5 years)

**Amount:** \$6,000,000 NTE

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i><b>Offerors</b></i>	<i><b>Technical Proposal Rating (Max 100)</b></i>	<i><b>Awards</b></i>
Rummel, Klepper & Kahl, LLP.; Baltimore, MD	90.82 (1)	Approved 7-AE 11/29/2023 Contract A
Kittelson & Associates, Inc.; Baltimore, MD	89.75 (2)	Contract B
Mead & Hunt, Inc.; Columbia, MD	89.24 (3)	Approved 7-AE 11/29/2023 Contract C
Johnson, Mirmiran & Thompson, Inc.; Hunt Valley, MD	88.63 (4)	Approved 7-AE 11/29/2023 Contract D
Gannett Fleming, Inc.; Baltimore, MD	87.87 (5)	\$6,000,000 NTE Contract E
Whitman, Requardt & Associates, LLP.; Baltimore, MD	87.72 (6)	Approved 6-AE 1/3/2024 Contract F

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024**



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

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

<i><b>Offerors</b></i>	<i><b>Technical Proposal Rating (Max 100)</b></i>	<i><b>Award</b></i>
Wallace Montgomery & Associates, LLP / RS&H, Inc. (JV) Hunt Valley, MD	81.66 (7)	
Brudis & Associates, Inc. Inc./ Kimley-Horn and Associates, Inc. (JV) Columbia, MD	80.77 (8)	
AECOM Technical Services, Inc. Hunt Valley, MD	80.72 (9)	
A Morton Thomas & Associates, Inc. Towson, MD	79.26 (10)	

***DBE / VSBE:***        20% / N/A

***Incumbents:***        Gannett Fleming, Inc.; Whitman, Requardt & Associates, LLP;  
Rummell, Klepper & Kahl, LLP; Mead & Hunt, Inc.; A. Morton  
Thomas & Associates, Inc.; Johnson, Mirmiran and Thompson, 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 six contracts for \$6 million each not to exceed \$36 million for travel forecasting, traffic analysis & engineering services, statewide for SHA. A total of 861 firms were notified via eMMA and an additional 758 were directly solicited. SHA received 10 expressions of interest and invited 10 firms to submit technical proposals. SHA used a qualifications-based selection and found 6 consultants eligible for contract award. No protests were filed.

Services to be provided consist of travel forecasting, traffic engineering and analysis, and additional required traffic-related studies for the purposes of evaluating transportation projects during the various phases of MDOT SHA's project development process. These phases or types of projects/studies could include, but are not limited to: long range planning, feasibility studies, project planning/NEPA studies, planning, and environmental linkages (PEL) studies, corridor studies, preliminary/final design phases, practical design studies, value engineering, transportation alternatives program, economic analysis studies, traffic impact studies, congestion management studies, before and after studies, scenario planning and analysis, etc. The work could include developing areawide travel demand models or modifying an existing



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



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

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

Metropolitan Planning Organization (MPO) model or the Maryland Statewide Transportation Model (MSTM); providing traffic and technical support for corridor safety studies and/or the road safety audit (RSA) program; providing support for development and improvement of various travel forecasting and traffic engineering procedures, improving internal processes, and maintaining standard operating procedures (SOP's); performing state-of-the-art microscopic and/or mesoscopic model development and traffic analysis/simulation; providing support for SHA's mobility and congestion management strategies and performance measures; providing support and/or analysis in the areas of multimodal (freight, transit, pedestrian, bicycle, Park & Rides, etc.), Transportation Systems Management and Operations (TSMO), ITS initiatives, emerging transportation technologies (e.g. CAV's, machine learning models), Access Management, and land use development scenarios. Services could also include or necessitate various types of traffic data collection and familiarity with Big Data uses, analyses and platforms. Furthermore, the consultants should be able to deliver both written and verbal technical documentation/summaries to various appropriate audiences and be able to provide on-site technical assistance for all services previously listed.

Per BPW Advisory 2001-1, 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 20% DBE participation goal was established for each contract within this award series.

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

***Approp. Code:*** J02B0101

***Resident Business:*** Yes

***MD Tax Clearance:*** 23-4766-0111

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
**ACTION AGENDA**  
January 17, 2024

**REVISED**



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

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

**Contract ID:** HVAC Services at various locations in District 5 (Anne Arundel, Calvert, Charles and St. Mary's counties) for Maryland Department of Transportation, State Highway Administration. HVACD5AG26SB  
EPICS No.: HVACD5AG26

**Contract Description:** Open-ended, on-call contract provides all labor, materials, and equipment necessary to perform heating, ventilation, and air conditioning (HVAC) services system including quarterly preventative maintenance (PM) services, seasonal with quarterly PM services, non-emergency call-in work, and emergency call-in work at various locations in (Anne Arundel, Calvert, Charles, and St. Mary's Counties).

**Award:** POM Company, LLC; Temple Hills, MD  
(Certified **Minority &** Small Business)

**Contract Term:** 2/01/2024 – 01/31/2027

**Amount:** \$414,648.00

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

**Bid:**

<b>Bidder</b>	<b>Bid</b>
POM Company LLC.; Temple Hills, MD	\$414,648.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** **100% (Certified MBE)** / 0%

**Performance Security:** None

**Incumbent(s):** Same

**Requesting Agency Remarks:** This solicitation was advertised as a Small Business Reserve (SBR) solicitation on eMaryland Marketplace Advantage (eMMA) on June 29, 2023, notifying 32 potential contractors. Bid opening was held on August 1, 2023, resulting in a single bid being received.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024

REVISED



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

*Agency Remarks (cont'd):*

On August 19th, 2023, SHA's procurement official reached out to 17 of the solicited SBR vendors to inquire why none of them submitted bids. Four vendors responded; one vendor was not aware of the solicitation; the remaining three vendors could not provide the services as described in the Invitation for Bid (IFB). All bidders had a sufficient significant amount of time to respond.

POM Company, LLC submitted the only bid received. POM Company, LLC's bid amount was found to be consistent with the pricing provided in State Highway Administration's recent HVAC solicitations (HVCD6AG26-R3 & HVCD2AG26SB) for Maryland's District 6 and District 2 locations, with comparable specifications. After comparing the single bid to other District's similar projects, pursuant to COMAR 21.05.07.06.A(3), SHA finds POM Company LLC's bid to be fair and reasonable, and fiscally advantageous to the state.

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. Although no MBE participation goal was established for this contract, the work conducted on this contract is performed 100% by a Certified Minority and Small Business; therefore, the MBE participation is 100%. Due to the single element of work, no goal was established for this project.

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

*Approp. Code:* J02B0102, J02B0101

*Resident Business:* Yes

*MD Tax Clearance:* 23-4039-0101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



Contact: Evan Gray 410-865-1326  
egray1@mdot.maryland.gov

**6-M. THE SECRETARY'S OFFICE**  
***Maintenance Contract***

**Contract ID:** Building Automation System (BAS) MDOTTS 2232  
EPICS No.: MDOTTS2232

**Contract Description:** Building Automation System (BAS) maintenance and on call hardware and software support services for the MDOT Headquarters (HQ) building in Hanover, Maryland.

**Award:** Control Sources; Baltimore, MD

**Contract Term:** 2/15/2024 – 2/14/2026 (w/three 1-year renewal options)

**Amount:** \$93,132.00 (Base: 2 years)  
\$53,316.00 (Renewal Option #1: 1 year)  
\$53,316.00 (Renewal Option #2: 1 year)  
\$51,966.00 (Renewal Option #3: 1 year)  
\$251,730.00

**Procurement Method:** Sole Source

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

**Performance Security:** None

**Incumbent(s):** Same

**Requesting Agency Remarks:** The Maryland Department of Transportation (MDOT), Office of Fleet, Facilities, and Administrative Services (OFFAS) requires a contract for Building Automation System (BAS) maintenance and on call hardware and software support services for The Secretary's Office. The BAS software system is designed to control major infrastructure within the MDOT Headquarters facility.

The BAS software is proprietary to Schneider Electric and, as such, can only be used by MDOT through a software license agreement with Control Sources, the only regionally authorized licensed vendor in the provision of this software in Maryland and regionally. Approval of this contract is critical to MDOT's ability to fulfill its responsibility for keeping the MDOT Headquarters building environment safe and adequately maintained.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



6-M. THE SECRETARY'S OFFICE (cont'd)

*Agency Remarks (cont'd):*

The BAS software system is critical to the daily operation and life safety systems within the Headquarters building. The systems supported include the heating and air conditioning system (HVAC), lighting, battery backup system, and generator. The BAS software system also monitors a standalone AC system and through Smart Technology, independently heats or cools different parts of the building, maximizing energy efficiency based on local factors like ambient temperatures and building occupancy. The BAS also controls the critical Life Safety Systems including all Fire and Smoke Alarms, sprinkler system, and Factory Mutual Fire Suppression System.

Per BPW Advisory 2001-1, the Maryland Department of Transportation 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. It was determined that this procurement has no MBE participation goals as it involves proprietary software requiring manufacturer authorization for resale and maintenance.

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

*Approp. Code:* J01A0101

*Resident Business:* Yes

*MD Tax Clearance:* 23-4770-1111

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



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

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

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

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

**Property:** MC# 20-2716  
Montgomery County, Maryland – Parcel 1 (0.895 acres ±),  
located at 5721 Josiah Henson Pkwy in Rockville, Montgomery County

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

**Grantee:** Peerless Rockville Historic Preservation LTD., a Maryland Corporation

**Consideration:** \$223,800

**Appraised Value:** \$292,350 – Thomas A. Weigand (Selected)  
\$350,800 – Melville Peters  
(Approved) Wesley Barkley, Review Appraiser

**Special Conditions:** Subject to a historic preservation easement

**Legislative Notice:** Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on August 10, 2022. The 45-day review period expired September 23, 2022.

**Requesting Agency Remarks:** This transaction was previously approved by the Board of Public Works under 24-RP on October 12, 2022. However, after approval from the BPW, SHA revised the deed due to a revision to the conveyance plat. The revision was to add a notation to the plat stating, "Right of Way established to provide access to MDOT SHA and surrounding properties". This change was made to ensure that Peerless Rockville would have access to their property from the driveway that connects the Montrose Crossing Shopping Center to the Montrose School property.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



Contact: Mashel Wakil 410-865-1234  
mwakil@mdot.maryland.gov

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

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

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

**Property:** Item #35955  
Ella B. Barnes, Et Al (± 9.55 acres), Located on the Southwest Side of  
MD Route 26, approximately 800 ft from intersection of MD Route 27 in  
Taylorsville, Carroll County

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

**Tenant:** Jeff and Eddie Harrison

**Space Type:** Growing and harvesting agricultural crops.

**Lease Type:** Renewal (Continued Use)

**Lease Term:** 3 years (1/18/2024–1/18/2027)

**Effective Date:** 01/18/2024

**Annual Rent:** \$878.60

**Requesting Agency Remarks:** The subject property has been under an existing lease since 1979. TSO proposes a 3-year lease renewal to the above tenants.

---

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
January 17, 2024



Contact: Masha Wakil 410-865-1234  
mwakil@mdot.maryland.gov

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

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

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

**Property:** Item #65927  
Baltimore & Ohio Railroad ( $\pm$  0.295 acres), located parallel to Eastbound MD Route 32, extending East from relocated Brock Bridge Rd to west of Dorsey Run Rd, Anne Arundel County

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

**Tenant:** Vulcan Construction Materials, LLC

**Space Type:** Transporting sand/gravel and storing railroad cars

**Lease Type:** Renewal (Continued Use)

**Lease Term:** 3 years (1/18/2024–1/18/2027)

**Effective Date:** 01/18/2024

**Annual Rent:** \$1,363

**Requesting Agency Remarks:** The subject property has been under an existing lease since 2000. TSO proposes a 3-year lease renewal to the above tenants.

---

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**  
**January 17, 2024**

---

Item#	Category	Pages
1 - 18	<i>Capital Grants and Loans</i>	1 - 18
19 - 20	<i>Construction</i>	19 - 21
21 - 24	<i>Services</i>	22 - 37
25 - 29	<i>Information Technology</i>	38 - 55
30	<i>General Miscellaneous</i>	56 - 58
31	<i>Real Property</i>	59 - 60
32 - 35	<i>Tenant Lease</i>	61 - 64
36	<i>Supplemental: Services</i>	65
37	<i>Supplemental: Tenant Lease</i>	67
38	<i>Supplemental: Services</i>	68



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 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 grant agreements for the following grants:

**Montgomery County, Maryland**

Burtonsville Commuter Parking (Montgomery County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Burtonsville Commuter Parking facility, located in Montgomery County.”*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 21-175, (SL-230-210-038)*

**\$ 4,500,000**

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 21-361, (SL-230-210-038)*

**\$ 500,000**

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

<b>Background:</b>	Total Project	\$ 5,000,000
	<b>21-175 (This Action)</b>	<b>\$ 4,500,000 (Non-match)</b>
	<b>21-361 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
January 17, 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 a grant agreement for the following grant:

**Officers of Delta Sigma Theta Sorority, Inc.**

Delta Community Center (Baltimore City)

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

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)  
DGS Item 23-396, (SL-056-230-038)                      **\$ 300,000***

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

<b>Background:</b>	Total Project	\$ 300,000
	<b>23-396 (This Action)</b>	<b>\$ 300,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
January 17, 2024**



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

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

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

**The Board of Trustees of St. Luke's United Methodist Church**

St. Luke's Church Multispace Community Computer Lab Project (Baltimore County)

*"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a multipurpose space providing a variety of community services."*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)  
DGS Item 23-666, (SL-059-230-038)                      **\$ 150,000***

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

<b>Background:</b>	Total Project	\$ 150,000
	<b>23-666 (This Action)</b>	<b>\$ 150,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
January 17, 2024**



*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:

**County Executive and County Council of Howard County**  
Mental Health Unit at the Detention Center (Howard County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a mental health unit at the detention center.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)*  
*DGS Item 23-420, (SL-064-230-038)                      \$ 200,000*

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

<b>Background:</b>	Total Project	\$ 4,435,000
	<b>23-420 (This Action)</b>	<b>\$ 200,000 (Non-match)</b>
	Local Cost	\$ 4,235,000

(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 new 5,200 SF space to provide proper mental health care for detainees.

**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  
January 17, 2024**



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

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

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

**Board of Education of Baltimore County**

Owings Mills High School Auditorium and Scoreboard (Baltimore County)

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

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)  
DGS Item 23-432, (SL-067-230-038)                      **\$ 12,500***

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

<b>Background:</b>	Total Project	\$ 12,500
	<b>23-432 (This Action)</b>	<b>\$ 12,500 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
January 17, 2024**



*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 grant agreements for the following grants:

**Board of Directors of Habitat for Humanity Metro Maryland, Inc.**

Randolph Road Condos (Montgomery County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a property at 4010 Randolph Road.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-632, (SL-248-220-038)                      **\$ 200,000***

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-778, (SL-248-220-038)                      **\$ 225,000***

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

<b>Background:</b>	Total Project	\$ 8,547,144
	<b>22-632 (This Action)</b>	<b>\$ 200,000 (Non-match)</b>
	<b>22-778 (This Action)</b>	<b>\$ 225,000 (Non-match)</b>
	Local Cost	\$ 8,122,144

(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 development of 6.2 acres of land into a vibrant, desirable, and affordable mixed income housing project.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



*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:

**County Executive and County Council of Washington County**

Washington County Museum of Fine Arts (Washington County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Washington County Museum of Fine Arts.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)  
DGS Item 23-209, (SL-066-230-038)                      **\$ 1,250,000***

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

<b>Background:</b>	Total Project	\$ 20,443,362
	<b>23-209 (This Action)</b>	<b>\$ 1,250,000 (Non-match)</b>
	Local Cost	\$ 19,193,362

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include renovations to the museum’s recently acquired property as well as expansion and renovation of the current building to create a dynamic museum with impactful exhibitions and contemporary art projects.

**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  
January 17, 2024**



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

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

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

**Board of Directors of the Humpty Dumpty Learning Center**

Humpty Dumpty Learning Center (Allegany County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Humpty Dumpty Learning Center.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 141, Acts of 2023)  
DGS Item 23-804, (SL-065-230-038)                      \$ 75,000*

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

<b>Background:</b>	Total Project	\$ 75,000
	<b>23-804 (This Action)</b>	<b>\$ 75,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
January 17, 2024**



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

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

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

**County Executive and County Council of Howard County**

Family Restrooms and Adult Changing Stations (Howard County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of family restrooms and adult changing stations for county senior and community centers.”.*

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

*DGS Item 23-402, (SL-063-230-038)*

**\$ 300,000**

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

<b>Background:</b>	Total Project	\$ 300,000
	<b>23-402 (This Action)</b>	<b>\$ 300,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
January 17, 2024**



*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 Howard County Conservancy, Inc.**

The Howard County Conservancy (Howard County)

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

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)  
DGS Item 23-328, (SL-018-220-038)                      \$ 60,000*

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

<b>Background:</b>	Total Project	\$ 180,000
	<b>23-328 (This Action)</b>	<b>\$ 60,000 (Non-match)</b>
	22-611 (Prior Action)	\$ 130,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: 10/12/2022 Agenda, Item 24-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. The project may include repairs and renovations of The Conservancy building that suffered flooding over the winter.

**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  
January 17, 2024**



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

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

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

**Board of County Commissioners of Garrett County**

McHenry Business Park – Interior Construction (Garrett County)

*“For the acquisition, planning, design, construction, repair, renovation, site improvement, and capital equipping of the McHenry Business Lot 1 Building”*

*Maryland Consolidated Capital Bond Loan of 2019 (MISC– Chapter , Acts of 2019)*

*DGS Item 163 (SL-180-190-038)*

**\$ 100,000**

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

<b>Background:</b>	Total Project	\$ 200,000
	<b>19-163 (This Action)</b>	<b>\$ 100,000 (Non-match)</b>
	Local Cost	\$ 100,000

(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 upgrades to McHenry Business Park.

**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**  
**January 17, 2024**

**REVISED**



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

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

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

**Board of Directors of the Girl Scouts of Central Maryland**

Girl Scouts Program Center Refresh (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, site improvement, and capital equipping of the Girl Scouts of Central Maryland headquarters and Urban Program Stem Center.”*

*Maryland Consolidated Capital Bond Loan of 2019 (MISC– Chapter 14, Acts of 2019)  
as amended by Chapter 576, Acts of 2021*

*DGS Item 268; (SL-181-190-038)*

**\$ 50,000**

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

<b>Background:</b>	Total Project	\$ 50,000
	<b>19-268 (This Action)</b>	<b>\$ 50,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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**  
**January 17, 2024**

**REVISED**



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

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

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

**Anne Arundel County, Maryland**

Northeast High School Physical Endurance Training Course (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, site improvement, and capital equipping of the Marine Corps Junior Reserve Officer Training Corps Program at Northeast High School, located in Anne Arundel County.”*

*Maryland Consolidated Capital Bond Loan of 2020 (LSI– Chapter 537, Acts of 2020)  
as amended by Chapter 576, Acts of 2021*

*DGS Item G019; (SL-209-200-038)*

**\$ 50,000**

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

<b>Background:</b>	Total Project	\$ 175,000
	<b>20-G019 (This Action)</b>	<b>\$ 50,000 (Non-match)</b>
	Local Cost	\$ 125,000

(Prior Actions: None)

**Remarks:**

1. An administrative fix was granted to allow the Grantee name to be changed from “Board of Education of Anne Arundel County” to “ Anne Arundel County, Maryland.”
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include developing a Training Course for the Marine Junior Officer Reserve Training Course Corps Program at Tick Neck Park.

**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  
January 17, 2024**



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

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

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

**County Executive and County Council of Baltimore County**

Double Rock Park (Baltimore County)

*“For the acquisition, planning, design, construction, repair, renovation, site improvement, and capital equipping of Double Rock Park, including improvements to the park’s grounds, located in Baltimore County.”*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)  
DGS Item 335 (SL-077-170-038)                      **\$ 150,000***

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

<b>Background:</b>	Total Project	\$ 650,000
	<b>21-335 (This Action)</b>	<b>\$ 150,000 (Non-match)</b>
	17-G045 (Prior Action)	\$ 250,000 (Match)
	Local Cost	\$ 250,000

(Prior Actions: 5/8/2019 Agenda, Item 19-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 renovations and enhancements to Double Rock Park.

**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  
January 17, 2024**



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

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

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

**Board of Directors of Parks & People Foundation, Inc.**

Solo Gibbs Playground (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, site improvement, and capital equipping of the Solo Gibbs playground, including improvements to the site’s grounds and the installation of playground equipment located in Baltimore City.”*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter , Acts of 2021)  
DGS Item 21-427; (SL-213-210-038)                      **\$ 190,000***

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

<b>Background:</b>	Total Project	\$ 190,000
	<b>21-427 (This Action)</b>	<b>\$ 190,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
January 17, 2024**



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

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

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

**Mayor and City Council of the City of Greenbelt**

Greenbelt Station Hiker and Biker Trail (Prince George's County)

*"For the acquisition, planning, design, construction, repair, renovation, site improvement, and capital equipping of the Greenbelt Station Hiker and Biker Trail."*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-384; (SL-249-220-038)                      **\$ 500,000***

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

<b>Background:</b>	Total Project	\$ 500,000
	<b>22-384 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**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  
January 17, 2024**



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

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

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

**Board of Directors of Laurel Advocacy and Referral Services, Inc.**

Laurel Advocacy and Referral Services, Inc. (Prince George's County)

*"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Laurel Advocacy and Referral Services facility, including the acquisition of 309 Laurel Ave"*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 104, Acts of 2023)*

*DGS Item 23-217, (SL-068-230-038)*

**\$ 500,000**

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

<b>Background:</b>	Total Project	\$ 500,000
	<b>23-217 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include acquisition of 309 Laurel Ave.

**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  
January 17, 2024**



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

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

**Recommendation:** That the Board of Public Works with respect to Grantee, Board of Directors of the Interfaith Works, Inc:

1. Consent to the Grantee to sublease grant-funded property; and
2. Allow the Grantee to retain rental proceeds.

**Grantee:** Board of Directors of Interfaith Works, Inc.

**Project:** Interfaith Works Vocational Services Center (Montgomery County)

**Property:** 981 Rollins Avenue, Rockville, MD 20852

**Prior Actions:** 04/19/2023 15-CGL (DGS Item 21-366) (\$350,000)

**Background:** The purpose of this request is to provide written Notice of the proposed subleasing of available space in the Interfaith Works Vocational Services Center, located at 981 Rollins Avenue, Rockville, MD 20852 (“Property”). This Notice is provided to the Board of Public Works pursuant to Section 13 (Disposition of Property) of the above-referenced grant agreement to the extent such Notice is required.

The total renovated space is 10,900 sq. ft. and the grantee is requesting permission to sublease approximately 840 sq. feet, which represents approximately 6 offices or 7% of the total project space. Sublessees will be other non-profit organizations or startup businesses that are serving citizens experiencing poverty in Montgomery County, MD similar to the mission of Interfaith Works, Inc. and are in line with the purpose of the legislation as referenced in the executed grant agreement (5/9/2023).

**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**  
**January 17, 2024**

**REVISED**



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

**19-C-MOD. CONSTRUCTION CONTRACT MODIFICATION**  
*Department of General Services*

**Contract ID:** Maryland State House, Restoration of Exterior and Grounds; BA-491-160-001  
ADPICS No.: H00B2600098

**Contract Approved:** DGS 15-C, 01/26/2022

**Contract Description:** Construction management services to restore the exterior of the Maryland State House and Grounds within State Circle, including stabilization and potential restoration of the Old Treasury Building. Perform the restoration work, provide constructability reviews, develop budgets for the specialized trades, procurement of long lead items, and project scheduling.

**Modification Description:** Provide a lump sum adjustment in the contract value to allow for on-going authorization of services to be awarded at the Department's discretion on a work order basis. The construction contract provides for a lump sum amount against which the general contractor will provide work order-based services on an on-call basis. Construction phase services will be work order-based for various design packages which will be issued by the State to implement the restoration effort.

**Award:** The Christman Company; Sterling, VA

**Original Contract Term:** 910 Calendar Days

**Modification Term:** No additional time is required.

**Original Contract Amount:** \$1,500,000

**Modification Amount:** \$3,000,000

**Prior Options/Mods:** \$19,500,000 (*Multiple Change Orders*)

**Total Contract Amount:** \$24,000,000

**Percent +/- (This Item):** 200%

**Total Percent Change:** 1,500%



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**

**REVISED**



**19-C-MOD. CONSTRUCTION MODIFICATION (cont'd)**

**Original Procurement Method:** Exempt – Renovation of Historic Structures  
 State Finance and Procurement Article 11-203 (a) (1)  
 (xviii)

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

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

**Requesting Agency Remarks:** The original contract provided a lump-sum amount against which the General Contractor can provide construction services on an on-call basis as directed by State Issued work orders. As the original lump-sum amount has been nearly exhausted, a modification is necessary to allow the State to continue issuing task-orders as required to complete the project.

This modification is required to increase the total value of the contract to allow the State to authorize additional scope required to complete the restoration. This contract was procured using historic exemption, SF&P 11-203(a)(1)(xvii). This current item is being submitted for BPW approval due to first use of FY24 MCCBL funds. **This project is funded via MCCBL and PAYGO funds. DGS will return to BPW for approval to use MCCBL funding as it becomes available.**

No MBE or VSBE participation was included because this was a Historic exempt procurement.

**Fund Source:** MCCBL 2023 *State House Exterior and Grounds Restoration. Provide funds to complete construction of the restoration of the exterior and grounds of the historic Maryland State House and Old Treasury buildings in the Annapolis State Government Complex. Item 165*

**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  
January 17, 2024**



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

**20-C. CONSTRUCTION CONTRACT**

**Recommendation:** That the Board of Public Works approve the following Task Order under previously-approved Master Contracts.

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

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

**1.0 Master Contract: HVAC/Boiler & Related Services**  
Contract No.: DGS-19-301-IQC  
**Approved:** DGS 1-C, 06/17/2020  
**Term:** 06/18/2020 - 06/17/2025  
*\*As of publication, the remaining balance of this master contract is \$17,392,500.*

**1.1 Using Agency:** Department of Health  
**Description:** Replace condensing and air handling units at Activities and Administrative Buildings of the Holly Center in Salisbury. New equipment will tie into the Building Automation Services system; MR-003-230-002.

**Award:** Patapsco Mechanical, LLC; Hanover, MD (SBE)

**Number of Qualified**

**Master Contractors:** 3

**Number of Bids:** 2 (SBR - Designated)

**Bids:**

<i><b>Bidders</b></i>	<i><b>Amounts</b></i>
Patapsco Mechanical, LLC; Hanover, MD	\$570,000
Flo-Tron Contracting, Inc.; Hunt Valley, MD	\$724,700

**Amount:** \$570,000

**Term:** 180 Calendar Days

**MBE/VSBE Participation:** 29% / 0%

**Resident Business:** Yes

**Fund Source:** 100% General 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**  
**January 17, 2024**



Contact: Matthew Hurd 410-713-3862  
matthew.hurd@maryland.gov

**21-S. SERVICE CONTRACT**  
***Department of Natural Resources, Maryland Forest Service***

**Contract ID:** Technical Assistance in Forestry Management and Certification on the Chesapeake and Pocomoke State Forests; CTR014951, CTR014952  
ADPICS No.: K00B4600057, K00B4600058

**Contract Description:** Technical assistance in forestry management for approximately 95,000 acres within Chesapeake and Pocomoke State Forests related to the sale of forest products, implementing forest growth and management activities, silvicultural treatments, and adherence to Forest Certification protocols; and certification to more than 217,000 acres of State Forest lands for sustainable forestry practices.

**Function Area 1 (FA1): Technical Assistance in Forest Management**

**FA1 Award:** Parker Forestry Service, Inc.; Salisbury, MD

**FA1 Amount:** \$1,178,000 (Base Term)  
\$ 253,000 (Renewal Option #1, 1-year)  
\$ 255,500 (Renewal Option #2, 1-year)  
\$1,686,500 Total

**FA1 Proposals:**

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Offer (Ranking)</i>	<i>Overall Ranking</i>
Parker Forestry Services, Inc.; Salisbury, MD	1	\$1,686,500	1

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

**Function Area 2 (FA2): State Forest Certification**

**FA2 Award:** Bureau Veritas; Houston, TX

**FA2 Amount:** \$121,485 (Base Term)  
\$ 30,157 (Renewal Option #1, 1-year)  
\$ 22,832 (Renewal Option #2, 1-year)  
\$174,474 Total

**FA2 Proposal:**

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Offer (Ranking)</i>	<i>Overall Ranking</i>
Bureau Veritas of North America; Houston, TX	1	\$174,474	1

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**Contract Term:** 01/18/2024 - 01/02/2029 (w/two 1-year renewal options)

**Procurement Method:** Competitive Sealed Proposals  
(Single Susceptible Proposal Received for each Functional Area)

**Living Wage Eligible:** Yes

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

**Performance Security:** No

**Incumbents:** Parker Forestry Service, Inc.; Salisbury, MD (FA1)  
NSF International; Ann Arbor, MI (FA2)

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on February 17, 2023. A total of 94 potential contractors were solicited. This solicitation allowed for two Functional Areas to be awarded. Offerors could submit proposals for one or both Functional Areas. Functional Area 1 (FA1) consists of primary work categories number 1 and 2 detailed below, and Functional Area 2 (FA2) includes primary work category number 3 detailed below.

Three proposals were received for the two Functional areas. FA1 received one Proposal and FA2 received two Proposals on March 30, 2023. Of the two Proposals received for FA2, only one was deemed reasonably susceptible of being selected for award. One proposal was deemed not reasonably susceptible of being selected for award because the vendor failed to submit all required documentation. One incumbent, NSF International, missed the submission due date and was not considered.





**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**



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

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

The contractor is responsible for providing technical forest management and forestry assistance related to the sale of forest products, implementation of silvicultural activities, and adherence to Forest Certification protocols on the lands of Chesapeake Forest and Pocomoke State Forest, located in Caroline, Dorchester, Wicomico, Worcester, and Somerset Counties. These State Forests, and the majority of the State Forest system, receive dual certification in sustainable forestry practices from the Sustainable Forestry Initiative and the Forest Stewardship Council. These certifications are subject to regular review and audit in order to maintain said certifications. The Maryland Forest Service has developed an annual work plan with input from the public, and the contractor will provide the field support and management required to complete the activities designated in the plan. There are three primary work categories:

1. Forest Management: The Contractor will provide forest management services for managing timber resources on 95,000 acres of state forest lands within Chesapeake and Pocomoke State Forests. (FA1)
2. Data Collection/Forest Inventory, Modeling, Mapping & Annual Work Plans: The Contractor will develop maps, collect and maintain all relevant data identified within the Forest Management Services under this RFP. (FA1)
3. Forest Certification: The Contractor will follow the most recent Sustainable Forest Initiative and Forest Stewardship Council certification protocols in conducting forest certification audits for the approximately 217,000 acres of State Forest lands under dual sustainable certification. (FA2)

A price comparison for FA1 and FA2 was conducted against the previous awards for similar services. For FA1, the price proposed was lower than what would be paid for the previous contract that expired on August 31, 2023, when adjusted for the Consumer Price Index. In 2017, the price for the previous contract of five years was \$1,000,000. When adjusted for inflation from August 2017 to September 2023, the amount is \$1,253,626, which represents a 25.36% increase. The pricing received from Parker Forestry for the same base term is \$1,178,000, which shows 6.02% savings of \$75,626. For FA 2, the 2017 contract with the same base term was \$113,504. The Consumer Price Index adjusted for inflation for the same service and number of years is \$142,292. Bureau Veritas' current price is \$121,485, which showed savings to the State of 14.62% at \$20,807. Considering these points, the prices for FA1 and FA2 have been determined to be fair and reasonable.

MBE and VSBE participation were not established for this contract because there are no certified MBEs or VSBEs in this category of work.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

***Fund Source:***                      100% Special Funds (Forest and Park Reserve Funds)

***Approp. Code:***                    02.009.005

***Resident Business:***            1 of 2 Parker Forestry Service, Inc.

***MD Tax Clearance:***            23-2974-0111 - Parker Forestry Service, Inc.  
23-2973-0011 - Bureau Veritas

**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  
January 17, 2024**



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

**22-S.            SERVICES CONTRACT  
                    *Department of Health***

**Contract ID:** Satisfaction Surveys for Maryland Medical Assistance Programs; MDH-OCMP# 23-20795

ADPICS No.: M00B4600377

**Contract Description:** National Committee for Quality Assurance (NCQA) Certified Survey contractor to assess enrollee satisfaction with healthcare experiences in Health Choice, Rare, and Expensive Case Management (REM) programs. Assess Primary Care Providers (PCPs) satisfaction with Managed Care Organizations (MCOs) administration of the Health Choice Program and design, administer, collect, analyze, and report on annual CAHPS® standardized Medicaid satisfaction surveys for Health Choice Participants.

**Award:** Center for the Study of Services; Washington, DC

**Contract Term:** 02/01/2024 - 11/30/2028

**Amount:** \$3,456,425

**Procurement Method:** Competitive Sealed Proposals

***Proposals:***

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Center for the Study of Services; Washington, DC	2	\$3,456,425 (1)	1
WBA Research; Lanham, MD	1	\$4,967,500 (2)	2

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

**MBE/VSBE Participation:** 15% / 1%

**Performance Security:** Yes

**Incumbent:** Same



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



**22-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 December 22, 2022. A total of 167 potential contractors were solicited. Two proposals were received on March 22, 2023, and both were determined to be reasonably susceptible of being selected for award. On June 20, 2023, the Evaluation Committee unanimously recommended awarding this contract to the Center for the Study of Services who offered the lowest financial ranking for its proposal.

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

**Approp. Code:** M00Q0103

**Resident Business:** No

**MD Tax Clearance:** 23-3096-0110

**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  
January 17, 2024**



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

**23-S-MOD/OPT.      SERVICE MODIFICATION/OPTION  
*Department of Human Services, Legal Services Program***

**Contract ID:** Legal Representation Services for Children Involved in Child In Need of Assistance (CINA), Termination of Parental Rights (TPR) and Related Proceedings and Indigent Adults Involved in Adult Protective Services (APS) Guardianship Hearings and Adult Public Guardianship Review Board (APGRB) Hearings  
ADPICS No.: C0K31540

**Contract Approved:** DGS 25-S, 04/27/2022

**Contract Description:** Multiple contract awards to provide legal services through two Functional Areas (FA): FA I - for children involved in Child in Need of Assistance (CINA) and Termination of Parental Rights (TPR) Proceedings; and FA II - indigent adults involved in Adult Protective Services (APS) and Adult Public Guardianship Review Board (APGRB) hearings throughout the State including all 24 jurisdictions.

**Modification Description:** Recommendation 2, contingent upon approval of Recommendation 1 to add adult protective services representation in Property-only cases, resulting from HB909/SB694 (2022). New legislation, effective October 1, 2023, states that the court shall appoint an attorney under contract with the Department to represent the alleged disabled person in protective proceedings for property. Estates and Trusts Article, §13-211.

**Option Description:** Recommendation 1, exercise the first renewal option.

**Award:** See Attachment I

**Original Contract Term:** 06/01/2022 - 05/31/2024 (w/three 1-year renewal options)

**Modification Term:** 02/01/2024\* - 05/31/2024 (\*Or earlier upon BPW approval)

**Option Term:** 06/01/2024 - 05/31/2025

**Original Contract Amount:** \$24,815,786 (Functional Area I and II)

**Modification Amount:** \$0

**Option Amount:** \$12,407,893 (Functional Area I and II)



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



**23-S-MOD/OPT.     SERVICE MODIFICATION/OPTION (cont'd)**

***Prior Options/Mods:***                      N/A

***Total Contract Amount:***                \$37,223,679 (Functional Area I and II)

***Percent +/- (This Item):***                50%

***Total Percent Change:***                50%

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

***Living Wage Eligible:***                    Yes

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

***Performance Security:***                No

***Hiring Agreement Eligible:***    Yes

***Requesting Agency Remarks:*** The Department is statutorily mandated to ensure the provision of quality legal representation to children involved in Child In Need of Assistance (CINA), and indigent adults involved in Adult Protective Services (APS) proceedings statewide. Compensation must be provided to contractor attorneys for the representation of children who have been victims of abuse and/or neglect and alleged disabled individuals when the services are the responsibility of the Local Department of Social Services or Department of Aging. (See Courts and Judicial Proceedings Article, §3-813 and Family Law Article, §5-307 and Estates and Trusts Article, §13-705 or §13-709 and Family Law Article, §14-404 of the Annotated Code of Maryland). Effective October 1, 2023, the court shall appoint an attorney under contract with the Department to represent the alleged disabled person in protective proceedings for property. Estates and Trusts Article, §13-211.

The Maryland Legal Services Program (MLSP) at the Department of Human Services (DHS) was created to ensure quality and effective legal representation in State courts to Maryland's most vulnerable population. It is imperative to guarantee these CINA and indigent adult clients, equal legal representation under this program throughout the State of Maryland.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



**23-S-MOD/OPT.     SERVICE MODIFICATION/OPTION (cont'd)**

It is in the State's best interest to exercise the first one-year renewal option for all 24 jurisdictions. Exercising the option will ensure that continuous quality legal representation is provided to this vulnerable population. There are substantial State interests involved with ensuring the continued representation of APS cases and CINA cases as they have unique dynamics due to the complexity of the issues and strong emotional components, as adults and children have experienced abuse, or have been neglected, or have a developmental disability, or mental disorder. Maintaining stability of the contracted lawyers aligns with the goal of providing continuity of representation. In addition, the vendors continue to maintain the same prices, terms, and conditions negotiated in the original contracts.

No MBE or VSBE participation was included due to the lack of MBE or VSBE vendors to perform the services.

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

***Approp. Code:***                      N00A0104

***Resident Business:***                      Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**



**23-S-MOD/OPT.     SERVICE MODIFICATION/OPTION (cont'd)**

**Attachment I**

#	Contractor	CINA	APS	Jurisdiction(s) Served	Caseload
1	OS/MLSP-22-101 <b><i>Children's Legal Services of Baltimore, LLC</i></b> Baltimore, MD MD Tax Clearance #23-4754-0110	x		Baltimore City (3)	2728
2	OS/MLSP-22-102 <b><i>Darlene A. Wakefield, PA</i></b> Baltimore, MD MD Tax Clearance #23-4755-0111	x		Baltimore City (2) Baltimore County (1) Carroll County (1) Cecil County (2) Harford County (1) Howard County (1) Prince George's County (2) Washington County (1)	5454 2250 375 500 750 350 1525 425
3	OS/MLSP-22-103 <b><i>The Franklin Law Group, P.C., P.C</i></b> Baltimore, MD MD Tax Clearance #23-4756-0110	x		Anne Arundel County (2) Baltimore City (4) Frederick County (2) Howard County (2)	500 7500 500 350
4	OS/MLSP-22-104 <b><i>Podzius Birch Law Group</i></b> Montgomery, MD MD Tax Clearance #23-4757-0000	x		Montgomery County (1)	1000





**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**



**23-S-MOD/OPT.     SERVICE MODIFICATION/OPTION (cont'd)**

**Attachment I**

#	Contractor	CINA	APS	Jurisdiction(s) Served	Caseload
5	OS/MLSP-22-105 <i>Jennings Law Firm, LLC law firm, LLC</i> Easton, MD MD Tax Clearance # 23-4758-0111	x		Caroline County (2) Dorchester County (2) Kent County (2) Queen Anne's County (2) Talbot County (2)	140 140 15 74 64
			x	Caroline County (2) Dorchester County (2) Kent County (1) Queen Anne's County (1) Talbot County (2)	75 85 85 6 85



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**



**23-S-MOD/OPT.     SERVICE MODIFICATION/OPTION (cont'd)**

**Attachment I**

#	Contractor	CINA	APS	Jurisdiction(s) Served	Caseload
6	OS/MLSP-22-107 <i>The Law Firm of Sharon M. Donahue, P.A.</i> Ocean City, MD MD Tax Clearance #23-4760-0111	x		Somerset County (2) Wicomico County (2) Worcester County (2)	74 159 166
			x	Caroline County (1) Dorchester County (1) Somerset County (1) Talbot County (1) Wicomico County (1) Worcester County (1)	75 85 75 85 362 25
7	OS/MLSP-22-108 <i>Williams, McClernan, &amp; Stack, LLC</i> Leonardtown, MD MD Tax Clearance #23-4761-0111	x		Calvert County (2) Charles County (2) St. Mary's County (2)	344 364 365
			x	Calvert County (2) Charles County (2) St. Mary's County (1)	96 352 45



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**



**23-S-MOD/OPT.     SERVICE MODIFICATION/OPTION (cont'd)**

**Attachment I**

#	Contractor	CINA	APS	Jurisdiction(s) Served	Caseload
8	OS/MLSP-22-001 <b>King Hall LLC Hall, LLC</b> Ellicott City, MD MD Tax Clearance #23-4762-0111		x	Anne Arundel County (2) Baltimore City (2) Baltimore County (3) Carroll County (1) Frederick County (2) Harford County (2) Howard County (1) Montgomery County (2) Queen Anne's County (2)	380 2470 1872 220 95 552 544 2278 5
9	OS/MLSP-22-002 <b>Maryland Volunteer Lawyers Service</b> Baltimore, MD MD Tax Clearance #23-4763-0111		x	Baltimore City (1) Baltimore County (1)	2200 586
10	OS/MLSP-22-003 <b>McGuire Grimes LLC,</b> Baltimore, MD MD Tax Clearance #23-4764-0111		x	Baltimore County (2)	2750



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**



**23-S-MOD/OPT.     SERVICE MODIFICATION/OPTION (cont'd)**

**Attachment I**

#	Contractor	CINA	APS	Jurisdiction(s) Served	Caseload
11	OS/MLSP-22-004 <b><i>Skolnick Law Firm, P.C.</i></b> Bowie, MD MD Tax Clearance #23-4765-0111		x	Allegany County (1) Calvert County (1) Carroll County (2) Cecil County (1) Charles County (1) Frederick County (1) Garrett County (1) Harford County (1) Howard County (2) Montgomery County (1) Prince George's County (1) Washington County (1)	266 96 292 45 352 126 5 735 725 2278 2132 4358



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



*Contact: Christina Kuminski 410-767-4787  
christina.kuminski@maryland.gov*

**24-S-MOD. SERVICES MODIFICATION**  
*Department of Budget and Management,  
Office of Personnel Services and Benefits*

**Contract ID:** Audit Services for State Employee and Retiree Health and Welfare Benefits Program; F10B6400003, F10B7400032, F10B7400033, F10B7400034  
ADPICS No.: COK30709, COK30810, COK30811, and COK30813

**Contract Approved:** DBM 2-S, 09/07/2016

**Contract Description:** Complete annual audits of the claims adjudication and payment functions, clinical functions and administrative performance of four plan service categories, noted below, in the State Employee and Retiree Health and Welfare Benefits Program (the Program).

**Modification Description:** This item is to correct the erroneously reported modification amount on DGS 29-S-MOD, 10/26/2022, which incorrectly listed the modification amount for Category 4 as \$27,000. The correct amount is \$37,000.

**Awards:** Categories 1 and 3:  
Myers and Stauffer, LC; Baltimore, MD

Categories 2 and 4:  
TMDG, LLC; Baltimore, MD

**Contract Term:** 01/01/2017 - 12/31/2021

**Modification Term:** 01/18/2024 - 12/31/2024

**Original Contract Amount:** \$3,439,568

**Modification Amount:** \$ 37,000.00 (Category 4)

**Prior Options/Mods:** \$614,550.25 (MOD #1: Extension 01/01/2022 - 12/31/2022: DGS 18-S-MOD, 03/24/2021)  
\$604,550.25 (MOD #2: Extension 01/01/2023 - 12/31/2023: DGS 29-S-MOD, 10/26/2022)  
\$614,550.25 (MOD #3: Extension 01/01/2024 - 12/31/2024: DGS 28-S-MOD, 12/13/2023)



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**Total Contract Amount:** \$5,310,218.75

**Percent +/- (This Item):** 1.08%

**Total Percent Change:** 54.39%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:**

Category 1 - Medical Plans	20%	/	0.5%
Category 2 - Dental Plans	15%	/	0.5%
Category 3 - Prescription Drug Benefits Plan	13%	/	0.5%
Category 4 - Flexible Spending Accounts:	15%	/	0.5%

**MBE/VSBE Compliance:**

Category 1 - Medical Plans	18.962%	/	0.225%
Category 2 - Dental Plans	21.792%	/	1.723%
Category 3 - Prescription Drug Benefits Plan	87.477%	/	0.401%
Category 4 - Flexible Spending Accounts:	14.534%	/	1.772%

**Requesting Agency Remarks:** DBM apologizes for the unintentional error reporting the modification amount for Category 4 and ensures that errors of this nature will not be repeated in the future.

Due to COVID-19, in-person audits were suspended resulting in MBE and VSBE subcontractors' activity supporting them being reduced between Calendar Year 2020 and 2022. MBE and VSBE staffing issues during COVID-19 also impacted MBE and VSBE participation and compliance during this timeframe.

**Fund Source:** 100% Reimbursable (DBM Non-Budgeted Funds)

**Approp. Code:** F10A0404

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**



*Contact: Katie Savage 410-697-9700  
katie.Savage@maryland.gov*

**25-IT.      INFORMATION TECHNOLOGY**  
***Department of Information Technology***

**Contract ID:** Mass Notification Platform and Dedicated Technical Account Manager;  
F50B4600021

ADPICS No.: F50B4600021

**Contract Description:** Mass communication platform and associated professional services necessary to deliver timely and accurate information to agencies, employees, contractors, and the public.

**Award:** Carahsoft Technology Corp.; Annapolis, MD

**Contract Term:** 01/18/2024 - 09/15/2026

**Amount:** \$881,706.96

**Procurement Method:** Intergovernmental Cooperative Purchase Agreement (ICPA)  
National Association of State Procurement Officials (NASPO)  
Cloud Solutions (2016 - 2026) #AR2472

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

**Performance Security:** No

**Incumbent:** N/A

**Requesting Agency Remarks:** Everbridge is a software company that offers applications which provide information about critical events to help with personal safety and business continuity. As an authorized reseller, Carahsoft provides access to the Everbridge suite of products. The Department of Information Technology (DoIT) intends to use Everbridge's mass messaging systems, to send large scale notifications out to agencies, employees, contractors and/or the public before, during, and after outages, events, and other incidents to ensure the information provided is timely and informative. It is currently being used at the Maryland Department of Transportation (MDOT), Maryland Department of Emergency Management (MDEM), the Maryland Courts, and 15 of the 24 jurisdictions across the state, covering 65% of Maryland's population with this alerting platform. Using a single, unified platform across all state agencies is critical in this type of communication to maintain a consistent messaging source.



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**



## **25-IT.      INFORMATION TECHNOLOGY (cont'd)**

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

DoIT anticipates additional units of State government will use this platform and its related modules to create a unified solution across the state. The Everbridge services include the capabilities below:

- **Mass Notification Pro** – Develop error-free communication workflows with form-driven templates to reach large and targeted audiences through multi-modal communication channels (SMS, phone, email, etc.)
- **Safety Connection** – Improve the reach and effectiveness of notifications, enhance employee safety with “last known location” targeting, and mobile panic buttons.
- **SnapComms** – Desktop communication, including full-screen emergency alerts, tickers, pop-ups, surveys, videos, screensavers, newsletters, etc.
- **Crisis Management** – Provide a unified solution for crisis response plans, including Dynamic Task Management, Mobile Response Plans, Executive View and Reporting, Custom from Builder.
- **xmatters** – Automate IT incident resolution through communication and workflow automation with out-of-the-box integrations and connectors to existing toolsets.
- **Signal** – Open-Source Intelligence tools that monitor surface web, social media, deep web, and dark web for threats that may impact the State.
- **Resident Connection Data** – Ability to alert approximately 70% of the adult population of the State to an imminent threat to life or property.
- **Professional Services/Technical Account Manager** – Provide technical support to the State based on modules in use or needed.
- **Additional Organizations** – Ability for segregated platforms.

DoIT intends to initially purchase Mass Notification Pro with unlimited messaging and the professional services of a Technical Account Manager. This will enable the State to achieve additional improvements in its critical communications on the Statewide Platform. DoIT’s evaluation of mass communication solutions focused on systems the State is already using to ensure consistency across Maryland.

The purchase of the Mass Notification Pro will align with these requirements and provide added benefits with the procurement of additional modules for all state agencies in the future. The Everbridge Suite platform received Federal Risk and Authorization Management Program (FedRAMP) authorization. FedRAMP is a standardized approach to security assessment, authorization and continuous monitoring for cloud products and services. Everbridge is currently being used by all Federal Agencies including The Department of Homeland Security and The Environmental Protection Agency, as well as various State and Local Agencies and Municipalities including Connecticut, Vermont, New York, and Massachusetts.





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

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

DoIT contacted resellers for this product and services. A quote was received from one vendor for \$529,395 per year. Additionally, Everbridge's list pricing for one year is \$530,889.50. The NASPO Cloud Services Master Contract price for the same product, services, and user numbers is estimated total per year is \$529,388 with a slight savings over Everbridge's list pricing. NASPO's contract has been in place since 2016, and the current contract price was established at that time. These prices have been maintained despite supply chain uncertainty, labor shortages, and a rising inflation rate across industries. For these reasons, the price is considered fair and reasonable.

The use of this procurement method will provide administrative efficiencies by reducing the time between need determination and delivery of the solution and reducing the administrative burden on DGS. It will provide cost benefits by reducing the time-to-value for the State of Maryland, and by providing a price that is locked in for the term of the contract. NASPO is the nation's largest and most experienced cooperative purchasing organization for the public sector. All contracts available through NASPO are competitively solicited and publicly awarded by a lead agency, using a competitive solicitation process consistent with applicable procurement laws and regulations. In accordance with COMAR 21.05.09.04, it is determined that this ICPA will provide cost benefits to the State, will promote administration efficiencies, and promote intergovernmental cooperation. The ICPA is in the best interest of the State and is not intended to evade the purpose of Division II of the State Finance Procurement Article.

This contract does not have an MBE participation because it is an Intergovernmental Cooperative Purchasing Agreement (ICPA) from the National Association of Procurement Officers (NASPO) which does not have MBE participation.

***Fund Source:***                      100% Special Funds (Various Using Agencies)

***Approp. Code:***                      Various Using Agencies

***Resident Business:***              No

***MD Tax Clearance:***              23-4450-1111

**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**  
**January 17, 2024**



*Contact: Luz Morales 410-260-3830  
luz.morales@maryland.gov*

**26-IT.            INFORMATION TECHNOLOGY**  
***Department of General Services***

**Contract ID:** Information Technology Research and Advisory Services; 001B4600127  
ADPICS No.: 001B4600127

**Contract Description:** Information technology research and advisory services.

**Award:** Gartner, Inc., Arlington, VA.

**Contract Term:** 01/18/2024 - 01/17/2025 (w/one 1-year renewal option)

**Amount:** \$400,000 (Base)  
\$400,000 (Renewal Option #1)  
\$800,000 Total

**Procurement Method:** Intergovernmental Cooperative Purchasing Agreement (ICPA)  
(Minnesota NASPO Valuepoint contract 186840)

**Living Wage Eligible:** Yes

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

**Performance Security:** No

**Incumbent:** Same

**Requesting Agency Remarks:** The Intergovernmental Cooperative Purchasing Agreement procurement process is more efficient by establishing competitively priced contracts. This contract is available to State agencies nationwide, institutions of higher education, cities, and counties. Under the Participating Addendum, Gartner, Inc. will provide IT research and advisory services.

Gartner, Inc. is a qualified firm and has proven that it is capable of providing the required Information Technology and Advisory Services. The NASPO Valuepoint contract has been reviewed in comparison to the Maryland Statewide contract and has been determined to be most advantageous to the State.

MBE and VSBE participation were not established because no subcontracting opportunities are available.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

***Fund Source:***                      Various

***Approp. Code:***                  Various

***Resident Business:***            No

***MD Tax Clearance:***            23-1933-1111

**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  
January 17, 2024**



*Contact: Daryl Heisey 410-697-9702  
daryl.heisey@maryland.gov*

**27-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION**  
***Department of Information Technology***

**Contract ID:** Information Technology Support Management; F50B4400105  
ADPICS No. COK33048

**Contract Approved:** DoIT 1-IT, 12/03/2014

**Contract Description:** Cloud-based Software-as-a-Service (SaaS) Information Technology Support Management tool.

**Modification Description:** Increase the contract amount for additional licensing and related device subscriptions.

**Award:** Triad Technology Partners LLC; Bethesda, MD (SBE)

**Original Contract Term:** 12/17/2014 - 12/16/2019 (w/two 5-year renewal options)

**Modification Term:** 01/18/2024 - 12/16/2024

**Original Contract Amount:** \$ 2,205,840

**Modification Amount:** \$9,580,656

**Prior Mods/Options:** \$559,160 (Mod. 1 Purchase additional licenses in support of the Enterprise initiative, DoIT 1-IT-MOD, 12/20/2017)  
\$1,116,720 (Renewal Option #1 12/17/2019 - 12/16/2024 DGS 24-IT-OPT, 12/04/2019)  
\$7,838,402 (Mod. #2: Increase the contract ceiling to allow for additional licensing and related device subscriptions for ServiceNow DGS 14-IT-MOD, 02/24/2021)  
\$4,866,344 (Mod. #3: Increase the contract to allow additional licensing and related device subscriptions for ServiceNow. DGS 27-IT-MOD, 04/19/2023 )

**Total Contract Amount:** \$ 26,167,122

**Percent +/- (This Item):** 434.33%

**Total Percent Change:** 1086.27%



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**Original Procurement Method:** Competitive Sealed Proposals

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

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

**Performance Security:** No

**Requesting Agency Remarks:** This modification is needed to obtain the licenses, professional services and Technical Subject Matter Experts in support of the current DoIT workload obligations for the DoIT Cyber Remediation activities. Also to implement additional ServiceNow modules such as the IT Service Management (ITSM) for the Department of Health (MDH), and the Integrated Security Risk Management Framework Governance, Risk, and Compliance (GRC) module across the Executive Branch to comply with statutory requirements.

The ServiceNow platform is a workflow management and organization-wide risk and control management solution. It is a key component in DoIT's drive to standardize and automate processes to fight the escalating threat of cyber-attacks and improve cybersecurity.

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

**Fund Source:** 100% Reimbursable (Using Agencies)

**Approp. Code:** F50B0402

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



*Contact: Leslie Buchman 410-767-2130  
leslie.buchman@maryland.gov*

**28-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION**

***Department of Budget and Management,  
Contract Administration Division, Office of Personnel Services and Benefits***

**Contract ID:** Statewide Personnel System Software as a Service Human Capital Management Solution; 060B3490012

ADPICS No.: COK34128

**Contract Approved:** DoIT 7-IT, 12/18/2013

**Contract Description:** Integrated Statewide Personnel System using a multi-tenant, cloud, subscription-based human capital management software-as-a-service (SaaS) solution.

**Modification Description:** Add funds for the addition of LMS (Learning Management System) Software and the Implementation to Workday.

**Award:** Oakland Consulting Group, Inc., Lanham, MD

**Original Contract Term:** 12/18/2013 - 12/17/2018 (w/two 5-year renewal options)

**Modification Term:** 01/18/2024 - 12/17/2028

**Original Contract Amount:** \$43,891,000

**Modification Amount:** \$ 1,825,735

**Prior Options/Mods:** -\$4,250,337.10 (Mod #1: Settlement agreement to recoup funds: DOIT, 12/13/2013)  
\$0 (Mod#2: Revision of language in Section 4.1 Consideration and Payment: Delegated Authority - DOIT, undated)  
\$29,455,000 (Renewal Option #1 12/18/2018-12/17/2023, DoIT, 2-IT-OPT, 10/17/2018)  
\$0 (Mod #3: Added language for clarity of subscription fees for Full-Service Workers: Delegated Authority - DOIT, 03/22/2022)  
\$0 (Mod #4: Implementation and deployment of Workday Prism Analytics: Delegated Authority – DOIT, 12/15/2022)  
\$31,222,000 (Renewal Option #2, 12/18/2023 - 12/17/2028 DGS 41-IT-OPT 12/13/2023)

**Total Contract Amount:** \$102,143,397.90



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**Percent +/- (This Item):** 4.16%

**Total Percent Change:** 132.72 %

**Original Procurement Method:** Competitive Sealed Proposals

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

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

**Performance Security:** No

**Requesting Agency Remarks:** The integrated Statewide Personnel Management System (SPMS) (Workday) is a multitenant, cloud, subscription-based human capital management SaaS that the State is using to replace multiple existing systems: the current Statewide Personnel Management System, the Benefits Application System, various timekeeping systems, and numerous peripheral systems. SPMS is an integrated system processing HR/Compensation/Time Tracking/Absence/Benefits transactions online. Data is available in real-time for reporting purposes as soon as transaction processing is completed. Through the system, State employees directly access their own information using Internet or mobile applications. The system supports 50,000 + employees who use HR/Compensation/Time Tracking/Absence/Benefits and 50,000 + retirees and approximately 65,000 employees at the Universities, MDOT, the Judiciary, and the General Assembly.

Workday Learning is a module of the Workday system that has functionality for the administration, documentation, tracking, reporting, automation, and delivery of training, education courses, resource material and learning and development programs. State Personnel Management System (SPMS) agencies will have access to this LMS within Workday for their training needs once implementation has been completed. This will replace the current LMS used by SPMS agencies.

No MBE or VSBE participation was established because there are no subcontracting opportunities available. When the original contract was awarded in 2013 and in 2018 when the renewal option was exercised, Oakland Consulting, Inc. was a certified MBE. They graduated from the program during the option period and are no longer a certified MBE.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

***Fund Source:*** 100% Reimbursable (Using Agencies)

***Approp. Code:*** F50B0406

***Resident Business:*** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

## **29-IT. INFORMATION TECHNOLOGY**

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

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

**Procurement Method:** Task Order/Purchase Order under Master Contract

**1.0 Master Contract:** **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 \$131,587,066.**

**1.1 Using Agency:** Maryland Aviation Administration (MAA)  
**Description:** PRiSM Compliance Management software for Baltimore/Washington International Thurgood Marshall Airport. PRiSM software is a secure web-based portal that tracks contract spending and MBE compliance;  
J00P3600017

**Award:** Early Morning Software, Baltimore, MD (MBE)

**Number of Qualified**

**Master Contractors:** 4 (Functional Area 3)

**Number of Bids:** 2

**Bids:**

<i><b>Bidders</b></i>	<i><b>Amounts</b></i>
Early Morning Software; Baltimore, MD	\$299,840
Knot Technology Solutions; Churchton, MD	\$355,252

**Amount:** \$299,840

**Term:** 02/20/2024 - 09/30/2027

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

**Resident Business:** Yes

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**1.0    Master Contract:    Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)**

**1.2    Using Agency:**      Department of Human Services,  
Office of Technology

**Description:**      SailPoint is a software that ensures the right people and job roles in an organization can access the tools they need to do their job. It allows MDTHINK the ability to manage user access to critical systems and data. SailPoint has different licensing for public/customer identities, external users compared to internal users/workers; OTHS/MDTHK-24-082-C; N00P4601783

**Award:**      SHI International Corporation; Somerset, NJ

**Number of Qualified**

**Master Contractors:**      3 (Functional Area I & III)

**Number of Bids:**      2

**Amount:**      \$306,442

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
SHI International Corporation; Somerset, NJ	\$306,442
Carahsoft Technology Corporation; Reston, VA	\$322,893

**Term:**      01/30/2024 - 01/29/2025

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

**Resident Business:**      No

**Fund Source:**      55.5% Federal Funds, 44.5% General Funds

**Agency Remarks:** No MBE or VSBE participation was established because there are no subcontracting opportunities.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**1.0    Master Contract:    Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)**

**1.3    Using Agency:**      Department of Transportation, The Secretary's Office  
**Description:**            Technical support and software maintenance for Quest software enterprise. Quest Software is used for backups and to monitor SQL and Oracle database performance; J01P4600005/RITM0292428.

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

**Number of Qualified**

**Master Contractors:**      2 (SBR - Designated)

**Number of Bids:**            2

**Bids:**

<i><b>Bidders</b></i>	<i><b>Amounts</b></i>
Applied Technology Services; Middle River, MD	\$201,732.00
En-Net Services, LLC.; Frederick, MD	\$216,731.01

**Amount:**                      \$201,732

**Term:**                            02/01/2024 - 01/31/2025

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

**Resident Business:**        Yes

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**1.0    Master Contract:    Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)**

**1.4    Using Agency:**      Department of Health

**Description:**      Tableau Data Visualization Software and licenses for the Infectious Disease Prevention and Health Services to address critical business and respond to existing and emergent public health emergencies. Tableau software is used for processing, analyzing, extracting, and displaying crucial data; M00P4601745

**Award:**      Carahsoft Technology Corporation; Reston, VA.

**Number of Qualified**

**Master Contractors:**      6

**Number of Bids:**      3

**Bids:**

<i><b>Bidders</b></i>	<i><b>Amount</b></i>
Carahsoft Technology Corporation; Reston, VA	\$400,432.53
Oakland Consulting Group, Inc.; Lanham, MD	\$403,050.00
En-Net Services, LLC; Frederick, MD	\$412,445.76

**Amount:**      \$400,452.53

**Term:**      04/13/2024 - 03/12/2025

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

**Resident Business:**      No

**Fund Source:**      100% Federal Funds

**Agency Remarks:** No MBE or VSBE participation was established because there are no subcontracting opportunities.





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

<b>3.0</b>	<b>Master Contract:</b>	<b>Radio Communications Master Contract 2018</b>
		Contract No. 060B7400088
	<i>Approved:</i>	DGS 3-IT, 01/25/2018
	<i>Term:</i>	01/25/2018 - 01/24/2025
	<i>**As of publication, the remaining balance of this secondary Master is \$84,193,722.</i>	

3.1

Using Agency:

State Police

Description:

Purchase 44 portable Motorola APX 8000 Police Vehicle Radios

Award:

Motorola Solutions, Inc.; Chicago, IL

Number of Qualified

Master Contractors:

10

Number of Bids:

1

Bid:

Bidder	Amount
Motorola Solutions; Chicago, IL	\$ 461,129.24

Amount:

\$461,129.24

Term:

Anticipated delivery date - 01/22/2024

MBE/VSBE Participation:

0% / 0%

Resident Business:

No

Fund Source:

100 % General Funds

Agency Remarks:

Motorola Solutions, Inc. is the only vendor authorized to sell these radios. This price is considered fair and reasonable based on similar pricing provided to MTA in 2019 of \$3,482.10. An increase of \$1,587.08 is consistent with annual increases. The GSA pricing ranges between \$4,978.31 and \$5,121.01 each.

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**3.0    *Master Contract:      Radio Communications Master Contract 2018 (cont'd)***

**3.2    *Using Agency:***      State Highway Administration  
***Description:***      Purchase 80 APX900 radios to replace obsolete radios which are no longer serviced. The two-way portable radios are used for critical communication between the Statewide Operations Center (SOC) and the Coordinated Highways Action Response Team (CHART) field operators, the SHA District shops, and the maintenance workers. Includes a five year warranty; J02P4600012.

***Award:***      Motorola Solutions Inc. Chicago, IL

***Number of Qualified***

***Master Contractors:***      4

***Number of Bids:***      1 (Single Bid Received)

***Bids:***

<i>Bidder</i>	<i>Amount</i>
Motorola Solutions Inc, Chicago, IL	\$338,298.70

***Amount:***      \$338,298.70

***Term:***      Anticipated delivery date - 01/15/2024

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

***Resident Business:***      No

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

***Agency Remarks:*** The price is determined to be fair and reasonable compared to a previous Purchase Order from 2021 (P2121008). The current bid reflects a 15% price increase.

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



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**3.0    Master Contract:    Radio Communications Master Contract 2018 (cont'd)**

**3.3    Using Agency:**      Department of Natural Resources/Natural Resources Police  
**Description:**              Purchase 55 Motorola APX 8500 all band MP mobile radios;  
    K00P3601374.

**Award:**                              Motorola Solutions Inc., Chicago, IL

**Number of Qualified**

**Master Contractors:**              10

**Number of Bids:**                      1

**Bid:**

<i>Bidder</i>	<i>Amount</i>
Motorola Solutions Inc., Chicago IL	\$505,838.30

**Amount:**                              \$505,838.30

**Term:**                                      Anticipated delivery date - 01/26/2024

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

**Resident Business:**                  No

**Fund Source:**                          100% Federal Funds

**Agency Remarks:** Although a total of ten Master Contractors are listed only Motorola Solutions is authorized to provide the encrypted radios on Maryland FIRST, a Statewide system used by public safety officials and first responders. The cost per radio is \$10,033.90. This price is considered fair and reasonable based on the similar pricing provided by Motorola Solutions to both Calvert Emergency Communications and Worcester County Emergency Services for similar radios.

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

**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**  
**January 17, 2024**



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

### **30-GM.      GENERAL MISCELLANEOUS**

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

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

**1.0      Agency:**                      Department of General Services  
**Fund Source:**                      MCCBL 2023 *Provide funds to continue design of the new Therapeutic Treatment Center in Baltimore for the Department of Public Safety and Correctional Services.* Item 179, and FY23 PAYGO-88573/1499

**1.1      Contract ID:**                      Design the Therapeutic Treatment Center in Baltimore;  
 KT-000-200-001  
**Description:**                      Design package for construction of the new Therapeutic Treatment Center located in Baltimore City.  
**Procurement Method:**                      Qualification Based Selection  
**Award:**                                      STV, Inc.; Owings Mills, MD  
**Amount:**                                      \$ 4,329,811.00 FY23 PAYGO-88573/1499  
     \$12,611,000.00 MCCBL 2023 Item 179  
     \$16,940,811.00 Total  
**MBE/VSBE Participation:**                      30% / 2%  
**MBE/VSBE Compliance:**                      24.661% / 3.339%  
**Resident Business:**                      Yes

**Fund Source:** FY23-H00-88573/1499 - Provide funds to continue design of the new Therapeutic Treatment Center in Baltimore for the Department of Public Safety and Correctional Services, \$4,329,811.00. MCCBL 2023 - Provide funds to continue design of the new Therapeutic Treatment Center in Baltimore for the Department of Public Safety and Correctional Services. - Item 179, \$12,611,000.00.

**Remarks:** The contract was approved as DGS-45-AE, 10/12/2022 with an approved amount of \$33,996,281. There was a fee modification on January 31, 2023, for \$49,789, DPSCS operating funds. The total contract amount is now \$34,046,070. The initial encumbrance of \$5,555,296 was approved using MCCBL 2020, Item 606. DGS requests approval of \$16,940,811 in funding to continue the design. DGS will return to the BPW to request the remaining funds when they become available. STV is on track to meet the MBE participation goal by the end of the contract.



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
**ACTION AGENDA**  
**January 17, 2024**



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

<b>2.0</b>	<b>Agency:</b>	Department of General Services
	<b>Fund Source:</b>	FY23 PAYGO-88573/1499

**2.1      *Contract ID:***              Management of Design and Construction for Therapeutic Treatment Center in Baltimore; *KT-000-200-001*

**Description:**    Design and construction management services for the new Therapeutic Treatment Center located in Baltimore City. Includes management of planning and design through construction document creation, construction services, and post construction/warranty services.

**Procurement Method:**      Qualification Based Selection

**Award:**                              CGL Companies, LLC; Baltimore, MD

**Amount:**                            \$ 3,737,800

**MBE/VSBE Participation:**    30% / 2%

**MBE/VSBE Compliance:**    5.515% / 0%

**Resident Business:**            Yes

**Remarks:**    The design and construction management contract was approved as DGS-24-AE (04/06/2022) with an approved contract amount of \$15,999,999.59; the initial encumbrance of \$2,122,611 (MCCBL 2020 Item 606) is what was approved for use. DGS requests approval of \$3,737,800.00 in funding to continue the design and construction management services for this project. DGS will return to the BPW to request the remaining funds when they become available.

The MBE and VSBE participation are low because the majority of the firm's work will occur later in the contract.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

**3.0      Agency:** State Police  
**Fund Source:** MCCBL 2022 *Providing funds for remodeling of Annapolis Barrack Communication Room & New Garage (Barrack J).* Item 161

**3.1      Contract ID:** Annapolis Barrack J Communication Room & New Garage;  
*PJ-610-230-001*  
**Description:** Design, construction of new garage and remodeling the existing interior spaces at Annapolis Barrack J in Annapolis. Includes installation of two new radio communications consoles and the demolition of the existing garage,  
**Procurement Method:** Qualification Based Selection - *DGS-17-100-IQC*  
**Award:** Manns Woodward Studio; White Marsh, MD (SBE)  
**Amount:** \$504,202.79

**MBE/VSBE Participation:** 28% / 0%

**Resident Business:** Yes

**Remarks:** Approval is requested for a partial contract amount of \$212,397.05, due to the limited funding at this time the initial encumbrance will be for the first two phases (SD+DD) with an amount of \$212,397.05. DGS will return to the Board of Public Works for approval of the rest of the design phases when additional capital funds are authorized.

**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  
January 17, 2024**



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

**31-RP. REAL PROPERTY**

***Department of Agriculture, Maryland Agricultural Land Preservation Foundation (MALPF) and Agricultural Land Preservation Easements (Various Properties)***

**Reference:** Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties. All purchases outlined below have been reviewed and approved by the MALPF Board.

**Special Conditions:** Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or billboards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

As to item 1, the Grantor is waiving the right to request any additional lots.

<u>Grantor</u>	<u>Property</u>	<u>Price</u>		
<u><b>LOT WAIVER</b></u>				
<u><b>St. Mary's County</b></u>				
1. Randall Shontz	25.24 Acres	\$217,500.00		
18-23-09.	Less 1 acre	\$8,972.77/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Enger (Staff)	\$290,000	\$22,379.55	\$267,620.45	
b. Campbell (fee)	\$242,000	\$22,379.55	\$219,620.45	
c. Belinko (fee)	\$412,000	\$22,379.55	\$389,620.45	
Review Appraiser: Enger				
<b>Fund Source:</b>	10460/1481	<u><b>\$217,500.00</b></u>		
<b>Total:</b>		<u><b>\$217,500.00</b></u>		
<b>Total Acres (TA):</b>		<b>25.24</b>		
<b>TA Less Unpaid Acres and Dwellings:</b>		<b>24.24</b>		
<b>Average Price per Paid Acre:</b>		<b>\$8,972.77</b>		



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



**31-RP.      REAL PROPERTY (cont'd)**

***Remarks:***

1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the fair market value of the land on which the easement is to be acquired.
3. Pursuant to Agriculture Article 2-511(e), the purchase price of each easement may not exceed 75% of the fair market value, or the owner's asking price, whichever is less.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



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

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

***Recommendation:*** Approve a renewal lease

***Prior Board Action:*** DGS 53-LT, 08/31/2022

***Landlord:*** Fallston Medical Complex, Bankers Alley, LLC,  
409 Washington Ave, Ste LL8, Towson, MD 21204

***Property Location:*** 409 Washington Ave, Towson, MD 21204

***Space Type:*** Office w/ client interaction (4,479 sq. ft.)

***Lease Type:*** Renewal

***Term:*** 02/01/2024 - 01/31/2025 (w/standard 6-month holdover)

***Future Option Term:*** N/A

***Annual Rent:*** \$87,340.50      ***Square Foot Rate:*** \$19.50

***Appropriation Code/ Fund Source:*** PCA D71D3      100 % Federal Funds

***Utilities/Custodial Responsibility:*** Landlord/Landlord

***Termination for Convenience Clause:*** Yes

***Procurement Method:*** Sole Source  
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

***Remarks:*** MSDE OCC has occupied this location for administrative and client contact offices since 1991. A one year renewal has been negotiated to allow the agency time to evaluate its space needs.

**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  
January 17, 2024**



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

**33-LT.      TENANT LEASE  
*Office of the Public Defender***

***Recommendation:*** Approve a renewal lease.

***Prior Board Action:*** DGS 19-LT, 08/10/2011

***Landlord/Owner:*** 200 Towsontown Partners, LLC,  
4 Park Center Court, Suite 202, Owings Mills MD 21117

***Property Location:*** 200 W. Towsontown Boulevard, Towson MD 21204

***Space Type:*** Office (21,204 sq. ft.)

***Lease Type:*** New (Continued Use of Property)

***This Term:*** 02/01/2024 - 01/31/2034 (w/standard 6-month holdover)

***Future Option Term:*** 02/01/2034 - 01/31/2039

***Annual Rent Office:*** \$529,039.80      ***SF Rate:*** \$24.95/sq. ft.

***Fund Source:*** 100% General Funds      ***Appropriation Code:*** B0002 1301 20811

***Utilities/Custodial Responsibility:*** Landlord/Landlord

***Termination for Convenience Clause:*** Yes

***Procurement Method:*** Sole Source  
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual 6-605 E

***Remarks:*** This space has housed the District 8 office of the Baltimore County Office of the Public Defender since 2011. The lease provides 40 free parking spaces at no cost to the State. The rental rate will escalate 1.75% annually.

**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  
January 17, 2024**



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

**34-LT.      TENANT LEASE  
*Office of the Attorney General***

***Recommendation:***      Approve new lease.

***Landlord:***                      Sixty West Limited Partnership  
60 West Street, Suite 204; Annapolis, MD, 21401

***Property Location:***      60 West Street, Annapolis MD, 21401

***Space Type:***                      Office (2,110 sq. ft.)

***Lease Type:***                      New

***This Term:***                      01/18/2024 - 01/17/2027 (w/standard 6-month holdover)

***Annual Rent:***                      \$83,480.04                      ***Square Foot Rate:*** \$39.56

***Fund Source:***                      100% General Funds ***Appropriation Code:*** PCA 10011

***Utilities/Custodial Responsibility:*** Landlord/Landlord

***Termination for Convenience Clause:*** Yes

***Procurement Method:*** Sole Source  
See State Finance and Procurement Section 4-318(5); DGS Space Mgmt Manual ¶ 6-605 E

***Remarks:*** This is a new lease location procured on behalf of the Office of the Attorney General. The space will be used on a regular basis as the Annapolis Office for the Attorney General.

*This Item was withdrawn as Item 58-LT from the 01/03/2024 DGS Agenda.*

**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  
January 17, 2024**



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

**35-LT-MOD. TENANT LEASE MODIFICATION**

***Department of Planning***

***Recommendation:*** Approve a change order for low voltage work

***Prior Board Action:*** DGS 46-LT, 10/26/2023

***Landlord:*** BAC GC Baltimore Street, LLC,  
25 S Charles Street, Ste 1600, Baltimore, MD 21202

***Property Location:*** 120 E. Baltimore St, Baltimore, MD, 21202

***Space Type:*** Office (19,329 sq. ft.)

***Lease Type:*** Amendment

***Change Order  
for Low Voltage:*** \$115,154.66

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

***Appropriation Code:*** A0501 / PCA 05110 (Dedicated Purpose Account)

***Original Procurement  
Method:*** Competitive Sealed Procurement  
See COMAR 21.05.03; DGS Space Mgmt Manual ¶ 6-605 D

***Remarks:*** The landlord has obtained cost estimates from low voltage firms, and the Department of Planning and DGS have selected the lowest bid to perform the work. This item was not included in the original lease RFP and Board of Public Works approval is requested to approve this change order.

**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  
January 17, 2024**



**SUPPLEMENTAL**

*Contact: Jesse Lawyer 410-767-4036  
jesse.lawyer@maryland.gov*

**36-S.            SERVICES CONTRACT**  
***Department of Budget and Management, Central Collections Unit***

**Contract ID:** Process Server Services - Statewide  
ADPICS No.: F10B4600012

**Contract Description:** Process Server Services Statewide for the Central Collections Unit.

**Award:** ABC Legal Services, LLC; Seattle, WA

**Contract Term:** 01/18/2024 - 01/17/2029

**Amount:** \$ 3,965,850 NTE

**Procurement Method:** Competitive Sealed Bidding

***Bids:***

<i>Bidders</i>	<i>Amounts</i>
ABC Legal Services, LLC, Seattle WA	\$ 3,965,850
Legal Papers, Inc., Towson, MD	\$ 5,647,750

**Living Wage Eligible:** Yes

**Performance Security:** No

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

**Incumbent:** Same

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on July 26, 2023, electronically notifying 123 potential vendors. Two bids were received and opened on August 24, 2023. ABC Legal Services, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

This contract provides a private process server Statewide through Routine Service and the Use of Affidavits in accordance with Maryland Rules. The Central Collections Unit (CCU) is responsible for collecting certain delinquent accounts on behalf of State agencies. Accounts that remain unpaid and require legal action are referred to the Office of the Attorney General (OAG) for filing of suits in the various Circuit and District courts throughout Maryland. Initial service of process is attempted by certified mail by the Clerk's office.



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



**SUPPLEMENTAL**

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

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

If the Clerk's office is unsuccessful and the party or other individual's address appears accurate, the OAG may attempt certified mail. Occasionally, the Sheriff's Office is used. If the home or work address appears accurate, the OAG and CCU will reissue the pleadings to have them served privately. ABC Legal Services, LLC will be paid a fixed unit price for each service.

No MBE or VSBE participation was included due to the limited number of certified MBE firms in this category of work. Three firms were contacted. Two in fact did not perform process serving services. One performed security services only, and the other pest control. The third firm was directly solicited but did not respond to the solicitation.

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

***Approp. Code:***                      F10A01.03

***Resident Business:***                      No

***MD Tax Clearance:***                      23-3687-0111

*This Item was withdrawn as Item 21-S from the 01/03/2024 DGS Agenda.*

**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  
January 17, 2024**



**SUPPLEMENTAL**

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

**37-LT.      TENANT LEASE  
*Department of the Environment***

**Recommendation:** Approve a lease renewal

**Prior Board Action:** DGS 19-LT, 09/01/2010

**Landlord/Owner:** Montgomery Park, LLC, a Maryland limited liability company,  
1340 Smith Avenue, Suite 200, Baltimore, MD 21209

**Property Location:** 1800 Washington Boulevard, Baltimore MD 21230

**Space Type:** Office, Warehouse & Lab (263,473 sq. ft.)

**Lease Type:** Renewal (Continued Use of Property)

**This Term:** 02/01/2024 - 01/31/2044 (w/standard 6-month holdover)

**Future Option Term:** ~~02/01/2044 - 01/31/2049~~ **02/01/2044 - 01/31/2054**

**Annual Rent Office:** \$5,938,681.42      **SF Rate:** \$22.54 /sq. ft.

**Fund Source:** 76% General Funds      **Appropriation Code:** 2201/1301  
24% Special Funds (Indirect Funds)

**Utilities/Custodial Responsibility:** Tenant/Landlord

**Termination for Convenience Clause:** No

**Procurement Method:** Sole Source  
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual 6-605 E

**Remarks:** This space has been used since 2002 as the headquarters for the Maryland Department of the Environment (MDE). A twenty-year lease has been negotiated in exchange for the landlord providing a renovation budget of \$10 million to completely renovate the MDE office space, convert the building to all electric infrastructure, and install solar panels (a photovoltaics array) which will provide energy credits to the State. The rent will escalate 3.45% annually. The termination for convenience has been waived due to the significant tenant improvement budget and the landlord's lender requirements.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

---

April 10, 2025

Accepted 4/18/2025- JTG

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

A handwritten signature in black ink that reads "John Gontrum".

**SUBJECT:** Record Correction – January 17, 2024-Board of Public Works Action Agenda Item

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 – January 17, 2024**

DGS 37-LT  
Department of Environment/ MD  
Energy Administration

FROM: **Term:** 2/01/2044 - 01/31/2049

TO: **Term:** 02/01/2044 – 01/31/2054

REASON: The DGS Office of Real Estate noticed a discrepancy in the attached item after its approval, where the “Future Option Term” section differed from the Procurement Officer’s Determination (POD) and the Renewal Lease Agreement. Both the POD and Lease accurately reflect the lease term of 20 years that commenced on February 1, 2024. Due to a clerical error, the “Future Option Term” of 5 years (02/01/2044 - 01/31/2049) was inaccurately depicted on the BPW Item and should be amended to reflect 02/01/2044 – 01/31/2054 (10 years).

If there are any questions concerning this correction, please do not hesitate to contact me.

A handwritten signature in black ink that reads "Wendy Scott-Napier".

Wendy Scott-Napier, Assistant Secretary  
Office of Real Estate



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



**SUPPLEMENTAL**

*Contact: Alison Barry 677-203-9095  
alison.barry@maryland.gov*

**38-S. SERVICES CONTRACT**

***Department of Health, Prevention and Health Promotion Administration***

**Contract ID:** Comprehensive Statewide Tobacco Prevention and Control Communication Services; OCMP 23-19696

ADPICS No.: M00B4600390

**Contract Description:** Develop, implement, and evaluate comprehensive media campaigns. Advise, assist local health departments (LHDs) and other community partners on tobacco control mass-reach health communication efforts and collaborate with them during the planning processes and formative research for statewide health communication campaigns.

**Award:** Gray, Kirk, VanSant Advertising; Baltimore, MD

**Contract Term:** 01/18/2024 - 06/30/2028 (w/one 1-year renewal option)

**Amount:** \$4,750,000 (Base Term)  
\$ 950,000 (Renewal Option #1)  
\$5,700,000 Total

**Procurement Method:** Competitive Sealed Proposals

***Proposals:***

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Gray, Kirk, VanSant Advertising; Baltimore, MD	1	\$5,700,000 (3)	1
Aloysius Butler & Clark; Wilmington, DE	2	\$3,688,200 (1)	2
Red House Communications; Pittsburgh, PA	3	\$4,500,000 (2)	3

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

**MBE/VSBE Participation:** 14% / 1%

**Performance Security:** No

**Hiring Agreement Eligible:** Yes

**Incumbents:** N/A



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



**SUPPLEMENTAL**

**38-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 December 12, 2022.

A total of 71 potential contractors were solicited. Four proposals were received on January 5, 2023 and three were deemed reasonably susceptible of being selected for award. One proposal was deemed not reasonably susceptible of being selected for award because the offeror did not submit a complete MBE Utilization and Fair Solicitation Affidavit & MBE Participation Schedule.

Gray, Kirk, VanSant Advertising (GKV) was selected by the evaluation committee and is one of Maryland's largest advertising firms with many clients from diverse sectors (government agencies, nonprofits/associations, financial services, health insurance etc.). GKV's technical proposal provided insights into the diverse Maryland media market and outlined different strategies that appeal to different audiences. They provided details on how they will implement their campaigns and collaborate with their various partners with different strengths and qualifications. They have previous understanding of tobacco control issues impacting Maryland audiences and the local media market and have fostered partnerships at the community level during their COVID 19 campaign across Maryland which will be beneficial for future tobacco control campaigns. They have extensive experience in developing targeted, culturally, and linguistically relevant media placements for different Maryland populations.

GKV detailed the items they considered while developing their budget including research activities, concepting, development and revision of creative materials, costs associated with royalty free photos and video footage, materials production. GKV took into consideration that newly developed campaigns require substantial investment in the initial stages to ensure development of quality products

The Centers for Disease Control and Prevention recommends mass-reach health communications as an essential evidence-based element of a statewide tobacco control program that also includes state and local level programming, cessation support, community-based programs, and other initiatives. Implementing these initiatives is a best practice comprehensive approach to reducing tobacco-related death and disease and eliminating health disparities.

A 10% MBE participation was established for this contract. GKV has committed to exceeding the goal to achieve 14% MBE participation.

**Fund Source:** 62% General Funds, 38% Federal Funds



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
January 17, 2024**



**SUPPLEMENTAL**

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

*Approp. Code:*                      M00F0304

*Resident Business:*                Yes

*MD Tax Clearance:*                23-3704-1111

*This item was withdrawn from the 01/03/2024 BPW agenda as Item DGS-22-S*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**