

BOARD OF PUBLIC WORKS
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MARCH 13, 2024

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

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

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March 13, 2024**



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

Recommendation: That the Board of Public Works approve funding for 10 individual grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$191,900

Fund Source: MCCBL of 2020: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms. Item 20340*

County	Grantee	Agreement #	Amount
Caroline	Carol J. Seward	CR-2024-2500	\$20,000
Carroll	Captain Family Farms, LLC	RS-2024-2453	\$25,100
		RS-2024-2454	\$15,200
	Peace & Plenty Farms, LLC	MP-2024-2459	\$14,000
Kent	Duck Puddle Farming Enterprises, LLC	CH-2024-2463	\$33,900
	HTP Holdings, LLC	AT-2024-2492	\$21,700
Queen Anne's	Deborah P. Mandycz	CR-2024-2497	\$7,200
		CR-2024-2498	\$9,100
		CR-2024-2499	\$8,000
Talbot	A. Kent Milby	CH-2024-2494	\$37,700

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 13, 2024**



*Contact: Jason Keppler 410-841-5864
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**2. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program- Additional Funding***

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

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

Amount: \$6,636.32

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
Frederick	John W. Moxley	MP-2022-2908	\$4,436.32
Garrett	Sines Family Farm	AT-2024-2217	\$2,200.00

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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

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

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

Amount: \$217,666.62

Fund Source: MCCBL of 2018 and MCCBL of 2020: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 18274 / 20340

County	Recipient	Agreement #	Amount	Status
Baltimore	BRF Farm, LLC	RS-2023-2554	\$26,548.87	Completed
	Donald W. Kurtz	RS-2023-2590	\$368.00	Completed
Carroll	Dells Generation Farms, LLC	MP-2023-2639-R	\$1,890.00	Completed
	Jeff And Ed Harrison Partnership	PB-2021-2045	\$3,900.00	Canceled
	Ralph L. Robertson, Jr.	MP-2023-2669	\$538.30	Completed
	Richard V. Devilbiss, Jr.	MP-2022-2979	\$12,100.00	Completed
	Steven K. Stambaugh, Jr.	MP-2023-2472	\$965.23	Completed
		MP-2023-2473	\$1,034.14	Completed
	Tumbleweed Express, Inc.	RS-2024-2216	\$10,746.70	Completed
RS-2024-2280		\$181.00	Completed	
Cecil	Two Scenic View Farms, LLC	AT-2024-2197	\$1,646.00	Completed
Dorchester	Joseph A. Capozzoli	CR-2024-2003	\$1,607.90	Completed
Frederick	Ripleyvale Farms	MP-2023-2477	\$14,084.23	Completed
Harford	Linda Ann Wunner	AT-2023-2806	\$4,079.49	Completed
Howard	Charles A. Sharp	PB-2023-2465	\$22,818.98	Completed
Kent	Albert C. Lieber, IV	CH-2023-2807	\$2,288.00	Completed
	Baxter Farm, LLC	AT-2023-2207	\$394.12	Completed
	Carol Jean Matthews	AT-2023-2610	\$2,747.80	Completed
	Hilltop Campbell Farm, LLC	AT-2023-2631-R	\$2,201.57	Completed
	John H. Krastel	CH-2023-3020	\$5,245.60	Completed

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3. DEPARTMENT OF AGRICULTURE (cont'd)

County	Recipient	Agreement #	Amount	Status
Queen Anne's	C & M Ellingsworth, Inc.	CH-2021-1840	\$9,164.64	Completed
	C. Temple Rhodes, Jr.	AT-2023-2615	\$1,671.00	Completed
	Ryan Michael Morris	AT-2023-2648	\$9,807.00	Completed
	Schillinger's Farm, Inc.	AT-2023-2079	\$16,044.21	Completed
		AT-2023-2080	\$35,740.35	Completed
		AT-2023-2081	\$10,970.28	Completed
		AT-2023-2082	\$17,019.56	Completed
Theodore Conover, Jr.	CR-2023-2559	\$748.65	Completed	
Talbot	Phillip E. Councell, Jr.	CR-2024-2177	\$1,115.00	Completed

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

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WITHOUT DISCUSSION

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

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

Department of Transportation

January 2024

Authority: COMAR 21.02.01.05

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

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

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

22-1005 *EPPING FOREST INC* – To improve navigable access by reconfiguring an existing marina including removing piers and associated structures, constructing piers with a floating paddle boat launch platform, a storage shed on a platform, finger piers, mooring piles, a pumpout station, boat lifts with associated piles, and “T” head platforms.

Annapolis, Severn River

Special conditions: Requirements for removing an existing pier and associated structures prior to construction.

23-0756 *U.S. NAVY- NAVAL SUPPORT ACTIVITY* – To reduce shoreline erosion, enhance aquatic habitats, prevent contaminants from entering the waterway, and improve/maintain water quality by creating a stone sand containment sill, filling and grading with sand, and planting marsh vegetation.

Annapolis, Carr Creek

Special conditions: Time of year restriction. Requirements for constructing marsh establishment area, signing and acceptance of marsh maintenance plan, and constructing vents.

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

BALTIMORE CITY

22-1109 *BALTIMORE CITY* -- To provide resiliency, reduce shoreline erosion, provide public access, enhance aquatic habitats, and improve water quality by removing invasive *Phragmites*, constructing a stone sill, filling and grading with sand, providing a carbon layer to contain legacy sediments, planting marsh vegetation, placing woody debris and tidal weirs, and constructing a walkway with a platform.

Baltimore, Patapsco River

Special conditions: Requirements for constructing marsh establishment area, signing and acceptance of marsh maintenance plan, obtaining an MDE General Permit for Discharges from the Application of Pesticides, planting native marsh species, deploying and maintaining turbidity curtain, placement of carbon per guidance memo, and monitoring of Middle Branch per monitoring plan.

Note: This project, 5a, is the first of the Middle Branch Resiliency Initiative, a comprehensive set of shoreline protection, marsh re-establishment, and stormwater management projects located throughout the Middle Branch shoreline.

Wetlands Created: 4.4 acres of marsh

Wetlands Enhanced: 4.3 acres of marsh

WORCESTER COUNTY

19-1326 *MARYLAND DEPT. OF NATURAL RESOURCES* – To provide a public access trail, boardwalk and a prefabricated bridge to link a network of hiking trails by constructing a bridge and walkway with a platform at the Pocomoke River State Park – Shad Landing.

Snow Hill, Corkers Creek

Special conditions: Requirements for constructing pier, platform, and associated structures, placing geotextile fabric, restoring and revegetating disturbed wetlands, annual photograph submission, spill plan, and trail use.

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WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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*Contact: Andrew Pierce 410-260-7280
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**6. DEPARTMENT OF BUDGET AND MANAGEMENT
*Budget Amendments 24R-037***

Description: Approve March 2024 meeting reimbursable fund budget amendments.

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

Amount: \$43,440 FY
Amount: \$43,440 TOTAL

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

<i>Funding Agency</i>	<i>Agency Providing Services [Receiving Funds]</i>	<i>Services</i>	<i>Amount</i>
Maryland Department of Service and Civic Innovation 24R-037 I00	Department of Juvenile Services V00E01	DJS was awarded a grant from Maryland Department of Service and Civic Innovation (DSCI)	\$ 43,440
Total			\$ 43,440

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*Contact: Andrew Pierce 410-260-7280
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**7. DEPARTMENT OF BUDGET AND MANAGEMENT
*Budget Amendments 24R-039***

Description: Approve March 2024 meeting reimbursable fund budget amendments.

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

Amount: \$ 3,719,168 FY

Amount: \$ 3,719,168 TOTAL

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

<i>Funding Agency</i>	<i>Agency Providing Services [Receiving Funds]</i>	<i>Services</i>	<i>Amount</i>
Department of Education 24R-039 R00	Governor’s Office of Crime Prevention, Youth and Victim Services D21A02	Program funds to provide personnel, operating expenses, evaluation, and project supplies to help Maryland youth recover from the impacts of the COVID-19 pandemic.	\$ 3,719,168
Total			\$ 3,719,168

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BOARD OF PUBLIC WORKS
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Contact: Emily Wilson 410-260-8436
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8. **DEPARTMENT OF NATURAL RESOURCES**
Naming of the Lonacona Loop Trail at Dan's Mountain State Park

Recommendation: The Secretary of the Department of Natural Resources recommends that the Board of Public Works approve the naming of the Perimeter Trail at Dan's Mountain State Park the Lonacona Loop Trail, in honor of an American Indian, Lonacona, who lived and adventured alongside Daniel Cresap on the mountain known as Dan's Mountain.

Background: Dan's Mountain State Park is an approximately 481-acre park in Lonaconing in Allegany County. The park features a fully accessible swimming pool, four large group pavilions, a playground, trails for hiking and mountain biking, and a pond for fishing.

The Perimeter Loop Trail project was completed in May of 2023 and includes an approximately 4.5-mile natural surface trail for hikers and mountain bikers. The moderately challenging trail winds through mixed hardwood forests and groves of conifers, creating a thrilling and alluring experience year-round.

Naming the new trail the Lonacona Loop is in honor of Nemaquin's son and Daniel Cresap's friend, Lonacona, who resided and adventured on Dan's Mountain. Lonacona is the namesake of the town of Lonaconing, and George's Creek. This name is proposed to honor an historic, Indigenous resident of Dan's Mountain, who is closely associated with the park's namesake and who would have intimately known the diverse terrain and rugged challenges that Dan's Mountain, and the new trail, provide.

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WITHOUT DISCUSSION

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March 13, 2024



Contact: Susan Langley 410-697-9564
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9. **DEPARTMENT OF PLANNING**
Maryland Historical Trust
Maryland Maritime Archaeology Program

Recommendation: The Maryland Historical Trust recommends that the Board of Public Works approve the activities of the Maryland Maritime Archaeology Program as proposed for the 2024 field season. This Item also summarizes the Program's 2023 activities.

Authority: §§5A-333–5A-346, State Finance & Procurement Article, Annotated Code of Maryland

Background: The Submerged Archaeological Historic Property Act established the Maryland Maritime Archaeology Program (MMAP) within the Maryland Historical Trust. This Act charges the Trust with identifying and managing the State's submerged archaeological sites. Under the Act, anyone seeking to excavate or disturb submerged archaeological sites on State lands must obtain a permit from the Trust. The law specifically exempts the Trust from the permit requirement. Instead, the Trust must obtain Board of Public Works approval before undertaking any activity that would otherwise require a permit. In 2024, the Trust proposes to carry out a number of activities that require Board approval.

PROPOSED 2024 ACTIVITIES REQUIRING BOARD APPROVAL

The 2024, MMAP field season will include survey of known sites as well as work in new survey areas around the State. Investigations will use remote-sensing technology and visual inspection. Limited testing and excavation may be undertaken. This may entail the recovery of diagnostic artifacts to determine site age and significance. Trust staff will conserve and analyze these objects and write a report. MMAP also provides opportunities open to volunteer participation. All proposed activities are dependent on funding and on necessary health and safety considerations.

Mallows Bay (*Charles County*)

MMAP will continue to partner with Charles County, DNR, and NOAA, as well as the Sanctuary Advisory Council on education and outreach programs as well as the management of the historic vessels and cultural resources in the Mallows Bay-Widewater Historical and Archaeological National Register District, now also the Mallows Bay-Potomac River National Marine Sanctuary. MMAP will provide guidance and oversight for graduate students conducting research in the sanctuary; at present one is from East Carolina University, and one is from Texas A&M University.

U-1105 Historic Shipwreck Preserve (*St. Mary's County*)

MMAP will continue to support fieldwork related to ongoing research and condition assessment of U-1105 undertaken by the non-profit organization Battle of the Atlantic Research and Expedition Group. Support in 2024 is expected to include MMAP staff-lead archaeological training activities. This organization has received an Historic Preservation Non-Capital Grant from the Maryland Historical Trust.

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9. **DEPARTMENT OF PLANNING** *(cont'd)*

Patuxent River and Buzzard Island Creek *(Calvert County)*

MMAP plans to complete the documentation of this vessel, initiated in 2023. MMAP was notified that a Chesapeake Bay log canoe, which was discovered submerged and embedded in Buzzard Island Creek during 2020, had been removed from the river in June 2023 and was in danger of rapid deterioration. MMAP staff redirected some 2023 field efforts to begin documenting its construction, which was found to exhibit rare and possibly unique construction details. The vessel represents a Chesapeake Bay boatbuilding tradition dating from the 19th century.

Chester River *(Kent County)*

MMAP has chosen a stretch of the Chester River where 7000-year-old artifacts have been recovered by watermen from what are believed to be intact, submerged, and buried archaeological sites to initiate a study which combines archaeological and geological desktop research with data collection using a parametric sub-bottom profiler, side scan sonar, and subsurface sampling. This study will employ various data collection and analysis techniques related to paleo landscape reconstruction to assist in the assessment of potential for the preservation of submerged and buried archaeological sites which were inundated during creation of Chesapeake Bay. This initial effort will include instrument testing and preliminary data collection necessary to develop a more extensive research plan for 2025.

Diverse field investigations *(Various Counties)*

MMAP will continue to conduct site inspections as needed to assist with review of projects in accordance with state and federal historic preservation laws. These will be undertaken while observing all practices necessary for health and safety.

MMAP will continue to provide lectures, courses, field activities, and other educational programming related to maritime archaeology. Staff will continue to provide hands-on experiences in site recording methods and remote sensing to volunteers, interns, and members of non-profit volunteer organizations which work in Maryland. These services may be provided virtually when required to ensure they may be undertaken in a safe and healthy manner or in person.

MMAP will continue to facilitate the updating of the U.S. Coast Guard and EPA Emergency Response Area Contingency Plan, MMAP reviews and evaluates shoreline and submerged archaeological historic properties to prioritize protection and response strategies. This is primarily conducted remotely with occasional in person meetings as needed.

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9. **DEPARTMENT OF PLANNING** *(cont'd)*

MMAAP will continue to participate in and provide guidance to state and federal agencies, such as the Department of Natural Resources regarding aquaculture and development in Maryland waters; the Bureau of Ocean Energy Management on issues related to offshore wind energy development; with the Department of Homeland Security's Maritime Security Committee; and the Maryland and Potomac Area Contingency Planning Committee. These activities may require limited field investigations.

Potential Fieldwork (depending on staff availability)

Curtis Bay and Curtis Creek *(Baltimore City and Anne Arundel County)*

MMAAP will undertake the recording and documentation of the historic vessels located in several loci within Curtis Bay and Curtis Creek.

Upper Potomac River *(Allegheny, Washington, and Frederick Counties)*

MMAAP will initiate a multi-year study to relocate previously recorded native and colonial fish traps and fish weirs to assess their condition, as well as to survey for undocumented traps and weirs noted in historic documents, from aerial survey or reported but not recorded officially. Survey for the remains of other historic structures in these areas will also be included.

SYNOPSIS OF THE 2023 FIELD SEASON

The 2023 MMAAP field season was impacted by ongoing supply chain disruptions in obtaining equipment.

U-1105 Historic Shipwreck Preserve *(St. Mary's County)*

MMAAP continued to support fieldwork related to ongoing research and condition assessment of U-1105 undertaken by the non-profit organization Battle of the Atlantic Research and Expedition Group (BAREG). Support in 2023 included MMAAP staff-lead archaeological training activities. This organization received a Historic Preservation Non-Capital Grant from the Maryland Historical Trust and is collecting data that will benefit all the agencies managing this Preserve.

Mallows Bay *(Charles County)*

MMAAP continued to partner with Charles County, DNR, and NOAA, as well as the Sanctuary Advisory Council on education and outreach programs as well as the management of the historic vessels and cultural resources in the Mallows Bay-Widewater Historical and Archaeological National Register District, now also the Mallows Bay-Potomac River National Marine Sanctuary. MMAAP continued to facilitate research by a doctoral student from East Carolina University.

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9. **DEPARTMENT OF PLANNING** (*cont'd*)

Upper Potomac River (*Washington County*) Postponed.

MMAP was planning to revisit known sites and undertake survey in several areas of the upper Potomac to assess the condition of previously reported Native American and Colonial fish weirs and search for and assess navigational structures related to commerce on the river that culminated in the C&O Canal. This project will take several years and include other counties over time. A motor for the metal survey vessel was backordered for a year forcing the postponement of this survey. The motor was delivered late in the year.

Curtis Bay and Curtis Creek (*Baltimore City and Anne Arundel County*) Postponed.

MMAP will undertake the recording and documentation of the historic vessels located in several loci within Curtis Bay and Curtis Creek. A motor for the metal survey vessel was backordered for a year forcing the postponement of this survey. The motor was delivered late in the year.

Patuxent River and Buzzard Island Creek (*Calvert County*)

MMAP was notified that a Chesapeake Bay log canoe which was discovered submerged and embedded in Patuxent River during 2020 had been removed from the river in June 2023 and was in danger of rapid deterioration. MMAP staff redirected its field efforts originally planned for August and October to begin documenting its construction which was found to exhibit rare and possibly unique construction details. The vessel represents a Chesapeake Bay boatbuilding tradition dating from the 19th century. This work is ongoing as staff time and weather allow.

Severn River and Chesapeake Bay (*Anne Arundel County*) Postponed.

MMAP had planned to begin remote sensing surveys of Severn River and active artificial reefs where no prior archaeological surveys have been conducted. Magnetic survey and sonar imaging of Little Round Bay and Hackett Point was also planned.

Unforeseen maintenance issues with the survey vessel and a lack of transient slip availability forced the postponement of this survey. A survey on the St. Mary's River was undertaken in its place using a smaller vessel and different equipment configuration (below).

St. Mary's River and St. George Creek (*St. Mary's County*)

MMAP followed up on reports of potential historic shipwrecks, inspected shipwrecks of uncertain significance referenced on navigation charts, and revisited archaeological site locations recorded the State's Archaeological Site Files in the vicinity of St. George Creek and Cherryfield Pt. This work involved survey and site remote inspection using side scan sonar and visual inspection by diving and resulted in identification of a site suitable for in water training of volunteers.

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9. **DEPARTMENT OF PLANNING** *(cont'd)*

Other Educational Programming *(Various Counties)*

In 2023, staff provided and organized various virtual lectures on maritime archaeology, and virtual trainings for students, volunteers, interns, and members of non-profit volunteer organizations, which work in Maryland.

Diverse field investigations *(Various Counties)*

MMAAP continued to conduct site inspections as needed to assist with review of projects in accordance with state and federal historic preservation laws, while observing all necessary health safety practices and social distancing where advisable.

MMAAP continued to facilitate, virtually, the updating of the U.S. Coast Guard and EPA Emergency Response Area Contingency Plan and partnered with the Dept. of Interior to develop a Regional Unanticipated Discoveries Plan and a cultural resources Job Aid for responders. MMAAP reviews and evaluates shoreline and submerged archaeological historic properties to prioritize protection and response strategies.

MMAAP continued to participate in and provide guidance to state and federal agencies, such as the Department of Natural Resources regarding aquaculture and development in Maryland waters; the Bureau of Ocean Energy Management on issues related to offshore wind energy development; with the Department of Homeland Security's Maritime Security Committee; and the Maryland and Potomac Area Contingency Planning Committee. Meetings were conducted in generally hybrid formats.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

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SECRETARY'S
ACTION AGENDA
March 13, 2024



Contact: Matt Lapinsky 410-729-8259
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10. **MARYLAND ENVIRONMENTAL SERVICE**
Camp Fretterd Military Reservation, Baltimore County

A/E Contract: Camp Fretterd Military Reservation Water Main Replacement
MES Project # 1-24-2-36-3

Description: Bidding and construction management services for replacement of
the water main at Camp Fretterd Military Reservation

Procurement: A/E Shortlist

Award: George, Miles & Buhr, LLC

Amount: \$92,320.33

Term: 24 months

MBE Participation: 6.03%

Remarks: Historical flow records indicate significant leakage is present in the existing underground water distribution system at Camp Fretterd Military Reservation. Portions of the existing piping system are likely to be more than 70 years old and consist of asbestos-cement, and galvanized steel pipe. The age and composition of these two pipelines make them susceptible to leakage and significant pressure losses. Proposed upgrades include the replacement of approximately 8,100 LF water mains with new pipes to reduce leakage and to provide a more reliable supply of water for domestic and fire flow demands. This contract is for bidding and construction phase services related to the proposed enhancement of the water main infrastructure at Camp Fretterd Military Reservation.

This item was approved by the MES Board of Directors on February 29, 2024.

Fund Source: FY 2023 General Funds (PAYGO)

Appropriation Codes: PCA#12245 - \$92,320.33

Resident Business: Yes ***Tax Compliance No.:*** 24-0937-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 13, 2024



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

11. **MARYLAND ENVIRONMENTAL SERVICE**
Camp Fretterd Military Reservation, Baltimore County

A/E Contract: Camp Fretterd Water System Upgrade
MES Project # 1-24-2-33-3

Description: Engineering services for the upgrade of the water system at Camp Fretterd Reservation

Procurement: SBR A/E Shortlist

Award: WATEK Engineering Corporation, Gaithersburg, MD

Amount: \$356,914

Term: 36 months

MBE Participation: 29.1%

Remarks: The purpose of this project is to design a new well and a water treatment system. This well will be a backup to the existing wells. The two existing wells are hydraulically linked via the subsurface rock formations, which impacts the plant capacity and redundancy. The scope of work associated with this contract includes the design, bidding and construction phase services for the installation of a new backup well and a water treatment system, modification of existing well, and well house with emergency power generator.

This project was approved by the MES Board of Directors at the February 29, 2024 meeting.

Fund Source: FY 2023 General Funds (PAYGO)

Appropriation Codes: PCA#12245 - \$356,914

Resident Business: Yes

Tax Compliance No.: 24-0936-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 13, 2024



REVISED

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

12. **MARYLAND ENVIRONMENTAL SERVICE**
New Germany State Park, Garrett County

A/E Contract Modification: New Germany State Park – Water and Sewer System Improvements
MES Project # 1-22-2-07-3

Original Approval: Secretary's Agenda, Item 9 (9/1/2021)

Award: WATEK Engineering Corporation,
Gaithersburg, MD

Contract Description: Engineering services, including design, bidding, and construction-related services, for improvements to the water and wastewater system at New Germany State Park

Modification Description: Redesign the wastewater treatment plant (WWTP), access road, and collection system to minimize environmental impacts.

Original Term: 26 months

Modification Term (this Item): 29 months

Original Contract Amount: \$407,845.00

Previous Modification: \$91,759.89

This Modification: \$157,240

Revised Amount: \$656,844.89

Amount Percentage Increase: 31.47%

MBE Goal: 29%

MBE Compliance: 30.7%

Remarks: Due to public opposition, the Department of Natural Resources (DNR) has instructed MES to move and redesign the wastewater treatment plant (WWTP), access road, and collection system. This is to reduce environmental impact, save mature trees, and safeguard the Poplar Lick ecosystem. The new plan involves moving the WWTP to a new location, rerouting sewer pipelines to the new WWTP and the existing Outfall, relocating the RV dump station, and developing a new backup water well.

This project was approved by the MES Board of Directors at the February 29, 2024 meeting.

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REVISED

12. MARYLAND ENVIRONMENTAL SERVICE (cont'd)

Fund Source: Special Funds (Natural Resources Development Fund (NRDF) of FY 2022)

Appropriation Code: Program Open Space (POS) 004 (PCA #12210; \$157,240)

Resident Business: Yes

Tax Compliance No.: 24-0936-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 13, 2024**



*Contact: Nehemiah Yisrael
nehemiah.yisrael@morgan.edu*

**13. MORGAN STATE UNIVERSITY
*A/E Consulting Services
Campus Wide Facilities Master Plan 2023-2033***

Contract ID: Architectural and Engineering Consulting Services
Campus Wide Facilities Master Plan 2023 - 2033
UP-CMP23-33-23-1AE

Recommendation: That the Board of Public Works approve the award of a contract in the amount of \$2,619,236 for Campus Wide Architectural and Engineering Consulting Services.

Contract Description: This request for Architectural and Engineering consulting services will provide a new comprehensive 10-year facilities master plan to accommodate growth in enrollment and new initiatives in research. The plan will include recommendations for Academic Programs, Athletics, Housing, Dining, and Energy.

Procurement Method: Qualification Based Selection- MSU Procurement Polices for A/E Services

Award: Ayers Saint Gross
Baltimore, Maryland

Award Amount: \$2,619,236

Contract Term: 24 months from issuance of the Notice to Proceed

MBE Participation: 30%

<i>Offerors:</i>	<i>Technical Ranking</i>	<i>Oral Ranking</i>	<i>Overall Ranking</i>
Ayers Saint Gross, Inc. Baltimore, MD	1	1	1
Page Southerland Page, Inc. Washington, DC	2	2	2

Fund Source: Operating Budget

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13. **MORGAN STATE UNIVERSITY** (*cont'd*)

Remarks: Morgan State University, an agency and instrumentality of the State of Maryland, located at 1700 East Cold Spring Lane, Baltimore, Maryland 21251, in Baltimore City, Maryland, is a historically Black institution with the unique designation as Maryland's *Preeminent Public Urban Research University*. Currently, the University enrolls approximately 9,808 students and employs over 2,000 individuals. Morgan has a comprehensive mission that encompasses instruction, research, and public service. Classified as a Carnegie doctoral /research II institution, Morgan offers 50 Undergraduate Programs, 33 master's Programs, 16 Doctoral Programs, and 6 Online Degree programs.

Our diverse student population comes from a broad range of academic backgrounds, and many are first-generation college students with significant financial needs. We are committed to increasing access to traditionally underrepresented communities. At the same time, we are focused on improving the number of high-ability students and students from diverse backgrounds. To that end, we are expanding our academic programs and our research focus.

Unlike other institutions that experienced enrollment decline because of the pandemic, we are experiencing rapid enrollment growth. That coupled with the ongoing creation of research centers aimed at propelling Morgan to an R-1 research status and limited opportunities for expansion within the campus borders have resulted in significant space challenges.

Although new, state-of-the-art facilities have been added, the University has yet to keep pace with the rapid growth exacerbated by aging facilities in dire need of renovation and demolition. We are grappling with growing pains and need creative planning strategies to meet immediate and long-term needs.

The last comprehensive Master Plan covered the 2015-2025 planning horizon. A number of the projects included in the Plan have been or are being implemented, including but not limited to the School of Business and Management (2015), New Jenkins Behavioral and Social Sciences Building (2017), New Student Support Center (Tyler Hall) (2021), New Health & Human Services Building (currently under construction, expected completion 2024), and New Sciences Building (under design). Other projects must be re-evaluated in response to exponential growth, a growing research agenda aimed at becoming the first (or among the first) HBCUs to achieve R-1 status, and our recently completed Strategic Plan and rapidly changing environment.

This is a request for the Board of Public Works to approve the awarding of a contract by Morgan State University to Ayers Saint Gross for Architectural and Engineering Consulting services. The total contract amount is \$2,619,236, and it includes Add Alternates A1 Digital Interactive Master Plan, A2 Final Plan Video Animation, and A4 Campus Dining Survey.

The project was procured through a competitive procurement process. The RFP was advertised on eMMA and received two Proposal submissions. Both firms were interviewed, and fees were negotiated with the top-ranked firm.

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13. **MORGAN STATE UNIVERSITY** (cont'd)

Remarks (cont'd):

The MBE participation goal on the contract was established outside of the requirements of State Finance and Procurement Article Title 14, Subtitle 3, COMAR 21.11.03, and BPW Advisory 2001-1. Pursuant to §11-204(c) State Finance & Procurement Article. Morgan State University has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.

The MBE goal for this project is 30%. The recommended awardee is proposing 30% MBE Participation.

Resident Business: Yes

MD Tax Clearance: 24-0978-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 13, 2024



REVISED

Contact: Phil Hutson 410-333-1560
phutson@mdstad.com

14. MARYLAND STADIUM AUTHORITY
Renovation Projects at M&T Bank Stadium
Construction Management (CM) Services

Contract ID: 23-100

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority awarding a construction services contract for Guaranteed Maximum Price (GMP) Package No. 5 for the Renovation Projects at M&T Bank Stadium located in Baltimore City.

Contractor: Gilbane Building Company

Prior Approval: Secretary's Agenda, Item 13 (5/17/2023)
Secretary's Agenda, Item 14 (10/4/2023)
Secretary's Agenda, Item 12 (11/8/2023)
Secretary's Agenda, Item 18 (12/13/2023)
Secretary's Agenda, Item 14 (2/14/2024)

Project: Renovation Projects at M&T Bank Stadium in Baltimore.

Contract Description: Professional Services – Construction

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #5 – Demolition, Mic. Metals, Waterproofing, Doors, Frames, and Hardware, and Reverse Roof

Pre-Construction Amount: \$1,003,365
GMP Package #1: \$6,580,550
GMP Package #2: \$43,906,623
GMP Package #3: \$72,557,944
GMP Package #4: \$19,011,614
GMP Package #5 (This Item): \$10,520,060

Revised Amount: \$153,580,156

Term: 5/4/2023 - 5/2028

MBE Goal: 35% overall
Sub-goals: 8% African American;
11% Women-Owned

MBE Compliance: 4.78%

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REVISED

14. MARYLAND STADIUM AUTHORITY (cont'd)

Remarks: Reference is made to Secretary’s Agenda, Item 13 (5/17/2023) in which the Stadium Authority stated that it “[I]ntends to return with a recommendation to award several Guaranteed Maximum Price contracts providing pre-construction performance is satisfactory.”

The procurement process for GMP Package #5 proceeded as follows:

Starting on December 8, 2023, Gilbane advertised the project for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, Maryland Stadium Authority website, Maryland Washington Minorities Companies Association, and via direct solicitation. An MBE outreach event was previously conducted by Gilbane and a pre-bid site walkthrough was held at M&T Bank Stadium. Attendees were provided with summary project information.

Gilbane advertised for bids on construction packages for demolition, misc. metals, waterproofing, doors, frames, and hardware, and reverse roofing. Several other packages were also bid but are being included in a future GMP to give more time for bid reviews. Competitive bids were received between January 3rd and February 16th on various due dates by representatives from Gilbane.

Post-bid scope review meetings with selected trade contractors began on January 31st, 2024 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted virtually, and Gilbane and MSA representatives were in attendance.

Gilbane submitted GMP #5 Package on February 26th, 2024

Future GMP Package(s) will be presented to the Board of Public Works for approval.

The overall MBE participation goal for the construction phase of this project was set at 35% with sub-goals of 8% African American-owned and 11% Women-owned. The MBE goal for this project is a total goal inclusive of all GMPs. There are no GMP specific goals. This is the fifth of several anticipated GMPs.

Gilbane has demonstrated the good faith effort required to satisfy the goals of the MBE program and remains committed to meeting the MBE participation goals established for the Project.

Fund Source:	Series 2023 Bonds		
Tax Compliance No.:	23-3475-1110	Resident Business:	No
BOARD OF PUBLIC WORKS		THIS ITEM WAS:	

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 13, 2024



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

15. MARYLAND STADIUM AUTHORITY
Sports Entertainment Facilities Series 2023
Revenue Bonds, Series 2023A (Hagerstown) & Series 2023B (Minor League Facilities)

Recommendation: That the Board of Public Works approve:

1. The Memorandum of Agreement between the Maryland Stadium Authority and the City of Aberdeen, and
2. Approve the utilization of Series 2023B revenue bond proceeds to finance the completion of preliminary design services for improvements to Leidos Field at Ripken Stadium.

Authority: Section 10-628, Economic Development Article,
Annotated Code of Maryland

Remarks: On October 4, 2023 (Secretary’s Agenda Item No. 13) the Board approved issuance of Maryland Stadium Authority Sports Entertainment Facilities Bond Series 2023 “Series 2023 Bonds” (the “Bond Approval”) the proceeds of which are financing capital improvements to five Maryland minor league baseball stadiums (the “Stadiums”); and completion of construction of the Hagerstown Multi-Use Sports and Events Facility. The Bond Approval also included the Board’s approval of the Memoranda of Agreement between the Authority and the owners of the Stadiums each containing the terms and conditions required by the Sports Entertainment and Facilities Act (the “Act”).

At the time of the Bond Approval, the Memorandum of Agreement between the Authority and the City of Aberdeen with respect to Leidos Field at Ripken Stadium (“Ripken Stadium”) had not been finalized. The Memorandum of Agreement with the City of Aberdeen for preliminary design services associated with desired future capital improvements to Ripken Stadium was approved by the Authority at its meeting on December 5, 2023. Ripken Stadium is an eligible project under the Act; was included in the Financing Plan approved by the Board on October 4, 2023 as an anticipated project for Series 2023 Bond funding; and has been reviewed and consented to by the Authority’s bond counsel. The Act requires the Board approval of the Memorandum of Agreement prior to bonds being issued for a Sports Entertainment Facility. The Authority has confirmed that the interest earnings on the Series 2023 Bonds are sufficient to pay the costs of preliminary design services for Ripken Stadium estimated to be \$55,750.00, with no adverse effect on funding for the (original) Stadium projects.

Therefore, the Authority is requesting the Board to approve the Memorandum of Agreement by and between the Authority and the City of Aberdeen which includes of the terms and conditions required by the Act as if the Memorandum of Agreement had been included with and approved as part of the October 4, 2023 Board Agenda item.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
March 13, 2024



Contact: Michael Rowan 410-576-6476
mrowan@oag.state.md.us

16. **FROSTBURG STATE UNIVERSITY**
General Miscellaneous

Recommendation: Frostburg State University, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against all defendants in the matter of *Ryan deM. Jennings, Ph.D. v. Frostburg State University*, United States District Court for the District of Maryland, No. 1:21-CV-00656 ELH.

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

Request Amount: \$250,000

Fund Source: 100% General Funds

Appropriation Codes: R30B26

Requesting Agency's Remarks: Frostburg State University and the Office of the Attorney General recommend paying the total amount \$250,000.00 to settle all claims, including attorneys' fees, as in the best interest of the State. If approved, the settlement will include three installments:

- (1) Upon approval, a check in the amount of \$142,370.00 for noneconomic damages issued and made payable to "Ryan deM. Jennings, Ph.D. and Neil Lebowitz, Esq., as attorney for Ryan deM. Jennings, Ph.D.";
- (2) Upon approval, payment in the form of W2 wages in the gross amount of \$57,630.00 issued to Ryan deM. Jennings in accord with the usual payroll process through Central Payroll on the USM contractual pay schedule;
- (3) After July 1, 2024 a check in the amount of \$50,000.00 for noneconomic damages issued and made payable to "Ryan deM. Jennings, Ph.D. and Neil Lebowitz, Esq., as attorney for Ryan deM. Jennings, Ph.D."

Both checks for noneconomic damages should be mailed to Michael E. Rowan, Assistant Attorney General, 200 St. Paul, 17th Floor, Baltimore, Maryland 21202. Assistant Attorney General Rowan will deliver the checks to Neil Lebowitz, Plaintiff's attorney, and will ensure that all the necessary documentation and releases are complete. The W2 wages portion of the settlement will be processed in accord with usual payroll process through Central Payroll on the USM contractual pay schedule.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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SUPPLEMENTAL

Contact: Stuart M. Nathan 410-585-3070
stuart.nathan@maryland.gov

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

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval of payment of a settlement to resolve all claims in the matter of the United States Department of Labor Investigation of Time-Keeping Practices in the Department of Public Safety and Correctional Services

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

Amount: \$9,457,714.32

Fund Source: 100% General Funds

Appropriation Codes: Q00A0101

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$9,457,714.32 to resolve the issues raised in the United States Department of Labor investigation, as in the best interest of the State.

If this settlement is approved, a check should be issued payable to the "United States Department of Labor, Wage and Hour Division" in the amount of \$9,457,714.32. The check should be delivered to Stuart M. Nathan, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland 21215, who will deliver the check and ensure that all of the necessary documentation is completed.

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
March 13, 2024

REVISED



DNR 1

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

**1A. PROGRAM OPEN SPACE LOCAL SHARE/
LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE/
LAND AND WATER CONSERVATION FUND**
Allegany County

Recommendation: Approval to commit \$937,804 for the following **development** projects.

1. Willowbrook Outdoor Wellness Center - \$184,718.70

Allegany County
POS #7407-1-457 MD20220809-0681

Background: Construct improvements at the Willowbrook Outdoor Wellness Center including football goal posts, storage building, bleachers, parking, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$184,718.70

2. Willowbrook Outdoor Wellness Center - \$753,086.00

Allegany County
LPPI# LPPI-1-13 (\$397,461)
LWCF# 24-00412 (\$355,625)

Background: Construct park amenities for the Willowbrook Outdoor Wellness Center. Project will include an ADA kinetic park, outdoor classroom, walking trails, stormwater management, and associated site amenities. Local Parks and Playgrounds Infrastructure funds are leveraged through the Department’s partnership with the National Park Service through the Land and Water Conservation Fund.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$50,000.00

Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$347,461.00

Program Open Space – Federal Funds
US Department of the Interior - Land & Water Conservation Fund
Source Code: A0510 \$355,625.00

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
March 13, 2024



DNR 2

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

2A. **PROGRAM OPEN SPACE LOCAL SHARE**
Baltimore City

Recommendation: Approval to commit \$1,150,000 for the following **development** project.

Patterson Park - Athletic Field Renovation - \$1,150,000

Baltimore City

POS #7645-24-339 MD20231107-0874

Background: Renovate the baseball fields including design and construction, grading, concrete and storm water management, landscaping and associated site amenities at Patterson Park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$1,150,000.00

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
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March 13, 2024



DNR 3

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

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

Recommendation: Approval to commit \$6,150,000 for the following **development** projects.

1. Linover Park LED Lighting System - \$450,000

Baltimore County
POS #7655-3-526 MD20240126-0042

Background: Purchase and install LED athletic field lighting at Linover Park to extend park and field usage.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$450,000.00

2. Bedford Road Park Site Design and Construction - \$1,750,000

Baltimore County
LPPI# LPPI-3-12

Background: Plan, design, and construct multiple enhancements at the recently acquired 3.73-acre Bedford Road Park site. Future park components may include walking paths, open space with pollinator garden, and playground and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$1,750,000.00

3. Cloverland Park Enhancements - \$2,250,000

Baltimore County
LPPI# LPPI-3-13

Background: Design and construct improvements at the existing cricket pitch at Cloverland Park. Proposed improvements include fencing, scoreboard, bleachers, additional field, stormwater management, and associated site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$2,250,000.00

Board of Public Works
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DNR 4

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

4. Countywide Playground Replacements - \$1,700,000

Baltimore County
LPPI# LPPI-3-15

Background: Renovate playgrounds at nine parks throughout the county: Aero Acres Tot Lot (Middle River), Fox Ridge Park (Essex), Fullerton Park (Nottingham), Hannah More Park (Reisterstown), Holly Manor Park (Catonsville), Overlook Park (Towson), Powdermill Run Park (Gwynn Oak), Rodgers Ford Park (Towson), and Stevenswood Park (Randallstown). Improvements will vary by park and will include new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act, benches, picnic tables, shade structures, and associated site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$1,700,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 13, 2024



DNR 5

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

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

Recommendation: Approval to commit \$170,000 for the following **development** project.

Cape Horn Park Field Lighting Phase II - \$170,000

Carroll County

POS #7667-6-430 MD20240130-0061

Background: Purchase and install new LED athletic field lighting, concrete sidewalks, bleacher pads, bleachers, and associated site amenities at Cape Horn Park.

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$21,783.61

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$20,416.08

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$127,800.31

BOARD OF PUBLIC WORKS

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WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 13, 2024



DNR 6

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

5A. **PROGRAM OPEN SPACE LOCAL SHARE**
Frederick County

Recommendation: Approval to commit \$28,442 for the following **development** project.

Metzger Park Amenities - \$28,442

Town of Myersville

POS #7659-10-493 MD20231222-0937

Background: Purchase and install safety borders for two playgrounds, construct paths, install signage, and provide associated site amenities at Metzger Park.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$28,442.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 13, 2024



DNR 7

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

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

Recommendation: Approval to commit \$9,000 for the following **development** project.

Piney Reservoir Fishing Pier - \$9,000

City of Frostburg

POS #7525-11-287 MD20230112-0024

Background: Additional funding to resurface the existing parking lot, construct an accessible fishing pier with wheelchair bays, ramps and low level rails and provide associated site amenities at the Piney Reservoir Fishing Pier.

Prior Approvals: \$63,000.00 (DNR-RP Item 5A(1) [April 5, 2023])

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 9,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 13, 2024



DNR 8

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

7A. **PROGRAM OPEN SPACE LOCAL SHARE**
Washington County

Recommendation: Approval to commit \$90,000 for the following **development** project.

Williamsport Elementary School Playground Improvements - \$90,000
Washington County
POS #7665-21-435 MD20240123-0035

Background: Purchase and install new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act at Williamsport Elementary School for use by the school and general public.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 90,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 13, 2024



DNR 9

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

**8A. PROGRAM OPEN SPACE STATE SHARE
*Anne Arundel County (Chesapeake Bay Foundation Donation)***

Recommendation: That the Board of Public Works

- 1) Approve the Department of Natural Resources accepting a donation in fee simple of 293 +/- acres known as Holly Beach Farm from the Chesapeake Bay Foundation (CBF) and paying nominal consideration of \$1.00; and
- 2) Approve an exemption from contract and appraisal requirements in §1-109 (b) & (c)1, Natural Resources Article, Annotated Code of Maryland; and
- 3) Approve DNR to dispose, by razing, certain structures that would not be a part of the management plan for the Maryland Park Service. This request represents DNR's plan for disposition at the time of acquisition as it relates to structures, pursuant to Section 5-904(e) of the Natural Resources Article.

Prior Item: DGS 14-RP, 4/18/01 – DNR Acquired a 278.558 acre conservation easement on the above referenced property from The Conservation Fund.

Authority:

- 1) §1-109, Natural Resources Article, Annotated Code of Maryland- *DNR, with the approval of the Board of Public Works, may acquire real property,*
- 2) §1-109(f), Natural Resources Article, Annotated Code of Maryland- *The Board may exempt DNR projects from §1-109 acquisition requirements,*
- 3) §5-904(e), Natural Resources Article, Annotated Code of Maryland - *The Department may submit to the Board of Public Works for approval at the same time as the acquisition, a plan for subsequent disposition of any portion of the real property.*

Description: Holly Beach Farm is a 293 +/- acre peninsula with substantial frontage on the Chesapeake Bay. The property consists of forested areas, open fields, wetlands, and beaches along the Bay. The property will be managed by the Maryland Park Service as part of Sandy Point State Park and includes a structure that can be used as a Ranger Station with operational housing. Acquisition will expand opportunities for water access and nature-based recreation consistent with the unique features of this property.

POS Scoring System: 71 out of 100

Targeted Ecological Area: No

Grantor: Chesapeake Bay Foundation

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

Property: 293 +/- acres, improved, POS No. 5541

Price: \$1.00

Board of Public Works
Department of Natural Resources – Real Property
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March 13, 2024



8A. PROGRAM OPEN SPACE STATE SHARE (cont'd)

Residential Lease: The Department will take title subject to a residential lease which will be amended to terminate no later than August 2024.

Background: In 2001, The Conservation Fund acquired the Holly Beach property, sold a discounted conservation easement to DNR and conveyed the fee simple interest to CBF for management. CBF will donate the fee simple interest to DNR and DNR will manage the property pursuant to the terms of the conservation easement, which was also funded with Land and Water Conservation Funds (LWCF), US Department of Transportation/TEA21 funds and other Federal grants. The property is also subject to an additional grant from US Fish & Wildlife, North American Wetlands Conservation Act. See BPW Item 14-RP, DGS Agenda, 4/18/2001.

Fund Source: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Program Open Space Stateside
Source Code: 21010 \$1.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
 Department of Natural Resources – Real Property
 Supplement
 March 13, 2024



DNR 11

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

9A. RURAL LEGACY PROGRAM FUNDS
Washington County

Recommendation: Approval to grant \$1,057,887.50 to **Washington County** from Rural Legacy Funds to acquire a 267.14-acre conservation easement.

Mid-Maryland Washington Rural Legacy Area – Layman-Shapiro

Prior Approval: Mid-Maryland Washington Rural Legacy Area approved grant for easement acquisitions:
 DNR-RP Item 15A (10/12/2022) \$1,550,000 FY 2023

Project Description: Acquisition of this easement will protect valuable agricultural land and woodlands as well as protect 2,750 linear feet of forested stream buffer along the Potomac River. This Rural Legacy easement, RL No. 34928, will be held by Washington County.

Easement Value: \$ 1,399,132.60 (\$5,237.45 per acre)

Purchase Price: \$ 1,000,000.00 (\$3,743.36 per acre)

Total Other DNR Costs:

Administrative:	\$30,000.00
Incidental:	\$12,887.50
Compliance:	<u>\$15,000.00</u>
	\$57,887.50

Amount Requested: \$1,057,887.50

Fund Sources: Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021
 Rural Legacy Program
 Source Code: 22012 \$1,057,887.50

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
 Department of Natural Resources – Real Property
 Supplement
 March 13, 2024



DNR 12

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

**10A. RURAL LEGACY PROGRAM FUNDS
*St. Mary's County***

Recommendation: Approval to grant \$390,989.38 to **Southern Maryland Resource Conservation and Development Board** from Rural Legacy Funds to acquire a 159-acre conservation easement.

Mattapany Rural Legacy Area – Kyle & Jenna Boothe

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

Project Description: Acquisition of this easement will protect valuable agricultural and forest lands. The property includes approximately 4,434 linear feet of riparian buffers along unnamed tributaries to St. Georges Creek, and thereupon to St. Mary's River. The easement, RL No. 34929, will be held by the United States of America and the Southern Maryland Resource Conservation and Development Board. St. Mary's County and the U.S. Department of the Navy, through the Readiness and Environmental Protection Integration (REPI) Program, are contributing funding toward the purchase price of the easement.

Easement Value: \$884,835.00 (\$5,565 per acre)

Purchase Price: \$884,835.00 (\$5,565 per acre)

Funding Sources:
 \$314,917.50 DNR
 \$314,917.50 St. Mary's County
 \$255,000.00 U.S. Department of the Navy

Total Other DNR Costs:
 Administrative: \$26,545.05
 Incidental: \$36,254.30
 Compliance: \$13,272.53
 \$76,071.88

Amount Requested: \$390,989.38

Fund Sources: Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021
 Rural Legacy Program
 Source Code: 22012 \$390,989.38

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 13, 2024



DNR 13

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

11A. RURAL LEGACY PROGRAM FUNDS
North Calvert Rural Legacy Area

Recommendation: That the Board of Public Works approve DNR granting \$6,900 to the **Southern Maryland Resource Conservation & Development Board, Inc.**, from Rural Legacy Funds to reimburse expenses related to due diligence incurred in unsuccessful negotiations of a Rural Legacy easement acquisition.

Prior Approvals: North Calvert Rural Legacy Grant for easement acquisitions:
DNR-RP Item 15A (October 12, 2022) \$1,371,909 for FY 2023

Explanation: The Rural Legacy Program is designed to preserve large blocks of contiguous open space that are among the State’s most valuable because of the existence of a multitude of agricultural, forestry, natural, and cultural resources. To protect these resources, the Rural Legacy Program, acting through local government or private land trust sponsors, purchases conservation easements from willing property owners. DNR seeks approval from the Board of Public Works to acquire the property interest and to reimburse the local sponsor for expenses related to the transaction. In this case, the Southern Maryland Resource Conservation & Development Board, Inc., serving as the local sponsor, negotiates Rural Legacy easements in the North Calvert Rural Legacy Area. A landowner has declined an offer and negotiations have ceased. This transaction, RL No. 34962, will not proceed. The Sponsor incurred due diligence expenses necessary to evaluate the transaction in the form of appraisals since a MALPF Fair Market Value (FMV) used in an Easement Valuation System (EVS) is not currently available for Calvert County. DNR now requests approval to reimburse the Sponsor.

Reimbursement to Southern Maryland Resource Conservation & Development Board, Inc.:

Appraisals: \$6,900.00

Total Amount Requested: \$6,900.00

Fund Sources: Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021
Rural Legacy Program
Source Code: 22012 \$6,900.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 13, 2024



DNR 14

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

12A. RURAL LEGACY PROGRAM FUNDS
Easement Amendment – Baltimore County

Recommendation: That the Board of Public Works approve an Amendment of a Deed of Conservation Easement that will allow the current owner of the eased property to realize an economic return from the protection, management, maintenance, or improvement of ecosystem services on the Property.

Prior Approval: POS Item 14A, 12/12/2007

Property: 11.147 acres, Piney Run Watershed Rural Legacy Area
Baltimore County

Grantors: Margaret M. Ridgely [now John D. Ridgely, Jr., Sarah R. Sullivan and Margaret G. Ridgely (formerly Margaret M. Ridgely)]

Grantees: The State of Maryland, to the use of the Department of Natural Resources and The Land Preservation Trust, Inc.

Amount: \$0

Background: Reference is made to Item 14A on the December 12, 2007, Program Open Space agenda, sale of a perpetual Conservation Easement from Margaret M. Ridgely (now John D. Ridgely, Jr., Sarah R. Sullivan and Margaret G. Ridgely), granted to the State of Maryland to the use of the Department of Natural Resources (DNR) and The Land Preservation Trust, Inc.

The property is in the Piney Run Rural Legacy Area, and this Conservation Easement is part of a block of contiguous preserved lands.

Reference is also made to the Conservation Finance Act of 2022, (“The Act”) that provided for property owners with land encumbered by a Rural Legacy Conservation Easement to participate in and receive compensation for certain mitigation activities defined by The Act in §5-9A-05 as Ecosystem Services.

The language of the existing Deed of Conservation Easement executed on January 16, 2008, does not allow for such activities, so the easement is being amended to include language that will allow a proposed mitigation banking project to move forward. The Rural Legacy Board approved standard amendment language for this circumstance at its meeting on September 16, 2022.

Board of Public Works
Department of Natural Resources – Real Property
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12A. RURAL LEGACY PROGRAM FUNDS (cont'd)

Project Description: The purpose of this amendment to the existing Deed of Conservation Easement is to incorporate the provisions of the Conservation Finance Act to allow the Grantors to realize an economic return from the protection, management, maintenance, or improvement of ecosystem services provided by the property, so long as the Department of Natural Resources determines that those uses affirmatively increase the Conservation Attributes of the Property beyond the requirements of the Easement, and any credits created are used only (1) to mitigate offsite environmental damage in a Priority Funding Area, as defined in § 5-7B-02 of the State Finance and Procurement Article, or (2) in a manner the Department of Natural Resources determines to be consistent with the applicable local comprehensive plan and State and Local objective for land protection.

Proposed Action: The Department of Natural resources has determined that the proposed amendment strengthens the Conservation Values of the original conservation easement by allowing the Grantors to implement a 6.2-acre forest mitigation bank on the property that will establish greater riparian buffer requirements along the portion of Little Piney Run that runs through the property.

BOARD OF PUBLIC WORKS

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REVISED

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 for the following contracts totaling: \$3,002,536.

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

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

- | | |
|----------------------------|---|
| 1.Description: | One (1) BREWHA Small Microbrewery BIAC |
| Procurement Method: | Sole Source |
| Award: | Flood Zone Brewery Westminster, MD |
| Amount: | \$32,331 |
| Fund Source: | MCCBL 2018: Provide funds to complete construction and equipping of the new Biomedical Sciences and Engineering Education Building. Item 248. |
| MBE Participation: | 0% |
| Resident Business: | Yes MD Tax Clearance: 24-0494-1110 |
|
 | |
| 2.Description: | One (1) Commercial Steam Cleaner. |
| Procurement Method: | Simplified Procurement |
| Award: | W. W. Grainger, Inc., Lake Forest, IL |
| Amount: | \$3,855 |
| Fund Source: | MCCBL 2018: Provide funds to complete construction and equipping of the new Biomedical Sciences and Engineering Education Building. Item 248. |
| MBE Participation: | 0% |
| Resident Business: | No MD Tax Clearance: 24-0582-1111 |

REVISED

1-GM. GENERAL MISCELLANEOUS (cont'd)

University of Maryland, Baltimore County
University Center & Biology Buildings

Description: Elevator modernizations.
Procurement Method: UMB On-Call General Contractors task order
Award: Brawner Builders, Inc., Hunt Valley, MD
Amount: \$2,966,350
Fund Source: FY 2023 General Funds (PayGo funds): \$1,800,000; Academic Revenue Bonds: \$1,166,350.
MBE Participation: 5%
Resident Business: Yes **MD Tax Clearance:** 24-0766-1111

BOARD OF PUBLIC WORKS

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Board of Public Works
University System of Maryland
Supplement
March 13, 2024



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

2-C. **UNIVERSITY OF MARYLAND BALTIMORE for
TOWSON UNIVERSITY
Cook Library HVAC and Data Center Renovation**

Contract ID: On-Call Construction Management at Risk Services for the Cook Library HVAC and Data Center Renovation, RFTOP #22-002 ML, University Contract #C-00967

Prior Approval: USM Item 3-C (1/5/2022)
USM Item 3-C-OPT/MOD. (1/3/2024)

Recommendation: Task Order Award (Pre-Construction Services)

Contractor: DPR Construction, Columbia, MD

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.

The overall project estimate is \$16,648,268 which includes design, construction, and equipment.

Contract Description: This Item recommends award for pre-construction services only; the University anticipates that it will present to the Board one bid package to be awarded to the contractor during the construction phase.

Contract Term: 13 months from issuance of Pre-Construction notice to proceed;
48 months from issuance of Construction notice to proceed.

Procurement Method: Competitive Sealed Proposals – On-Call CM Contract Task Order



**2-C. UNIVERSITY OF MARYLAND BALTIMORE for
TOWSON UNIVERSITY (cont'd)
 Cook Library HVAC and Data Center Renovation**

Proposals:

Proposer/Offeror	Price
DPR Construction, Columbia, MD	\$2,521,576
Barton Malow Builders, Baltimore, MD	\$3,216,354
Plano Coudon Construction, LLC, Baltimore, MD	\$3,556,722
J. Vinton Schafer & Sons, Inc., Abingdon, MD	\$3,907,150

Amount: \$52,090

Fund Source: General Funds (FY 2023 PayGo Funds)

MBE Participation: 0% Pre-Construction Services (See Requesting Institution Remarks)

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: The solicitation was issued to the five (5) On-Call Construction Management contractors that had been awarded by the University of Maryland, College Park On Call Construction Management at Risk Services Contract, RFP 111876-W. All five firms submitted price proposals for this project. One firm’s proposal was deemed non-responsive for lowering the time commitment of key personnel staff that the University stipulated in the Project Staffing Plan. Award is recommended to the lowest priced, technically acceptable offer.

This Item recommends award for pre-construction services only. As design progresses and information becomes available, the contractor will bid the construction package. If the University and the Contractor agree to a cost for the construction, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs, which includes the CM’s construction services fee. While there is no MBE participation in the pre-construction phase of this project, the overall MBE goal is 15%. Once trade packages are solicited for the construction phases of the project, the University will return to the Board requesting approval of the bid packages along with the MBE participation commitment.

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

Board of Public Works
University System of Maryland
Supplement
March 13, 2024



2-C. **UNIVERSITY OF MARYLAND BALTIMORE** *for*
TOWSON UNIVERSITY *(cont'd)*
Cook Library HVAC and Data Center Renovation

Resident Business: Yes

MD Tax Clearance: 24-0738-0011

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**Board of Public Works
University System of Maryland
Supplement
March 13, 2024**



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

**3-C. UNIVERSITY OF MARYLAND BALTIMORE
*School of Dentistry Ambulatory Surgery Center Renovation***

Contract ID: On Call Construction Management at Risk Services Task Order
RFP# 23-312 A MC

Prio Approval: USM Item 3-C (1/5/2022)
USM Item 3-C-OPT\MOD (1/3/2024)

Recommendation: Task Order Award (Pre-Construction Services)

Project Description: The School of Dentistry (SOD) is a leading U.S. institution for graduate and professional education and a thriving health center combining cutting-edge research and exceptional clinical care. Limitations in access to sedation and general anesthesia figures prominently as a barrier to oral health care for children and adults with disabilities and other health issues. A state-of-the-art dental ambulatory care center will expand treatment services to help to alleviate this need and complement the existing professional training programs serving as a home to cutting edge research in the sedation / anesthesia in ambulatory surgical environments.

Contractor: J. Vinton Schafer & Sons, Inc., Abingdon, MD

Task Order Term: 23 months from issuance of Pre-Construction notice to proceed;
18 months from issuance of the Construction notice to proceed.

Amount: \$125,568 (pre-construction services)

Procurement Method: Competitive Sealed Proposals – On-Call CM Contract Task Order

Proposals:

Proposer/Offeror	Price
J. Vinton Schafer & Sons, Inc. Abingdon, MD	\$ 1,093,197
Plano Coudon Construction, LLC Baltimore, MD	\$1,136,869

Fund Source: Plant Funds

MBE Participation: 0% Pre-Construction Services (See Requesting Institution
Remarks)



3-C. UNIVERSITY OF MARYLAND BALTIMORE (cont'd)
School of Dentistry Ambulatory Surgery Center Renovation

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: The solicitation was issued to the five (5) On-Call Construction Management contractors that had been awarded by the University of Maryland, College Park On Call Construction Management at Risk Services Contract, RFP 111876-W. Two (2) firms submitted price proposals for this project. As design progresses and design information becomes available, the contractor will bid construction packages. The University will return to the Board with a recommendation to modify the contract to include the actual construction costs, which includes the CM's construction services fee. Award is recommended to the lowest priced, technically acceptable offer.

While there is no MBE participation in the pre-construction phase of this project, the overall MBE goal is 30%, with 8% African-American Owned and 11% Women-Owned subgoals. Once trade packages are solicited for the construction phases of the project, the University will return to the Board requesting approval of the bid packages along with the MBE participation commitment.

Sustainability: Opportunities for environmental sustainability will be identified and explored throughout the design and into construction by the University, A/E and the CM Firm.

Resident Business: Yes **MD Tax Clearance:** 24-0294-1010

BOARD OF PUBLIC WORKS

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Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
March 13, 2024**

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3	Maryland Port Administration (MPA)	5 - 6
4 – 7	Maryland Transit Administration (MTA)	7 - 14
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14	Maryland Transit Administration (MTA) (<i>cont'd</i>)	26 – 30

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

1-RP. MARYLAND AVIATION ADMINISTRATION
Real Property - Disposition

Recommendation: That the Board of Public Works approve the Maryland Aviation Administration (MAA) disposing real property as it is excess to the agency’s needs.

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

Property: MC# 22-3052
Spruell property, (± 2.0 acres), located at 1338 Hanover Road,
Hanover, MD 21076, Anne Arundel County

Grantor: State of Maryland, Maryland Aviation Administration

Grantee: Hanover Road Industrial Properties, LLC, a South Carolina Limited Liability Company c/o Johnson Development Associates, Inc.

Consideration: \$400,000

Appraised Value: \$360,000 – Terry Dunkin, (Selected)
\$480,000 – George Peabody, (Approved)
Casey Fitzpatrick, SHA Review Appraiser

Special Conditions: N/A

Legislative Notice: November 17, 2023

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20221026-0843**. It is recommended to declare the 2.0 +/- acres of the MDOT Maryland Aviation Administration property (located along Hanover Rd, southeast of MD 295 in Hanover, Anne Arundel County; Former Spruell Property, MC #22-3052) surplus to the needs of the state. Since no local government or unit of state government is interested in the property, the property was screened against the factors under Section 2-203(b)(1) of the Housing and Community Development Article. The property did not meet one or more of the factors; therefore, DHCD has determined the property as not suitable for use or redevelopment as affordable housing.

DEPARTMENT OF TRANSPORTATION
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1-RP. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks: In 1994, MAA acquired the property as part of the Voluntary Noise Acquisition Program. The subject property was approved for surplus by the Board of Public Works (BPW) on April 19, 2023, as MDOT 2-RP. MAA proposes to dispose the subject property to Hanover Road Industrial Properties, LLC through an auction sale of \$400,000 which is 111 percent of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

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

Contract ID: Taxiway T Reconstruction Phases 2&3 at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-CO-24-013*
EPICS No.: MAACO24013

Contract Description: Provide all supervision, labor, materials (including furnishing, delivery, testing, sampling/certifying, storage, handling, and installation), equipment, tools, and associated work necessary for the Taxiway T Reconstruction Phases 2 & 3 project at BWI Thurgood Marshall Airport. The work under this contract includes erosion and sediment controls, bituminous concrete and cement concrete pavement removal, new cement concrete pavement construction, new bituminous concrete, pavement markings and airfield lighting removal and replacement.

Award: Allan Myers MD, Inc.; Fallston, MD

Contract Term: 630 calendar days from Notice to Proceed

Amount: \$23,115,777.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Allan Myers MD, Inc.; Fallston, MD	\$23,115,777.00
P. Flanigan & Sons, Inc.; Baltimore, MD	\$23,553,358.00

Living Wage Eligible: No

DBE/VSBE Participation: 27.21% / 0%

Performance Security: 100% Performance & Payment Bonds

Hiring Agreement Eligible: No

Incumbent: N/A

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

Requesting Agency Remarks: The solicitation was advertised on September 15, 2023, via eMaryland Marketplace Advantage, electronically notifying 180 contractors, the Maryland Aviation Administration's website, and by way of direct solicitation to 8 firms. Two bids were received. MAA reached out to the non-bidding contractors to ascertain why they did not bid. One response was received stating that the subject contract is not something they normally provide.

The MAA 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 Preference and a Small Business Enterprise designation. A 27% DBE participation goal was established for this contract. Allan Myers MD, Inc. is exceeding the goal by 0.21 % for a total of 27.21% DBE participation.

Fund Source: 75% Federal, 25% Special (Transportation Trust Fund)

Approp. Code: J06I0003

Resident Business: Yes

MD Tax Clearance: 24-0633-0101

BOARD OF PUBLIC WORKS

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



Contact: John Thornton 410-385-4850
jthornton@mdot.maryland.gov

3-AE. MARYLAND PORT ADMINISTRATION
Architectural/Engineering Contract

Contract ID: Environmental Engineering Consulting Services Various Locations, 522803
ADPICS No.: P522803

Contract Description: This contract is to provide environmental engineering consulting services to support the State of Maryland's Dredged Material Management Program.

Award: Straughan Environmental, Inc.
Columbia, MD
(Certified Minority and Small Business)

Contract Term: 04/04/2024 – 04/03/2029 (5 years)

Amount: \$3,000,000 NTE

Procurement Method: Qualification Based Selection *(SBR-designated)*
(Single Proposal Received)

Proposal: Straughan Environmental, Inc.
Columbia, MD

MBE/VSBE Participation: 15% / 0%

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage, which notified 1,449 vendors. A single proposal was received. Representatives of 13 companies attended the preproposal conference. Of those 13, three became subconsultants on the contract. MPA attempted to contact the other companies that attended the preproposal conference to determine why they did not submit a proposal but received no responses.

The Consultant under this contract will provide the Maryland Port Administration (MPA) with environmental engineering services for feasibility studies and engineering and design services for placement options for dredged material from the Baltimore Inner Harbor and Chesapeake Bay Channels serving the Port of Baltimore. These services will also support MPA's planning of new or modified dredged material management options including planning of new or modified shipping channels, compliance with the National Environment Policy Act, and planning of other MPA dredging program environmental initiatives.

DEPARTMENT OF TRANSPORTATION
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March 13, 2024



3-AE. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd)

The labor rates provided for this contract are consistent with other recently negotiated A/E awards and are consistent with the current contract for these services. The MPA has determined that the prices negotiated for this contract are fair and reasonable.

Per BPW Advisory 2001-1, the MPA Office of Fair Practices and Procurement Review Group reviewed this contract for potential MBE and VSBE goals and Small Business Preference and Small Business Reserve (SBR) designation and recommended a 15% MBE goal and SBR designation. No VSBE goal was established based on a limited number of certified VSBEs for these services. The awardee is a Maryland Certified Minority and Small Business.

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

The Maryland Port Commission approval of this contract is anticipated on March 7, 2024.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J03D0002

Resident Business: Yes

MD Tax Clearance: 24-0487-0011

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

4-C. MARYLAND TRANSIT ADMINISTRATION
Construction Contract

Contract ID: Metro Wabash Shop Upgrades & Wheel Truing Pit Modification (Baltimore, MD);
T-1530-0650

EPICS No.: T15300650

Contract Description: Installation of a fall protection system consisting of fall arrest equipment, monorail, motorized swing arm, elevated platform with access stairs with support columns.

Award(s): Maverick Construction, LLC; Grasonville, MD

Contract Term: 430 Calendar Days from NTP

Amount: \$5,086,872.21 NTE

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Maverick Construction, LLC.; Grasonville, MD	\$5,086,872.21

DBE/VSBE Participation: 5% / 0%

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

Requesting Agency Remarks: The solicitation was advertised on eMaryland Market Advantage (eMMA) on April 20th, 2023, electronically notifying 155 potential bidders and a few vendors were directly solicited. One bid was received and opened on July 10th, 2023. A pre-bid conference was held on May 10, 2023. No contractors attended. One no bid letter was received from Hawkeye Construction. Maverick Construction, LLC (“Maverick”) submitted a bid in the amount of \$5,086,872.21.

The work involves installation of a fall protection system consisting of fall arrest equipment, monorail, motorized swing arm, elevated platform with access stairs with support columns. Additional ancillary items include but are not limited to power connection to an existing panel and miscellaneous painting. The contract will include the selective demolition of the existing shop floor, pit wall, and relocation and refurbishment of existing railings.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



4-C. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The MTA has determined that the price offered is fair and reasonable based on historical data and market price.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE goals. A 5% DBE goal was established for this project and Maverick has committed to the goal, however, no VSBE goal has been established for this contract. The subcontractors will provide labor for trash removal, demolition, and installation work.

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

Approp. Code: J05H0105

MD Tax Clearance: 24-0251-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

5-M. MARYAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Light Rail Electric Contract; LR-23-084-MT
EPICS No.: LR23084MT

Contract Description: Provides miscellaneous electrical work for 36 Light Rail facilities and stations on an as needed basis. Facility locations are located in Baltimore City, Baltimore County and Anne Arundel County, Maryland.

Award: Mansa Electric, LLC.; Baltimore, MD

Contract Term: 04/04/2024* -04/03/2027 (3 years w/ two 1-year renewal options)
(* or earlier upon BPW approval)

Amount: \$ 994,800.00 NTE (3 Years, Base Contract)
\$ 331,600 NTE (Renewal Option 1, Year 4)
\$ 331,600 NTE (Renewal Option 2, Year 5)
\$ 1,658,000 NTE Total (5 Years)

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Mansa Electric, LLC.; Baltimore, MD	\$1,658,000.00
Cooper Electric Services, Inc.; Elkton, MD	\$2,686,700.00
Mona Electric Group, LLC.; Clinton, MD	\$2,910,608.80
RSC Electric & Mechanical Contractor, LLC.; Fairmount Heights, MD	\$3,806,000.00
Intelect Corporation; Baltimore, MD	\$4,066,264.40

DBE/VSBE Participation: 6% (60% Rule) / 0%

Performance Security: None

Incumbent(s): Mona Electric Group; Clinton, MD

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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5-M. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks: On September 22, 2023, MTA issued an Invitation for Bid (IFB) and solicited 500 vendors on eMaryland Marketplace Advantage (eMMA). Additionally, six vendors were directly solicited. Five bids were received and opened on November 2, 2023.

This contract provides maintenance services for 36 MTA Light Rail facilities on an as-needed basis. The Contractor shall supply all necessary labor, tools, expertise, material, equipment, and transportation, along with supervision required to perform building maintenance and station repairs throughout the MTA Light Rail system, as directed by the MDOT Representative or designee. All work under this contract will utilize the categories of labor outlined in the unit price schedule. The work performed under this contract will be authorized based on the number of personnel, equipment, and materials. MTA will reimburse for material purchases at cost. MTA has reviewed and confirmed the bid from Mansa. MTA is confident in Mansa's ability to complete the work outlined in the contract.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE goals. A 6% DBE goal and no VSBE goal have been established for this contract. For this contract, materials for electric work, after application of the 60% rule is the item of work that is sub-contractable.

Fund Source: 100% Federal Funds

Approp. Code: J05H0104

Resident Business: Yes

MD Tax Clearance: 23-4706-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

6-M. MARYAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance of Utility and Golf Carts; *OPS-23-067-MT*
EPICS No.: OPS23067MT

Contract Description: This contract provides the Maryland Transit Administration (MTA) with a maintenance program for various makes and models of utility and golf carts.

Award: Eastern Lift Truck Co., Inc.; Baltimore, MD

Contract Term: 04/04/2024 – 04/03/2029 (5 years)

Amount: \$148,204.41

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

Bid:

<i>Bidder</i>	<i>Amount</i>
Eastern Lift Truck Co., Inc.; Baltimore, MD	\$148,204.41

Living Wage Eligible: Yes

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

Incumbent: No

Requesting Agency Remarks: The Invitation for Bids (IFB) was advertised on eMaryland Marketplace Advantage (eMMA) on May 15, 2023. The bid due date was on July 19, 2023. A total of 120 vendors were solicited via eMMA, with 21 vendors directly solicited. Bids were originally due on July 19, 2023; however, this was extended through July 27, 2023, after removing the SBR designation due to a lack of available firms. On the date of the public bid opening, only one (1) bid was received. The bid was from Eastern Lift Truck, Inc. (“Eastern”) in the amount of \$148,204.41.

The bid price was determined to be fair and reasonable based on historical data and the Engineer’s Estimate which was conservatively established to account for the volatility of the market post-COVID. The MTA placed high value on preventative maintenance (PM) parts and materials costs. However, The MTA is confident the work can be performed at the quoted bid price.

DEPARTMENT OF TRANSPORTATION
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6-M. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

No MBE or VSBE goals were established for this contract due to the work being a single element of work.

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

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

Approp. Code: J05H0102

Resident Business: Yes

MD Tax Clearance: 23-3713-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024**



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

**7-GM. MARYLAND TRANSIT ADMINISTRATION
*General/Miscellaneous Contract***

Contract ID: Commuter Bus Routes 305, 315, 325; OPS-23-049-SR
EPICS No.: OPS23049SR

Contract Description: Secure the services of a bus company to operate the Maryland Transit Administration (MTA) Commuter Bus services for Routes 305, 315, 325.

Award: Gold Line, Inc.; Hyattsville, MD

Contract Term: 03/18/2024 - 03/31/2024 Mobilization
04/01/2024 – 03/31/2029 (5 years w/ one 2-year renewal option)

Amount: \$ 35,370,947.90 NTE (Base Term: 5 years)
\$ 15,860,658.92 NTE (Renewal Option No. 1, 2 years)
\$ 51,231,606.82 NTE Aggregate Total

Procurement Method: Competitive Sealed Bidding

Bid:

<i>Bidder</i>	<i>Amounts (NTE)</i>
Gold Line, Inc. Hyattsville, MD	\$ 35,370,947.90 (Base) \$ 15,860,658.92 (Renewal Option 1) \$ 51,231,606.82 Total
Academy Express L.L.C. Hoboken, NJ	\$ 40,174,500.25 (Base) \$ 17,824,299.69 (Renewal Option 1) \$ 57,998,799.94 Total
Errands Plus Inc. Rockville, MD	\$ 45,326,448.68 (Base) \$ 19,396,233.14 (Renewal Option 1) \$ 64,722,681.82 Total

MBE/VSBE Participation: 5% total contract value (60% Commodity Rule) / 0%

Performance Security: 10% of the five-year total estimated mileage amount

Incumbent: Same

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

Requesting Agency Remarks: This solicitation was advertised via eMaryland Marketplace Advantage on July 17, 2023, notifying nine (9) potential vendors. Five vendors were directly notified of the solicitation by email. On August 9, 2023, three (3) bids were received.

Commuter Bus Route 305 operates Eighteen (18) daily trips weekdays between Columbia and Silver Spring / Washington D.C.

Commuter Bus Route 315 operates sixteen (16) daily trips weekdays between Columbia and Silver Spring / Washington D.C.

Commuter Bus Route 325 operates eleven (11) daily trips weekdays between Columbia and Silver Spring / Washington D.C.

The contract amounts include the prospective awardees' bid value plus built-in reimbursement costs.

The MBE goal is 5%, which includes the 60% Commodity Rule. The 5% is for the total Contract amount that includes the built-in reimbursement costs. The awardee, Gold Line, Inc., has committed to this goal. No VSBE goal was assigned as this contract has limited sub-contracting opportunities.

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

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

Approp. Code: J05H0102

Resident Businesses: Yes

MD Tax Clearances: 24-0305-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

8-M-MOD. MOTOR VEHICLE ADMINISTRATION
Modification: Maintenance Contract

Contract ID: Unarmed Security Guard Services at MVA's Headquarters Complex,
V-HQ-19039-M

EPICS No.: VHQ19039M/CO414412

Contract Approved: MDOT 13-M, 06/19/2019.

Contract Description: Provide unarmed security guard services for the Glen Burnie Headquarters Complex of the Motor Vehicle Administration (MVA).

Modification Description: Increase funding to maintain continuity of services for unarmed guard security officers through the contract expiration on July 31, 2024.

Award: Defensor Security, LLC; Alexandria, VA
(Certified Small Business)

Contract Term: 08/01/2019 - 07/31/2024 (5 years)

Modification Term: 03/18/2024- 07/31/2024

Original Amount: \$1,638,554.06

Modification Amount: \$300,000.00

Prior Mods/Options: \$50,000.00 (Mod. 1: Additional contract funding to pay invoices; Delegated Authority – MVA, 03/08/2023)
\$300,000 (Mod. 2: Additional contract funding; MDOT 10-M MOD, 04/19/2023)

Revised Contract Total: \$2,288,554.06

Percent +/- Change: 15.08%

Total Percent +/- Change: 36.44%

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

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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8-M-MOD. MOTOR VEHICLE ADMINISTRATION (cont'd)

Requesting Agency Remarks: Requesting an increase in contract authority to maintain continuity of services for unarmed guard security officers at the MVA’s Glen Burnie Headquarters Complex. On April 19, 2023, the MVA underestimated its additional funding need for the remainder of the contract term. As a result, the previously approved modification (MDOT 10-M-MOD, 4/19/24) is insufficient based on current usage of the contract.

The contract provides unarmed guard services 24-hours a day, seven days a week, 365 days a year at the MVA’s Headquarters complex and to provide supplemental guard services for the 22 branch offices, located through the State of Maryland, when required. If the MVA is unable to get this modification approved, there is the potential that work will have to stop with no security coverage. It is critical that the unarmed guard services are not interrupted. It is in the best interest of the State to request a contract modification for additional funding. Additionally, the MVA has secured a new contract through the Department of General Services (DGS) Security Guard Master Contract to start in August of this year, upon expiration of the current contract.

It was determined that this contract carried a single element of work and therefore contained no subcontracting opportunities. As such, no MBE nor VSBE participation goals were established for this contract.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code(s): J04E0001

Resident Business(es): No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

9-AE. STATE HIGHWAY ADMINISTRATION
Architectural/Engineering Contract

Contract ID: Pavement & Geotechnical Engineering Design Services, Statewide
BCS 2023-11 B
EPICS No. SBCS2311B

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

Awards: KCI Technologies, Inc./ Johnson, Mirmiran & Thompson, Inc. (JV)
Sparks, MD

Contract Term: 04/04/2024 –04/03/2029 (5 years)

Amount: \$4,000,000.00 NTE

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Award</i>
Wallace, Montgomery & Associates, LLP Hunt Valley, MD	85.21 (1)	Approved 5-AE 02/28/2024 Contract A
KCI Technologies, Inc./ Johnson, Mirmiran & Thompson, Inc. (JV) Sparks, MD	83.03 (2)	\$4,000,000 NTE (Contract B)
Schnabel Engineering, LLC Hunt Valley, MD	81.91 (3)	Approved 5-AE 02/28/2024 Contract C
Applied Research Associates, Inc. Elkridge, MD	81.53 (4)	
Whitman Requardt and Associates, LLP Baltimore, MD	71.53 (5)	
WSP USA Inc. Baltimore, MD	60.57 (6)	
ECS Mid-Atlantic, LLC Hanover, MD	51.26 (7)	
Hills-Carnes Engineering Associates, Inc. Annapolis Junction, MD	38.12 (8)	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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9-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

DBE / VSBE: 27% / 0%

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

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

This comprehensive pavement and geotechnical engineering design services contract includes: design, enhance and implement strategies to better manage Maryland’s pavement network. Services include pavement data management, including pavement data collection, processing, modeling, analysis, and reporting; supporting MDOT SHA planning and design functions; supporting pavement system preservation and treatment selection; pavement engineering for the structural and functional needs of the pavement system; and Mechanistic-Empirical Design Guide implementation. In addition, specialized engineering services may be required to satisfy unique Administration needs related to asset management.

The SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing a DBE participation goal, as well as a Small Business Enterprise designation. A 27% DBE participation goal was established for each contract within this award series.

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

Approp. Code: J02B0101 & J02B0102

Resident Business: Yes

MD Tax Clearance: 24-0156-1111

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: SHA PROCUREMENT DIRECTOR JADA WRIGHT
SUBJECT: NOTICE OF CORRECTION – MDOT 9-AE, 03/13/2024 BPW MEETING
DATE: JUNE 30, 2025

PURPOSE OF MEMORANDUM

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

MDOT Agenda 03/13/2024, Item 9-AE

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

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

Requested by:



Jada Wright, Director
Office of Procurement and Contract Management

Concurrence:



Scott Pomento, P.E.
Chief Financial Officer

Approval:



William Pines, P.E.
Administrator

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024

REVISED



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

10-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Providing Maintenance of Traffic at Various Locations in Carroll, Frederick, and Howard Counties (District 7); 499D71425
EPICS No.: 499D71425

Contract Description: Provide equipment and labor to perform maintenance of traffic and roadway operations at various locations in Carroll, Frederick, and Howard Counties

Award(s): Tri-State Solutions of Maryland, LLC; Upper Marlboro, MD
(Certified MBE & Small Business)

Contract Term: 04/04/2024 – 12/31/2025
(1 year, 8 months, 27 days)

Amount: \$1,885,300.00

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Tri-State Solutions of Maryland, LLC; Upper Marlboro, MD	\$1,885,300.00
Consolidated Services, Inc.; Baltimore, MD	\$1,918,355.00
Concrete General, Inc.; Gaithersburg, MD	\$2,229,952.25
Allied Contractors, Inc.; Baltimore, MD	\$2,449,530.00
Area Wide Protective AKA AWP, Inc.; Cincinnati, OH	\$2,748,741.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 10.04% / 0%

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

Incumbent(s): Concrete General, Inc.; Gaithersburg, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 29, 2023, notifying 189 potential contractors, 55 of which were MDOT-Certified Minority Business Enterprises (MBEs).

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

Requesting Agency Remarks (cont'd)

Maryland Works granted a one-year waiver for these services. Five bids were received and opened on October 5, 2023. There were no protests filed for this contract.

State Highway Administration has confirmed Tri-State Solutions of Maryland, LLC's bid price and the work conducted on this contract is performed 100% by a Certified Minority Business and State-Certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve and Small Business Preference designations. Although a 10% MBE Participation goal has been established for this contract, Tri-State Solutions of Maryland, LLC has committed to exceeding the goal by .08% to achieve 10.08% participation. No VSBE participation goal was set due to no certified firms available to perform the work.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-0437-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

11-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Janitorial Services for the State Highway Administration (SHA) Headquarters;
HQJAN2027

EPICS No.: HQJAN2027

Contract Description: This contract provides janitorial services for State Highway Administration (SHA) Headquarters buildings, located at 707 N. Calvert Street and 211 E. Madison Street, Baltimore, MD.

Awards: Melwood Horticultural Training Center, Inc.
Upper Marlboro, MD

Contract Term: 04/12/2024 – 04/11/2027 (One year base with two one-year
renewal options)

Amount: \$726,872.75 NTE (Base Contract, 1 year)
\$740,142.07 NTE (Renewal Option No. 1, One (1) year)
\$753,435.10 NTE (Renewal Option No. 2, One (1) year)
\$2,220,449.92 (Total Contract)

Procurement Method: Preferred Provider

Bids/Proposals: No

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbents: Alliance, Inc, Nottingham, MD

Requesting Agency Remarks: On January 18th, 2024, the State Preference Purchasing Pricing and Selection Committee certified a fair market price not-to-exceed amount of \$2,220,449.92 for this contract to provide janitorial services for the State Highway Administration (SHA) Headquarters buildings, located at 707 N. Calvert Street and 211 E. Madison Street, Baltimore, Maryland.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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11-M. STATE HIGHWAY ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The preferred provider is required to furnish all janitorial supplies. These supplies, per the scope of work, are to be purchased from the Blind Industries and Services of Maryland (BISM). BISM offers a variety of environmentally-preferred products. BISM offers a list of designated recycled products, Green Seal, EcoLogo, and FSC certifications.

Services for this contract will be provided by a Preferred Provider through Maryland Works; therefore, no MBE nor VSBE participation goals were established for this contract.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0101 / J02B0102 / J02B0104

Resident Business: Yes

MD Tax Clearance: 24-0366-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

12-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Highway Lighting Maintenance and Repairs at Various Locations in Calvert, Charles, and St. Mary’s Counties (District 5); 5280051426R
EPICS No.: 5280051426

Contract Description: Provide highway lighting maintenance and repairs at various locations in Calvert, Charles, and St. Mary’s Counties

Award(s): Lighting Maintenance, Inc.; Harmans, MD

Contract Term: 04/04/2024 – 12/31/2026
(2 years, 8 months, 27 days)

Amount: \$1,009,265.45

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Lighting Maintenance, Inc.; Harmans, MD	\$1,009,265.45
Rommel Infrastructure, Inc.; Linthicum, MD	\$1,190,024.25
Baldwin Line, Inc.; Elkridge, MD	\$2,382,311.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

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

Incumbent(s): Rommel Infrastructure, Inc; Linthicum, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 17, 2023, notifying 207 potential contractors, 49 of which were MDOT-certified Minority Business Enterprises (MBEs). Three bids were received and opened on November 16, 2023. There were no protests filed.

The project is to provide support for State Highway Administration’s (SHA’s) commitment to energy-efficient lighting systems through repair, replacement and maintenance of overhead

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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12-M. STATE HIGHWAY ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

lighting and sign network. Energy efficiency saves electricity which reduces carbon gases created by the large power plants that have not transitioned to a cleaner source of power generation.

State Highway Administration has confirmed Lighting Maintenance, Inc.'s bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 5% MBE Participation goal has been established for this project, to which the recommended awardee has committed. No VSBE firms were available to perform this work.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-0311-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

13-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)
Annotated Code of Maryland

Property: MC# 23-2841
Issac M. and Nettie N. Banks, (0.076 acres ±) located on the East side of MD Route 410 at the end of Old Ardmore-Ardwick Road in New Carrollton, Prince Georges County

Grantor: State of Maryland, MDOT SHA

Grantee: Alissa D. Culliver and Pierre L. Barnes as joint tenants

Consideration: \$5,000

Appraised Value: \$4,900 – Kyle Squires, (Approved)
Casey Fitzpatrick (SHA Review Appraiser)

Requesting Agency Remarks: In 1986, SHA acquired the subject property in conjunction with the construction of a sound wall on MD Route 410. SHA proposes to convey the property to an adjoining owner through a sealed bid sale of \$5,000, which is 102% of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024



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

14-GM-MOD. MARYLAND TRANSIT ADMINISTRATION
Modification: General Miscellaneous Contract

Contract ID: Public-Private Partnership Agreement Purple Line; *PUR-16-017-PP*
EPICS No.: PUR16017PP

Contract Approved: MDOT 11-P, 04/06/2016

Contractor: Purple Line Transit Partners LLC; Riverdale, MD

Contract Description: The Purple Line Light Rail Transit Project (Purple Line) is a 16.2-mile, 21- station, east-west, light rail transitway that will extend from its western terminus, just west of Wisconsin Avenue and the Bethesda Metro Station in Montgomery County, to its eastern terminus, at the New Carrollton Metro Station in Prince George’s County, located just inside the I-495/Capital Beltway in the Washington, D.C. metropolitan area. The Maryland Department of Transportation (MDOT) and the Maryland Transit Administration (MTA) entered into a Public-Private Partnership Agreement (P3 Agreement) for the Purple Line with Purple Line Transit Partners LLC (Concessionaire) in 2016. The Concessionaire is responsible for design, construction, financing, operations, and maintenance of the Purple Line over the term of the P3 Agreement. The amount of the P3 Agreement includes the total cost to design and construct the project, to operate and maintain the project over a 30-year term, and the cost over 30 years to repay debt issued to fund construction.

Modification Description: Increase the P3 Agreement contract amount, extend the contract term, and modify provisions in the P3 Agreement to provide contractual relief to Concessionaire for project delays.

Original Contract Term: 04/07/2016 – 03/11/2052

Modification Term: 03/13/2024 – 12/30/2057*
**Thirty years from the earlier of Revenue Service Deadline and Revenue Service Availability*

Original Contract Amount: \$5,590,000,000* (Year of Expenditure)
**Contract cost includes construction cost as well as debt repayment and 30 years of operations and maintenance.*

Modification Amount: **\$415,023,759** (Year of Expenditure)

Prior Mods/Options: \$3,842,326,560 (Year of Expenditure) – see Attachment 1

Total Contract Amount: **\$9,847,326,560*** (Year of Expenditure)
**Contract cost includes construction cost as well as debt repayment and 30 years of operations and maintenance.*

REVISED

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

Percent +/- Change: 4.4%
Total Percent Change: 76%

Original Procurement Method: Public-Private Partnership under State Finance and Procurement Article §10A-203

DBE Participation: 26% for Design Services
22% for Construction Work
(Operations and maintenance DBE goals will be set three years prior to the start of operations or later)

DBE Compliance: 31.49% for Design Services
9.05% for Construction Work

Nationally Targeted Workers Goal: 33% of construction hours

Nationally Targeted Workers Compliance: 66% of construction hours

Requesting Agency Remarks: On April 6, 2016, the BPW voted unanimously to approve a 36-year, performance-based P3 Agreement with Purple Line Transit Partners to design, build, finance, operate, and maintain the Purple Line Transit Project. On August 3, 2016, the Project's Record of Decision was vacated as a result of a lawsuit filed against the Federal Transit Administration. The Record of Decision was later reinstated through the appeals process but resulted in project delays. After more than two years of inability to reach agreement on the amount of time and compensation for the delay, the design-build contract held by Concessionaire was terminated, construction work stopped, and MTA assumed control of over 150 contracts and purchase orders. To continue to advance the project while the contractual issues were resolved, MTA identified a package of work that it would continue to advance while MTA and Concessionaire continued settlement discussions.

The Board of Public Works (BPW) approved a Settlement Agreement (Modification No. 2) between MTA and Concessionaire in December 2020 to settle all claims and terminate litigation related to the project. Pursuant to the Settlement Agreement, the Concessionaire remained on the project, a process and timeline was established for the Concessionaire to procure a replacement design-build contractor and to obtain new financing for the remaining cost to complete the Project, and settlement payments were paid to the Concessionaire. Three modifications were later made to the Settlement Agreement (Modification Nos. 3, 4, and 5) to provide additional time to select a new design-build contractor.

In accordance with the Settlement Agreement, the BPW approved the selection of Maryland Transit Solutions, a joint venture of Dragados USA, Inc. and OHLA USA, Inc., as the replacement design-build contractor and approved an increase to the contract amount, an extension of the contract term, and revisions to language contained in the P3 Agreement as Modification No. 6 in January 2022.

REVISED

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

Requesting Agency Remarks (cont'd):

Financial close occurred in April 2022 and the Concessionaire resumed construction activities. Modification No. 6 included modifications to the P3 Agreement to reflect the construction work being completed by MTA and provided a contractual relief event, including both time and compensation, if the completion of the MTA work was delayed and those delays impacted completion of the Project.

The MTA encountered delays in the completion of its work that impacted the project schedule. In accordance with the P3 Agreement, those delays are considered a relief event, and the Concessionaire was due, time and compensation as a result. Modification No. 7 provided Concessionaire with interim contractual relief of additional time and money, as well as modification of certain contract terms, for delayed completion of work being completed by MTA and concurrent project delays by the Concessionaire. The relief was interim relief only since the MTA work was not yet complete and the delays were continuing.

In late 2023, the MTA completed the work that it had undertaken to advance the project when the previous design-build contractor left the project. With completion of MTA work, MTA and Concessionaire negotiated Modification No. 8 for a final settlement of various project issues, including time and compensation for project delays that resulted from delays in MTA work, closure of numerous open claims from Concessionaire, and commitments from Concessionaire on several key issues.

Modification No. 8 includes an extension of 234 days to the Revenue Service Availability Deadline (extending the date from Spring 2027 to Winter 2027), compensation of up to \$415,023,759 to Concessionaire, modifications to certain terms of the P3 Agreement, an extension of the grant program to businesses impacted by Purple Line construction, enhanced incentives for environmental compliance and pedestrian access during construction, additional workforce commitments, and changes to certain contract terms and provisions. Payment of compensation to the Concessionaire is made over several years and is contingent on achieving certain project milestones, including arrival and assembly of the first light rail vehicle in Maryland (expected later this year), completion of major construction work on the University of Maryland campus, the re-opening of the Capital Crescent Trail, and the commencement of systems testing.

2023 was the year of progress on the project and 2024 is a year of momentum. The agreement between the MTA and Concessionaire marks two important milestones for the project – the closure of delays stemming back to the previous design-build contractor and a strong partnership with the Concessionaire to achieve our shared goals of delivering this important project to the citizens of Maryland. Work along the entire 16-mile project alignment continues to advance. The project is more than 65% complete and construction is actively advancing along the entire alignment from New Carrollton to Bethesda at more than 60 active construction sites.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 13, 2024

REVISED



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

ATTACHMENT 1

	Amount	Term	BPW/DCAR Date	Reason
Original Contract	\$5,590,000,000	04/07/2016 – 03/11/2052	04/06/2016, 11-P	Original Contract
Mod. No. 1	\$0	06/14/2016 – 03/11/2052	06/14/2016, DCAR	Clarifying Language
Mod. No. 2	\$250,000,000	12/17/2020 – 03/11/2052	12/16/2020 14-GM-MOD	Execution of Settlement Agreement and increase contract authority
Mod. No. 3	\$0	05/04/2021 – 03/11/2052	05/04/2021, DCAR	Amendment No.1 to Settlement Agreement
Mod. No. 4	\$0	08/17/2021– 03/11/2052	08/17/2021, DCAR	Amendment No.2 to Settlement Agreement
Mod. No. 5	\$0	09/16/2021 – 03/11/2052	09/15/2021 6-GM-MOD	Amendment No.3 to Settlement Agreement
Mod. No. 6	\$3,444,000,000	01/27/2022 – 04/26/2056	01/26/2022, 16-GM-MOD	Increase contract authority, extend contract term, and modify contract terms
Mod. No. 7	\$148,326,560	07/19/2023 – 05/10/2057	07/19/2023, 20-GM-MOD	Increase contract authority, extend contract term, and modify contract terms
Mod No. 8	\$415,023,759	03/14/2024 – 12/30/2057	03/13/2024 14-GM-MOD	Increase contract authority, extend contract term, and modify contract terms
Revised Total	\$9,847,350,319			



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**

Item#	Category	Pages
<i>1 - 24</i>	<i>Capital Grants and Loans</i>	<i>1 - 27</i>
<i>25 - 27</i>	<i>Construction</i>	<i>28 - 27</i>
<i>28 - 34</i>	<i>Services</i>	<i>33 - 51</i>
<i>35 - 39</i>	<i>Information Technology</i>	<i>52 - 63</i>
<i>40</i>	<i>Maintenance</i>	<i>64 - 65</i>
<i>41</i>	<i>Real Property</i>	<i>66 - 67</i>
<i>42</i>	<i>Landlord Lease</i>	<i>68</i>
<i>43 - 45</i>	<i>Tenant Lease</i>	<i>69 - 71</i>
<i>46</i>	<i>Supplemental: Services</i>	<i>72</i>
<i>47</i>	<i>Supplemental: Services</i>	<i>74</i>
<i>48</i>	<i>Supplemental: Capital Grants and Loans</i>	<i>76</i>



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 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:

Governing Board of Kingdom Global Community Development Corporation
Kingdom Global Community Development Corporation - Kingdom Cares Center (Prince George’s County)

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

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-236, (SL-264-220-038) \$ 8,000,000*

Matching Fund: No match is required.

Background:	Total Project	\$13,726,783
	22-236 (This Action)	\$ 8,000,000 (Non-match)
	Local Cost	\$ 5,726,783

(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. The project may include construction to create new, vacant, market ready spaces, and renovations.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Maryland

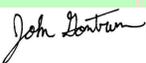
DEPARTMENT OF GENERAL SERVICES

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

March 21, 2024

Accepted 3/25/2024

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

 Digitally signed
by John Gontrum
Date: 2024.03.25
09:50:09 -04'00'

SUBJECT: Record Correction –March 13, 2024 - Board of Public Works Agenda

Dear Mr. Gontrum,

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

BPW – March 13, 2024

DGS 4-CGL
Office of Procurement

FROM: SL-115-230-038

TO: SL-219-220-038

Reason: Clerical error in SL number

Regards,

Deirdra Bell, Director – Capital Grants Program



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 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:

The Board of Directors of Junior Achievement of Central Maryland, Inc.
 Junior Achievement of Central Maryland, Inc. (Baltimore County)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements to Junior Achievement of Central Maryland facilities located in Halethorpe.”
Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-291, (SL-101-230-038) \$ 300,000

Matching Fund: No match is required.

Background:	Total Project	\$ 2,764,000
	23-291 (This Action)	\$ 300,000 (Non-match)
	Local Cost	\$ 2,464,000

(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 infrastructure improvements to Junior Achievement of Central Maryland facilities located in Halethorpe.

BOARD OF PUBLIC WORKS ACTION	THIS ITEM WAS:
APPROVED	DEFERRED WITHDRAWN
DISAPPROVED	WITHOUT DISCUSSION
WITH DISCUSSION	



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 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 Humanim, Inc.

Humanim (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of new zero energy affordable housing.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-355, (SL-265-220-038) **\$ 500,000***

Matching Fund: No match is required.

Background:	Total Project	\$1,500,000
	22-355 (This Action)	\$ 500,000 (Non-match)
	Local Cost	\$1,000,000

(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 acquisition and remodeling of a property to house adults diagnosed with a developmental and/or psychiatric disability.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



REVISED

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

11-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Cedar and Morris Hill Improvement Association, Incorporated
 Cedar and Morris Hill Community Center (Anne Arundel County)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Cedar and Morris Hill Community Center.”
 Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 102, Acts of 2023)
 DGS Item 23-519, (SL-114-230-038) \$ 150,000

Matching Fund: No match is required.

Background:	Total Project	\$150,000
	23-519 (This Action)	\$150,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

13-CGL. CAPITAL GRANTS AND LOANS

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

**County Executive and County Council of Howard County
Ellicott City Flood Mitigation (Howard County)**

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of flood mitigation projects in Ellicott City.”

*Maryland Consolidated Capital Bond Loan of 2018 (MISC– Chapter 9, Acts of 2018)
DGS Item 18-141, (SL-160-180-038) \$ 750,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 900,000
	18-141 (This Action)	\$ 750,000 (Non-match)
	Local Cost	\$ 150,000

(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 drainage improvements within Historic Ellicott City.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 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 grant agreements for the following grants:

Board of Trustees of Phillips Programs Incorporated A/K/A Phillips Programs
 PHILLIPS School-Laurel (Howard County)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the PHILLIPS School-Laurel.”

<i>Maryland Consolidated Capital Bond Loan of 2023 (LHI-Chapter 102 Acts of 2023)</i>	
<i>DGS Item 23-580 (SL-100-230-098)</i>	\$62,500
<i>Maryland Consolidated Capital Bond Loan of 2023 (LSI-Chapter 102 Acts of 2023)</i>	
<i>DGS Item 23-693 (SL-100-230-098)</i>	\$62,500

Matching Fund: No match is required.

Background:	Total Project	\$ 139,773
	23-580 (This Action)	\$ 62,500 (Non-match)
	23-693 (This Action)	\$ 62,500 (Non-match)
	Local Cost	\$ 14,773

(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. The project may include the resurfacing of the parking lot and the basketball court due to aging and erosion.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 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:

Friends of Patterson Park

Friends of Patterson Park (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of community programming space and a volunteer support center, including connecting these facilities to the Friends of Patterson Park Headquarters.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-449, (SL-010-210-038) **\$ 650,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 2,850,000
	22-449 (This Action)	\$ 650,000 (Non-match)
	21-275 (Prior Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 1,200,000

(Prior Actions: 9/1/21 Agenda, Item 2-CGL)

Remarks:

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

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

18-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of St. Matthews Housing Corporation

Alpha and Beta Houses Stabilization (Prince George’s County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Alpha and Beta Houses.”

*Maryland Consolidated Capital Bond Loan of 2022 (LSI– Chapter 344, Acts of 2022)
DGS Item 22-639, (SL-267-220-038) \$ 75,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 75,000
	22-639 (This Action)	\$ 75,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



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

21-CGL. CAPITAL GRANTS AND LOANS
Bond Bill Certification Extensions

Recommendation: That the Board of Public Work grant a temporary exception for one year from the automatic termination of these two authorizations contained in the 2017 MCCBL (Ch. 22, 2017 Laws) totaling \$1,750,000.

Authority: Maryland State Finance Law provides:

Section 8-128, State Finance and Procurement Article, Maryland Code. “Except to the extent that money authorized by an enabling act for a State project or program has been encumbered by the board, an authorization of State debt shall automatically terminate seven years after the date of the authorization, unless the enabling act provides otherwise; or in an emergency, the Board unanimously grants a temporary exception for a period of 1 year.”

The following authorization was not fully encumbered within the seven year time period, but the grantee has requested a one year extension to June 1, 2025:

<i>Grantee:</i>	<i>Board of Directors of the Korean Community Center of Greater Washington, Incorporated</i>
<i>Project:</i>	Korean Community Service Center (Montgomery County)
<i>MCCBL 2017:</i>	DGS Item G072 LHI - Maryland Consolidated Capital Bond Loan of 2017 (Chapter 22 of the 2017 Laws of Maryland)
<i>Amount:</i>	\$100,000
<i>Remarks:</i>	Grantee may not meet the seven year deadline before the authorization because the project has been delayed. A one-year extension is appropriate because the Grantee has begun construction on the project and is expected to complete June 1, 2025.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

Grantee:	County Commissioners of Carroll County, Maryland
Project:	Carroll County Public Safety Training Center (Carroll County)
MCCBL 2017:	DGS Item 121 MISC - Maryland Consolidated Capital Bond Loan of 2017 (Chapter 22 of the 2017 Laws of Maryland)
Amount:	\$1,650,000
Remarks:	Grantee may not meet the seven year deadline before the authorization because the project has been delayed. A one-year extension is appropriate because the Grantee has begun construction on the project and is expected to complete June 1, 2025.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



*Contact: Ahmed Awad 667-203-9229
ahmed.award@maryland.gov*

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

Recommendation: That the Board of Public Works approve a grant of \$624,951.00 to ***Community Clinic, Inc. d/b/a CCI Health Services (Montgomery County).***

Project: The planning and renovation of a 47,838 square foot building located at 7615 Ora Glen Drive, Green Belt, MD 20770 (*Prince George’s County*).

Fund Source: The Maryland Department of Health has determined the grantee is responsible for providing 25% of the eligible project cost.

Eligible Project Cost	\$833,268.00
State Share (75%)	\$624,951.00
Grantee Share (25%)	\$208,317.00

This Action **\$624,951.00** (MCCBL 2022 FQHC-30901-04 and FQHC 30902-01 FY2017 and 2023 Appropriations)

Remarks:

1. Grantee is a Federally Qualified Health Center (FQHC).
2. Grantee provides affordable, patient and family centered health care for individual and community wellness. This project will allow for a state-of-the-art facility for community members to receive medical, dental, and expanded behavioral health care.
3. In accordance with Subtitle 13 of Title 24 of *the Health-General Article of the Annotated Code of Maryland*, the Board’s approval is further contingent upon the State’s right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Prince George’s County.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



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

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Harford Community College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$32,536,000, and the local share of this cost is 47.0% or \$15,292,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



*Contact: Craig Curtis 410-767-3615
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**24-CGL. CAPITAL GRANTS AND LOANS
*Higher Education Commission***

Recommendation: The Board of Public Works authorize that funds be encumbered for the following grant:

**Prince George's Community College
Marlboro Hall Renovation and Addition – Construction**

The project is to Renovate Marlboro Hall and construct an addition to create a 135,000 NASF/ 214,500 GSF facility. The renovated and expanded building will create new spaces for instruction and academic support including classrooms, laboratories, offices, tutoring spaces, study halls, department libraries, work rooms, and meeting rooms. The building's layout will be improved and classrooms will be sized according to State guidelines for the Liberal Arts, Social Sciences and Business, Mathematics, and Learning Foundation curriculum courses. The facility will house expanded Academic Affairs programs. This project will address outdated building systems and code deficiencies.

Sustainable features of the design are as follows: To achieve a minimum LEED Silver certification. HVAC system will have a reduced cooling tonnage as the result of incorporating a new gaseous filtration system utilizing the enVerid Heat Load Reduction (HLR) filtration system. This HLR system will reduce conventional cooling system tonnage requirements by approximately 45%. Entire project consists of LED high efficiency light fixtures. Interior lighting will be paired with continuous dimming drivers and occupant sensor controls. New low flow plumbing fixtures will be installed. Stormwater management will feature a micro-bioretenention stormwater control area to help mitigate stormwater runoff. Two electric vehicle charging stations will also be installed.

Fund Sources: MCCBL 2023 Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities.... Prince George's Community College - Marlboro Hall Renovation/Addition; Item 181(CC-08-MC17/18/19/20/21/22/23-459)
\$17,476,000

<i>Background:</i>	Total State Share
Total Project	\$82,551,000
This Action	\$17,476,000
DPRB 6/23/2023 (PAYGO only, no BPW)	\$10,000,000
Previous Action 30-CGL, 9/15/21	\$40,734,000
Previous Action 12-CGL, 7/1/20	\$12,282,770
Previous Action 37-CGL, 7/26/17	\$ 2,058,230



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by the Prince George's Community College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$135,775,000 and the local share of this cost is 39.2% or \$53,224,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

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

Contract ID: Freight Elevator Replacement at Goldstein Treasury Building; BA-522-232-002
ADPICS No.: CTR017195

Contract Description: Freight Elevator replacement at Goldstein Treasury Building in Annapolis.

Award: Warwick Supply & Equipment Co., Inc.; Hunt Valley, MD
(MBE) (SBE)

Contract Term: 320 Calendar Days

Amount: \$534,500

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

Bids:

<i>Bidders</i>	<i>Amount</i>
Warwick Supply & Equipment Co., Inc.; Hunt Valley, MD	\$534,500
Baltimore Contractors, Inc.; Glen Burnie, MD	\$568,888
Nichols Power Systems Company, Inc.; Columbia, MD	\$587,220

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage.com on August 16, 2023. Three bids were received and opened on September 19, 2023. Warwick Supply & Equipment Co has been found responsible and its bid responsive. The bid pricing has been confirmed.

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

Fund Source: 100% General Funds



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



25-C. CONSTRUCTION CONTRACT (cont'd)

Approp. Code: H00 23 88703 03 1499

Resident Business: Yes

MD Tax Clearance: 23-4156-1111

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

26-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: State Police Tactical Administration Building, Jessup MD; PA-745-210-001
ADPICS No.: CTR016960

Contract Description: Construction of a new facility for the Maryland State Police Special Operations Division and the Maryland State Fire Marshal Bomb Squad that includes an incident command facility and training area in Howard County.

Award: Towson Mechanical, Inc.; Parkville, MD

Contract Term: 486 Calendar Days

Amount: \$12,118,000

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Offerors</i>	<i>Amount</i>
Towson Mechanical, Inc.; Parkville, MD	\$12,118,000.00
Doyle Construction Company; Rockville, MD	\$12,901,388.00
San Jose Construction Group, Inc.; Washington, DC	\$13,583,472.00
Coakley & Williams Construction, LLC; Bethesda, MD	\$13,773,541.00
North Point Builders of Maryland LLC; Baltimore, MD	\$14,355,696.00
Rainbow Construction CORP; Waldorf, MD	\$14,370,655.00
Nichols Contracting Inc.; Columbia, MD	\$14,511,229.60
Costello Construction of MD Inc.; Columbia, MD	\$14,898,700.00
HESS Construction & Engineering Services Inc.; Rockville, MD	\$14,934,933.20
Jeffrey Brown Contracting LLC; Towson, MD	\$15,045,686.00
Nastos Construction Inc.; Lanham, MD	\$15,457,331.22
Rich Moe Enterprises LLC; Upper Marlboro, MD	\$16,542,613.89
Warner Service; Frederick, MD	\$17,204,940.00

MBE/VSBE Participation: 30.02% / 5%

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

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



26-C. CONSTRUCTION CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage.com on September 19, 2023. Thirteen bids were received and opened on November 14, 2023. Towson Mechanical, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

The contractor will perform the work utilizing sustainable design and construction principles. Maryland State Police Tactical Administration Building will be designed following the Maryland Green Building Council’s High-Performance Green Building Program. The project will achieve a LEED Silver rating and include features, such as a waste heat recovery plant, energy efficient mechanical equipment, water saving plumbing fixtures, selection of building materials with a low environmental impact, and provisions for a photovoltaic array.

The MBE participation established for this project was 30% and the contractor committed exceeding the MBE participation by .02% and achieving 30.02% MBE participation.

Fund Source: \$742,000 MCCBL 2020 *Provide funds to begin the design of a new tactical operations building.* Item 128

 \$7,311,000 MCCBL 2023 *Provide funds to complete, design, construction, and equip tactical service facility.* Item 153

 \$177,000 MCCBL 2021 *Funds to continue the design of a new tactical operations building.* Item 119

 \$3,888,000 General Funds (PAYGO)

Resident Business: Yes

MD Tax Clearance: 24-0628-0110

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

27-C. CONSTRUCTION CONTRACT

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

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

Procurement Method: Task Order under Master Contract

1.0 Master Contract: HVAC/Boiler & Related Services
 Contract No.: DGS-19-301-IQC
Approved: DGS 1-C, 06/17/2020
Term: 06/18/2020 - 06/17/2025
**As of publication, the remaining balance of this master contract is \$15,395,260.*

1.1 Using Agency: Department of Health
Description: Packaged Terminal Air Conditioner (PTAC) replacement at Holly Center in Salisbury; MR-609-230-002 (IQC)
Award: Power and Combustion, Inc.; Baltimore, MD
Number of Qualified Master Contractors: 5
Number of Bids: 2
Bids:

<i>Bidders</i>	<i>Amounts</i>
Power and Combustion, Inc.; Baltimore, MD	\$419,000
Patapsco Mechanical, LLC; Hanover, MD	\$425,000

Amount: \$419,000
Term: 180 Calendar Days
MBE/VSBE Participation: 0% / 0%
Fund Source: 100% General Funds

Remarks: The new units are estimated to have at least a 35% energy savings over the equipment currently installed in the building. MBE and VSBE participation was not established for this contract because there were no subcontracting opportunities.

BOARD OF PUBLIC WORKS ACTION	THIS ITEM WAS:
APPROVED	DEFERRED WITHDRAWN
DISAPPROVED	
WITH DISCUSSION	WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



REVISED

*Contact: Alison Barry 410-767-09741
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28-S. SERVICES CONTRACT
Department of Health, Office of Finance

Contract ID: Auditing, Accounting and Consulting Services; OCMP 23-20853
ADPICS No.: M00B4600544

Contract Description: Consulting services to perform cost report audits and surveys of health care providers.

Award: Myers and Stauffer LC; Owings Mills, MD

Contract Term: 03/24/2024 - 03/23/2029 (w/two 1-year renewal options)

Amount: \$31,396,603.94 (Base Term)
\$ 7,037,681.00 (Renewal Option #1)
\$ 7,323,420.85 (Renewal Option #2)
\$45,757,705.79 Total

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

Proposal:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Offer (Ranking)</i>	<i>Overall Ranking</i>
Myers and Stauffer LC; Owings Mills, MD	1	\$45,757,705.79 (1)	1

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 1%

Performance Security: No

Incumbent: Same



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



REVISED

28-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 May 10, 2023. A total of 159 potential contractors were notified of the solicitation. Sixteen vendors received direct solicitations. Two offers were received on June 7, 2023 and one was determined to be reasonably susceptible of being selected for award. One proposal was determined to be not reasonably susceptible of being selected for award because the vendor refused to remove exceptions to the mandatory contract clauses. The recommended offeror Myers and Stauffer LC was determined to be most advantageous to the State.

The pricing is consistent with pricing from the prior contract. However, a longer contract term and additional services included within the scope resulted in a higher total evaluated price. The prior contract was priced at \$23,209,171.5 for a 5-year base term with no options and the new contract is priced at \$45,757,705, with a 5-year base term and two, one-year options. The prior contract required audits of nursing homes, chronic hospitals, residential treatment centers, psychiatric hospitals, special hospitals, out of state hospitals, state facilities, and mental health providers. The new contract includes all of the previous audits and Two Level Audit Verifications, which must be performed for all Provider Cost Reports. The price has been determined to be fair and reasonable.

The Medical Assistance Program has used a contractual auditor to perform the audits of the Cost Reports of health care providers since July 1982. The Department uses desk reviews and audits of the Cost Reports of Providers of health care to Medical Assistance participants to assure compliance with applicable laws and regulations and as the basis for rate setting and making Cost Settlements. The Providers that are audited on this basis include: nursing homes, chronic hospitals, residential treatment centers, psychiatric hospitals, special hospitals, out of State hospitals, State facilities, and mental health Providers.

The contractor acts on the State's behalf to ensure the accuracy and reasonableness-of-cost reports of selected providers participating in the Maryland Medical Assistance Program in accordance with the reimbursement principles contained in the Code of Maryland Regulations; and provides other financial consulting and audit services to the Department through special projects and assignments activities. This includes assistance in the areas of fraud and abuse detection and the provision of financial consulting.

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

Approp. Code: 32.M00Q0103



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



REVISED

28-S. SERVICES CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 23-3896-1101

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



*Contact: Alyson Schuster 410-764-2673
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**29-S. SERVICES CONTRACT
*Department of Health, Health Services Cost Review Commission***

Contract ID: Quality Performance Based Payment Program Support; *HSCRC-23-0288*
ADPICS No.: M00B4600541

Contract Description: Assist in applying annually for exemptions from the Centers for Medicare and Medicaid Services (CMS) hospital performance-based payment quality programs and all-payer quality incentive programs that meet or exceed the national programs in terms of performance and cost savings. Also assist in complying with all the CMS hospital Inpatient Quality Reporting (IQR) and Outpatient Quality Reporting (OQR) reporting requirements. The State must meet population health targets outlined in the Statewide Integrated Health Improvement Strategy (SIHIS).

Award: Mathematica, Inc.; Washington, DC

Contract Term: 04/01/2024 - 03/31/2031 (w/two 1-year renewal options)

Amount: \$2,797,980.94 (Base Term)
\$ 592,018.48 (Renewal Option #1)
\$ 609,946.21 (Renewal Option #2)
\$3,999,945.63 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Mathematica, Inc.; Washington, DC	1	\$3,999,945.63 (1)	1
Advanta Government Services, LLC; Annapolis Junction, MD	2	\$4,547,050.00 (2)	2
Health Management Associates, Inc.;; Lansing, MI	3	\$7,191,979.00 (3)	3

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

MBE/VSBE Participation: 25% / 5%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 13, 2024**



29-S. SERVICES CONTRACT (cont'd)

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on July 21, 2023. A total of 26 vendors were directly solicited. Seven proposals were received, and three were determined to be reasonably susceptible of being selected for award. Four were deemed not reasonably susceptible of being selected for award because staff showed a lack of public health or health policy experience, limited or no experience in the Maryland Total Cost of Care Model (TCOC), failed to show sufficient experience and capabilities in the solicitation requirements, and not enough details in their approach to implementing their proposed plan. The recommended offeror Mathematica, Inc. was determined to be most advantageous to the State as its proposal was both ranked highest technically and was lowest in price. Their proposal included superior analytical, research, and reporting capabilities, evidence of project management likely to produce highly reliable and timely deliverables, added value on approach to solving problems, strong experience in the Maryland Total Cost of Care (TCOC) model, and overall understanding and response to the quality of technical ability specific to their qualifications/expertise.

In evaluating the offeror’s proposal related to the economic benefit to the State, consideration was given to awarding this contract to the firm that will have the most direct and indirect benefits to the State of Maryland’s economy. The awardee purchases supplies, equipment, and services from 25 firms located in Maryland. Also many of their staff live in Maryland, including key members of the proposed project team.

Fund Source: 100% Special Funds (User Fees)

Approp. Code: M01610

Resident Business: No

MD Tax Clearance: 24-0604-0110

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

**30-S-OPT. SERVICES OPTION
*Department of Public Safety and Correctional Services***

Contract ID: Thoroughbred Retirement Foundation, Inc.; Second Chance Program;
Q00B5400105

ADPICS No.: COK37055

Contract Approved: DBM 8-S, 08/26/2015

Contract Description: Establish and operate a program for Offenders in response to an identified need in the thoroughbred racing industry for services by individuals trained in horse care and stable management. The program is managed and operated as part of the Central Maryland Correctional Facility (CMCF) programs and services.

Option Description: Exercise the second renewal option.

Award: Thoroughbred Retirement Foundation, Inc.; Saratoga Springs, NY
(Program Site – Sykesville, MD)

Original Contract Term: 04/01/2013 - 03/31/2019 (w/three 5-year renewal options)

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

Original Amount: \$0 (Estimated value = \$556,650)

Option Amount: \$0 (Estimated value = \$556,650)

Prior Options: \$0 (Estimated value = \$556,650) (Renewal Option #1: 04/01/2019
- 03/31/2024, DBM 10-S-OPT; 03/06/2019)

Total Contract Amount: \$0

Percent +/- (This Item): 0%

Total Percent Change: 0%

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



30-S-OPT. SERVICES OPTION (cont'd)

Performance Security: No

Requesting Agency Remarks: The Thoroughbred Retirement Foundation's (TRF) Second Chances Program provides housing for retired thoroughbred racehorses and a vocational training program for incarcerated individuals through the Grooms Elite Program. This program provides a rigorous training curriculum for incarcerated individuals to learn about horse anatomy, how to care for injuries, equine nutrition, and other aspects of horse care. The program has been successful in past years, and certifications are provided to individuals upon successful completion.

The program is managed and operated as part of the Central Maryland Correctional Facility (CMCF) incarcerated population work programs and services. TRF occupies a 10-acre parcel of State-owned land located in Sykesville, to provide these work programs and services. While there is no financial transaction between the Department of Public Safety and Correctional Services (DPSCS) and TRF, DPSCS bears the expense of providing a State-employed officer and supervisor for the program, utilities for the property, and salaries of incarcerated individuals. This amounts to an estimated \$111,330 per year or a total of \$556,650 over the course of each five-year renewal option. The breakdown for that total estimated annual contract value is as follows:

- Labor, including incarcerated individuals: \$94,824
- Equipment: \$12,100
- Utilities: \$4,256
- Classroom supplies: \$150

To qualify for this program, incarcerated individuals must meet the Standard Outside Detail Criteria and be within five years of their release date, have a security classification of minimum or pre-release, have no escape history within the last ten years, have no open or un-adjudicated charges with any other jurisdiction, and cannot have convictions for sexual offenses, violence against a vulnerable class, or animal abuse.

No MBE or VSBE participation was established for this contract because the scope and nature of the contract do not allow for subcontracting opportunities.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 13, 2024



30-S-OPT. SERVICES OPTION (cont'd)

Fund Source: 100% General Funds

Approp. Code: Q00S0210

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED **DISAPPROVED**

DEFERRED **WITHDRAWN**

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



REVISED

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

31-S-MOD. SERVICES MODIFICATION

Department of Budget and Management, Department of General Services

Contract ID: State Medical Director and Occupational Medical Services; 001B2600360
ADPICS No.: COK36527

Contract Approved: DGS- S-19, 03/09/2022

Contract Description: Statewide Contract to provide State agencies with a comprehensive network of professional medical services for the proper management of the medical aspects of the State workforce. The Contract provides services on a Statewide basis, as well as several additional services that apply specifically to Maryland Department of Transportation modalities.

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

Award: Occupational Medical Centers of the Southwest, PA dba Concentra Medical Centers; Addison, TX (Local Office in Linthicum, MD)

Original Contract Term: 04/01/2022 - 03/31/2023

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

Original Contract Amount: \$2,195,559.00

Modification Amount: \$2,646,529.91

Prior Options/Mods: \$2,589,682.00 (Mod. #1:Extension 04/01/2023 - 03/31/2024. DGS 34-S-MOD, 03/15/2023)

Total Contract Amount: \$7,431,770.91

Percent +/- (This Item): 120.54%

Total Percent Change: 132.37%

Original Procurement Method: Sole Source



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

MBE/VSBE Participation: 17.5% / 1%

MBE/VSBE Compliance: 16.49% / 0.186%

Performance Security: No

Requesting Agency Remarks: In December 2021, The Department of Budget and Management, Office of Personnel Services and Benefits (DBM OPSB), working in concert with the Department of General Services, Office of State Procurement (DGS OSP), issued a Request for Proposals (RFP) to provide State Medical Director (SMD) services. Subsequently, a sole source contract was awarded to our current contractor to bridge the time that DBM OPSB anticipated it would take to publish, evaluate, and award a new multi-year contract for these medical services.

Due to inadequate competition, it was determined in November 2022 that the best course of action would be to cancel the RFP and re-solicit. [...]

DGS OSP believes that if the new solicitation is designed to align with the market analysis, it will create competition within the marketplace. The market research and revisions to the State's existing solicitation requirements have proven to be time-consuming and complex.

These services are mandatory and must be provided per both Federal and State law and regulation. Therefore, it is in the best interest of the State to extend this contract to allow time for a new contract to be solicited and implemented.

This contract provides occupational medical services for applicants and employees across all State agencies. All services are available during normal working hours and on a limited basis on weekends and evenings. Certain services are also available on a 24-hour-a-day, 7-day-a-week basis. The services are varied but critically important. They include providing the statutorily required position of State Medical Director, in addition to providing employee physicals, drug and alcohol tests for commercial drivers governed by US Department of Transportation regulations, psychological examinations for police officer job applicants, and bloodborne pathogen training for the Department of Juvenile Services.

A 13% MBE participation and a 1% VSBE participation was established for the original solicitation. The contractor committed to exceeding it and achieving 17.5% MBE participation and 1% VSBE participation. Considering the vendor's history of exceeding the MBE participation, the department is confident they will meet or exceed the MBE and VSBE participation.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



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

Fund Source: Various

Approp. Code: Various

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



REVISED

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

32-S-MOD. SERVICES MODIFICATION
***Department of Human Services, Family Investment Administration,
 Office of Programs***

Contract ID: Employment and Income Verification Services; *FIA/EVS-20-001-A4*
 ADPICS No.: N00B0600251 COK37705

Contract Approved: DGS 26-S, 02/19/2020

Contract Description: Web-based, automated, real-time employment, and income verification service for verifying current income and employment data for customers who apply for certain State and federal assistance programs administered through the Family Investment Administration (FIA).

Modification Description: Extend the contract and add additional funds based on an increase in the number of employment and income verifications needed to address caseload backlog.

Award: Equifax Workforce Solutions, LLC
 (Formerly TALX Corporation); St. Louis, MO

Original Contract Term: 03/01/2020 - 02/28/2023 (w/one 1-year renewal option)

Modification Term: 04/01/2024 - 03/31/2027

Original Amount: \$10,025,250

Modification Amount: \$38,773,000

Prior Options/Mods: \$3,082,917 (Mod #1 Additional funds due to increased usage;
 DGS 35-S MOD, 04/27/2022)
 \$0 (Mod #2 Extension 03/01/2023 - 03/31/2023 Delegated
 Authority - DHS, 02/28/2023)
 \$3,242,230 (Mod.# 2 Additional funds based on an increase in the
 number of employment and income verifications anticipated as a
 result of the pandemic. DGS 32-OPT/MOD, 03/15/2023)
 \$3,880,750 (Renewal Option #1 04/01/2023 - 03/31/2024 . DGS
 32-OPT/MOD, 03/15/2023)



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



REVISED

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

Total Contract Amount: \$59,004,147

Percent +/- (This Item): 386.75%

Total Percent Change: 488.56%

Original Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: DHS continues to incur a significant increase in the number of employment and income verifications as a direct result of a high volume of **transactions based on the number of successful verifications** and higher than normal usage in 2023-24 as part of the Medicaid unwinding & redetermination efforts by the state and nationwide.

The Department of Human Services (DHS) through the Family Investment Administration (FIA) provides services to qualified applicants through the following programs:

- Supplemental Nutrition Assistance Program (SNAP);
- Medical Assistance (MA);
- Temporary Cash Assistance (TCA);
- Temporary Disability Assistance Program (TDAP);
- Emergency Assistance to Families with Children (EAFC);
- Public Assistance for Adults (PAA);
- Burial Assistance; and
- Office of Home Energy Programs (OHEP).

DHS is required by federal and state law to consider income and employment information to make eligibility determinations on all new applications received and to periodically recertify current customers.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

Agency Remarks (cont'd):

DHS makes its eligibility determinations through use of a web-based database system provided by this vendor. As the industry's largest provider of third-party income and employment verifications, The Work Number provides over 165 million active employment records from small, medium and large employers. Equifax provides real-time data; and is the source of many competitors' data for income and employment information. Extending this contract is needed because DHS has received new federal and state requirements that require continued eligibility checks; and is at the beginning of drafting a new request for proposal for release in 2024. Equifax's access costs have increased as they have added access to further employers.

Due to the nature of the services provided there are no subcontracting opportunities and no MBE or VSBE participation was established.

Fund Source: 52% Federal Funds, 47% General Funds
1% Special Funds (Electrical Universal Service Program)

Approp. Code: N00I0004; N00I0006

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



*Contact: Alison Barry 667-203-9095
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**33-S-MOD. SERVICES MODIFICATION
*Department of Health, Office of Pharmacy Services***

Contract ID: Preferred Drug List and Supplemental Rebate Development and Management for Maryland Medicaid Fee-for-Service-Participants; OPASS #16-14239
ADPICS No.: COK16021

Contract Approved: DBM 5-S, 12/17/2014

Contract Description: Manage the supplemental rebate program and negotiate supplemental rebates with drug manufacturers and facilitate the discussions of the Pharmacy and Therapeutic (P&T) Committee meetings.

Modification Description: Extend the contract to allow time to complete the new procurement and for the new contract to complete the 12 to 18 month startup/implementation/transition period and add two, six month renewal options.

Awards: Provider Synergies, LLC; Glen Allen, VA

Original Contract Term: 07/01/2015 - 06/30/2018 (w/three 2-year renewal options)

Modification Term: 07/01/2024 - 06/30/2026 (w/two 6-month renewal options)

Original Contract Amount: \$ 3,113,475.00

Modification Amount: \$ 1,190,178.18
\$ 624,844.00 (Renewal Option #4)
\$ 624,844.00 (Renewal Option #5)
\$ 2,439,867.18 Total

Prior Options/Mods: \$2,137,560.00 (Renewal Option #1 07/01/2018 - 06/30/2020
DBM 10-S-OPT., 05/16/2018)
\$2,201,326.00 (Renewal Option #2 07/01/2020 - 06/30/2022; DGS
15-S-OPT., 06/03/2020)
\$0.00 (Mod. #1 Incorporate an additional required step in the
process for generating and submitting all rebate invoices.
Delegated Authority - MDH, 12/16/2020)
\$2,267,006.06 (Renewal Option #3 07/01/2022 – 06/30/2024 DGS
24-S-OPT., 03/09/2022)

Total Contract Amount: \$7,796,070.24



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

Percent +/- (This Item):	38.23%
Total Percent Change:	250.40%
Original Procurement Method:	Sole Source
Living Wage Eligible:	Yes
MBE/VSBE Participation:	0% / 0%
MBE/VSBE Compliance:	0% / 0%
Performance Security:	No

Requesting Agency Remarks: The replacement contract was not ready prior to the end of the current contract because additional language needed to be added to the statement of work for new services and requirements. Also due to additional review requirements and subsequent delays in the review process caused further delays in the pre-solicitation process.

Provider Synergies, LLC has the clinical, technical, quality assurance, financial, legal and data processing resources and pharmacy management expertise to continue to successfully achieve all of Maryland's Preferred Drug List (PDL), Supplemental Rebate (SR) Negotiation, Pharmacy & Therapeutics (P&T) Committee Management, Clinical Pharmacy Consultation, and reporting requirements. They have consistently demonstrated their ability to carry out each of these program support services in a way that empowers OPS to decrease overall drug costs without compromising patient care or increasing the administrative functions of Maryland's healthcare providers.

No MBE or VSBE participation was included in the original contract. OSP conducted an updated vendor search on eMMA and MDOT in June 2023 for potential MBE and VSBE vendors but because the services within this contract are so specialized and no substantial part of the services can easily be subcontracted, there were no suitable MBE or VSBE vendors that could be directly solicited to perform the services within this contract.

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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33-S-MOD. SERVICES MODIFICATION (cont'd)

Approp. Code: M00Q0103

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Memory M. Hewlett 410-767-8374
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**34-S-MOD. SERVICES MODIFICATION
*Maryland Transit Administration***

Contract ID: Third Party Administrator Services for Transit Liability Claims; *AGY-15-043-SR*
ADPICS No.: COK33824

Contract Approved: DBM 4-S, 06/20/2018

Contract Description: Professional Third-Party Administrator (TPA) services that will provide experienced and professional claims adjusting staff to administer transit liability claims asserted against Maryland Department of Transportation Maryland Transit Administration which it may be deemed legally responsible under Maryland Tort Law.

Modification Description: Extend the contract to allow time to complete the new procurement and increase pay rates.

Award: Johns Eastern Company, Inc.; Lakewood Ranch, FL

Original Contract Term: 06/23/2018 - 06/30/2021 (w/two 1-year renewal options)

Modification Term: 03/14/2024 - 03/13/2025

Original Contract Amount: \$ 7,552,061.00 NTE

Modification Amount: \$ 3,414,659.75 NTE

Prior Options/Mods: \$ 2,668,326.00 NTE (Renewal Option #1 07/01/2021 – 06/30/2022; DGS 40-S-OPT, 05/19/2021)
\$ 2,747,598.00 NTE (Renewal Option #2 07/01/2022 - 06/30/2023 DGS 26-S-OPT, 03/09/2022)
\$ 0.00 (Mod. #1 Extension 07/01/2023 - 01/30/2024. Delegated Authority - MTA, 06/23/2023)
\$ 50,000.00 (Mod #2 Extension 01/31/2024 - 03/13/2024 Delegated Authority - MTA, 12/21/2023)

Total Contract Amount: \$16,432,644.75 NTE

Percent +/- (this item): 45.21%

Total Percent Change: 117.59%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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34-S-MOD. SERVICES MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 17% / 1%

MBE/VSBE Compliance: 18.201% / 1.118%

Requesting Agency Remarks: Workload and staffing challenges in addition to solicitation changes caused a delay in conducting a new procurement earlier. However, MTA's Office of Procurement has begun the new procurement, and it will be completed and ready for award by early 2025.

During operations bus and rail incidents arise that create automobile, bodily injury, general liability, and property damage claims asserted against the MTA. This contract provides a contractor to act as a Third-Party Administrator (TPA) of transit liability claims under the supervision of MDOT MTA's Transit Insurance Group Department.

The TPA of transit liability claims provides experienced and professional claims adjusting staff to thoroughly investigate, document, and settle claims within its delegated authority. Also make recommendations for the settlement of claims exceeding its delegated authority for incidents which the MTA may be deemed legally responsible under Maryland Tort Law.

This modification also includes pay rate increases for level 1 professional claims adjusters, closed circuit television (CCTV) data analysts, and clerical staff ranging from 16% - 32 %; and a 5% - 14% increase for senior to supervisory level positions. The MTA compared the current rates of these resources to that of multiple other regional insurance companies to confirm that the pricing provided was fair and reasonable.

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

Appropriation Code: J05H0101

Resident Businesses: No

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024



REVISED

*Contact: Shenika Dyson 410-767-2874
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35-IT. INFORMATION TECHNOLOGY
Department of Labor, Division of Workforce Development and Adult Learning

Contract ID: DocuSign; P00B4600061
ADPICS No.: P00B4600061

Contract Description: DocuSign to effectively disseminate, manage, and electronically sign program documents.

Award: AlxTel, Inc.; Silver Spring, MD (SBE)

Contract Term: 04/10/2024 - 04/09/2026 (w/one 1-year renewal option)

Amount: \$311,548.62 NTE (Base Term)
\$155,774.31 NTE (Renewal Option #1)
\$467,322.93 NTE Total

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
ALXTEL, INC.;Silver Springs, MD	\$467,322.93
Oakland Consulting Group Inc.; Lanham, MD	\$469,278.60
Applied Technology Services Inc.; Middle River, MD	\$472,360.92
Olakitan, LLC; Glen Burnie, MD	\$486,269.06
Tecbomo Limited Liability Company; Waldorf, MD	\$492,280.50
Bullseye Computing Solutions Inc.; Fulton, MD	\$500,031.99
ManEvSis LLC;Austin, TX	\$500,625.00
4Tech Solutions LLC; McDonough, GA	\$513,157.28
VankySoft LLC; Ellicott City, MD	\$579,061.92
Invsatek; Lanham, MD	\$489,906.87

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same



**DEPARTMENT OF GENERAL SERVICES
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REVISED

35-IT. INFORMATION TECHNOLOGY (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on December 27, 2023. Ten bids were received and opened on January 18, 2024. AlxTel, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

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

Fund Source: 100% Federal Funds

Approp. Code: P00G01.07

Resident Business: Yes

MD Tax Clearance: 24-0333-1111

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Jane Noble 410-625-5660
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**36-IT INFORMATION TECHNOLOGY
*State Retirement Agency, Information Services***

Contract ID: Identity Proofing; SRA 20-08
ADPICS No.: G20B4600009

Contract Description: Identity proofing Software as a Service (SaaS) solution to be integrated into the secure internet portal, allowing participants to register to securely transact business.

Award: IDology, Inc.; Atlanta, GA

Contract Term: 04/04/2024 - 03/31/2029 (w/two 1-year renewal options)

Amount: \$575,000 NTE (Base Term)
\$ 75,000 NTE (Renewal Option #1)
\$ 75,000 NTE (Renewal Option #2)
\$725,000 NTE Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
IDology, Inc.; Atlanta, GA	1	\$ 786,250.00 (1)	1
LexisNexis Risk Solutions FL Inc.; Alpharetta, GA	2	\$1,019,997.90 (3)	2
Trans Union, LLC; Chicago, IL	3	\$ 902,750.00 (2)	3

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

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A



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

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on July 17, 2020. A total of 58 potential vendors were notified of the solicitation and 38 were directly solicited. Seven proposals were received and four were determined to be not reasonably susceptible of being selected for award. Two for not meeting minimum qualifications, one for not providing a successful proof of concept, and one for altering the bid form. The recommended offeror IDology, Inc. was determined to be most advantageous to the State as its proposal was both ranked highest technically and was lowest in price.

The RFP asked vendors for proposed methods of authentication. During the process it became evident that Government ID and Knowledge Based questions were the most common methods. SRA asked vendors to provide a price for their proposed Identity Proofing services. The Agency will use only one of the two methods of authentication to prove the member's identity. Using only one method resulted in a lower award amount than the proposal amount.

The Maryland State Retirement and Pension System (MSRPS) consists of several qualified governmental defined benefit retirement plans for public sector employees throughout the State of Maryland. That portal, branded mySRPS, will enable participants to view Agency records related to their membership (service credit, compensation history, etc.), update information (retiree address, bank account, beneficiaries, etc.), obtain estimates of future retirement benefits based on records on file, and offer many other services to users.

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

Fund Source: 68% Special Funds (Admin Cost Allocation - Participating Governments), 32% Reimbursable (Admin Cost Allocation - State Agencies)

Approp. Code: G20J0102

Resident Business: No

MD Tax Clearance: 24-0632-0001

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Krishnanda Tallur 410-767-0123
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37-IT-OPT. INFORMATION TECHNOLOGY OPTION

Department of Education, Office of Procurement & Contract Management

Contract ID: Learning Management System; R00B0600035
ADPICS No.: COK36197

Contract Approved: DGS 24-IT, 03/10/2021

Contract Description: Cloud-based Software as a Service (SaaS) Learning Management System (LMS) and associated services designed for K-12 student and professional learning use. The Software as a Service (SaaS) shall provide Commercial Off-The Shelf (COTS) software utilized in the solution.

Option Description: Exercise first renewal option.

Award: Instructure, Inc; Salt Lake City, UT

Original Contract Term: 03/11/2021 - 03/10/2024 (w/two 2-year renewal option)

Option Term: 04/01/2024 - 03/31/2026

Original Contract Amount: \$370,020

Option Amount: \$229,400

Prior Options/Mods: \$0 (Mod. #1 Change the name of the vendor from Canvas Inc. to Instructure Inc. DGS 38-IT-MOD, 07/28/2021)
\$35,000 (Mod. #2 Extension 03/11/2024 - 03/31/2024. Delegated Authority- MSDE, 01/10/2024)

Total Contract Amount: \$634,420

Percent +/- (This Item): 62%

Total Percent Change: 71.46%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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37-IT-OPT. INFORMATION TECHNOLOGY OPTION (cont'd)

Performance Security: No

Requesting Agency Remarks: The Maryland State Department of Education's Learning Management System (LMS) houses and provides opportunities for students to participate in online credit-bearing courses and educators to complete professional development courses, modules, and eCommunities. LMS also hosts a public page that allows students, educators, parents, and other stakeholders to access resources and complete informational modules.

In spring of 2024 Maryland educators will need to be able to access and participate in professional learning courses to earn Continuing Professional Development credits for teacher recertification. Students across the state will also require access to participate in courses required for graduation that they cannot complete in their school system due to scheduling or other issues.

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

Fund Source: 100% General Funds

Approp. Codes: R00C26D4, R00E40A4, R00C4114, R00E14B3, R00E10A3, R00D01B3, R00C31B3, R00T3003, R00A40A4

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



*Contact: Timothy Hamilton 443-994-8350
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**38-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Natural Resources, Maryland Park Service***

Contract ID: Maryland State Park Reservation System; *K00B7400059*
ADPICS No.: COK27202

Contract Approved: DoIT 1-IT, 11/16/2016

Contract Description: Revenue-producing contract to manage, facilitate and execute a central reservation system and payments for the Maryland Park Service rental inventory to include camp sites, mini-cabins and pavilions at State Parks.

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

Award: CAMIS USA Inc.; Ann Arbor, MI

Original Contract Term: 04/01/2017 - 03/31/2020 (w/two 1-year renewal options)

Modification Term: 04/01/2024 - 03/31/2026

Original Contract Amount: \$1,412,250

Modification Amount: \$1,800,000

Prior Options/Mods: \$ 737,750 (Mod. #1: Additional reservation transactions; DoIT 3-IT-MOD, 01/02/2019)
\$ 700,000 (Renewal Option #1: 04/01/2020 - 03/31/2021 with increased contract authority; DGS 21-IT-MOD 03/18/2020)
\$1,370,000 (Renewal Option #2: 04/01/2021 - 03/31/2022 with increased contract authority DGS 23-IT-OPT/MOD 03/24/2021)
\$2,200,000 (Mod #2: Extension 01/26/2022 - 03/31/2024 with increased contract authority. DGS 47-IT-MOD, 01/26/2022)

Total Contract Amount: \$8,220,000

Percent +/- (This Item): 127.46%

Total Percent Change: 482.05%



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

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 5.00% / 0%

MBE/VSBE Compliance: 5.24% / 0%

Requesting Agency Remarks: The current contract has seen a significant increase in revenue due to a dramatic increase over the past three years in camping and other park reservation-based services/inventories that are revenue generated. The last three years show the following earnings: FY21 \$8,365,644.11, FY22 \$7,000,149.50, and FY23 \$6,913,160.20.

The replacement contract for this system was advertised on eMaryland Marketplace Advantage (eMMA) and closed on December 19, 2023. The extension is being requested to allow time for award, development, testing, and implementation. Also to ensure continuity of services/revenue and maintain the system until the new system is implemented.

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

Approp. Code: K00A0401

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

APPROVED **DISAPPROVED**

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED **WITHDRAWN**

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Yasin Mohammed 410-260-7552
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39-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: **Data Management and Analytic Services; F50B2600034**
(Secondary Master from CATS+ 060B2490023)
Approved: DGS 50-IT 1.3; 09/01/2021
Term: 09/23/2021 - 08/31/2024
****As of publication, the remaining balance of this master contract is \$56,559,141.**

1.1 Using Agency: Department of Education
Description: Two Power BI Developers to design and develop education data reports and dashboards for the website; *F50B0600063-23-015*
Award: CW Professional Services LLC d/b/a Lochbridge;
McLean, VA

Number of Qualified

Master Contractors: 11

Number of Proposals: 4

Proposals:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Ranking</i>
CW Professional Services LLC d/b/a Lochbridge McLean, VA	1	\$237,600 (2)	1
CW Professional Services LLC d/b/a Lochbridge McLean, VA	2	\$235,620 (1)	2

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

Position #1:

Amount: \$ 237,600

Term: 03/18/2024 - 03/17/2025



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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39-IT. INFORMATION TECHNOLOGY (cont'd)

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

Resident Business: No
Fund Source: 55.5% Federal Funds, 44.5% General Funds
Remarks: The price is considered fair and reasonable as it is comparable to pricing paid for this software historically. MBE and VSBE participation was not established for this contract because there were no subcontracting opportunities.

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

Contract No. 060B2490022

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

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

*****As of publication, the remaining balance of this master contract is \$98,507,840.***

3.1 *Using Agency:* Maryland Insurance Administration

Description: Network Enterprise Switches to replace Cisco 6506 Core switches with Cisco 9606 switches. Includes network communication equipment, installation, and training services. Also manufacturer's extended warranty; BPM039521.

Award: Advanced Computer Concepts; McLean, VA (MBE) (SBE)

Number of Qualified

Master Contractors: 38 (Functional Areas 3 and 4) (SBR-Designated)

Number of Bids: 1

Bids:

<i>Bidders</i>	<i>Amounts</i>
Advanced Computer Concepts; McLean, VA	\$275,179.50

Amount: \$275,179.50

Term: Anticipated delivery date - 03/15/2024
*(*Or earlier upon BPW approval)*

MBE/VSBE Participation: 0% / 0%

Resident Business: No

Fund Source: 100% Special Funds (Insurance Regulation Fund)

Agency Remarks: The price has been determined to be fair and reasonable compared to historical prices paid over multiple years. In FY 2017 and FY 2020 prices were \$260,000 and \$271,000. MBE and VSBE participation was not established for this contract because there were no subcontracting opportunities.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Yasin Mohammed 410-767-3586
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40-M-MOD. MAINTENANCE MODIFICATION
Department of General Services

Contract ID: Janitorial Services Rockville District Court/Multi-Service Center; 001IT820767
ADPICS No.: CTR007040-5

Contract Approved: DGS 1-M, 05/16/2018

Contract Description: Janitorial service for the Rockville District Court/Multi-Service Center in Rockville.

Modification Description: Extend the contract to allow time to complete the new procurement while a protest was resolved.

Award: Integrity National Corporation; Silver Spring, MD

Original Contract Term: 07/01/2018 - 06/30/2021 (w/two 1-year renewal options)

Modification Term: 03/16/2024 - 05/31/2024

Original Contract Amount: \$ 606,151.20

Modification Amount: \$ 54,022.64

Prior Mods/Options: \$ 202,051.00 (Renewal Option #1: 07/01/2021 - 06/30/2022; DGS 25-M-OPT, 06/16/2021)
\$ 202,051.00 (Renewal Option #2: 07/01/2022 - 06/30/2023; DGS 31-M-OPT, 06/22/2022)
\$ 34,296.40 (Mod. #1 Extension 07/01/2023 - 08/31/2023. Delegated Authority - DGS, 06/27/2023)
\$ 50,000.00 (Mod. #2 Extension 09/01/2023 - 11/30/2023 Delegated Authority - DGS, 08/28/2023)
\$ 17,148.20 (Mod. #3 Extension 12/01/2023 – 01/05/2024; Delegated Authority - DGS, 11/30/2023)
\$ 34,296.40 (Mod. #4 Extension 01/06/2024 – 03/15/2024; Delegated Authority - DGS, 01/04/2024)

Total Contract Amount: \$1,200,016.84

Percent +/- (This Item): 8.91%

Total Percent Change: 97.97%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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40-M-MOD. MAINTENANCE MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: This extension is requested to continue services while a protest is resolved. An Invitation for Bids (IFB) for a new janitorial contract for the facility was issued on July 27, 2023, and a protest was received on September 15, 2023, before the solicitation closed. The protest alleged the incumbent’s proprietary information was shared at the pre-bid conference. The department responded on September 22, 2023, denying the protest. The contractor appealed the decision to the Maryland State Board of Contract Appeals on September 29, 2023. The protest was withdrawn on December 6, 2023 but additional time is needed to continue services while the bids are reviewed for the new contract.

MBE and VSBE participation was not established for this contract because it has a single element of work.

Fund Source: 100% General Funds

Approp. Code: H00 24 33631 0813

Resident Business: Yes

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED
DISAPPROVED
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott-Napier 410-767-4088
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41-RP. REAL PROPERTY
Department of Public Safety and Correctional Services

Recommendation: Approve agreement of sale and approve the transfer of property to Queen Anne's County

Prior Board Approval: DGS Item 42-RP dated 3/15/2023

Property: Eastern Pre-Release Unit (EPRU), 700 Flat Iron Square Church Hill, Maryland, Queen Anne's County. Property consisting of 80 acres+/-, containing improvements including three main buildings (housing, administration, and storage) totaling 27,840 square feet.

Grantor: The State of Maryland to the use of the Department of Public Safety and Correctional Services

Grantee: Queen Anne's County, Maryland

Background: Approval is requested to approve an Agreement of Sale and to transfer the Eastern Pre-release unit to Queen Anne's County. The Pre-release unit was closed as part of the prior administration prison population reduction effort. The property will be conveyed to Queen Anne's County for \$1.00 subject to a restrictive covenant requiring that the property continues to be used for public purposes. The property does not have an operational wastewater treatment plant, as it has been mothballed, and the cost to return it to operational status is \$500,000.00.

Consideration: \$1.00

Appraised Value: W. Fitzhugh Turner, – Fee Appraiser – 4-28-2023 - \$300,000 (Recommended)
 Melody Campbell, – Fee Appraiser – 7-20-2023 - \$421,000



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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41-RP. REAL PROPERTY (cont'd)

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20221102-0863. It is recommended to declare the +/-80 acres of land known as the Eastern Pre-Release Unit, which contains three buildings—including a housing building, an administrative building, and storage totaling 27,840 square feet—surplus to the needs of the State, contingent upon consideration of the Maryland Department of the Environment’s qualifying comments and the Maryland Historical Trust’s requirements. Queen Anne’s County expressed an interest in acquiring the property and their comments are enclosed.

Legislative Notification: November 7, 2023

Authority: State Finance & Procurement 10-305 (b) 4

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

**42-LL. LANDLORD LEASE
*Department of Health***

Recommendation: Approve a renewal lease

Prior Board Action: DGS 17-LL, 06/22/2016

Landlord: Department of Health, 201 W. Preston Street,
Baltimore, MD 21201

Tenant: Dove Pointe, Inc. P.O. Box 1610, Salisbury, MD 21837

Property Location: 105 S. Saratoga St, Salisbury, MD 21837

Space Type: Group Home

Lease Type: Renewal

Term: 03/23/2024 - 03/22/2029

Renewal Options: 03/23/2029 - 03/22/2034

Annual Rent: \$1.00

Utilities / Custodial Responsibility: Tenant / Tenant

Termination for Convenience: Yes

Remarks: The Dove Pointe, Inc. has operated as a group home for individuals with developmental disabilities at this location since 2000. Approval is requested for a five-year lease with one 5-year renewal option. The renewal options are subject to future Board of Public Works approval.

BOARD OF PUBLIC WORKS ACTION	THIS ITEM WAS:
APPROVED	DEFERRED WITHDRAWN
DISAPPROVED	
WITH DISCUSSION	WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



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

**43-LT. TENANT LEASE
*Attorney General's Office***

Recommendation: Modify existing lease to increase the square footage to run coterminously with current lease.

Prior Board Action: DGS 11-LT, 03/06/2019; DGS 47-LT, 05/17/2023

Landlord: Sea N Blue, LLC, 200 St. Paul Place, Suite 2121
Baltimore, MD 21202

Property Location: 200 St. Paul Place, Baltimore, MD 21202
Part of 25th Floor

Space Type: Office (5,300 nsf)

Lease Type: Expansion

Term: 05/01/2024 - 09/30/2030 (to run coterminous with current lease)

Annual Rent: \$129,055 **Square Foot Rate:** \$24.35

Fund Source: 100% General Funds **Appropriation Code:** PCA 10021

Utilities/Custodial Responsibility: Landlord
Termination for Convenience Clause: No – Modified for termination of 25th Floor Only

Procurement Method: Sole Source
See COMAR 21.05.05.02A(1)

Remarks: The agency has occupied this location since 2010 as their headquarters' office. The proposed lease expansion includes the build out of 5,300 nsf of new space, carpet, paint and related electrical and plumbing at no cost to the State. This current lease contains one – five-year renewal option subject to future Board of Public Works approval. This lease contains a modified termination for convenience for the 25th floor only.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



REVISED

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

**45-LT. TENANT LEASE
*Department of Human Services***

Recommendation: Approve lease renewal

Landlord: TMS 2014A LLC, 24 Dakota Street, Passaic, NJ 07055

Property Location: 4235 28th Avenue, Temple Hills, MD 20748

Space Type: Office (73,132 sq. ft.)

Lease Type: Renewal

This Term: 04/01/2024 - 03/31/2035 (w/standard 6-month holdover)

Future Option Term: **04/01/2035 - 03/31/2040**

Annual Rent: \$1,755,168.00 **Square Foot Rate:** \$24.00

Fund Source: 57% Federal Funds **Appropriation Code:** PCA GF46
30% General Funds
13% Special Funds (Local Government Payments)

Utilities/Custodial Responsibility: Lessee/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source Renewal
COMAR 21.05.05.02D and DGS Space Management Manual ¶6-605E.

Remarks: The Maryland Department of Human Services has occupied this facility as the Prince George’s County Department of Social Services and Child Support Enforcement for the Camp Springs area since 2001. As part of this renewal, the Landlord will have approximately \$957,000 in tenant improvement allowance to use toward renovation of the demised premises. Base rent for the first two months of the lease totaling \$280,339.33 is abated. This lease will escalate 2.5% annually.

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



SUPPLEMENTAL

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

**46-S-MOD. SERVICES MODIFICATION
*Department of Public Safety and Correctional Services***

Contract ID: Inmate Medical Health Care and Utilization Services; *Q0017058*
ADPICS No.: COK41026

Contract Approved: DBM 29-S; 12/19/2018

Contract Description: Provide Statewide medical care and utilization services for approximately 20,000 incarcerated individuals within correctional institutions of the Maryland Department of Public Safety and Correctional Services.

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

Award: CHS TX, Inc. dba YesCare; Brentwood, TN

Original Contract Term: 01/01/2019 - 12/31/2023

Modification Term (this Item): 04/01/2024 - 12/31/2024

Original Contract Amount: \$680,000,000

Modification Amount (this Item): \$124,686,396

Prior Options/Mods: \$29,020,480.20 (Mod #1 Added additional funds. DGS A1, 05/20/2020)
\$ 6,265,262.10 (Mod #2 Terminated Emergency Mod #1 for Convenience, added additional funds. DGS A3, 02/24/2021)
\$ 0 (Mod #3 Extension 01/01/2024 - 03/31/2024. Delegated Authority - DPSCS, 12/01/2023)

Total Contract Amount: \$839,972,138.30

Percent +/- (this Item): 18.34%

Total Percent Change: 23.53%

Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 11.35% / 1%

MBE/VSBE Compliance: 13.39 % / 0.72%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



SUPPLEMENTAL

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

Performance Security: No

Requesting Agency Remarks: This contract provides medical health services for the incarcerated population with utilization review, management and re-entry services for incarcerated individuals returning to the community. The contractor provides an overall health services program within the Department that includes all primary medical services, staff, equipment and supplies (other than onsite medications), onsite and offsite specialists, onsite and offsite specialty clinics, offsite hospitalization and other secondary care, and transportation services for offsite care. All the required services are only provided by qualified Clinicians and Healthcare Professionals. The contractor also provides all specialty clinics and coordinates hospitalization for offsite care, as medically necessary. Additionally, the contractor is responsible for the utilization review and management of all care rendered on and offsite.

Fund Source:	100% General Funds		
Approp. Code:	Q00A0205	D5110	\$ 1,306,143
	Q00D0001	41510	\$ 4,302,019
	Q00R0201	R1510	\$ 5,886,785
	Q00R0202	R2510	\$ 14,545,326
	Q00R0203	R3510	\$ 11,032,439
	Q00R0204	R4510	\$ 10,785,281
	Q00R0205	R5510	\$ 7,338,337
	Q00S0201	S1510	\$ 13,134,690
	Q00S0202	S2510	\$ 4,612,059
	Q00S0203	S3510	\$ 4,011,411
	Q00S0208	S8510	\$ 19,839,033
	Q00S0209	S9510	\$ 5,062,102
	Q00S0210	SJ510	\$ 2,263,553
	Q00T0401	V1510	\$ 2,673,302
	Q00T0404	V4510	\$ 6,924,209
	Q00T0405	V5510	\$ 578,466
	Q00T0406	V6510	\$ 3,287,467
	Q00T0407	V7510	\$ 2,849,583
	Q00T0408	V8510	\$ 4,257,189

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

***Approved 2-1, Comptroller voted No.**



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



SUPPLEMENTAL

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

**47-S-MOD. SERVICES MODIFICATION
*Department of Public Safety and Correctional Services***

Contract ID: Inmate Mental Health Care Services; *Q0017059*
ADPICS No.: COK41029

Contract Approved: DBM 5-S; 11/01/2017

Contract Description: Provide mental health services for approximately 20,000 incarcerated individuals within correctional institutions of the Maryland Department of Public Safety and Correctional Services.

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

Award: MHM Services, Inc. dba Centurion Group, Inc.; Vienna, VA

Original Contract Term: 11/01/2017 - 12/31/2023

Modification Term(this Item): 04/01/2024 - 12/31/2024

Original Contract Amount: \$155,575,514

Modification Amount (this Item): \$24,766,137

Prior Options/Mods: \$1,641,379 (Mod #1 Added additional funds. DGS A2,
02/24/2021)
\$ 0 (Mod #2 Extension 01/01/2024 -
03/31/2024. Delegated Authority - DPSCS,
12/11/2023)

Total Contract Amount: \$181,983,030

Percent +/- (this Item): 15.92%

Total Percent Change: 16.97%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 14.08% / 1.47%

MBE/VSBE Compliance: 15.12% / 1.43%

Performance Security: No



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

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

Requesting Agency Remarks: This contract provides for the establishment and execution of an overall mental health services program for the incarcerated population within the Department to include all primary mental health services, staff, equipment and supplies (other than onsite medications), as well as all onsite specialists, chronic care services, and transitional services to the community. The contractor is responsible for developing and implementing this mental health services program. All the required services will only be provided by qualified mental health professionals.

Fund Source: 100% General Funds

Approp. Code:	Q00A0205	D5110	\$ 259,050
	Q00D0001	41510	\$ 855,423
	Q00R0201	R1510	\$ 1,171,750
	Q00R0202	R2510	\$ 2,888,536
	Q00R0203	R3510	\$ 2,190,206
	Q00R0204	R4510	\$ 2,144,027
	Q00R0205	R5510	\$ 1,458,105
	Q00S0201	S1510	\$ 2,607,734
	Q00S0202	S2510	\$ 916,274
	Q00S0203	S3510	\$ 794,531
	Q00S0208	S8510	\$ 3,940,484
	Q00S0209	S9510	\$ 1,005,149
	Q00S0210	SJ510	\$ 447,812
	Q00T0401	V1510	\$ 530,473
	Q00T0404	V4510	\$ 1,376,837
	Q00T0405	V5510	\$ 114,620
	Q00T0406	V6510	\$ 654,700
	Q00T0407	V7510	\$ 564,205
	Q00T0408	V8510	\$ 846,222

Resident Business: No

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 13, 2024**



SUPPLEMENTAL

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

48-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works with respect to Grantee, Board of Directors of the Coppin Heights Community Development Corporation:

1. Grant consent to the Grantee to transfer through property sale, the properties at 2798, 2910, and 2922 West North Avenue, Baltimore MD.
2. Forgive the Grantee repayment of the grant funds, as described.

Grantee: Board of Directors of the Coppin Heights Community Development Corporation
Project: Coppin Heights West North Avenue Revitalization Project
Property: 2798, 2910, and 2922 West North Avenue, Baltimore MD
Prior Action: DGS Item 21-211 (7-CGL, 3/9/2022)

Background: The purpose of this request is to provide written Notice of the proposed sale of the properties at 2798 West North Avenue, 2910 West North Avenue, and 2922 West North Avenue in Baltimore, MD (“Property”). This Notice is provided to the Board of Public Works pursuant to Section 13 of the above-reference Grant Agreement to the extent such Notice is required. The Properties are the location of the Coppin Heights West North Avenue Revitalization Project in Baltimore City. The capital project grant funds were used to rehab these properties to address the crippling housing challenge in the Coppin Heights community adjacent to the Coppin State University campus. The renovated properties (2798, 2910, and 2922 West North Avenue) are to be sold at market rates to resident homeowners.

Grant Agreement dated 4/4/2022: The grant agreement between the State and the Grantee state: *Disposition of Property* - Grantee may not sell, lease, exchange, give away, or otherwise transfer or dispose of any interest in real or personal property acquired or improved with Grant funds unless the Board of Public Works gives prior written consent. This includes transfer or disposition to a successor on the merger, dissolution, or other termination of the existence of Grantee. Grantee shall give the Board of Public Works written notice at least 60 days before any proposed transfer or disposition. When consenting to a transfer or disposition, the Board of Public Works may in its sole discretion require the grantee to repay a percentage of the proceeds that are allocable to the grant.



DEPARTMENT OF GENERAL SERVICES
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ACTION AGENDA
March 13, 2024



SUPPLEMENTAL

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

Use of Proceeds: The Grantee will be using the proceeds from the sale of the properties to fund the ongoing development in the West North Avenue target corridor between the 2700 and 2900 blocks of West North Avenue in Baltimore as a continuation of the Coppin Heights West North Avenue Revitalization Project goals to revitalize the Coppin Heights community with resident family homeowners.

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

