

BOARD OF PUBLIC WORKS
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MAY 15, 2024

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

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

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 15, 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 27 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: \$777,400

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

County	Grantee	Agreement #	Amount
Baltimore	C.N. Flower & Grain Farm LLC	LS-2024-2644-P	\$13,200
	Dr. Michael J. Harrison	RS-2024-2090	\$18,100
		RS-2024-2091	\$15,200
Caroline	Glen E. Plutschak	CR-2024-2640	\$51,200
Carroll	Blaine A. Harman	MP-2024-2651	\$23,300
		MP-2024-2652	\$90,500
		MP-2024-2653	\$26,000
		MP-2024-2677	\$58,800
	Keymar Farms LLC	MP-2024-2678	\$19,300
		MP-2024-2679	\$56,300
		MP-2024-2680	\$51,700
	Lee & Leonard Bowers Farm	MP-2024-2650-R	\$17,000
	Peace & Plenty Farms LLC	MP-2024-2671	\$21,800
		MP-2024-2672	\$55,200
		MP-2024-2673	\$13,400
	Ralph E. Bassler	MP-2024-2647	\$27,800
		MP-2024-2648	\$19,600
MP-2024-2675		\$37,600	

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1. DEPARTMENT OF AGRICULTURE (cont'd)

County	Grantee	Agreement #	Amount
Cecil	Albeck Farms, Inc.	AT-2024-2602	\$15,800
Harford	My Lady's Manor Farm, Inc.	AT-2024-2537-R	\$31,000
		AT-2024-2538-R	\$29,800
Kent	Foxhole Farms LLC	SA-2024-2608	\$18,900
Queen Anne's	Johnson's Flyway LLC	CH-2024-2645	\$6,500
	Luke Sultenfuss	CH-2024-2646	\$29,400
Talbot	Lewis H. Smith, Jr.	CR-2024-2654	\$7,400
		CR-2024-2656	\$4,900
Wicomico	Darren Ferrell	AT-2024-2131	\$17,700

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
May 15, 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 three individual grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$7,693.40

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
Kent	Milton R. Myers, Jr.	AT-2023-2357	\$1,593.00
		AT-2023-2358	\$4,835.40
Queen Anne's	Mark A. Eck	CR-2023-2718	\$1,265.00

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	DISAPPROVED
WITH DISCUSSION	DEFERRED
	WITHOUT DISCUSSION
	WITHDRAWN

**BOARD OF PUBLIC WORKS
SECRETARY'S
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*Contact: Jason Keppler 410-841-5864
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**3. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program- Reversion***

Recommendation: That the Board of Public Works approve reverting the balances on 30 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: \$840,649.50

Fund Source: MCCBL of 2018 / 2019: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 18274 / 19344

County	Recipient	Agreement #	Amount	Status
Caroline	Kevin S. Harding	NW-2022-2267	\$10,200.00	Canceled
Frederick	Landon Smith	MP-2022-2195	\$41,900.00	Canceled
Harford	Kimberly A. Lewis	LS-2021-1844	\$12,200.00	Canceled
Kent	Clifford E. Matthews, Sr.	AT-2022-2263	\$55,000.00	Canceled
	Lewis H. McDonald	SA-2022-2374	\$50,000.00	Canceled
	Springfield Farms of Kent Co., Inc.	AT-2019-2125	\$14,200.00	Canceled
Montgomery	Alex Bobbitt	WM-2021-2218	\$9,300.00	Canceled
		WM-2021-2219	\$11,100.00	Canceled
	Frozen Levels Farm	AT-2021-1864	\$39,600.00	Canceled
	Laytonsville Landscaping	RS-2022-2229	\$16,600.00	Canceled
	Morning Sun Stables Corp.	RS-2022-2215	\$8,600.00	Canceled
		RS-2022-2216	\$10,900.00	Canceled
		RS-2022-2217	\$33,000.00	Canceled
Sunny Ridge Farm	RS-2020-2225	\$33,700.00	Canceled	

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3. DEPARTMENT OF AGRICULTURE (cont'd)

County	Recipient	Agreement #	Amount	Status
Prince George's	Deanna C. Fleetwood	PA-2022-2375	\$25,300.00	Canceled
	Lucas A. Switts	PA-2022-2127	\$13,800.00	Canceled
	Westbrook Horse Farm LLC	PA-2022-2319	\$13,387.50	Canceled
Queen Anne's	Carmelita Watkinson	AT-2022-2377	\$3,100.00	Canceled
	Ethan Whiteside	CH-2022-2333	\$5,900.00	Canceled
Washington	Bragunier Farms, Inc.	UP-2022-2124	\$43,900.00	Canceled
		UP-2022-2125	\$7,400.00	Canceled
	Bryan R. Babington	UP-2021-2372	\$139,062.00	Canceled
		UP-2021-2373	\$15,300.00	Canceled
		UP-2021-2395-C	\$53,500.00	Canceled
		UP-2021-2396-C	\$50,000.00	Canceled
		UP-2021-2397	\$16,800.00	Canceled
	Harold L. Carbaugh	UP-2022-2095	\$54,200.00	Canceled
	Jeffery L. Lincks	UP-2022-2281	\$23,800.00	Canceled
	Tracy McCleary	UP-2021-2092	\$10,900.00	Canceled
	Wayne M. Bowman	UP-2021-2336	\$18,000.00	Canceled

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 15, 2024



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

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

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

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

ANNE ARUNDEL COUNTY

23-0283 *GRACHUR CLUB INC* – To provide beach nourishment to historical beach area, reduce shoreline erosion, and enhance aquatic habitats by constructing low profile stone containment sill, planting marsh vegetation, filling and grading with sand, installing a stone groin, reconstructing a stone groin, maintaining a revetment, and constructing a stone revetment.

Pasadena, Magothy River

Special conditions: Time of year restriction. Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, vent constructions, design and construction of revetment, beach nourishment area, and downloading the USACE Maryland State Programmatic General Permit (MDSPGP) Category A permit.

Wetlands Created: 1,400 sf of marsh

23-0746 *PORT ANNAPOLIS ASSOCIATES LP* – To improve navigable access and reduce shoreline erosion by replacing a bulkhead, expanding an existing marina including removing finger piers, constructing a pier extension with a “T” head platform and finger piers, placing mooring piles and replacing mooring piles, constructing finger piers and boat lifts with associated pilings, mechanically dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Annapolis, Back Creek

Special conditions: Requirements for dredge material transport and disposal, maintenance dredging, staking dredged area, post dredge bathymetric survey, and construction of the bulkhead prior to filling.

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

ANNE ARUNDEL COUNTY (cont'd)

23-1015 CHARLES MORAN (10 Cedar Point Road) – To provide beach nourishment to historical beach area and reduce shoreline erosion by replenishing a beach with sand and installing a groin.

Severna Park, Severn River

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

23-1016 CHARLES MORAN (12 Cedar Point Road) – To provide beach nourishment to historical beach area and reduce shoreline erosion by replenishing a beach with sand and installing a groin.

Severna Park, Severn River

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

23-1018 BRIAN BURNS (14 Cedar Point Road) – To provide beach nourishment to historical beach area and reduce shoreline erosion by replenishing a beach with sand and installing a groin.

Severna Park, Severn River

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

BALTIMORE CITY

24-0332 MARYLAND PORT ADMINISTRATION – To provide additional clearance and navigational safety for ships by mechanically removing portions of the Locust Point Marine Terminal Pier 3.

Baltimore, Patapsco River

Special Conditions: Time of year restriction. Requirements for sediment and erosion control or best management practices, depth for removing piling structures, and downloading the USACE Maryland State Programmatic General Permit (MDSPGP) Category A permit. Restrictions on explosive or electronic charge activities.

CALVERT COUNTY

23-0504 MARK P. EHRET – To reduce shoreline erosion and improve navigable access by placing stone sill and sand material and replacing in-kind a timber pier with a “L” platform and boatlifts.

Lusby, Patuxent River

Special Conditions: Requirements for beach nourishment area construction. Restrictions on attaching accessory platforms to existing or proposed boat lifts.

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

TALBOT COUNTY

23-0585 *ORT FARMS LLP* – To reduce shoreline erosion by constructing low profile stone containment sills, low profile stone edging, a riprap revetment, filling and grading with sand, planting marsh vegetation, and filling and grading with marsh vegetation.

Oxford, Tred Avon River

Special conditions: Time of year restrictions. Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, vent constructions, design and construction of revetment, wetland enhancement of the Phragmites area, General Permit for Discharges, planting Phragmites, and beach nourishment area. Restriction on use of asphalt rubble.

Wetlands Created: 32,286 sf

Wetlands Enhanced: 29,936 sf

23-0980 *LONDONBERRY ON THE TRED AVON* – To reduce shoreline erosion by constructing a low profile stone containment sill, filling and grading with sand, planting marsh vegetation, and constructing a cobble stone swale.

Easton, Tred Avon River

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

Wetlands Created: 13,153 sf

QUEEN ANNE'S COUNTY

23-1085 *STERLING PROPERTY ASSOCIATES III INC* – To provide greater access to the marina by mechanically maintenance dredging, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Chester, Chester River

Special conditions: Requirements for maintenance dredging, dredge material transport and disposal, staking dredged area, and post dredge bathymetric survey.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact: Bill Morgante 410-260-7791
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5. **BOARD OF PUBLIC WORKS**

***Wetlands License - #23-0584 – Baltimore Gas and Electric Company (BGE)
Compensation***

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

- (1) Grant a wetlands license for a project involving a horizontal directional drill of a bore and installing conduits under 1,710 linear feet of State Tidal Wetlands; and
- (2) Assess annual compensation of \$42,750 to be deposited into the MDE's Wetlands and Waterways Program Fund.

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

- Application received June 29, 2023
- Comment period closed April 4, 2024
- MDE Report and Recommendation received April 25, 2024

Authority: Section 16-202, Environment Article, Annotated Code of Maryland. "*The Board shall decide if issuance of the [tidal wetlands] license is in the best interest of the State, taking into account the varying ecological, economic, developmental, recreational, and aesthetic values [the] application presents.*" See also COMAR 23.02.04.01.C. and COMAR 23.02.04.12.E.

Compensation: This license contains a recommendation that the Board assess compensation. The licensee seeks to drill a bore and install 10 conduits crossing 1,710 feet of State Tidal Wetlands and compensation is due for the 10 conduits. The Wetlands Administrator recommends annual compensation of \$42,750 calculated as follows:

1,710 linear feet x 10 conduits x \$2.50 per linear foot* of tidal wetland impact = \$42,750.00

*COMAR 23.02.04.15.D(3)(a)

ANNE ARUNDEL AND BALTIMORE COUNTIES

23-0584 *BALTIMORE GAS AND ELECTRIC COMPANY* – To improve communication between substations by drilling a bore and installing conduits.

*Linthicum Heights, Patapsco River
Special conditions: Time of year restriction. Requirements for an annual fee for conduits crossing State tidal wetlands, for following HDD Good Practice Guidelines 4th Edition, United States Coast Guard coordination, geotechnical data, Frac-out Contingency Plan, retaining an Independent Environmental Monitor (IMC), IMC monitoring of drilling contractor, IMC responsibilities, bottom elevations prior to construction, preconstruction meeting and required attendees, protocol in event of a frac-out, drill hole abandonment, drilling fluid makeup,*

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

Wetlands License - #23-0584 – Baltimore Gas and Electric Company (BGE) (cont'd)

Special conditions (cont'd):

water quality monitoring in event of a frac-out, notifying MDE if the Licensee transfers ownership, evaluating geotechnical data, and providing Delft Geotechnics method or other drilling fluid maximum calculations before drilling.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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*Contact: Anna Sierra 443-381-2467
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**6. DEPARTMENT OF EMERGENCY MANAGEMENT
*VCAF Loans***

Recommendation: The Board of Public Works authorize the following loans up to the total amount of \$1,955,749 from the Volunteer Company Assistance Fund.

Authority: Sections 8-203 – 8-204, Public Safety Article, Annotated Code of Maryland.

Background: The Maryland State Firemen’s Association has approved the requests of the following volunteer fire companies and certifies that its recommendations comply with the requirements of the Volunteer Company Assistance Fund as set forth in the Public Safety Article. The Association and the volunteer companies have entered into agreements that the loans will be used as represented and that give the State appropriate and adequate security in the equipment purchased. The Department of Emergency Management verifies that the funds are available in the Volunteer Company Assistance Fund.

Fund Type: Special Funds

Appropriation: D52H002 -- MISV3 -- 1433/3001

ANNE ARUNDEL COUNTY

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
LAKE SHORE VOLUNTEER FIRE COMPANY, INC.	Pumper Tanker	Replacement	\$701,219.00	\$936,219.80

Interest Rate: 1% Term: 18 years/annual payments

CAROLINE COUNTY

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
PRESTON VOLUNTEER FIRE COMPANY, INC.	Engine Pumper	Replacement	\$550,000.00	\$994,716.00

Interest Rate: 1% Term: 5 years/annual payments

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6. DEPARTMENT OF EMERGENCY MANAGEMENT (cont'd)

HARFORD COUNTY

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
JARRETTSVILLE VOLUNTEER FIRE COMPANY, INC.	Rescue Chassis	Replacement	\$704,530.00	\$939,374.00

Interest Rate: 1% Term: 10 years/annual payments

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 15, 2024



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

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

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

Project: Extended North Tunnel GMP 1

Recipient: Howard County

Amount: Up to \$23,500,000

Location: Howard County/Legislative District 9B

Project Description: The Extended North Tunnel project is one of the key components of Howard County's overall Safe and Sound Flood Mitigation Plan to protect Historic Ellicott City from intense and frequent storm events as the result of climate change. The project entails the construction of an approximately 18 feet diameter 5,300 feet long rock tunnel with three drop shaft locations to convey large storm flows, like the flooding events that occurred in July 2016 and May 2018. The tunnel starts from Papillon Road, runs under the Historic Ellicott City and CSX Railroad to Patapsco River. The project will result in additional stormwater conveyance, reduce the risk of building and roadway flooding and damage, minimize threat to public safety, and provide resiliency from the impacts of climate change. This project is consistent with Maryland's climate change adaptation and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events.

Financing Description:

- A. **New Loan (up to) \$21,000,000 – Water Quality State Revolving Loan Fund**
Term. Period not to exceed 30 years following project completion
Rate. The standard interest rate of 50% of the average of the Bond Buyer 11- Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2023, loan recipients received interest rates ranging from 1.70% to 1.90%)
Security. Borrower will deliver its bond, along with its full faith credit endorsement, to the Maryland Water Infrastructure Financing Administration.
- B. **New Loan Forgiveness (up to) \$2,500,000 – Water Quality State Revolving Loan Fund** This funding is provided under the Water Quality State Revolving Loan Fund Program. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

BOARD OF PUBLIC WORKS
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7. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** *(cont'd)*

Project Funding Sources:

Water Quality State Revolving Loan Fund <i>(this Item)</i>	\$ 21,000,000
Water Quality State Revolving Loan Fund Forgiveness <i>(this Item)</i>	\$ 2,500,000
Local Share	\$ 118,024,100
Total Estimated Project Cost	\$ 141,524,100

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

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

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

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 15, 2024**



*Contact: Matt Lapinsky 410-729-8259
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**8. MARYLAND ENVIRONMENTAL SERVICE
*Cheltenham Youth Facility, Prince George's County***

<i>Construction Contract:</i>	Cheltenham Youth Detention Center Wastewater Facility Improvements MES Project # 1-24-2-02-5	
<i>Description:</i>	Construct upgrades to the wastewater treatment plant at the Cheltenham Youth Facility	
<i>Procurement:</i>	Competitive Sealed Bids	
<i>Bids:</i>	W.M. Schlosser Company Inc, Hyattsville, MD	\$14,922,000
	HRI Construction LLC A/K/A M2 Construction LLC, Lancaster, PA	\$15,318,758
<i>Award:</i>	W.M. Schlosser Company Inc.	
<i>Amount:</i>	\$14,922,000	
<i>Term:</i>	600 calendar days	
<i>MBE Participation:</i>	20.6 %	
<i>Fund Source:</i>	MCCBLs of 2019, 2021, 2023: <i>MES Infrastructure Improvement Fund (UB00)</i> FY 2023 PAYGO General Funds MDE ENR Grant -BRNR 07.16 (Sec. Item 11 [5/1/2024])	
<i>Appropriation Codes:</i>	336 MCCBL 19 (PCA#12066)	\$58,363.36
	542 MCCBL 21 (PCA# 12207)	\$500,000.00
	FY 23 PAY GO General Funds (PCA#12241)	\$6,733,000.00
	131 MCCBL 23 (PCA# 12252)	\$1,665,129.76
	MDE ENR Grant	\$5,965,506.88

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

Remarks: The existing Wastewater Treatment Plant (WWTP) has been in operation since 1990 and is based on obsolete technology. The facility will be upgraded to meet Enhanced Nutrient Removal limits. The proposed upgrades include the construction of a new Membrane Bio-Reactor (MBR) treatment plant and controls, new office building and miscellaneous improvements.

This project was approved by the MES Board of Directors at the April 25, 2024 meeting.

Resident Business: Yes

Tax Compliance No.: 24-1789-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 15, 2024



Contact: Stacy Montgomery 410-6979559
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9. **DEPARTMENT OF PLANNING**
Maryland Historical Trust
African American Heritage Preservation Program

Recommendation: That the Board of Public Works approve the following grant of general obligation bond proceeds.

Fund Source: MCCBL of 2023: *Maryland Historical Trust Appropriation – African American Heritage Preservation Grant Program Appropriation # 23154*

A. Osceola Smith Life-Size Bronze Statue \$14,545.17
304-306 Sollers Point Road, Dundalk, MD 21222, Baltimore County

Grantee: Turner Station History Center, Inc.

Description: Construction of monument base and site work, including masonry and foundation; paving; pathways; and associated architectural, engineering, and consulting services. [Total project costs \$14,545.17 estimated.]

Remarks: The Turner Station History Center aims to install a sculpture of Coach Osceola Smith on an empty lot located within the historic Turner's Station African American Survey District (BA-3056). Osceola Smith was NFL legend Calvin Hill's first coach from age six to 14 in baseball and basketball. Hill grew up in the neighborhood of Turner Station and graduated from Sollers Point High School. This project has visual and interactive informational components to include a QR Code which will access an audio to share a narrative about the memorial and invite people into the History Center for more information. If approved, funds would support site work that includes: foundation, paving, a granite base, and a wayside exhibit. If awarded, MHT would not require an easement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 15, 2024**



*Contact: Jonathan Dobry 240-895-3346
jadobry@smcm.edu*

**10. ST. MARY’S COLLEGE OF MARYLAND
*Encumbrance of State Capital Funds***

Recommendation: That the Board of Public Works approve St. Mary’s College of Maryland awarding a construction contract for the Maryland Heritage Interpretive Center (MHIC) Exhibit Fabrication Project.

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

Award: Explus, Inc.

Amount: \$3,806,135

Term: 5/20/2024 – 5/31/2025

Procurement Method: Request for Proposals

Proposals:

<i>Firm</i>	<i>Technical Evaluation</i>	<i>Financial Proposal</i>	<i>Overall Ranking</i>
Explus, Inc., Sterling VA	Excellent	\$3,806,135.00 (1)	1
Electrosonic Hadley Exhibits, Buffalo NY	Acceptable	\$4,222,915.00 (2)	2
1200 Exhibits, Inc., Nashville, TN	Acceptable	\$4,980,869.00 (3)	3

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

MBE Goal: 0%

Fund Source: MCCBL 2021 (558) - \$ 206,839.00
PAYGO 2023 (002) - \$3,599,296.00

Appropriation Code: 622

Remarks: In response to advertisement on eMaryland Marketplace, three technical proposals were received. After evaluation of these proposals, one firm was rated excellent, and two firms were rated acceptable. The financial proposals were opened for all three technical proposals as they all received a rating of acceptable or higher. Explus, Inc., the firm with the lowest cost and excellent rating, was selected for the project.

There is no MBE goal established for this project due to the highly specialized expertise and close project control nature of the fabrication work involved.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
May 15, 2024



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

Remarks (*cont'd*):

Under a Memorandum of Understanding dated July 31, 2007 between the Department of General Services, St. Mary's College of Maryland, and Historic St. Mary's City, the College has responsibility for overall project management of the Maryland Heritage Interpretive Center.

Resident Business: No

MD Tax Clearance: 24-1950-0101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
 SECRETARY'S ACTION AGENDA
 APPENDIX
 May 15, 2024



APP 1

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

A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

Contract Title: Emergency HVAC Repairs at Patuxent Institution (PATX)
 ADPICS NO. Q00P4603639

Contract Type: Maintenance

Contract Description: Emergency services to create an engineering action plan and to repair the HVAC system and associated condensate pipe lines at the Patuxent Institution (PATX).

Procurement Method: Emergency

Bids:

<i>Bidders</i>	<i>Amounts</i>
Maryland Mechanical Systems, Inc; Baltimore, MD	\$79,943.00
JPG Services; Jessup, MD	\$99,598.00

Award: Maryland Mechanical Systems Inc.

Amount: \$79,943 NTE

Term: 04/15/2024 - 05/16/2024 (Not to exceed 30 days)

Date Emergency Declared: 04/10/2024

Contract Award Date: 04/15/2024

Date Emergency Reported: 04/22/2024

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% General Funds

Appropriation Code: Q00T0406

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
May 15, 2024



APP 2

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

Remarks: Nature of Emergency: On March 21, 2024, an inspection performed by Travelers Insurance revealed that a combination of damaged steam coils within the steam driven HVAC system in the mechanical room degraded HVAC condensate lines that run under the mechanical and electrical rooms, and heavy rain, had flooded the mechanical room and water had made its way across the hallway into the main electrical room of the DD Building within PATX. The leaks from the steam driven HVAC system were a result of the steam coils cooling and converting steam back into water. Unfortunately, the Department could not turn off the heaters by law until April 15, 2024, when the cooling season began. As a result, the DD building remained heated, while at the same time the leaks from the HVAC system continued to flood the mechanical and main electrical rooms until the heaters could be turned off on April 15, 2024.

Emergency services to make repairs to the HVAC system in the mechanical room are necessary to maintain the health and safety of staff and incarcerated individuals at the facility. The main electrical room in the DD Building houses the electrical components for multiple systems essential to the safe and efficient operation of the facility, such as jail cell doors, refrigeration for food, and CCTV security cameras. The presence of water in the electrical room poses a security and life safety concern in the event an electrical short occurs – an electrical short could result in a power failure to the building which could create a cascade effect of problems that could potentially place the employees and occupants of the immediate area at high risk of harm.

Basis for Selection: Quotes from two vendors were obtained. Of the two quotes submitted, Maryland Mechanical Systems, Inc. offered a more permanent solution at a lower price.

Resident Business: Yes

Tax Compliance No.: 24-1629-1110

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
May 15, 2024



DNR 1

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

1A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**
Baltimore County

Recommendation: Approval to commit \$750,000 for the following **development** project.

Marshy Point Park Enhancements - \$750,000
Baltimore County
LPPI# LPPI-3-14

Background: Construct multiple enhancements at Marshy Point Park including a new pavilion, updated electric and water services, lighting upgrades, 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 \$750,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
May 15, 2024



DNR 2

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

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

Recommendation: Approval to commit \$300,000 for the following **development** project.

Cove Point Park Basketball Courts – \$300,000.00

Calvert County

POS #7694-4-89 MD20240320-0187

Background: Repair the basketball courts at Cove Point Park including improving drainage, restoring the court surface and associated structures, and applying a court surface mural.

Fund Source: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$300,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
May 15, 2024



DNR 3

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

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

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

Charles County 2027 LPPRP - \$25,000
Charles County
POS #7600-8-123 MD20230526-0426

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

Prior Approvals: \$25,000.00 (DNR-RP Item 3A(1) [July 19, 2023])

Fund Source: Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$25,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
May 15, 2024



DNR 4

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

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

Recommendation: Approval to commit \$297,479 for the following **acquisition** project.

13th Avenue Sports Complex – WTRI Property Acquisition - \$297,479.50
City of Brunswick
POS #7666-10-497 MD20240226-0142

Background: Acquire 4.31 acres adjacent to the Brunswick Sports Complex. Property includes a building that will be renovated into a restroom facility. Existing radio antennas will be removed to create parking and open space for the complex. The city will provide the remaining balance of the purchase price.

Appraised Value: Brady Appraisals Service, LLC \$300,000
Pugh Real Estate Group \$275,000

Property Cost: \$350,000
Incidental Costs: \$12,930

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$294,886.75

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$2,592.75

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
May 15 2024



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

5A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Worcester County

Recommendation: Approval to commit \$107,215 for the following **development** projects.

1. *NWAC Football Scoreboard - \$60,000.00*

Worcester County
LPPI# LPPI-23-11

Background: Purchase and install digital scoreboard and associated electrical work for the multi-sport/football field at the athletic complex.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$60,000.00

2. *Showell Park Shade Structures - \$47,215.81*

Worcester County
LPPI# LPPI-23-12

Background: Purchase and install shade structures and additional site amenities for the spectator area of Showell Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$47,215.81

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
May 15, 2024



DNR 6

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

**6A. PROGRAM OPEN SPACE STATE SHARE
*Garrett County (Catoctin Land Trust, Inc)***

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

Description: This completely wooded property is bisected by Bowman Hill Road and bordered on the South by upper Bear Creek, a highly sensitive trout stream. The Maryland Forest Service will manage the property as an addition to Savage River State Forest. Acquisition will improve access, protect water quality in the Youghiogheny River Watershed, and increase access for public recreational opportunities such as hunting, trapping, and birding.

POS Scoring System: 100 out of 100

Targeted Ecological Area: Yes

Grantor: Catoctin Land Trust, Inc

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

Property: 7.50+/- acres, /unimproved, POS No. 34685

Price: \$37,750

Appraisals: \$38,000 (10/23/23) – Melville P. Peters
\$37,000 (10/24/23) – Joyce A. Sheets
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

Fund Source: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Program Open Space Stateside
Source Code: 21010 \$37,750

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
 May 15, 2024



DNR 7

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

7A. RURAL LEGACY PROGRAM FUNDS
Cecil County

Recommendation: Approval to grant \$338,141.86 to **The Cecil Land Trust, Inc.**, from Rural Legacy Funds to acquire an 86.82-acre conservation easement.

Fair Hill Rural Legacy Area – Papagno Property

Prior Approval: Piney Run Rural Legacy Area Grant for easement acquisitions:
 DNR-RP Item 14A (12/1/2021) \$1,296,850 for FY 2022

Project Description: Acquisition of this conservation easement will protect productive agricultural and forest lands, as well as protect approximately 3,450 linear feet of forested stream buffers along Little Elk Creek and tributaries, which flow downstream to Elk River and ultimately the Chesapeake Bay. This Rural Legacy easement, RL No. 35002, will be held by the Department of Natural Resources and The Cecil Land Trust, Inc.

Easement Value: \$549,924.57 (\$6,334.07 per acre)

Purchase Price: \$307,597.50 (\$3,542.93 per acre)

Total Other DNR Costs:	Administrative:	\$ 9,227.92
	Incidental:	\$16,702.48
	Compliance:	<u>\$ 4,613.96</u>
		\$30,544.36

Amount Requested: \$338,141.86

Fund Sources: Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021
 Rural Legacy Program
 Source Code: 22012 \$338,141.86

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
 May 15, 2024



DNR 8

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

8A. RURAL LEGACY PROGRAM FUNDS
Carroll County

Recommendation: Approval to grant \$297,737.25 to **Carroll County** from Rural Legacy Funds to acquire a 61.79-acre conservation easement.

Upper Patapsco Rural Legacy Area – Gerry & Brenda Day

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
 DNR-RP Item 14A (12/1/2021) \$872,754 for FY 2022
 DNR-RP Item 15A (10/12/2022) \$320,720 for FY 2023

Project Description: Acquisition of this conservation easement will protect productive agricultural and forested lands, as well as protect approximately 2,238 linear feet of forested stream buffer along Georges Run, which flows to the Prettyboy Reservoir watershed. The reservoir is a source of drinking water for the Baltimore Metropolitan Area. This Rural Legacy easement, RL No. 35013, will be held by Carroll County. Carroll County is not requesting reimbursement for administrative and program compliance costs.

Easement Value: \$294,383.30 (\$4,764.25 per acre)

Purchase Price: \$294,383.30 (\$4,764.25 per acre)

Total Other DNR Costs:	Administrative:	\$ 0.00
	Incidental:	\$3,353.95
	Compliance:	<u>\$ 0.00</u>
		\$3,353.95

Amount Requested: \$297,737.25

Fund Sources: Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021
 Rural Legacy Program
 Source Code: 22012 \$297,737.25

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
 May 15, 2024



DNR 9

*Contact: Robert Feldt 410-836-4571
 rob.feldt@maryland.gov*

9A. TIMBER SALE
Garrett County

Recommendation: That the Board of Public Works approve this timber sale of 146,575 board feet of sawtimber and 187 cords of pulpwood, which will be conducted in Compartment 43 in Savage River State Forest.

Savage River State Forest
 32 acres/Compartment 43 (SR-03-24)

Description: This harvest will be a commercial thinning to create canopy gaps that will provide more light to the forest floor and aid in the establishment of desirable regeneration. The remaining trees will benefit from improved spacing, increased vigor and growth rates, and overall improved stand health. After harvest completion, the stands will be monitored for acceptable levels of desirable seedling establishment.

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

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

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

Bids:

Glotfelty Lumber Co. Inc.	MD	\$68,102.00
Speyside Bourbon Stave Mill	VA	\$50,161.64
Western Maryland Lumber, Inc.	MD	\$48,211.00

Award: Glotfelty Lumber Co., Inc.

Amount: \$68,102.00

Estimated: \$48,986.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds and general funds (PayGo) for the following contracts totaling \$1,327,718.

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

University of Maryland Baltimore for University of Maryland, Baltimore County
A/E Design Services

Description: Design Services for the Colwell Center in Baltimore City
Procurement Method: Task Order under On Call M/E Design Services
Award: Henry Adams, LLC (SBR), Baltimore, MD
Amount: \$881,907
Fund Source: FY 2024 General Funds (PayGo Funding)
MBE Participation: 10.21%
Resident Business: Yes **MD Tax Clearance:** 24-1375-1110

University of Maryland, Baltimore County
Meyerhoff Building Laboratory ADA Modifications

Description: UMBC Meyerhoff Building – Laboratory ADA Modifications
Procurement Method: UMB On-Call General Contractors task order
Award: EMJAY Engineering and Construction Co., Inc. Baltimore, MD
Amount: \$418,500
Fund Source: MCCBL 2022: *To complete ADA upgrades and modifications in the Meyerhoff Chemistry Teaching and Research Labs, providing access to students and faculty with disabilities.* Item 146, \$268,000;
MCCBL 2015: *Funding to modify labs providing access to students and faculty with disabilities.* Item 101. \$42,880 (see attached letter)
Institutional funds \$107,620
MBE Participation: 10%
Resident Business: Yes **MD Tax Clearance:** 24-1519-1110

Board of Public Works
 University System of Maryland
 Supplement
 May 15, 2024



1-GM. GENERAL MISCELLANEOUS (cont'd)

University of Maryland Global Campus
Upgrade of conference rooms in Adelphi, Md

Description: Provide hardware and technology upgrades to conference rooms
Procurement Method: Cooperative (MEEC) Task Order under MEEC TU-1901
Award: Advanced Communications and Presentations d/b/a CCS Presentations. Columbia, MD
Amount: \$27,311
Fund Source: MCCBL 2022: *Provide funds to design, construct, and renovate the Adelphi Building for the University of Maryland Global Campus. Item 112.*
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 24-1657-1110

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

Board of Public Works
University System of Maryland
Supplement
May 15, 2024



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

2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK
On-Call Design-Build Services-Task Order,
Baseball Player Development Facility-
Bid Package 1 of 2

Contract ID: Design-Build Contract Services for the Baseball Player Development Facility-University of Maryland College Park: RFP No. 136859

Recommendation: Award of Bid Package 1

Contractor: J. Vinton Schafer Construction, LLC, Abingdon, MD

Prior Approval: USM Item 2-C (8/2/2023) Preconstruction and design services

Project Description: The proposed project is for the design and construction of an approximately 7,900 GSF player development facility for the baseball team. The structure (adjacent to the Varsity Sports Team House and Bob “Turtle” Smith Stadium at Shipley Field) will include practice facilities for both pitchers and hitters with state-of-the-art technology for performance analytics.

The University anticipates the final value of this contract, after award of all bid packages, will be approximately \$8.5 million.

Bid Package Description: Bid Package 1 includes sitework, utilities, and electrical work for Lot R3 and Stadium Drive Pedestrian Improvements.

Contract Term: Forty-One (41) months from Notice to Proceed (includes warranty period)

This Bid Package Amount: \$1,838,494

Current Contract Amount: \$714,138

Revised Contract Amount: \$2,552,632

Fund Source: Institutional Funds \$1,799,827; Academic Revenue Bonds \$38,667

MBE Participation: 29%; Subgoals: 8% African American-Owned, 11% Women-Owned

MBE Compliance: 0% (See Requesting Institution Remarks)

Performance Security: Equal to contract amount



**2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
*On-Call Design-Build Services-Task Order, Baseball Player Development
Facility-Bid Package 1 of 2***

Requesting Institution Remarks: This contract was initially awarded for preconstruction and design services (USM Item 2-C approved on 8/2/23). As design has progressed and design information and construction funding became available, the contractor sequentially and competitively bid construction packages. This is the first of two (2) Bid Packages anticipated on this project. Upon completion of the bidding process for the second package, the University will return to the BPW to request approval.

There is no MBE compliance at this stage of the project. Payments to date represent approximately 3.6% of the projected contract value. The University will meet the MBE goals that were established for the project: 29% Overall; Subgoals: 8% African American-Owned; 11% Women-Owned.

Sustainability: This project will comply with the Maryland State High Performance Green Building Program through adherence with the International Green Construction Code (IgCC). The IgCC compliance checklist will be followed and provided with respect to sustainability and energy efficiency. This project will follow the performance path under ASHRAE (American Society of Heating, Refrigeration and Air Conditioning Engineers) 90.1-2019 to meet the energy code and the energy code report will include lighting power density calculations; all required mechanical calculations confirming equipment does not exceed load requirements; and architectural calculations confirming building envelope insulation values are met. Building envelope air-tightness testing and commissioning requirements will also be confirmed.

Resident Business: Yes

MD Tax Clearance: 24-1820-1010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Board of Public Works
University System of Maryland
Supplement
May 15, 2024**



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

**3-C. UNIVERSITY OF MARYLAND, COLLEGE PARK for
UNIVERSITY OF MARYLAND CENTER FOR ENVIRONMENTAL
SCIENCE
*Construction Contract***

Contract ID: University of Maryland Center for Environmental Science (UMCES)- Chesapeake Analytics Collaborative Building, RFP No. 128600-C

Recommendation: Award construction contract.

Contractor: Costello Construction- Columbia, MD

Project: The scope of work includes the construction of an approximately 13,750 GSF/8,720 NASF 2-story structure that is intended to provide UMCES with a collaborative building to meet demands for large meeting spaces and a facility that allows for cross disciplinary collaboration and presentation of research. The building will include offices, meeting rooms, and collaboration spaces.

Contract Term: Forty-two (42) months from issuance of notice to proceed (including warranty period)

Amount: \$13,538,477

Procurement Method: Competitive Sealed Proposals

Proposals:

Offeror	Technical	Price	Overall
Costello Construction, Columbia, MD	2	\$13,538,477	1
Scheibel Construction, Huntingtown, MD	1	\$14,994,000	2

Fund Source: General Funds (FY 2023 PayGo Funding) \$8,000,000, MCCBL 2023: *Provide funds to complete construction and equipping of a new Chesapeake Analytics Collaborative Building in Solomons Island to house the library collection and research space; Item 120 \$5,538,477*

MBE Participation: 32.9%; Subgoals: 8% African American Owned; 11% Women-Owned

Performance Security: Equal to contract amount



**3-C. UNIVERSITY OF MARYLAND, COLLEGE PARK for
UNIVERSITY OF MARYLAND CENTER FOR ENVIRONMENTAL
SCIENCE (cont'd)
*Construction Contract***

Requesting Institution Remarks: This solicitation was advertised on eMaryland Marketplace Advantage. Seven (7) firms responded to the solicitation. Upon completion of the review of technical proposals by the University evaluation committee, three (3) of the firms were deemed susceptible for award. One (1) firm withdrew from consideration. Award is recommended to Costello Construction as the lowest price, technically-acceptable offer.

A bid package in the amount of \$8,442,460 under USM Item 4-C-BP (3/15/2023) to Barton Malow Builders was previously approved by the Board for this project, but never awarded to the contractor. Following the approval of Bid Package 1, pricing for the subsequent bid package did not meet project budget expectations. After rounds of back and forth with the contractor in an effort to resolve the budget issue without success, the University terminated the contract for convenience. This action item is the result of a new procurement to complete this project.

Sustainability: The Chesapeake Analytics Collaborative Building was designed following the Maryland Green Building Council's High-Performance Green Building Program and will achieve a LEED Silver rating, with the potential to earn LEED Gold. The design features contributing to this rating include reduction of outdoor and indoor water use by having plant materials that do not require irrigation and low water using plumbing fixtures, reduction in overall energy use with energy efficient mechanical equipment and installation of a photovoltaic array on the roof and selection of low environmental building materials with low initial odor emissions. The General Contractor will perform the work utilizing sustainable design and construction principles as specified and the major exterior envelope and building systems will be commissioned by an independent agent to ensure proper installation and use of the systems.

Resident Business: Yes

MD Tax Clearance: 24-1667-1111

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

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

**4-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY
*Blackwell Hall Renovation-Bid Package 1 of 3***

Contract ID: Design-Build Construction Contract, Blackwell Hall Renovation
Salisbury University: RFP No. 12537-MG

Recommendation: Award of 1st Bid Package

Contractor: Whiting Turner Contracting Co., Baltimore, MD

Prior Approval: USM Item 2-C (2/15/2023)

Project Description: The proposed project is for the design and renovation of the 67,300 GSF/ 42,000 NASF Blackwell Hall for student services functions. The program also includes an approximately 6,000 GSF entrance addition. The former library, Blackwell Hall, will be renovated to become a Student Services Center. Student service departments, including the Registrar, Financial Aid, Academic Advising, Career Services, Bursar, Admissions, Counseling Center, Health Center, and Disabilities Resource Center units, will be combined into one building to create a one-stop shop for student services.

The University anticipates the final value of this contract, after award of all Bid Packages, will be approximately \$55 million.

Bid Package Description: This bid package includes initial site mobilization, hazardous materials abatement & removal, and preliminary demolition.

Contract Term: Sixty-Eight (68) months from design notice to proceed (includes warranty period)

This Bid Package Amount: \$978,708

Current Contract Amount: \$3,482,605 (design and pre-construction services)

Revised Contract Amount: \$4,461,313

Fund Source: MCCBL 2023 Provide funds to continue design of the renovation of Blackwell Hall to create a Student Services Center. Item 117: \$500,000;

MCCBL 2024 Provide funds to continue design and renovation of Blackwell Hall to create a Student Services Center: \$478,708



**4-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY (cont'd)
 Blackwell Hall Renovation-Bid Package 1 of 3**

MBE Participation Goal: Overall: 20%; Subgoals: African American-8%; Women-11%
MBE Compliance: 4.99% (See “Requesting Institution Remarks”)

Performance Security: Equal to contract amount

Requesting Institution Remarks: This Design Build contract was initially approved for pre-construction phase services by the BPW on 2/15/2023 (Item 2-C). This is the first of the three bid packages anticipated for this project. The University will return to the Board with subsequent Bid Packages for the balance of construction activity.

The University initially estimated the contract value of this renovation to be \$43 million. That anticipated cost has increased after a survey of the building identified significant deficiencies requiring a modification to the proposed renovation. These additional modifications will ensure the building is in compliance with all current Codes and Sustainability guidelines, particularly in light of the program’s intent to make this building Net Zero Ready.

The MBE compliance to date is calculated based on a spend to date of approximately 3% of an anticipated \$55 million contract. The University is currently on track to meet the goals that have been established for the contract.

Notice to proceed will occur after June 1, 2024, and no general obligation bond proceeds from the 2024 MCCBL will be expended prior to that date.

Sustainability: Project design complies with the Maryland State and Green Building Council’s High-Performance Green Building Program and is currently targeting a LEED Gold rating, and it is being designed to be Net-Zero Ready. The project includes the following sustainable features: A Geothermal well field & ground source heat pump for heating and cooling of the facility. Building envelope upgrades including building skin/vapor barrier enhancements and substantial R-Value improvements. Primary mechanical systems include Energy Recovery Ventilators (ERVs) to significantly improve building operational efficiency and indoor air quality. Demand control ventilation to minimize the conditioning of outside air, and airside economizer to utilize “free cooling” when outside conditions are favorable. A design guided by the Life Cycle Cost Analysis process, ensuring reasonable payback on first costs. Reductions in lighting power below required baseline energy use. Use of building materials having a low environmental impact.

Resident Business: Yes **MD Tax Clearance:** 24-1708-1111

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



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

**5-C. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
 Colwell Center Roof Replacement and Improvements**

Contract ID: Construction Management at Risk Services for the Colwell Center Roof Replacement and Improvements, RFP #24-321 ML, University Contract #C-00971

Recommendation: Award construction management contract for the Colwell Center roof replacement and improvements to the Colwell Center in Baltimore City that is managed by UMBC to J. Vinton Schafer Construction, LLC.

Project Description: This project includes maintenance improvements at the Colwell Center in Baltimore, including replacement of the aging tensile roof (white tent) and HVAC system upgrades. This work will be completed in two separate and overlapping phases. Phase I will replace the distinctive tension roof and includes replacing the main membrane, liner, awning canopy and associated work such as repainting the structural steel components that support the roof. Phase II will refurbish the central plant and include replacement of obsolete chillers, air handlers, exhaust fans, controls, motors, pumps, and demolition of ice storage units.

The overall project estimate is \$21,667,000 which includes design and construction.

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

Procurement Method: Competitive Sealed Proposals

Proposals:

Firm	Technical	Price	Overall
J. Vinton Schafer Construction, LLC <i>Abingdon, MD</i>	2 (Tied)	\$2,819,246	1
Consigli Construction Company <i>Washington, DC</i>	2 (Tied)	\$3,127,845	2
Wohlsen Construction Company <i>Baltimore, MD</i>	1	\$3,505,668	3
Plano-Coudon, LLC <i>Baltimore, MD</i>	4	\$3,219,913	4

Award: J. Vinton Schafer Construction, LLC, Abingdon, MD

**5-C. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY (cont'd)
*Colwell Center Roof Replacement and Improvements***

Amount: \$400,000

Contract Term: Twenty-seven (27) months from Notice to Proceed

Fund Source: FY 2023 General Funds (PayGo Funding): \$4,934,000
Note: Chapter 102, Acts of 2023 preauthorized \$13,988,000 in FY 2025 and \$2,551,000 in FY 2026 for this project.

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

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: The solicitation was advertised in *eMaryland Marketplace Advantage*, the University's eBid Board, and distributed to the Governor's Office of Small, Minority and Women Business Affairs and MBE Trade Associations. Six firms attended the pre-proposal meeting with four firms submitting technical proposals. The four proposals were evaluated by the University Evaluation Committee with all four firms shortlisted to advance to the second phase technical evaluations. Following second phase evaluations all four firms were shortlisted and their pricing opened. Wohlsen Construction Company was ranked first in technical scoring and J. Vinton Schafer Construction first in pricing. J. Vinton Schafer Construction demonstrated a strong construction management team that has successfully completed prior projects at the University, a solid approach to managing the project schedule, and an excellent understanding of how to mitigate the project risk and tackle the project challenges. Award is recommended to J. Vinton Schafer Construction based on best value to the University.

This Item recommends award for pre-construction services only. If the University and the Contractor agree to a cost for 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 8%. 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 into construction by the University, AE, and the firm. The new HVAC system that is installed 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
May 15, 2024



5-C. **UNIVERSITY OF MARYLAND BALTIMORE** *for*
UNIVERSITY OF MARYLAND BALTIMORE COUNTY *(cont'd)*
Colwell Center Roof Replacement and Improvements

Resident Business: Yes

MD Tax Clearance: 24-1462-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Board of Public Works
University System of Maryland
Supplement
May 15, 2024**



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

**6-RP. SALISBURY UNIVERSITY
*Real Property Acquisition of 1121 South Division Street***

Recommendation: That the Board of Public Works approve the following acquisition of real properties to provide replacement student housing.

Authority: §12-104 (h), Education Article, Annotated Code of Maryland

Property: 1121 South Division Street, Salisbury, MD 21804

Grantor: Salisbury University Foundation, Inc.

Grantee: State of Maryland for the use of the University System of Maryland on behalf of its constituent institution Salisbury University

Price: \$300,000

Appraised Value: W. R. McCain & Associates \$290,000
Opteon Appraisal \$325,000

Fund Source: Unrestricted University Funds

Board of Regents Approval: April 3, 2024

Requesting Institution Remarks: Salisbury University (the “University”) requests approval from the Board of Public Works to acquire the commercial property at 1121 South Division Street, Salisbury, Maryland (the “Property”) from the Salisbury University Foundation. The Property contains an office building of 2,091 SF and 1.41 acres of land. The Property is directly adjacent to the University’s Maintenance Building at 1123 South Division Street. The purchase price is \$300,000.

The University is currently using the Property for additional office space, storage, and parking for the Physical Plant. The Property is located immediately north of the Maintenance Building. Connection of the facility to the University’s utility infrastructure and services is easy and cost effective.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**7-RP. UNIVERSITY OF MARYLAND, COLLEGE PARK
*Ground Lease for New Graduate Student Housing***

Recommendation: That the Board of Public Works approve the University of Maryland, College Park (UMCP) ground leasing property to Maryland Economic Development Corporation (MEDCO) to provide new graduate student housing on the UMCP campus (the “Project”).

Description: The proposed Project includes the development of approximately 741 beds of new graduate student housing on campus. The Project will be financed through a privatized financing structure where the State for the use of the University System of Maryland on behalf of its constituent institution, UMCP, will enter into a ground lease for approximately 1.9 acres with MEDCO (the “Ground Lease”), which terminates upon the final payoff of the bond debt, which will be the earlier of forty (40) years, i.e., the terms of the bonds, or 45 years (a “tail” period of 5 years beyond the term of the financing).

MEDCO will issue tax-exempt bonds to fund the Project costs, plus the cost to construct off-site improvements on contiguous University land, which off-site improvements include roads, sidewalks, surface parking and (in a shared location) a green open space situated on top of underground stormwater management infrastructure. MEDCO will own the graduate student housing for the term of the financing. The University will maintain the off-site improvements for the benefit of the Project pursuant to a related easement agreement.

At UMCP’s direction, MEDCO will enter into a development agreement with a selected developer, engaged to enter into contracts for the project design, development and construction, and into a property management agreement with a to-be-named property manager. At the end of the term of the Ground Lease, ownership of the graduate student housing will transfer to UMCP.

Ground Landlord: State of Maryland for the use of the University System of Maryland on behalf of its constituent institution, the University of Maryland College Park.

Ground Tenant: MEDCO

Ground Lease Term: The final payoff of the bond debt, which will be the earlier of forty (40) years, i.e., the terms of the bonds, or 45 years (a “tail” period of 5 years beyond the term of the financing).

7-RP. **UNIVERSITY OF MARYLAND, COLLEGE PARK** (cont'd)
Ground Lease for New Graduate Student Housing

Ground Rent: MEDCO will pay ground rent to UMCP in an amount equal to the net annual surplus generated from operations after paying debt service and operating expenses, and funding reserves.

Requesting Institution Remarks: UMCP seeks to enter into a ground lease with MEDCO. MEDCO will contract with underwriter RBC Capital Markets, LLC for the negotiated sale of the bonds, the proceeds of which will be used to fund the design and construction of the Project and the related infrastructure improvements. The Project is to be located in UMCP’s Discovery District (east of Baltimore Avenue and just south of Campus Drive) and is consistent with UMCP’s master plan. The projected rents per bed to students initially will range from \$975 to \$1,425 per month depending on room configuration.

Developer: In November 2021, UMCP and Terrapin Development Company (TDC) issued a joint Request for Expression of Interest seeking to identify qualified developers to create a master plan and redevelop the “Leonardtwn Area,” a 10.75-acre site in UMCP’s Discovery District. Phase 1 of this redevelopment—the graduate student housing project for which approval is now sought—will be built entirely upon UMCP property.

Ten development teams submitted proposals to develop the Leonardtown Area. In April 2022, UMCP selected a joint venture team led by Mosaic Development Partners JV LLC and Campus Development Partners, LLC as the most qualified development team. The development costs are not expected to exceed \$176 million (including construction costs, development costs, soft costs, and financing costs). Developer will provide 100% performance and payment bonds for the construction of the facility, consistent with the terms of the ground lease.

Financing: The project will be 100% funded through tax-exempt bonds issued by MEDCO. The bonds will not constitute a debt, liability or a pledge of the full faith and credit of the State, the University System of Maryland, UMCP or any governmental unit. The term of the bond financing is 40 years; however, the ground lease term may be for 45 years. This represents a “tail” period to make the financing possible because it provides bondholders additional assurance of continued collateral to secure repayment.

Board of Regents Approval: The University System of Maryland Board of Regents approved this Ground Lease on June 16, 2023.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
May 15, 2024



Contact: Thomas Hickey 410-576-5736
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8-S-MOD. UNIVERSITY OF MARYLAND GLOBAL CAMPUS for
UNIVERSITY SYSTEM OF MARYLAND
Service Contract

Contract ID: UMGC RFP # 91976

Recommendation: That the Board of Public works approve a modification to an existing contract with BVK, Inc. for branding and marketing services to include the addition of paid advertising, additional creative services and web hosting services.

Contract Description: Marketing, advertising, digital design/development and creative services to develop the USM brand and create a plan to enhance the System’s profile and reputation through owned, earned, and paid media.

Award: Birdsall, Voss & Associates, Inc, (dba BVK), Milwaukee, WI

Contract Term: 9/30/2022 - 10/1/2026

Original Contract Amount: \$325,000 (Awarded by UMGC on 9/30/2022 within Authority)

Modification Amount: \$870,000 (\$500,000: Media Purchases; \$370,000 for media management, creative development, brand health study and web hosting services).

Revised Contract Amount: \$1,195,000

Procurement Method: Competitive Sealed Proposals

Funding: Current, Unrestricted Funds

MBE Participation Goal: None (See Requesting Institution Remarks)

Performance Security: Not applicable

**8-S-MOD. UNIVERSITY OF MARYLAND GLOBAL CAMPUS for
UNIVERSITY SYSTEM OF MARYLAND (cont'd)
*Service Contract***

Requesting Institution Remarks: The University of Maryland Global Campus (UMGC) conducted a procurement on behalf of the University System of Maryland (USM) for marketing and branding services in the summer of 2022. The solicitation was advertised on eMaryland Marketplace Advantage, and on the University’s Procurement website. As a result, 12 proposals were solicited. Of the 12 proposals, 4 firms were shortlisted and invited to submit pricing. The award was made to BVK as it was determined to be the best value for the USM considering technical qualifications and pricing. BVK was awarded the contract due to their extensive experience with higher education institutions as well as their strong demonstration of creative abilities. The award was made within the University’s delegated authority; however, the University is now seeking the approval of the Board of Public Works to modify this contract to include media purchases along with additional creative services, media management a brand health study and web hosting services. BVK will complete all of the media purchases on behalf of the USM. Through their rebranding efforts for the USM, BVK, Inc. has developed a media plan within the USM’s current budget that will reach the target audiences. There were no subcontracting opportunities identified and therefore there is no MBE goal on this contract.

Resident Business: No
MD Tax Clearance: 24-1723-0000

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

Contact: Thomas Hickey 410-576-5736
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**9-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK
*NextGen Energy Public-Private Partnership Program***

Contract ID: NextGen Energy Program, RFP No. 98166-K

Procurement Method: Public-Private Partnership/Competitive Sealed Proposals

Previous Approval: 4/22/2020 (USM Item 3-GM)

Recommendation: That the Board of Public Works:

- (1) Approve the proposed Energy Services Concession Agreement (Concession Agreement) between the University of Maryland, College Park (UMD) and Maryland Energy Impact Partners LLC; and,
- (2) Approve the Ground Lease and Equipment Lease by which the State will lease certain campus energy facilities and the campus energy generation and distribution systems to Maryland Energy Impact Partners LLC for a term of up to 33 years.

Award: Maryland Energy Impact Partners LLC (MEIP), Columbia, Maryland
(Single Proposal Received – See *Requesting Institution Remarks*)

Funding: UMD Operating Budget - Unrestricted Operating Fund Balance (Fuels and Utilities Appropriation and Auxiliary and Building Association Revenue). See *UMD Budgetary Impact* discussion below

MBE Participation:

- (a) 15% of initial capital program (\$37 million)
- (b) 30% of annual fixed Operations and Maintenance fee over 33-year term (\$183 million)
- (c) 30% of future capital improvements (50% of any future Thermal Distribution System capital improvements)

Sustainability Summary:

- (a) Central Energy Plant (CEP) improvements for reduction of 23% in annual carbon emissions (29,508 metric tons); installation of new renewable fuel-capable equipment to realize future additional reductions when commercially available
- (b) Condensate Return System repairs to cut CEP annual water usage by 50% (38 million gallons)
- (c) Full electrification of District Thermal Plant serving research-intensive portion of campus; installation of high-efficiency electric chillers

9-GM. **UNIVERSITY OF MARYLAND, COLLEGE PARK** *(cont'd)*
NextGen Energy Public-Private Partnership Program

- (d) Operation and maintenance standards backed by liquidated damages for non-attainment to ensure long-term efficiency
- (e) Completion of building-by-building survey to identify projects that realize the greatest carbon reductions, including development of hot water districts and innovative technologies
- (f) Initiation of renewable natural gas pilot purchasing program
- (g) Dynamic structure that permits University to adapt to new technologies and approaches to generating and delivering energy

Authority: State Finance and Procurement Article, §10A-203(c), Annotated Code of Maryland (P3 Statute).

Requesting Institution Remarks: On April 22, 2020, the Board designated the NextGen Energy Public-Private Partnership Program (NextGen Program or NextGen) as suitable for a public private partnership (P3) procurement and approved UMD's proposed procurement process (USM Item-3-GM). UMD released a Request for Qualifications on April 27, 2020. Thirteen teams responded. UMD shortlisted five teams to which it sent the Request for Proposals (RFP) in November 2021.

Two teams submitted initial proposals in May 2022. While MEIP's proposal was stronger technically and financially and creatively advanced UMD's sustainability initiatives, UMD determined that its interests were best served by maintaining competitive tension while negotiating with the finalists to develop a single, detailed capital program along with a fully-articulated standard form contract to define with precision the NextGen's allocation of risk, compensation structure, project schedule, Key Performance Indicators (KPIs), liquidated damages if those KPIs are not achieved, and all other provisions that impact pricing and the provision of highly reliable energy services.

Upon completion of these negotiations, in December 2022, UMD called for each of the finalists to submit a Best and Final Offer (BAFO) based upon the standard scope and contract terms. Once again, MEIP submitted a strong, well-developed proposal. Two weeks before the BAFO deadline, the other finalist notified UMD that it would not be submitting a BAFO.

As required by the RFP, UMD performed an enhanced and detailed open book analysis (including cost estimates from two independent design/build firms with substantial experience in estimating energy project costs), to test the reasonableness of MEIP's pricing compared to the cost of similar higher education/energy infrastructure renewal projects and the prevailing market conditions. UMD concluded that MEIP's BAFO responded to the RFP's requirements and its pricing was fair and reasonable. UMD's evaluation of MEIP's BAFO determined that each member of its consortium has the financial capacity to perform in accordance with negotiated contract terms.

9-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
NextGen Energy Public-Private Partnership Program

Board of Regents Approval: On February 16, 2024, the University System of Maryland's Board of Regents authorized the implementation of the NextGen Program by (1) entering into the Ground Lease; and (2) authorizing UMD to enter into the Concession Agreement and associated agreements.

Legislative Notice: UMD submitted the Concession Agreement to the General Assembly's budget committees on April 12, 2024, for review in accordance with the P3 Statute's Section 10A-203(a)(1).

Other Notices and Reviews: On April 12, 2024, UMD submitted the Concession Agreement to the Comptroller, the State Treasurer, and the Department of Legislative Services and posted the Concession Agreement online.

MEIP's Project Team. MEIP's team is comprised of:

- Plenary Americas US Holdings Inc. - Lead Member and Co-Equity Partner;
- Kiewit Development Company/Kiewit Power Constructors Co. - Co-Equity Partner and Lead Design-Builder;
- Honeywell International, Inc. - Lead Operator; and,
- Ramboll Americas - Engineering Solutions, Inc. Specialized Design Services.

NextGen Program Description. The NextGen Program continues UMD's reliance on the P3 business model for central energy services that began with its Energy and Utility Infrastructure Program in 1999 (1999 Program). NextGen ensures that UMD receives reliable, efficient, affordable, and sustainable energy services over the Concession Agreement's 33-year term through (1) capital improvements to address immediate energy facility reliability needs; (2) comprehensive strategy development for achieving carbon-free energy systems in 2035; (3) verifiable and enforceable performance metrics backed by liquidated damages to require high quality, efficient, and sustainable system operations; and (4) academic collaboration initiatives that utilize scholarships, internships, research support, and education events to advance UMD's work of attracting talent to campus, addressing global energy issues, and producing leaders of tomorrow with an entrepreneur's practical sensitivity to issues of energy production, consumption, and sustainability in the 21st Century.

Capital Improvements. Campus heating and cooling production equipment and the associated distribution systems are inefficient and well past their useful lives, threatening major energy service outages that could significantly disrupt campus operations. The NextGen Program's capital improvements ensure the reliability of these critical facilities and increase their efficiency and sustainability (23% reduction in annual carbon emissions (29,508 metric tons); 38 million gallons of annual water savings (50% of total plant requirements), while preserving UMD's flexibility to realize greater decreases in carbon emissions and deploy innovative energy technologies.

9-GM. **UNIVERSITY OF MARYLAND, COLLEGE PARK** *(cont'd)*
NextGen Energy Public-Private Partnership Program

- *CEP Renewal* will reduce cogeneration capacity by 40% and install high-efficiency electric generation and steam production units that are capable of co-firing hydrogen (when commercially available) with natural gas or RNG to reduce carbon emissions. UMD qualifies for a direct payment from the federal government of \$69 million to \$79 million under the Inflation Reduction Act of 2022's reimbursement of construction costs for new, high efficiency cogeneration facilities (see *Program Financing* section below for additional details).
- *North Campus Cooling Service Electrification* will install new high-efficiency electric chillers, increase chilled water system capacity, and retire inefficient steam-driven chillers.
- *Steam Distribution System/Condensate Return Repair* will replace the main steam line under Baltimore Avenue that supplies North Campus and install new equipment to collect and return condensate to the CEP.

Decarbonization Strategy. During the NextGen Program's first 18 months, MEIP will assess campus energy use on a building-by-building basis and identify specific projects and funding sources that will inform UMD's decisions for further carbon reductions. The strategy will evaluate low-temperature hot water districts, geothermal or air source heat pumps or electric boilers for hot water production, building and facility renovations to increase energy efficiency, and other sustainable generating and micro-carbon sequestration technologies to accelerate energy system decarbonization.

In addition, in FY 2025, UMD will implement an RNG pilot program for purchasing approximately 5% of the CEP's annual fuel requirements. UMD anticipates that market experience gained through this program will lead to procuring greater volumes.

Energy Systems Operation and Maintenance. MEIP will (a) manage, operate, and maintain the campus energy systems in accordance with high availability, efficiency, and sustainability KPIs over the full term and will pay UMD liquidated damages for compliance failures; and (b) prepare rolling five-year performance improvement plans to provide UMD budget predictability for equipment replacements and repairs of portions of the energy systems that are not replaced during the initial capital improvement program.

9-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
NextGen Energy Public-Private Partnership Program

Academic Collaboration. The NextGen Program includes comprehensive academic collaboration and experiential learning initiatives to support instruction and research, train future energy and environmental professionals, and educate all students on how to incorporate sustainability into their life and work. MEIP will fund \$50,000 biennial faculty sustainability-focused research grants and will make real-world Energy System data available to students and faculty for modeling prospective sustainability projects. It will also sponsor ten \$5,000 annual scholarships during NextGen's first contract years and five scholarships for the subsequent thirty contract years equal to 50% of in-state tuition. MEIP will support ten paid internships annually with MEIP-affiliated companies during the first two contract years and five paid internships annually for the remainder of the program's term, will provide industry-leading training programs to prepare students for their careers, and will recruit students for positions in engineering, human resources, safety, quality, and business management. Academic collaboration could extend to local public schools through extra-curricular enrichment programs.

Legal Structure. The NextGen Program utilizes the Design, Build, Finance, Operate and Maintain project delivery model. Implementing this structure will be the 33-year, performance-based Concession Agreement, the Ground and Equipment Lease (Ground Lease), the Easement Agreement, and other typical project financing agreements and certificates. All of the documents to which the University System or UMD are parties have been reviewed by the Office of the Attorney General for form and legal sufficiency.

MBE Participation: MEIP has committed to the following:

- 15% (approximately \$37 million) of the total cost of the initial capital program (excluding financing, insurance, and major energy equipment costs) and subgoals of 8% for MBEs classified as African American-Owned Businesses and 11% to those classified as Women-Owned Businesses.
- 30% (approximately \$183 million) of Concessionaire's annual fixed operations and management fee throughout the NextGen Program's term (excluding insurance, equipment, supplies, or fees and services unavailable for purchase from an MBE) and subgoals of 8% to MBEs classified as African American Owned-Businesses and 11% to those classified as Women-Owned Businesses.
- 50% of the total cost of any future design and construction work required for Thermal Distribution System capital improvements.
- 30% of the total cost of any future additional capital improvements (other than Thermal Distribution System capital improvements).

9-GM. **UNIVERSITY OF MARYLAND, COLLEGE PARK** *(cont'd)*
NextGen Energy Public-Private Partnership Program

State Economic Benefits. NextGen will generate a significant revenue stream for the State and Prince George's County. Construction of the initial capital improvements is estimated to create 120 annual full-time trade employment opportunities at prevailing wages that will generate up to \$10 million in tax revenue and recycle over \$70 million through in-State businesses (over half of which will flow to Prince George's County businesses).

Program Financing. MEIP will finance approximately 85% of all costs associated with the above-noted capital improvements and decarbonization strategy development using *taxable municipal bonds* issued by the Maryland Economic Development Corporation (MEDCO) (non-recourse to UMD and the University System) in an aggregate principal amount sufficient to generate proceeds of approximately \$345.7 million. MEIP will finance the remaining 15% of such costs with equity contribution by its equity partners of approximately \$59 million that will remain at risk throughout the Concession Agreement's term. MEIP's weighted cost of capital for this financing structure will be approximately 6.81%, which will be set at financial closing and can be reduced through defeasement of the Program Debt as noted below.

UMD will pay MEIP a monthly Availability Payment beginning at the actual substantial completion date for the capital improvements described above (approximately 3 years after construction commences).

The Concession Agreement grants UMD and the University System two options for reducing the Availability Payment:

- ***Defeasement.*** The University System could defease a portion of the MEDCO-issued bonds during the NextGen Program's first 10 years by utilizing some or all of the proceeds from the federal government's reimbursement of construction costs. Under the Inflation Reduction Act of 2022, tax-exempt higher education institutions, for the first time, can qualify for direct payments (tax credit for private sector entities) that will reimburse up to 50% of the eligible costs of a highly energy-efficient cogeneration facility, such as that proposed by MEIP. UMD's tax advisors have estimated that this payment's proceeds could reimburse from \$69 million to \$79 million of the CEP's capital improvements eligible for the credit. The Concession Agreement requires the establishment of specific ongoing recordkeeping, reporting, and monitoring requirements with which MEIP must comply so that UMD is able to maximize the amount of the payment.
- ***10-Year Par Call.*** UMD has the option at the end of the first 10 years of the NextGen Program's term to require MEIP to refinance the Program Debt if the interest rate environment is attractive.

Board of Public Works
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9-GM. **UNIVERSITY OF MARYLAND, COLLEGE PARK** *(cont'd)*
NextGen Energy Public-Private Partnership Program

UMD Budgetary Impact. The current level of UMD’s annual utilities budget (as increased over time for projected long-term inflation of 2.5% per annum) will fund the NextGen Program’s Availability Payments (the cost of the proposed capital improvements) and Energy Services Charge (the cost of managing, operating, and maintaining the energy systems).

Resident Business: Yes

MD Tax Clearance: 24-1179-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
May 15, 2024**

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 1

Contact: Renee Phillips-Farley 410-859-7071
rphillips-farley@bwiairport.com

1-GM-MOD. MARYLAND AVIATION ADMINISTRATION
Modification: Lease Contract

Contract ID: Lease of Space at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport Terminal Building; *MAA-LC-14-002*

Contract Approved: MDOT 26-GM, 04/16/2014

Contract Description: Lease of Space with the General Services Administration (GSA) for use by the Drug Enforcement Administration (DEA) at BWI Thurgood Marshall. The GSA pays rental rates to Maryland Aviation Administration for the use of terminal space.

Modification Description: Modification No. 4 incorporates an additional 5-year term.

Award: General Services Administration; Philadelphia, PA

Original Contract Term: 08/01/2014 – 07/31/2019

Modification Term: 08/01/2024 – 07/31/2029 (Modification No. 4, *this agenda item*)

Original Contract Amount: \$158,046.00

Modification Amount: \$240,699.00 (Modification No. 4, *this agenda item*)

Prior Mods: - \$1,810.00 (Mod #1: A credit of \$1,810 due to the Airport's Electrical Substation Replacement project which required a relocation and reduction of DEA office space; Delegated Authority, 10/16/2018)

\$182,988.00 (Mod #2: Extend the lease term by 5 years, 08/01/2019- 07/31/2024; DOT 4-GM-MOD 10/31/2018)

\$0.00 (Mod #3: Incorporate Federal approval requirements associated with GSA's right to exercise the approved five-year extension in Modification No. 2.; Delegated Authority, 08/01/2019)

Total Contract Amount: \$579,923.00 rent due to MAA

Percent +/- Change (this item): +24%

Overall Percent +/- Change: +73%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 2

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

Requesting Agency Remarks: MAA leases space facilities to the GSA for the use by the DEA. This is a federal government contract. The original contract was approved by the BPW as Item 26-GM on April 16, 2014. Any changes to this Federal government contract, including those at the option of GSA, are documented within a Supplement. Lease Amendment No. 1 reflected a change in space due to a forced relocation for the Airport’s substation replacement project.

Lease Amendment No. 2 approved by the Board of Public Works (BPW) as Item 4-GM-MOD on October 31, 2018, incorporated a five-year extension through July 31, 2024. Lease Amendment No. 3 exercised the BPW approved additional five-year extension.

As mutually agreed, this Modification will include required Federal Acquisition Regulation contract clauses and incorporate an additional five years to extend the term through July 31, 2029. The contract may terminate in whole or in part with or without cause upon thirty days prior written notice to the other party. The rental rate for the additional five-year term is based on the published standard rates and fees at BWI Thurgood Marshall for the initial year, increased by three percent for each subsequent year of the lease term.

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

Resident Business: N/A

MD Tax Clearance: N/A

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 3

Contact: Linda D. Dangerfield 410-859-7097
ldangerfield@bwiaairport.com

2-M. MARYLAND AVIATION ADMINISTRATION
Maintenance Contract

Contract ID: Janitorial Services at Martin State Airport; *MAA-MC-25-002*
EPICS No.: MAAMC25002

Contract Description: Provides trained custodians, cleaning equipment, and materials to clean the building surfaces and fixtures in various buildings at Martin State Airport. The buildings include the terminal, control tower, maintenance building, line crew facilities, hangars 1-6 and hangar 501.

Award: National Center on Institutions and Alternatives, Inc.,
Baltimore, MD

Contract Term: 07/01/2024 – 6/30/2029 (5 Years)

Amount: \$2,978,505.05 NTE

Procurement Method: Preferred Provider

Living Wage Eligible: N/A

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: National Center on Institutions and Alternative, Inc., is a Preferred Provider under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was determined to be that of fair market value and was submitted and approved by the Maryland Works Program Pricing and Selection Committee on February 15, 2024.

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 4

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

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

Approp. Code: J06I0002

Resident Business: Yes

MD Tax Clearance: 24-1538-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 5

Contact: John Thornton 410-385-4850
jthornton@marylandports.com

3-IT-MOD. MARYLAND PORT ADMINISTRATION
Modification: Information Technology Contract

Contract ID: IT Database Management Support; 218035-IT
EPICS No.: CO415500

Contract Approved: MDOT 29-IT, 12/19/2018 (corrected by MDOT 2-IT-MOD,
12/21/2022)

Contractor: Acentra Health, LLC; Rockville, MD

Contract Description: Provide one database management support resource and additional resources as needed to maintain the Port Operations and Security System and other information technology projects for the Maryland Port Administration (MPA).

Modification Description: Extend the current contract term for six months to complete new procurement.

Original Contract Term: 01/03/2019 – 01/02/2024 (5 years)

Modification Term: 07/01/2024 – 12/31/2024 (6 months)

Original Contract Amount: \$897,907 NTE

Modification Amount: \$190,349 NTE

Prior Mods/Options: \$0 (Mod #1: added one database management support resource, 02/21/2023-05/20/2023; Delegated Authority – MPA, 02/20/2023)
\$118,968 (Mod #2: retained one database management support resource added under Mod #1, 05/21/2023–01/02/2024; MDOT 4-IT- MOD, 04/19/2023)
\$190,349 (Mod #3: 6-month extension, 01/03/2024 – 06/30/2024; MDOT 4-IT-MOD, 12/13/2023)
\$0 (Mod #4: name change from Client Network Services, LLC to Acentra Health, LLC; Delegated Authority – MPA, 04/03/2024)

Revised Total Contract Amount: \$1,397,573 NTE

Percentage +/- Change: 21%

Overall Percent +/-: 56%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 6

3-IT-MOD. MARYLAND PORT ADMINISTRATION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: In May 2023, MPA's Office of Information Security and Technology (OIT) planned to advertise an IT Staff Augmentation contract for 15 resources which would have included the two resources under Contract No. 218035-IT. However, in late June 2023, OIT decided that MPA should not add the two resources to the IT Staff Augmentation contract but instead should move forward with the advertisement of a new procurement to secure the resources then provided under 218035-IT. PRG approval was received in June 2023, and fund certification was received in July 2023. RFP No. 224010-IT for IT Database Management Support Services was advertised on August 23, 2023, with proposals due on September 22, 2023.

After an offeror protested the rejection of its proposal on November 13, 2023, the procurement of 224010-IT was delayed necessitating an extension of Contract 218035-IT. On December 5, 2023, the Maryland Port Commission approved a six-month extension of Contract 218035-IT, and on December 23, 2023, the Board of Public Works approved the six-month extension, to allow time for the replacement contract (224010-IT) to be awarded. Contract 218035-IT now expires June 30, 2024.

The issues raised in the protest of 224010-IT and elsewhere by the protestor affected multiple contracts supporting OIT and OIT's internal operations and planning, necessitating a lengthy review involving Procurement and OIT staff and the Office of the Attorney General. On February 13, 2024, the Procurement Officer denied the protest under RFP No. 224010-IT. While the protest was pending, the procurement of 224010-IT could not be completed and further progress on the procurement was delayed.

The protestor did not appeal the February 13, 2024, Procurement Officer decision to the Maryland State Board of Contract Appeals, removing the impediment to moving forward with the procurement of 224010-IT. However, insufficient time remains to complete the evaluation of other proposals, selection of a contractor, and approval by the Maryland Port Commission and the Board of Public Works before the current contract, 218035-IT, expires on June 30. Therefore, MPA is seeking an additional six-month extension to allow time to complete the evaluation process and make an award under 224010-IT.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 7

3-IT-MOD. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

MPA OIT requires the services of at least two qualified database management resources to support essential business functions under normal operating conditions. Contract No. 224010-IT, currently in the procurement process, was initiated to satisfy this need in the long-term, but the procurement will not be completed in time to hire the necessary resources before the current contracts expire on June 30, 2024. Losing experienced personnel with deep institutional knowledge, without having an opportunity for knowledge transfer, poses a very high risk of potential impacts to the essential business functions they support, including MPA Terminal Security Operations and MPA Financial Support systems. MPA OIT considers it imperative to extend contract 218035-IT to ensure the uninterrupted engagement of these resources pending completion of procurement 224010-IT. Therefore, this six-month extension is necessary to protect MPA and the State of Maryland until the new contract can take effect.

Meanwhile, MPA was informed that Client Network Services, LLC changed its name to Acentra Health, LLC, a limited liability corporation of the State of Delaware. In accordance with Board of Public Works Advisory No. 2002-2, the name change was documented with a contract modification, Modification No. 4.

The Maryland Port Commission approval of this modification is anticipated on May 7, 2024.

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

Approp. Code: J03D0001

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 8

*Contact: John Thornton 410-385-4850
jthornton@marylandports.com*

**4-S. MARYLAND PORT ADMINISTRATION
*Services Contract***

Contract ID: Security Guard Services; 224001-S
EPICS No.: P224001

Contract Description: Provide the Maryland Port Administration (MPA) with unarmed security guards at MPA facilities.

Award: Universal Protection Service, LLC
dba Allied Universal Security Services
Conshohocken, PA

Contract Term: 08/04/2024 – 08/03/2027 with one, three-year renewal option

Amount: \$16,401,930 NTE (3 years, Base Contract)
\$18,258,585 NTE (3 years, Renewal Option)
\$34,660,515 NTE (Total Contract)

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rank</i>	<i>Financial Offer Amount with Rank</i>	<i>Overall Rank *</i>
Universal Protection Service, LLC dba Allied Universal Security Services Conshohocken, PA	1	\$16,401,930 Base Contract <u>\$18,258,585 Renewal Opt. 1</u> \$34,660,515 Total Contract (2)	1
Inter-Con Security Systems, Inc. Pasadena CA	2	\$18,061,079 Base Contract <u>\$20,315,328 Renewal Opt. 1</u> \$38,376,407 Total Contract (4)	2
Whelan Security Mid Atlantic, LLC dba GardaWorld Security Services St. Louis, MO	3	\$18,233,881 Base Contract <u>\$19,882,978 Renewal Opt. 1</u> \$38,116,859 Total Contract (3)	3
Securemedy, Incorporated Fort Washington, MD	4	\$15,109,116 Base Contract <u>\$16,271,417 Renewal Opt. 1</u> \$31,380,533 Total Contract (1)	4
Vets Securing America, Inc. Los Angeles, CA	5	\$19,631,115 Base Contract <u>\$21,987,988 Renewal Opt. 1</u> \$41,619,103 Total Contract (5)	5

**Technical merit had greater weight than price in the overall ranking*

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 9

4-S. MARYLAND PORT ADMINISTRATION (cont'd)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0% (Single element of work)

MBE Waiver: N/A

Performance Security: \$11 million Performance Bond

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace Advantage, which notified 34 firms. MPA also directly solicited the Maryland Minority Contractors Association and the Md. Washington Minority Companies Association. Eight vendors attended the preproposal meeting. Maryland Works provided a waiver of its procurement preference on March 14, 2023. The Maryland Port Commission approved this award on May 7, 2024.

MPA received seven proposals. Two proposals were rejected as not reasonably susceptible of being selected for award, one for failure to submit a technical proposal containing the essential information required by the solicitation and the other for failure to submit a technical proposal at all. The remaining five proposals were evaluated. The recommended contractor submitted the offer most advantageous to MPA considering technical merit and price, based on superior experience and qualifications at providing guard services at facilities similar to those of MPA and based on the contractor's good record of providing these services to MPA since 2014. MPA has received a security rating of Excellent from the U.S. Coast Guard for 15 consecutive years, thanks in large part to the quality of services provided by the selected contractor.

The contractor will be reimbursed at two hourly rates, one for guards and one for supervisors. MPA evaluated prices using an average of 2,664 guard hours and 757 supervisor hours per week. Actual hours and guard posts will vary from week to week as security needs on the marine terminals change. The contractor will be compensated only for the actual number of guard and supervisor hours provided.

Per BPW Advisory 2001-1, the MPA Office of Fair Practices and Procurement Review Group approved of no MBE goal because the scope of work consists of a single element, the provision of people, and the contract prohibits the subcontracting of security guards to enhance terminal security by avoiding a command structure divided among two or more separate employers. The procurement was not designated a Small Business Reserve because a Small Business Reserve designation would have excluded from competition the companies most capable of maintaining the high level of security required of a major world port.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 10

4-S. MARYLAND PORT ADMINISTRATION (cont'd)

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

Approp. Code: J03D0001

Resident Business: Yes

MD Tax Clearance: 24-0268-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 11

*Contact: John Thornton 410-385-4850
jthornton@marylandports.com*

**5-S. MARYLAND PORT ADMINISTRATION
*Services Contract***

Contract ID: Janitorial Services at the Cruise Terminal; 224034-S
EPICS No.: P224034

Contract Description: Provide the Maryland Port Administration (MPA) with janitorial services at South Locust Point Cruise Terminal.

Award: Pierce Contracting Services, LLC; Odenton, MD
(Certified VSBE and Small Business)

Contract Term: 07/01/2024 – 06/30/2027 with one, two-year renewal option

Amount: \$ 325,000 NTE (3 years, Base Contract)
\$ 217,000 NTE (Renewal Option No. 1, Years 4 and 5)
\$ 542,000 NTE Total (5 years)

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

Bids:

<i>Bidders</i>	<i>Evaluated Price</i>
Pierce Contracting Services, LLC; Odenton, MD	\$1,873.00
Acclaim USA, Inc.;; Clinton, MD	\$2,159.04
NAPCO Group, Inc.;; Annapolis, MD	\$2,256.00
Total Quality Maintenance Services, Inc.;; New Market, MD	\$2,328.00
Cleaning House, LLC; Laurel, MD	\$2,377.92
Foxx Cleaning Service; Simpsonville, VA	\$2,400.00
Spectacular Onsite Staffing, Inc.;; Glen Burnie, MD	\$2,602.88
Ready Clean Services Group, Inc.;; Baltimore, MD	\$2,616.00
Absolute Service Industries, LLC; Baltimore, MD	\$2,784.00

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 12

5-S. MARYLAND PORT ADMINISTRATION (cont'd)

Bids (cont'd):

<i>Bidders</i>	<i>Evaluated Price</i>
Beck & Call Professional Services; Baltimore, MD	\$2,983.68
P2 Cleaning Services, LLC; Laurel, MD	\$3,583.68
Community Support, LLC; Rockville, MD	\$142,944.00
Devine Professional Consulting Group; Silver Spring, MD	\$149,995.52
Whitum LLC; Upper Marlboro, MD	\$324,480.00
I Give Quality Not Quantity Floor Cleaning; Baltimore, MD	\$2,400,000.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: Acclaim USA, Inc.; Clinton, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage, which notified 1406 vendors including 226 Maryland certified Small Businesses. Six Maryland certified Small Businesses were also directly solicited. Maryland Works provided a waiver of its procurement preference on December 18, 2023.

MPA received 18 bids. One bid was withdrawn in accordance with COMAR 21.05.02.12C(2)(b) on the grounds that the bidder made a mistake in the bid which could not be corrected but which entitled the bidder to withdraw the bid. Two bids were rejected in accordance with COMAR 21.06.01.01B(2) on the grounds the bidders did not meet minimum responsibility requirements. No protests were received.

This contract provides janitorial services at the Cruise Terminal, including two accessory trailers and the passenger boarding bridge. In addition to cleaning on cruise days, the scope of work requires certain cleaning in between cruise days, quarterly wet mopping, stripping, and waxing of the floor, and more extensive semiannual cleaning.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 13

5-S. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The bid form required bidders to submit a fully-loaded, hourly rate for a porter for each year of the three-year term. The evaluated price equals the hourly rate for each porter times four porters per day, times 8 hours per day for each year of the three-year term. The contract's not-to-exceed value of \$325,000 for the initial three-year term is based on the available budget.

Per BPW Advisory 2001-1, the MPA Office of Fair Practices and Procurement Review Group approved of no MBE or VSBE goals because the scope of work consists of a single element of work with no significant subcontracting opportunities. The contractor is a Maryland certified Veteran Owned and Small Business.

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

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

Approp. Code: J03D0001

Resident Business: Yes

MD Tax Clearance: 24-1107-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 14

*Contact: William Parham 410-454-7899
wparham@mta.maryland.gov*

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

Contract ID: On-Call Structural Engineering Services; *AE-21-004-B&F*
ADPICS Nos.: AE21004B, AE21004F

Contract Description: Two of six contracts to provide structural engineering services for the Maryland Transit Administration’s (MTA) multiple modes.

Awards:

WSP USA Inc. /	Contract B
Whitman, Requardt & Associates (JV); Baltimore, MD	
Whitney, Bailey, Cox & Magnani, LLC /	Contract F
Century Engineering, LLC (JV); Baltimore, MD	

Contract Term: 06/06/2024 – 06/05/2029

Amount: \$ 7,000,000 NTE each
\$14,000,000 NTE Aggregate Total

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 1000) (Rankings)</i>	<i>NTE Price</i>
AECOM Technical Services, Inc. Baltimore, MD	814 (1)	Approved 4/17/24 MDOT-6 AE Contract A
WSP USA Inc. / Whitman, Requardt & Associates, LLP (JV) Baltimore, MD	800 (2)	\$7,000,000 NTE Contract B
Rummel, Klepper & Kahl, LLP Baltimore, MD	800 (3)	Approved 4/17/24 MDOT-6 AE Contract C
Gannett Fleming, Inc. / KCI Technologies, Inc. (JV) Owings Mills, MD	787 (4)	Approved 4/17/24 MDOT-6 AE Contract D
STV Incorporated Owings Mills, MD	785 (5)	Approved 4/17/24 MDOT-6 AE Contract E

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 16

6-AE. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

Existing and anticipated projects requiring Structural Engineering Services include:

METRO

- Station Rehabilitation
- Station Stairs Repairs / Rehabilitation
- Structures Rehabilitation
- Aerial Structures
- Culvert Rehabilitation
- Tunnel Rehabilitation / Grouting
- Sound Barrier Systems
- Platform Rehabilitation
- Snow Melt System Projects

LIGHT RAIL

- Rehabilitation of Grade Crossings
- Rehabilitation of Bridges and Warning Signs Structures
- Replaced Bridge Structural Ties
- Intertrack Fence Installation Projects

FREIGHT RAIL

- Small Structures Inspection & Miscellaneous Projects

MARC

- Small Structures Inspection Projects

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing a DBE participation goal, as well as a Small Business Enterprise designation. A 20% DBE participation goal has been established for these contracts; however, no VSBE goal has been established for these contracts due to the limited subcontracting opportunities.

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 17

6-AE. MARYLAND TRANSIT ADMINISTRATION (cont'd)

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

Approp. Code: J05H0105

Resident Businesses: Yes

MD Tax Clearances: 24-0862-0111(Contract B)
 24-0782-1111(Contract F)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 18

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

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

Contract ID: Freight Rail Culverts Repairs and Scale Pit Removal; T-1792-0150
EPICS No.: T17920150

Contract Description: This contract is for repairs to Freight Rail Line culverts on the Eastern Shore that have misaligned. The work includes the removal of a scale pit on line 149 located in Massey, Maryland. The work involves constructing concrete headwalls, grading, and installing gabion baskets and ballast.

Award(s): Eastern Highway Specialist, Inc; Wilmington, DE

Contract Term: 150 Calendar Days from NTP

Amount: \$630,397.00 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Eastern Highway Specialist, Inc.; Wilmington, DE	\$630,397.00
David A. Bramble, Inc.; Chestertown, MD	\$861,103.00
Bullock Construction, Inc.; Easton, MD	\$1,050,180.00

Living Wage: No

MBE/VSBE Participation: 24.41% / 0%

Incumbent: None

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 9, 2024, notifying 304 potential contractors, 52 of which were MDOT-certified Minority Business Enterprises (MBEs). Three bids were received and opened on February 15, 2024. There were no protests filed for this contract.

**DEPARTMENT OF TRANSPORTATION
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May 15, 2024**



MDOT 19

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

Requesting Agency Remarks (cont'd):

This contract is for repairs to Freight Rail Line culverts on the Eastern Shore that have misaligned. The work involves constructing concrete headwalls, grading, and installing gabion baskets and ballast. The work also includes the removal of a scale pit located in Massey, Maryland.

The Maryland Transit Administration has confirmed Eastern Highway Specialist, Inc.'s bid price. Considering the means and methods, and specialty requirements necessary to complete the work, the bid price is acceptable.

The MBE goal established for this contract is 24.4% and EHS has committed to exceeding that goal by one-tenth of a percent to achieve 24.41% participation.

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

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 24-1145-1110

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 20

Contact: William Parham 410-454-7899
wparham@mta.maryland.gov

8-E. MARYLAND TRANSIT ADMINISTRATION
Metro Equipment Contract

Contract ID: Secondary Warning System Equipment and Wayside Intrusion Detection Equipment; P5408176
EPICS No.: P5408176

Contract Description: Replace and upgrade Maryland Transit Administration (MTA) Metro Rail Secondary Warning System equipment and provide new Wayside Intrusion Detection equipment. This purchase order is for equipment only and does not include installation.

Award: Protran Technology / Harsco Rail, LLC.; Baltimore, MD

Contract Term: One-time purchase of equipment; with one-year warranty.
Anticipated delivery date: 4-6 weeks after NTP.

Amount: \$1,064,500.00

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Incumbent: N/A

Requesting Agency Remarks: This is a sole source procurement for replacement and upgrade of MTA Metro's existing Secondary Warning System equipment and for new Wayside Intrusion Detection equipment.

The existing Secondary Warning System equipment is no longer supported or manufactured and requires upgrade. The upgraded equipment will work in conjunction with new Wayside Intrusion Detection Equipment to protect both MTA personnel and MTA customers from death and injury by notifying operators when an object, animal, or person enters the track environment.

MTA has determined that the price offered is fair and reasonable based on the internal cost estimate for the equipment to be provided, and the additional use of replaced equipment that will be used for the MTA Light Rail system at no additional cost. This technology meets MTA and Federal Transit Administration requirements, and MTA has done market research and determined that no other vendors are developing solutions that meet FTA requirements. Upgrading the existing warning system will lessen the cost, time, and resources versus completely replacing the infrastructure.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 21

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

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

Approp. Code: J05H0101

Resident Business: No

MD Tax Clearance: 24-1552-1001

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

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 22

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

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

Contract ID: Survey and Engineering Services District 4 -SBE; BCS 2022-12
EPICS No. SBCS2212

Contract Description: One indefinite delivery- indefinite quantity (IDIQ), work-order based contract to provide survey and engineering services in Baltimore and Harford Counties District 4 for the State Highway Administration (SHA).

Awards: iDesign Engineering, Inc./Daniel Consultants, Inc. (JV),
Calverton, MD
(Certified Small Disadvantaged Business Enterprise)

Contract Term: 06/06/2024 –06/05/2029 (5 years)

Amount: \$3,000,000 NTE

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

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
iDesign Engineering, Inc./Daniel Consultants, Inc. (JV) Calverton, MD	90.30 (1)	\$3,000,000 NTE
Rossi Transportation Group, Inc./SuYash Consulting LLC (JV) Hunt Valley, MD	88.84 (2)	
Constellation Design Group, Inc./iCivil Inc. (JV) Timonium, MD	84.65 (3)	
AB Consultants, Inc. Baltimore, MD	83.66 (4)	
C.C. Johnson & Malhotra, P.C./CES Consulting, LLC (JV) Hunt Valley, MD	82.76 (5)	
Mercando Consultants Columbia, MD	82.71 (6)	
Navarro & Wright Consulting Engineers, Inc./Drive Engineering Corp. (JV) Sparks, MD	67.93 (7)	

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 23

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

DBE / VSBE Participation: 100% / 0%

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

Requesting Agency Remarks: On December 06, 2022, the solicitation was advertised in The Daily Record, SHA’s web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for one contract not to exceed \$3 million for survey and engineering services for SHA. A total of 798 firms were notified via eMMA and an additional 582 DBE firms were directly solicited. SHA received ten expressions of interest and invited seven firms to submit technical proposals. SHA used qualifications-based selection and found one consultant eligible for contract award. No protests were filed.

The purpose of this contract is to perform survey and engineering services in support of highway design projects that improve safety, operations, and maintain the integrity of highway infrastructure. Design work may include concept studies, construction plans, IFBs, and estimates. Detailed design services required include highway geometrics, drainage, stormwater management, utility coordination and/or designations, topographic surveys, right-of-way plats, landscape, environmental, traffic control devices, construction phasing, maintenance of traffic, sidewalks/shared use paths, structures, erosion/sediment control, traffic barrier, geotechnical analysis/design, and access management project reviews.

Although a 20% DBE participation goal was established for this contract, the DBE has committed to 100% participation.

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

Approp. Code: J02B0101

Resident Business: Yes

MD Tax Clearance: 24-1255-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 24

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

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

Contract ID: Survey and Engineering Services District 6; *BCS 2023-01 A, 2023-01 B, 2023-01C*
EPICS No. SBCS2301A, SBCS2301B, SBCS2301C

Contract Description: Three (3) indefinite delivery-indefinite quantity (IDIQ), work-order based contracts to provide survey and engineering services in Garrett, Allegany, and Washington Counties District 6 for the State Highway Administration (SHA).

Awards:

- Dewberry Engineers, Inc., Frederick, MD (Contract A)
- Whitney, Bailey, Cox & Magnani, LLC,
Baltimore, MD (Contract B)
- Brudis & Associates, Inc, Columbia, MD (Contract C)

Contract Term: 06/06/2024 –06/05/2029 (5 years)

Amount: \$4,000,000 NTE each
\$12,000,000 NTE Aggregate Total

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Dewberry Engineers, Inc. Frederick, MD	88.89 (1)	\$4,000,000 NTE Contract A
Whitney, Bailey, Cox & Magnani, LLC Baltimore, MD	85.59 (2)	\$4,000,000 NTE Contract B
Brudis & Associates, Inc. Columbia, MD	85.19 (3)	\$4,000,000 NTE Contract C
Mead & Hunt Columbia, MD	85.08 (4)	
Wallace, Montgomery & Associates, LLP Hunt Valley, MD	83.93 (5)	
The Wilson T. Ballard Company Owings Mills, MD	83.60 (6)	

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 25

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

Proposals (cont'd):

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
AECOM Technical Services, Inc. Towson, MD	82.32 (7)	
Johnson, Mirmiran & Thompson, Inc. Baltimore, MD	79.73 (8)	

DBE / VSBE Participation: 19% / 0%

Incumbents: AB Consultants, Inc./CST Engineering, Inc.(JV); Brudis & Associates, Inc.; SuYash Consulting, LLC / iDesign Engineering, Inc. (JV)

Requesting Agency Remarks: On December 06, 2022, the solicitation was advertised in The Daily Record, SHA’s web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for three contracts for \$4 million each not to exceed \$12 million for survey and engineering services for SHA. A total of 799 firms were notified via eMMA and an additional 468 DBE firms were directly solicited. SHA received 21 expressions of interest and developed a Reduced Candidate List per COMAR 21.12.02.04. From the Reduced Candidate List, SHA invited eight firms to submit technical proposals. SHA used qualifications-based selection and found three consultants eligible for contract award. No protests were filed.

The purpose of this contract is to provide surveying and engineering services in support of highway design projects that improve safety, operations, and maintain the integrity of highway infrastructure. Design activities may include development of concept studies, construction plans, IFBs, and estimates. Detailed design services required include: performing topographical survey, preliminary and final design engineering and reviews, hydraulic reviews and environmental permitting requirements, stormwater management designs, utility coordination/utility designation ,designations, reviews, and site inspections, preparing construction cost estimates, metes and bounds and right-of-way plats, and providing on-site supplemental engineering staff in support of District 6 System Preservation Program development, utility coordination, permitting and inspection, and Access Management engineering reviews, , and construction inspections.

A 19% DBE participation goal was established for each contract within this award series.

DEPARTMENT OF TRANSPORTATION
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MDOT 26

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

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

Approp. Code: J02B0101

Resident Business: Yes

MD Tax Clearance: 24-1254-1110 (Contract A)

 24-1454-1110 (Contract B)

 24-1455-1110 (Contract C)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 27

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

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

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in Carroll County- District 7; 4290671425SB
EPICS No.: 4290671425

Contract Description: Brush and tree cutting and stump removal at various locations in Carroll County

Award: PLWMS DBA Patriot Natural Resources; Beallsville, MD
(*Certified Small Business*)

Contract Term: 06/06/2024* – 12/31/2025 (**or earlier upon BPW approval*)
(1 year, 6 months, 25 days)

Amount: \$770,700.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$770,700.00
Prestige Landscape & Tree Care, LLC; Laurel, MD	\$837,660.00
O'Brien Outdoors, LLC; Manchester, MD	\$934,141.00

Living Wage Eligible: No

MBE/VSBE Participation: 3% / 0%

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

Incumbent(s): Excel Tree Expert Co., Inc.; Jessup, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 9, 2024, notifying 304 potential contractors, 52 of which were MDOT-certified Minority Business Enterprises (MBEs). Four bids were received and opened on February 15, 2024. There were no protests filed for this contract.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 28

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

Requesting Agency Remarks (cont'd):

The apparent low bidder was deemed non-responsive at the time of bid for failure to provide any certified MBE subcontractors to fulfill the 3% MBE goal established for this contract.

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

The incumbent did not bid because they are no longer interested in bidding brush and tree cutting contracts in Carroll County.

The State Highway Administration has confirmed PLWMS DBA Patriot Natural Resources bid price and the work conducted on this contract will be performed 100% by a State-Certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal, Small Business Preference, as well as a Small Business Reserve designation. A 3% MBE goal was set for this project based on the availability of firms certified with the NAICS codes to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

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

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-0670-1110

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

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 29

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

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

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in Frederick County- District 7; 4291071425SB
EPICS No.: 4291071425

Contract Description: Brush and tree cutting and stump removal at various locations in Frederick County

Award: Excel Tree Expert Co.; Jessup, MD
(*Certified Small Business*)

Contract Term: 06/06/2024* – 12/31/2025 (**or earlier upon BPW approval*)
(1 year, 6 months, 25 days)

Amount: \$690,860.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Excel Tree Expert Co., Inc.; Jessup, MD	\$690,860.00
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$825,300.00
Prestige Landscape & Tree Care, LLC; Laurel, MD	\$999,999.00
O'Brien Outdoors, LLC; Manchester, MD	\$1,005,252.00
G & V Tree Service; Springfield, VA	\$1,660,695.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 3% / 0%

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

Incumbent(s): Same

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 16, 2024, notifying 318 potential contractors, 52 of which were MDOT-certified Minority Business Enterprises (MBEs). Six bids were received and opened on February 15, 2024. There were no protests filed for this contract.

The apparent low bidder was deemed non-responsive at the time of bid for failure to provide any certified MBE subcontractors to fulfill the 3% Minority Business Enterprise goal established for this contract.

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

The State Highway Administration has confirmed Excel Tree Expert Co., Inc.’s bid and the work conducted on this contract is performed 100% by a State-Certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal, Small Business Preference, as well as a Small Business Reserve designation. A 3% MBE goal was set for this project based on the availability of firms certified with the NAICS codes to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

- Fund Source:** 100% Special Funds (Transportation Trust Fund)
- Approp. Code:** J02B0102
- Resident Business:** Yes
- MD Tax Clearance:** 24-0846-0111

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

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024**



MDOT 31

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

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

Contract ID: Maintenance and Janitorial Services for the Bay Country Welcome Center in Queen Anne’s County – District 2; 5261721427
EPICS No.: 5261721427

Contract Description: Provide maintenance and janitorial services for the Bay Country Welcome Center in Queen Anne’s County

Award(s): H. D. Myles, Inc.; Church Hill, MD

Contract Term: 06/06/2024* – 06/30/2027 (*or earlier upon BPW approval)
(3 years, 25 days)

Amount: \$966,433.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
H. D. Myles, Inc.; Church Hill, MD	\$966,433.00
Chesapeake Pilot Training, Inc.; Chestertown, MD	\$1,135,900.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: Annual Renewable Performance & Payment Bonds for 50% of the award amount exists for this contract

Incumbent(s): Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 10, 2023, notifying 1,381 potential contractors, 275 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland works granted a waiver for these services on August 14, 2023. Two bids were received and opened on November 9, 2023. There were no protests filed for this contract.

Six contractors were directly solicited, however only two contractors submitted bids. The State Highway Administration contacted two of the potential vendors via phone and email to find out why they did not place a bid. Responses received include: the vendor felt that they would not place a competitive bid and another vendor forgot to submit a bid.

DEPARTMENT OF TRANSPORTATION
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May 15, 2024



MDOT 32

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

Requesting Agency Remarks (cont'd):

MDOT SHA purchases all supplies for rest areas from BISM. All BISM products are green which are safer for the environment.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. No MBE or VSBE goal was set for this project based on the single element of work.

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

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-0467-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 33

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

14-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

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

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

Property: MC# 23-2829
Thomas B. Bourne, Parcel 3 (**0.103 acres ±**), **located** east of MD Route 290, south of MD Route 544 (McGinnes Rd), adjoining 3214 McGinnes Rd. in Millington, Queen Anne’s County

Grantor: State of Maryland, SHA

Grantee: Michael Robin Haggie and Marcia Heath Goetze Haggie, tenants by entireties

Consideration: \$700

Appraised Value: \$700 – Janet Dougherty, (Selected)
Wesley Barkley, Review Appraiser

Requesting Agency Remarks: In 1958, SHA acquired the subject property for the MD Route 544 (US 213 towards Unicorn) construction project. This property has been sub-divided into three separate parcels. SHA proposes to convey Parcel 3 to the adjoining owner through a negotiated sale of \$700, which is 100% of the appraised value.

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
May 15, 2024



MDOT 34

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

15-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

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

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

Property: MC# 24-2891
Thomas B. Bourne, Parcel 2 (0.755 acres ±), located east of MD Route 290, south of MD Route 544 (McGinnes Rd), adjoining 3209 McGinnes Rd. in Millington, Queen Anne’s County

Grantor: State of Maryland, SHA

Grantee: Peacock Family Farms LLC, a Maryland limited liability company

Consideration: \$3,350

Appraised Value: \$3,350 – Janet Dougherty, (Selected)
Wesley Barkley, Review Appraiser

Requesting Agency Remarks: In 1958, SHA acquired the subject property for the MD Route 544 (US 213 towards Unicorn) construction project. This property has been sub-divided into three separate parcels. SHA proposes to convey Parcel 2 to the adjoining owner, through a negotiated sale of \$3,350 which is 100% of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**

Item#	Category	Pages
<i>1 - 12</i>	<i>Capital Grants and Loans</i>	<i>1 - 12</i>
<i>13</i>	<i>Architecture and Engineering</i>	<i>13 - 14</i>
<i>14</i>	<i>Construction</i>	<i>15</i>
<i>15 - 21</i>	<i>Services</i>	<i>16 - 29</i>
<i>22 - 31</i>	<i>Information Technology</i>	<i>30 - 67</i>
<i>32</i>	<i>General Miscellaneous</i>	<i>68 - 69</i>
<i>33 - 35</i>	<i>Landlord Lease</i>	<i>70 - 72</i>
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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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May 15, 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:

County Executive and County Council of Howard County
Ellicott City Maryland Avenue Culverts (Howard County)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Ellicott City Maryland Avenue culverts and flood management projects (Howard County).”
Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-357, (SL-282-220-038) \$ 1,000,000

Matching Fund: No match is required.

Background:	Total Project	\$ 48,500,000
	22-357(This Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 47,500,000

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include construction of two 10’ diameter culverts installed under the CSX railroad. The culverts will be 210 linear feet each and they will convey flood waters safely from the bottom of Main Street to the Patapsco River.

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

3-CGL. CAPITAL GRANTS AND LOANS

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

Baltimore Curriculum Project, Inc.

Hampstead Hill Academy Elementary/Middle School #047 (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Hampstead Hill Academy.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-473, (SL-127-230-038) \$ 250,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 9,450,000
	23-473 (This Action)	\$ 250,000 (Non-match)
	Local Cost	\$ 9,200,000

(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 the building of a new gymnasium and a new hallway connecting the old school to the new gym, new bathrooms, and one new classroom on the first floor.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024



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

6-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the National Aquarium in Baltimore, Inc.

National Aquarium in Baltimore (Baltimore City)

“For the design, construction, renovation, and equipping of infrastructure improvements at the National Aquarium in Baltimore.”

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

DGS Item 23-203, (SL-127-210-038)

\$ 3,500,000

Matching Fund: No match is required.

Background:	Total Project	\$13,500,000
	23-203 (This Action)	\$ 3,500,000 (Non-match)
	22-253 (Prior Action)	\$ 3,000,000 (Non-match)
	21-151 (Prior Action)	\$ 2,000,000 (Non-match)
	20-169 (Prior Action)	\$ 5,000,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: 12/7/2022, Item 19-CGL; 06/08/2022 Agenda, Item 6-CGL; 01/06/2021 Agenda, Item 3-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 upgrades to the National Aquarium in Baltimore.

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024



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

7-CGL. CAPITAL GRANTS AND LOANS

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

County Executive and County Council of Howard County

St. Paul Street Placemaking (Howard County)

For the acquisition, planning, design, construction, repair, renovation, reconstruction, expansion, site improvement, and capital equipping of a property located along St. Paul Street in Howard County for the St. Paul Street Placemaking project. Notwithstanding Section 1(7) of this Act, this grant may not terminate before June 1, 2030.

Maryland Consolidated Capital Bond Loan of 2021 (MISC - Chapter 63, Acts of 2021) as amended by Chapter 141, Acts of 2023

DGS Item 21-280, (SL-125-230-038) \$ 150,000

Matching Fund: No match is required.

Table with 3 columns: Background, Amount, and Match. Rows include Total Project (\$ 750,000), 21-280 (This Action) (\$ 150,000 Non-match), and Local Cost (\$ 600,000).

(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 the creation of a new terraced park space and will directly support the Ellicott City Safe and Sound Flood Mitigation Plan.

Table with 4 columns: BOARD OF PUBLIC WORKS, THIS ITEM WAS:, APPROVED, DISAPPROVED, DEFERRED, WITHDRAWN. Sub-headers: WITH DISCUSSION, WITHOUT DISCUSSION.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

8-CGL. CAPITAL GRANTS AND LOANS

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

Maryland – National Capital Park and Planning Commission

Willett Branch Greenway (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Willett Branch Greenway, including improvements to the site’s grounds and the installation of landscaping, located in Montgomery County.”

*Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)
DGS Item 21-201, (SL-174-200-038) \$ 550,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 2,765,000
	21-201 (This Action)	\$ 550,000 (Non-match)
	20-G108 (Prior Action)	\$ 175,000 (Match)
	20-G186 (Prior Action)	\$ 225,000 (Match)
	Local Cost	\$1,815,000

(Prior Actions: 04/27/2022 Agenda, Item 6-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 acquisition of a critical parcel at River Road to transform a degraded stream into a community amenity, including pedestrian and bicycle linkages.

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024



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

9-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of \$188,234 to Chesapeake Neighbors, Inc., Severn, Maryland (Anne Arundel County).

Project: The acquisition of real property located at 12 Sargent Court, Annapolis, MD. 21403. This project will provide housing for two individuals with developmental disabilities.

Appraisals:	Contract of Sale	\$210,000
	Richard Kern	\$335,000
	Glenn Staples	\$359,000
	William T. Beach, DGS	\$335,000

Eligible Cost **\$210,950***

*Includes the lesser of the DGS accepted value or the contract price at \$210,000 plus \$950 eligible appraisal fee.

Funding Source: The Maryland Department of Health has determined the grantee is responsible for providing 10.8% of the eligible project cost.

Total Project Cost	\$210,950	
State Share (89.2%)	\$188,234	MCCBL 2022 CB-27806-01
Grantee Share (10.8%)	\$ 22,716	Cash

- Remarks:**
1. Grantee is a nonprofit organization.
 2. Grantee provides community support services to individuals with developmental disabilities.
 3. In accordance with § 24-606(d) of the Health-General Article of the Annotated Code of Maryland, the Board’s approval is further contingent upon the State’s right of recovery being recorded among the Land Records of Anne Arundel 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	THIS ITEM WAS:		
APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

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

Recommendation: That the Board of Public Works approve a grant of \$420,314 to *Chesterwye, Inc. (CW)* (Queen Anne's County).

Project: The planning, construction, repair, renovation, and site improvement of the CW owned properties located at 110 Chesterwye Lane, Grasonville, MD, 111 Chesterwye Lane, Grasonville, MD and 112 Gravel Run Road, Grasonville, MD.

Funding Source: The Maryland Department of Health has determined the grantee is responsible for providing 10% of the eligible project cost.

Total Project Cost	\$ 467,015	
State Share (90%)	\$ 420,314	(MCCBL 2022, CB-20602-01, 02, and 03)
Grantee Share (10%)	\$ 46,701	Cash

Remarks:

1. Grantee is a nonprofit organization.
2. Grantee provides community support services to individuals with developmental disability.
3. In accordance with § 24-606(d) of the Health-General Article of the Annotated Code of Maryland, the Board's approval is further contingent upon the State's right of recovery being recorded among the Land Records of Queen Anne'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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

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

Recommendation: That the Board of Public Works approve a grant of \$811,800.00 to **Project PLASE, Inc. (PPI)**, (Baltimore City).

Project: Renovation of PPI's facility located at 3549-3601 Old Frederick Road, Baltimore, Maryland 21229. Renovation of Grantee's 60,000+ sq. ft. facility will create 56 new, permanent, supportive housing units for formerly homeless veterans, and create 50 transitional housing units for low-income, homeless individuals in addition to providing other necessary services for those suffering from mental illness and substance use disorders.

General Contractor: The Whiting-Turner Contracting Company, 300 East Joppa Road, Towson, Maryland 21286.

Fund source: The Maryland Department of Health has determined the grantee is required to provide a 47.62% local share of the eligible project cost.

Construction	\$1,550,000	
Eligible Project Cost	\$1,550,000	
State Share (52.37%)	\$ 811,800	MCCBL 2022, CB-06607-01
Grantee Share (47.62%)	\$ 738,200	Weinberg Foundation, DHCD Shelter and Transitional Housing Facilities Grant Program (STHFG)

Remarks:

1. Grantee is a nonprofit organization.
2. In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Baltimore City.
3. 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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

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

Recommendation: That the Board of Public Works approve a grant of \$318,750 to *People Encouraging People, Inc. (PEP) (Baltimore City)*.

Project: The planning, design, construction, repair, renovation, reconstruction of the property located at 5907 Gwynn Oak Avenue, Woodlawn, MD 21207.

Funding Source: The Maryland Department of Health has determined the grantee is responsible for providing 15% of the eligible project cost.

Total Project Cost	\$ 375,000	
State Share (85%)	\$ 318,750	(MCCBL 2022, CB 06522-01)
Grantee Share (15%)	\$ 56,250	Bank Line of Credit

Remarks:

1. Grantee is a nonprofit organization.
2. Grantee provides community support services to individuals with psychiatric disorders and/or co-occurring substance abuse disorders and other disabilities and/or disadvantages.
3. In accordance with § 24-606(d) of the Health-General Article of the Annotated Code of Maryland, the Board's approval is further contingent upon the State's right of recovery being recorded among the Land Records of Baltimore 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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

**13-AE. ARCHITECTURE AND ENGINEERING SERVICES
*Department of General Services, Maryland National Guard***

Contract ID: Frederick Readiness Center Addition Alteration; M-753-230-004
ADPICS No.: 001B4600382.

Contract Description: Redeveloping the Frederick Readiness Center to address deficiencies in the aging and undersized facility. Includes upgrades to essential systems, exterior renovations, and the addition of supporting facilities, with a focus on enhancing functionality to meet modern standards.

Award: Bushey Feight Morin Architects Inc.; Hagerstown, MD
(Certified Small Business)

Contract Term: 05/22/2024 - 03/15/2029

Amount: \$1,519,294

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>
Bushey Feight Morin Architects Inc.; Hagerstown, MD	1
Prime AE Group Inc.; Baltimore, MD	2
Manns Woodward Studios; White Marsh, MD	3

MBE/VSBE Participation: 30.47 % / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on June 5, 2023. Eight firms submitted technical proposals, and three were evaluated. DGS commenced fee negotiations with the highest-ranked firm, Bushey Feight Morin Architects. The Negotiation Committee and Bushey Feight Morin Architects negotiated a fair, competitive, and reasonable fee agreement.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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13-AE. ARCHITECTURE AND ENGINEERING SERVICES (cont'd)

Agency Remarks (cont'd):

The contractor has committed to exceeding the established 20% MBE participation in the solicitation and achieve 30.47% MBE participation.

Approval is requested for the entire contract amount. However, due to limited funding currently available, the initial encumbrance will be in the amount of \$854,495. DGS will return to the Board of Public Works for approval of the additional capital funding for the remaining amounts when those funds are authorized.

Fund Source: \$382,000 MCCBL2022 *Provide Funds to Begin Design of the Renovation of and an Addition to the Frederick Readiness Center*
Item 153

\$472,495 General Funds

Resident Business: Yes

MD Tax Clearance: 23-5102-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

14-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:* *Fire Protection and Related Services, Statewide*
 Contract No.: DGS-20-300-IQC
 Approved: DGS 18-C, 07/22/2020
 Term: 07/22/2020 - 07/21/2025
 *As of publication, the remaining balance of this master contract is \$18,532,980.

1.1 *Using Agency:* Department of Public Safety and Correctional Services
***Description:* Repair fire sprinkler system and replace fire alarm systems of the
 main building at Maryland Correctional Institute in Hagerstown; KB-000-200-001 (IQC)**
***Award:* Siemens Industry, Inc.; Owings Mills, MD**
***Number of Qualified
 Master Contractors:* 2**
***Number of Bids:* 1 (Single Bid Received)**
Bid:

<i>Bidder</i>	<i>Amount</i>
Siemens Industry, Inc., Owings Mills, MD	\$5,434,584

Amount: \$5,434,584

Term: 1095 Calendar Days

MBE/VSBE Participation: 20.2% / 0%

Resident Business: Yes

Fund Source: 100% General Funds

Agency Remarks: The price has been determined to be fair and reasonable. The bid is only 0.04% higher than the engineer's estimate. DGS is extending this master contract for time only to incorporate this task order.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**15-S. SERVICES CONTRACT
*Department of Transportation, Transit Administration***

Contract ID: Digital Court Reporting, AGY-23.039-SR
ADPICS No.: J05B4600014

Contract Description: Digital Court Reporting service on monthly and as-needed basis to ensure accurate and verbatim accounts of public meetings and public hearings.

Award: CRC Salomon, Inc.; Baltimore, MD (Certified Small Business)

Contract Term: 05/16/2024 - 05/15/2029

Amount: \$554,900 NTE

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

Bid:

<i>Bidder</i>	<i>Amount</i>
CRC Salomon, Inc.; Baltimore, MD	\$554,900

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None.

Incumbent: N/A



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

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on August 2, 2023 and 84 potential vendors were notified of the solicitation. Two bids were received and opened on September 20, 2023. One bid was rejected because the financial bid forms were incomplete. CRC Salomon, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

The price was determined to be fair and reasonable compared to the project estimate. The bid was approximately 21% lower than the cost estimate.

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 contracts as provided in Board Advisory 1995-1.

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

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

Approp. Code: J05H0101

Resident Business: Yes

MD Tax Clearance: 23-3929-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



*Contact: Frederick Smalls 410-260-3853
frederick.smalls@maryland.gov*

**16-S. SERVICES CONTRACT
*Office of the Secretary of State, Maryland Charity Campaign***

Contract ID: Maryland Charity Campaign ; 24-013
ADPICS No.: DEXR3600001

Contract Description: Technical assistance for the Maryland Charity Campaign (MCC) for State employees and retirees. The MCC is an annual workplace giving campaign that allows State employees and retirees the opportunity to easily support 900 participating charitable organizations through payroll deduction and online mechanisms.

Award: America's Charities; Chantilly, VA

Contract Term: 05/16/2024 - 04/01/2029

Amount: \$1,870,000

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

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
America's Charities; Chantilly, VA	1	\$1,870,000 (1)	1

**Technical and financial proposals were weighted equally.*

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on the eMaryland Marketplace on December 26, 2023. One proposal was received and opened on January 16, 2024 in response to the Request for Proposals, and it was determined to be reasonably susceptible of being selected for award. America's Charities was determined to be most advantageous to the State.



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

Agency Remarks (cont'd):

The Secretary of State is authorized to conduct the Maryland Charity Campaign (MCC) and select an operating agency pursuant to Executive Order 01.01.1996.07. Employees eligible to participate include Regular, Contractual, and University employees. New retirees and retirees who participated in the previous campaigns also receive campaign marketing materials and are eligible to participate. There are approximately 87,000 employees and approximately 700 retirees who are eligible.

The recommended awardee will serve as the operating agency to provide technical and operational management in the administration of the MCC; promote the MCC among the State's active and retired workforce and execute MCC events; train Loaned Executives and Coordinators throughout the state and provide tools needed for a successful campaign; and ensure the proper distribution of charitable contributions to participating charities in accordance with the provisions set forth in the contract.

The price is considered to be fair and reasonable when comparing it to the prior contract. The total estimated proposal price is 11.5% less in comparison to the prior contract. No State funds are used in the entirety of the execution of the contract. The vendor is compensated by a percentage from donor contributions less expenses. These are estimates only and are based on the amount of donor contributions that vary every year.

The MCC previously had 8% MBE participation, which was met utilizing an MBE subcontractor for in-person events, such as in-person trainings, MCC kickoff sessions in Baltimore and Annapolis, and in-person awards ceremonies. Since the pandemic, the campaign has moved virtual and is strictly online with no in person functions for which an MBE could be utilized.

Fund Source: 100% Special Funds (Donations from Workplace Giving Donors)

Approp. Code: D16A0601

Resident Business: No

MD Tax Clearance: 24-1039-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



*Contact: John P Lloyd 410-230-8886
john.lloyd@maryland.gov*

**17-S. SERVICES CONTRACT
*Maryland State Lottery & Gaming Control Agency,
Creative Product Services Division***

Contract ID: Baltimore Ravens Licensing Contract; #2024-04
ADPICS No.: E75B4600008

Contract Description: License to use Baltimore Ravens NFL football team marks and logos and purchase exclusive prizes. These marks and logos will be used for instant lottery games. The contract also includes the purchase of Ravens ticket packages and experiential prizes to be utilized as part of the instant ticket promotion.

Award: Baltimore Ravens Limited Partnership, Owings Mills, MD

Contract Term: 06/01/2024 - 12/31/2026

Amount: \$358,250

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The recommended contractor is the owner and exclusive licensor of the marks and logos of the Baltimore Ravens NFL football team and may only be used with permission and in accordance with all applicable NFL rules.

The contract includes the cost of the prizes to be awarded to winners of approximately six different second chance drawings associated with these instant ticket games. These prizes include Ravens season tickets for 21 years, Ravens 2024 and 2025 season tickets, pre-game access to the sidelines, opportunities to participate in an on-field activity during 2024 home games and a trip with the team to attend a 2024 Baltimore Ravens regular season NFL away game.



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

Agency Remarks (cont'd):

The MLGCA anticipates producing one scratch-off ticket game using the Ravens' NFL marks and logos that will have a quantity of 3,120,000 tickets, a \$2.00 price point and a total retail face value of \$6,240,000 and a second game that will have a quantity of 3,120,000, a \$10.00 price point and a total retail face value of \$31,200,000. These games need to be submitted for production by early-June 2024 in order to have the tickets produced and available for distribution mid-summer 2024. This contract also allows the MLGCA to produce a terminal based instant ticket game known as Fast Play with the Raven's marks and logos.

The 2024 NFL season will be the fifteenth consecutive year that the MLGCA has produced instant ticket games using the Ravens' logos and marks. In many of these previous years, the Ravens instant ticket games have been among the more popular and highest performing at their price point category. The second chance prizes are also quite popular, as unique player entries into these contests are some of the highest seen. Although last year was somewhat of an anomaly because of the pandemic, the Ravens instant ticket games still performed very well.

By law instant game players have 182 days to claim winning tickets after a game is closed-out and the MLGCA has to allow for that period to elapse before the contract expires.

MLGCA reviewed the overall prices and terms of other similar promotions that it has done which involved the licensing of proprietary properties and tickets or other exclusive prizes (e.g., Ravens, Powerball Power Cruise, Willie Wonka, Monopoly, Price is Right, MGM, Royal Caribbean). The amount of this license contract compares favorably with those similar projects and was determined to be fair and reasonable.

No MBE or VSBE participation goal was established for this sole source contract because it is a license agreement with no available subcontracting opportunities.

Fund Source: 100% Special Funds (Lottery Proceeds)

Approp. Code: E75D0001

Resident Business: Yes ***MD Tax Clearance:*** 24-1424-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



*Contact: Alison Barry 410-767-09741
alison.barry@maryland.gov*

**18-S. SERVICES CONTRACT
*Department of Health, Developmental Disabilities Administration***

Contract ID: Forensic Services; OPASS-23-20904
ADPICS No.: M00B4600683

Contract Description: Conduct evaluations and testing of defendants in the community, court medical offices, detention centers, and/or State facilities to determine competency to stand trial. Including criminal responsibility, and dangerousness as described in Annotated Code of Maryland Criminal Procedure, Article Title 3- Incompetency and Criminal Responsibility in Cases.

Award: Forensic Assessment Services LLC; Baltimore, MD

Contract Term: 05/02/2024 - 04/30/2029

Amount: \$5,302,016.00

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

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Forensic Assessment Services LLC; Baltimore, MD	1	\$5,302,016 (1)	1

**Technical and financial proposals were weighted equally.*

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Comprehensive Developmental Services LLC; Towson, MD

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on August 15, 2023. A total of 28 potential contractors were solicited and four were directly solicited. One proposal was received, and it was determined to be reasonably susceptible of being selected for award. The recommended offeror Forensic Assessment Services LLC was determined to be most advantageous to the State.



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

Agency Remarks (cont'd):

Forensic Assessment Services LLC went above and beyond in detailing the methodology and techniques that will be utilized for conducting the forensic evaluations. Such as providing testimony, completing peer review, providing consultations for eligibility reviews, providing cross training, and the administrative management. The Work Plan also included an internal quality component for the forensic evaluations and consultations.

The prior contractor declined to pursue the new contract. Forensic Assessment Services LLC is prepared to continue an uninterrupted flow of services. They secured letters of intent from each of the five current psychology subcontractors and each intends to continue providing forensic evaluations and related services under the new contract.

The pricing was determined to be fair and reasonable based on pricing history for these services. The prior contractor proposed \$5,476,903 for a five-year contract in 2018. The current pricing offered represents \$174,887 in cost savings for the state.

MBE and VSBE participation was not included due to the lack of certified subcontractors in this category of work.

Fund Source: 57% General Funds, 43% Federal Funds

Approp. Code: 32.13.01

Resident Business: Yes

MD Tax Clearance: 24-0776-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



*Contact: Ron Colbert 443-540-0929
ronald.colbert@maryland.gov*

**19-S. SERVICES CONTRACT
*RETROACTIVE - Department of Juvenile Services***

Contract ID: Barber Service; 24-Multi-FS-YS-001
ADPICS No.: V00B4600023/BPM04007

Contract Description: *RETROACTIVE* approval Barber Services at Backbone Mountain Youth Center, Baltimore City Juvenile Justice Center, Charles H. Hickey, Jr., School, Cheltenham Youth Detention Center, Garrett Children’s Center, Green Ridge Youth Center, Lower Eastern Shore Children’s Center, Victor Cullen Center, and Western Maryland Children’s Center. Includes haircuts, mustache, and beard trimmings.

Award: Soho B.C. Limited LLC; Columbia, MD

Contract Term: 01/01/2024 - 05/15/2024 (**Retroactive**)
05/16/2024 - 12/31/2026 (Proactive)

Amount: \$ 57,876.00 (**Retroactive**)
\$437,975.04 (Proactive)
\$495,851.04 Total

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Soho B.C. Limited LLC; Columbia, MD	\$ 495,851.04
Johnson Miller Enterprises, LLC; Accokeek, MS	\$1,491,696.00
Stay Down HQ LLC dba Dinero’s Mobile Barbershop; Bryan’s Road, MD	\$1,595,520.00
Touzled Tressez, LLC; Mitchellville, MD	\$3,255,120.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes



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

Incumbents: Who Got Next Barbershop; Columbia, MD
Soho, B.C Limited Liability Company; Columbia, MD

Requesting Agency Remarks: Due to changes in leadership and minimal staffing the replacement contract was not exercised timely by the DJS Procurement Office. It is in the State’s best interest to ratify this contract to allow the contractor to provide continuity of services. DJS recognizes that retroactive approvals are not desirable and works diligently to avoid retroactive activities and will continue to be proactive in its procurement practices moving forward. MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities.

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

Fund Source: 100% General Funds

Approp. Code:	V00 24 16545 BMYC	(\$48,476.00)
	V00 24 16015 BCJJC	(\$113,715.00)
	V00 24 17115 CYDC	(\$79,256.04)
	V00 24 16815 Garrett	(\$38,779.00)
	V00 24 16715 GYRC	(\$34,901.00)
	V00 24 16115 Hickey	(\$89,594.00)
	V00 24 16215 LESCC	(\$27,145.00)
	V00 24 16915 VCC	(\$34,901.00)
	V00 24 16415 WMCC	(\$29,084.00)

Resident Business: Yes

MD Tax Clearance: 24-0170-0000

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024



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

20-S-OPT. SERVICES OPTION
Department of Human Services, Family Investment Administration

Contract ID: Asset Verification Services; *FIA/AVS 22-001-A2*
 ADPICS No.: COK42941

Contract Approved: DGS 18-S, 11/03/2021

Contract Description: Electronic asset verification system services to enable the Department of Human Services (DHS) and the Department of Health (MDH) to accurately determine Medicaid eligibility by discovering and verifying personal assets through two Functional Areas: FA I – Assets held by Financial Institutions; and FA II – Real Property as required by Section 1940 of the Social Security Act (codified at 42 U.S.C. 1396w).

Option Description: Exercise the first renewal option.

Award: Public Consulting Group, Inc.; Boston, MA

Original Contract Term: 12/01/2021 - 05/31/2024 (w/two 2-year renewal options)

Option Term: 06/01/2024 - 05/31/2026

Original Contract Amount: \$1,284,000 (Functional Area I)
 \$ 321,000 (Functional Area II)
 \$1,605,000 Total

Option Amount: \$1,078,560 (Functional Area I)
 \$ 269,640 (Functional Area II)
 \$1,348,200

Prior Options/Mods: \$3,538,320 (Mod #1: Add funds for substantial increase in monthly determinations due to Medicaid cases being kept open and additional coverage groups being added to the Asset Verification Services (AVS) process.; DGS 54-S MOD, 10/12/2022)

Total Contract Amount: \$6,491,520

Percent +/- (This Item): 84%

Total Percent Change: 304.46%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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20-S-OPT. SERVICES OPTION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: DHS and MDH administer on-going Medicaid eligibility determinations for approximately 65,000 recipients of Medicaid benefits and make eligibility determinations for approximately 34,000 new applicants for those services each year. DHS and MDH estimate that they will request approximately one-third of the total case volume in asset verification reports each year in each Functional Area. Including spouses and other responsible parties, a total of approximately 55,000 requests will be made each year in each Functional Area.

To ensure that medical assistance programs serve the designated populations, DHS determines the eligibility of applicants and recipients based, in part, on the total assets available to the applicants and recipients for purposes of paying their medical expenses. Those assets include financial assets such as checking, savings, money market, retirement, and annuity accounts; as well as real property owned by the applicant, recipient, or any responsible party.

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

Fund Source: 66% Federal Funds; 22% General Funds;
12% Reimbursable (MDH)

Approp. Code: N00I0004

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

21-S-MOD. SERVICES MODIFICATION
Department of Human Services, Social Services Administration

Contract ID: Residential Child Care Services; SSA/RCCDD-24-008-A1
ADPICS: COK42778

Contract Approved: DGS 24-S, 02/14/2024

Contract Description: Continuity of care for one youth placed with the provider.

Modification Description: Add funds for one additional youth placed with the provider on for a total of two youth placed with the provider.

Award: Chesapeake Developmental Support Services Incorporated;
Owings Mills, MD

Original Contract Term: 03/01/2024 - 02/28/2026

Modification Term: 06/28/2024 - 02/28/2026

Original Contract Amount: \$659,978

Modification Amount: \$676,252

Prior Options/Mods: N/A

Total Contract Amount: \$1,336,230

Percent +/- (This Item): 102.47%

Total Percent Change: 102.47%

Original Procurement Method: Sole Source (Continuity of Care)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
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May 15, 2024**



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

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: Dorchester County LDSS determined there were enough funds available through June 27, 2024 for the cost of the second youth, who was placed by Washington County.

Both youths continue to require developmental disability services from this provider. This provider can clinically address the specialized needs of the youth. The youth are currently stable and when clinically appropriate the youth will be stepped down to a less restrictive placement.

If the youth is discharged prior to the end of the contract term, there is no additional cost to the State as these are reimbursement contracts and providers are paid solely for the actual number of youths placed with them during each year, and then only for the actual number of days each child is actually placed with the provider.

Youth are monitored via monthly caseworker visits and case reviews to assess progress, readiness for discharge, and permanency goals. The provider's performance and compliance is also reviewed at the monthly Children's Check-In call, facilitated by the Department of Health's Office of Health Care Quality, which includes representatives from other state agencies. The youth's plan is reassessed by the LDSS monthly for placement into stepped down care.

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

Fund Source: 100% General Funds

Approp. Code: N00G0001

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

**22-IT. INFORMATION TECHNOLOGY
*Comptroller of Maryland***

Contract ID: IPLA Subscription and zSeries Software Support; *E00B4600031*
ADPICS No.: E00B4600031

Contract Description: IPLA subscription and zSeries licensing and software support. The Annapolis Data Center and its customer agencies utilize the software and support services to maintain critical applications, systems, and operational functions of the data center.

Award: IBM Corporation; Baltimore, MD

Contract Term: 07/01/2024 - 6/30/2026

Amount: \$6,283,738.19

Procurement Method: Sole Source (*Proprietary*)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: IBM Corporation is the developer of the software and retains the proprietary and copyright privileges. IBM Corporation is the only vendor that can provide the requested software maintenance and support services. This software is for maintenance and support services for IBM's mainframe products that run the Annapolis Data Center.

Pricing for this IBM IPLA Subscription and zSeries Software Support is not available on a GSA schedule for a meaningful comparison of prices to be made. The existing contract for this service is \$6,123,380.68 and the new contract cost is \$6,283,738.19. This is an increase of only \$160,357.51 or approximately 2.75%. The price has been determined to be fair and reasonable.

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



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

Fund Source: 100% Reimbursable (by ADC Agencies)

Approp. Code: E00A1001

Resident Business: Yes

MD Tax Clearance: 24-1214-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



*Contact: Yasin Mohammed 410-591-6332
yasin.mohammed@maryland.gov*

**23-IT. INFORMATION TECHNOLOGY
*Department of General Services, Office of State Procurement***

Contract ID: Cable and Wiring Outside Plant Installation, Relocation, Preventative and Routine Maintenance of Fiber Optic and Communication Cables; *BPM036949*
ADPICS No.: See Attachment I.

Contract Description: Statewide contracts for cable and wiring outside plant installation, relocation, preventative and routine maintenance of fiber Optic and communication cables in six geographical regions: *Western:* Garrett, Allegany, and Washington Counties, *Capital:* Fredrick Montgomery, and Prince George’s Counties, *Southern:* Calvert, Charles, and St. Mary’s Counties, *Central:* Anne Arundel, Baltimore, Carroll, Harford, and Howard counties and Baltimore City, *Upper Eastern Shore:* Caroline, Cecil, Kent, Queen Anne’s, and Talbot Counties,
Lower Eastern Shore: Dorchester, Somerset, Wicomico, and Worcester Counties

Awards: See Attachment I

Contract Term: 10/17/2024 - 10/16/2029

Amount: \$20,000,000 NTE

Procurement Method: Competitive Sealed Proposals

Proposals: See Attachment II

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 0%

Performance Security: Performance and Payment Bond (At Work Order Level)

Hiring Agreement Eligible: Yes



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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23-IT. INFORMATION TECHNOLOGY (cont'd)

Incumbents:

Assurance Media; Wilmington, DE
 Bluestar Technologies Inc.; Baltimore, MD
 Eastcomm LTD; Upper Marlboro, MD
 Henkels & McCoy, Inc.; York, MD
 Infiniti Technologies; Columbia, MD
 KCI Construction Services LLC; White Mash, MD
 Leading Technology Solutions; Baltimore, MD
 Marathon Technology Solutions, Inc.; Sykesville, MD
 Noovis; Hanover, MD
 Pillar Innovations, LLC, Grantsville, MD

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on July 25, 2023 with two awards per region in six regions. Approximately 358 potential contractors were solicited and 491 were directly solicited. Eight proposals were received on October 10, 2023, and seven were determined to be reasonably susceptible of being selected for award. One proposal was deemed not reasonably susceptible of being selected for award because the vendor did not submit the required MBE forms. The recommended offerors Bluestar Technologies, Inc., Skyline Technology Solutions LLC, and Layer One Technology Solution Corp. were determined to be most advantageous to the State. One letter of intent to award was rescinded due to failure to submit the required award documents. The contractor with the highest overall ranking in the region will be given the right of first refusal to provide the requested services. If they are unable to perform the requested services, the second highest ranked contractor will be asked to provide the requested service.

This procurement was designed to provide State agencies with contractors who offer an extensive variety of cable and wiring materials and services. Agencies will be able to obtain materials, equipment, maintenance, and installation services quickly and efficiently, and specific to their needs. This contract is also available to Maryland local, and county government jurisdictions and not-for-profit entities within the State of Maryland, as defined in the State Finance and Procurement 13-110(a)(5) - (7).

No VSBE participation was established due to a lack of certified subcontractors.



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

Fund Source: Various

Approp. Code: Various

Resident Business: Yes

MD Tax Clearance: 24-0350-0111 - Bluestar Technologies Inc.
 24-1382-1111 - Layer One Layer One Technology Solution Corp.
 24-0354-1111 - Skyline Technology Solutions LLC

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



23-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT I

Region	Awardee	Amount
Western: Allegany, Garrett, and Washington Counties	Skyline Technology Solutions LLC; Glen Burnie, MD ADPICS # 001B4600213	\$1,760,846.67
	Layer One Technology Solutions Corp; Newburg, MD (MBE) (Certified Small Business) ADPICS # 001B4600220	\$1,160,733.33
Capital: Fredrick, Montgomery, and Prince George's Counties	Bluestar Technologies Inc.; Baltimore, MD (Certified Small Business) ADPICS # 001B4600221	\$ 863,333.33
	Skyline Technology Solutions LLC; Glen Burnie, MD ADPICS # 001B4600214	\$1,760,846.67
Southern: Calvert, Charles, and St. Mary's Counties	Bluestar Technologies Inc.; Baltimore, MD (Certified Small Business) ADPICS # 001B4600222	\$ 875,000.00
	Skyline Technology Solutions LLC; Glen Burnie, MD ADPICS # 001B4600215	\$1,760,846.67
Central: Anne Arundel, Baltimore, Carroll, Harford, & Howard counties & Baltimore City	Bluestar Technologies Inc.; Baltimore, MD (Certified Small Business) ADPICS # 001B4600223	\$ 863,333.33
	Skyline Technology Solutions LLC; Glen Burnie, MD ADPICS # 001B4600217	\$1,760,846.67
Upper Eastern Shore: Caroline, Cecil, Kent, Queen Anne's, and Talbot Counties	Bluestar Technologies Inc.; Baltimore, MD (Certified Small Business) ADPICS # 001B4600224	\$ 875,000.00
	Skyline Technology Solutions LLC; Glen Burnie, MD ADPICS # 001B4600218	\$1,760,846.67
Lower Eastern Shore: Dorchester, Somerset, Wicomico, and Worcester Counties	Bluestar Technologies Inc.; Baltimore, MD (Certified Small Business) ADPICS # 001B4600225	\$1,125,000.00
	Skyline Technology Solutions LLC; Glen Burnie, MD ADPICS # 001B4600219	\$1,760,846.67
Total for all Regions		\$16,330,509.25



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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23-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II

Western: Garrett, Allegany, and Washington Counties

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Skyline Technology Solutions LLC; Glen Burnie, MD	1	\$1,760,846.67 (3)	1
Layer One Technology Solutions Corp; Newburg, MD	2	\$1,160,733.33 (2)	2
Leading Technology Solutions, Inc; Baltimore, MD	3	\$993,333.33 (1)	3

**Technical and financial rankings were weighted equally.*

Capital: Fredrick Montgomery, and Prince George's Counties

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Bluestar Technologies Inc.; Baltimore, MD	1	\$863,333.33 (2)	1
Skyline Technology Solutions LLC; Glen Burnie, MD	2	\$1,760,846.67 (6)	2
Plexus Installation, Inc.; Baltimore, MD	4	\$1,102,176.59 (4)	3
Layer One Technology Solution Corp; Newburg, MD	5	\$1,160,733.33 (5)	4
Syst-Com, Inc.; Curtis Bay, MD	6	\$584,778.08 (1)	5
KCI Construction Services LLC; White Mash, MD	3	\$3,033,666.67 (7)	6
Leading Technology Solutions; Baltimore, MD	7	\$993,333.33 (3)	7

**Technical and financial rankings were weighted equally.*



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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23-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II

Southern: Calvert, Charles, and St. Mary's Counties

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Bluestar Technologies Inc.; Baltimore, MD	1	\$875,000.00 (2)	1
Skyline Technology Solutions; Glen Burnie, MD	2	\$1,760,846.67 (6)	2
Plexus Installation, Inc.; Baltimore, MD	3	\$1,132,969.58 (4)	3
Syst-Com, Inc.; Curtis Bay, MD	5	\$584,778.08 (1)	4
Layer One Technology Solution Corp; Newburg, MD	4	\$1,160,733.33 (5)	5
Leading Technology Solutions; Baltimore, MD	6	\$993,333.33 (3)	6

**Technical and financial rankings were weighted equally.*

Central: Anne Arundel, Baltimore, Carroll, Harford, and Howard counties and Baltimore City

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Bluestar Technologies Inc.; Baltimore, MD	1	\$863,333.33 (2)	1
Skyline Technology Solutions; Glen Burnie, MD	2	\$1,760,846.67 (6)	2
Plexus Installation, Inc.; Baltimore, MD	4	\$1,102,176.59 (4)	3
Layer One Technology Solution Corp; Newburg, MD	5	\$1,160,733.33 (5)	4
Syst-Com, Inc.; Curtis Bay, MD	6	\$584,778.08 (1)	5
KCI Construction Services LLC; White Mash, MD	3	\$3,033,666.67 (7)	6
Leading Technology Solutions; Baltimore, MD	7	\$993,333.33 (3)	7

**Technical and financial rankings were weighted equally.*



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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23-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II

Upper Eastern Shore: Caroline, Cecil, Kent, Queen Anne's, and Talbot Counties

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Bluestar Technologies Inc.; Baltimore, MD	1	\$875,000.00 (1)	1
Skyline Technology Solutions; Glen Burnie, MD	2	\$1,760,846.67 (5)	2
Plexus Installation, Inc.; Baltimore, MD	4	\$1,040,590.62 (3)	3
Layer One Technology Solution Corp; Newburg, MD	5	\$1,160,733.33 (4)	4
KCI Construction Services LLC; White Mash, MD	3	\$3,033,666.67 (6)	5
Leading Technology Solutions; Baltimore, MD	6	\$993,333.33 (2)	6

**Technical and financial rankings were weighted equally.*

Lower Eastern Shore: Dorchester, Somerset, Wicomico, and Worcester Counties

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Bluestar Technologies Inc.; Baltimore, MD	1	\$1,125,000.00 (2)	1
Skyline Technology Solutions; Glen Burnie, MD	2	\$1,760,846.67 (5)	2
Plexus Installation, Inc.; Baltimore, MD	3	\$1,163,762.57 (4)	3
Layer One Technology Solution Corp; Newburg, MD	4	\$1,160,733.33 (3)	4
Leading Technology Solutions; Baltimore, MD	5	\$993,333.33 (1)	5

**Technical and financial rankings were weighted equally.*



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



*Contact: Joe Palechek 410-865-1137
jpalechek@mdot.maryland.gov*

**24-IT. INFORMATION TECHNOLOGY
*Department of Transportation***

Contract ID: Mainframe and Peripheral Maintenance Support; *MDOTTS2211*
ADPICS No.: J01B4600029/

Contract Description: Mainframe and peripheral maintenance support on the Original Equipment Manufacturer (OEM) legacy hardware and peripheral components, to support various hardware and operating system platforms. Includes the system's programming, maintenance of an IBM mainframe system, and provides peripheral equipment including direct access storage device (DASD), magnetic tape subsystem, high speed laser printers, and impact printers Statewide.

Award: Applied Technology Services, Inc.; Middle River, MD
(MBE) (Certified Small Business)

Contract Term: 06/01/2024 - 05/31/2027 (w/two 1-year renewal options)

Amount: \$2,143,469.86 (Base)
\$1,043,191.00 (Renewal Option #1)
\$1,284,870.29 (Renewal Option #2)
\$4,471,531.15 Total

Procurement Method: Competitive Sealed Proposals (*Single responsive proposal*)

Proposal:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Ranking</i>
Applied Technology Services, Inc.; Middle River, MS	1	\$4,471,531.15 (1)	1

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0%

Performance Security: No

Incumbent: Same



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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May 15, 2024



*Contact: Joe Palechek 443-867-0249
 jpalechek@mdot.maryland.gov*

25-IT. INFORMATION TECHNOLOGY
Department of Transportation

Contract ID: IBM Mainframe Software; *MDOTTS2409*
 ADPICS No.: J01B4600023

Contract Description: Annual maintenance, support and license renewal for IBM mainframe operating system software currently installed on the IBM mainframe processor located at the Glen Burnie Data Center.

Award: IBM Corporation; Baltimore, MD

Contract Term: 07/01/2024 - 06/30/2025

Amount: \$2,239,993

Procurement Method: Sole Source (*Proprietary*)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The software license agreement is critical to the ability to fulfill MDOT's responsibility as the central data processing center for all of MDOT, including the Maryland Transportation Authority.

IBM is the sole owner of the proprietary operating system and the sub-systems installed on the existing IBM mainframe processor. There is no other available source for the maintenance software.

The price is deemed to be fair and reasonable as the Software XCEL Enterprise Edition for zSystem cost did not change from the previous contract year. Additionally, the overall contract price only increased 6% over the FY24 contract price which is consistent with previous annual contracts.

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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25-IT. INFORMATION TECHNOLOGY (cont'd)

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

Approp. Code: J01A0107

Resident Business: Yes

MD Tax Clearance: 24-0171-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

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

Contract ID: Maryland Time Clocks Management System; 060B8400039
ADPICS No.: COK44141

Contract Approved: DoIT 4-IT, 05/08/2019

Contract Description: Time clock management system that includes time clock devices, schedule management and maintenance services, integration services, subscription services, and optional services to integrate primarily with the Statewide Personnel System (SPS) Workday timekeeping system.

Option Description: Exercise the sole renewal option.

Award: TimeClock Plus, LLC (formerly Data Management, Inc.)
San Angelo, TX

Original Contract Term: 05/20/2019 - 05/19/2024 (w/one 5-year renewal option)

Option Term: 05/20/2024 - 05/19/2029

Original Contract Amount: \$5,750,000

Option Amount: \$2,750,000

Prior Options/Mods: \$ 0 (Mod #1: Novation; Delegated Authority - DoIT, 05/18/2020)

Total Contract Amount: \$8,500,000

Percent +/- (This Item): 47.83%

Total Percent Change: 47.83%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



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

Performance Security: No

Requesting Agency Remarks: This renewal option will ensure that agencies across the state are able to continue using a time clock management system that provides hardware and services that integrate with the existing Statewide Personnel System (SPS) Workday timekeeping system. Not renewing this contract will cause some employee categories to revert to collecting time manually and requiring time to be entered into the SPS Workday by timekeepers. This results in delays processing payroll and increases the potential for errors.

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

Fund Source: Various (Using Agencies)

Approp. Code: Various (Using Agencies)

Resident Business: No

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

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

Contract ID: Call/Contact Center Services 2015; 060B5400014
ADPICS No.: COK33609

Contract Approved: DoIT 2-IT, 12/02/2015

Contract Description: General call center/contact center services for various State agencies

Modification Description: Extend the contract to allow time to complete the new procurement and increase the not to exceed the amount for the current term.

Award: CMD Investment Group, Inc.; Baltimore, MD
(Certified Small Business)

Original Contract Term: 01/01/2016 - 12/31/2020 (w/two 1-year renewal options and one 6-month renewal option)

Modification Term: 07/01/2024 - 12/31/2024

Original Contract Amount: \$3,500,000

Modification Amount: \$1,000,000

Prior Options/Mods: \$ 0 (Mod. #1: Add two elements for SHA work order, Delegated Authority - DoIT, 01/29/2018) \$ 0 (Mod. #2: Changed vendor name to CMD Investment Group Inc. that purchased CR Dynamics & Associates, Delegated Authority - DoIT, 03/05/2018) \$ 0 (Mod. #3: Updated contractor information, Delegated Authority - DoIT, 06/12/2018) \$ 0 (Mod. #4, Transfer email inquiries, Delegated Authority - DoIT, 08/27/2020) \$ 909,948 (Mod. #5: Increase NTE amount, DGS 29-IT-OPT/MOD, 11/18/2020) \$1,000,000.00 (Renewal Option #1 01/01/2021 - 12/31/2021 DGS 29-IT-OPT/MOD, 11/18/2020) \$1,093,444.48 (Mod. #6: Increase NTE amount, DGS 36-IT-MOD, 04/07/2021)



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

\$1,000,000 (Renewal Option #2, 01/01/2022 -12/31/2022 DGS 46-IT-OPT, 12/1/2021)

\$500,000 (Renewal Option #3 01/01/2023 - 06/30/2023 DGS 60-IT-OPT/MOD, 10/12/2022)

\$3,240,350.90 (Mod. #7 Add additional funding for work order renewals and new work orders issued under the contract. DGS 60-IT-OPT/MOD, 10/12/2022)

\$0.00 (Mod. #8, Extension 07/01/2023 - 06/30/2024. Delegated Authority - DGS 06/30/2024)

Total Contract Amount: \$12,243,743.38

Percent +/- (This Item): 28.57%

Total Percent Change: 369.28%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 10% / 0%

MBE/VSBE Compliance: 18.283% / 0%

Performance Security: No

Requesting Agency Remarks: Call center services are established based on the individual needs of each agency. The contractor provides general program support and fulfillment services as they are related to the Call/Contact Center in various agencies. Election years present a high call volume to the State Board of Elections, and these services enhance customer service to citizens through a toll-free number and, in some cases, sending emails to a general email account. Services include distributing information packets to individuals who have contacted the Call Center. Citizens reach an answering point located in Maryland that is staffed between 8:00 AM and 8:00 PM Monday through Friday, except for the State holidays. In addition, citizens are provided some information 24 hours per day, seven days per week.

DGS is presently engaged in the new Request for Proposals (RFP) for Call/Contact Center Services. The extension will allow sufficient time for the completion of the new procurement, as proposal evaluations, clarifications, and comparison of vendor proposals have taken longer than anticipated. OSP plans to present a new award to BPW by the end of 2024.



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

Agency Remarks (cont'd):

The increase in funds is for the 2024 Maryland Elections Call Center Services. It is in the State’s best interest to approve this modification as it allows the State Board of Elections to utilize the same Call Center resources during the upcoming 2024 Maryland Presidential Primary and Maryland State Primary elections.

Fund Source: Various (Using Agencies)

Approp. Code: Various (Using Agencies)

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



*Contact: Donna DiCerbo 410-537-7814
ddicerbo@mdta.state.md.us*

**28-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Maryland Transportation Authority***

Contract ID: Electronic Toll Collection System Toll System and Services; MA-2257-0000
ADPICS No.: J01B8400022, COK39034

Contract Approved: DoIT 6-IT, 02/21/2018

Contract Description: Implementation of Third Generation Electronic Toll Collection by providing Tolling System and Services through an indefinite-quantity contract with fixed unit prices and fixed prices for lump sum deliverables. Contractor shall provide toll plaza and roadside systems, as well as maintenance for toll collection (cash and electronic payments). Work includes trip building and image review activities and financial and audit systems for cash collections.

Modification Description: Increase funding to Phase IV Operation and Maintenance (O&M) line items due to the conversion from cash to All Electronic Tolling (AET) and all costs associated with work for the I-95 Electronic Tolling Lane (ETL) Expansion and installation of AET Zones at the Baltimore Harbor Tunnel (BHT) facility. MDTA will credit unused funds from Installation Line Items.

Award: Kapsch TrafficCom USA, Inc.; Duluth, GA

Original Contract Term: 02/22/2018 - 06/07/2026*
(*Inclusive of Transition, Acceptance testing, and Base term phases)

Modification Term: 05/16/2024 - 06/07/2026

Original Contract Amount: \$71,911,343

Modification Amount: \$18,334,252.94
-\$2,203,876.26 (Credit from unused Installation Funds)
\$16,130,376.68 Total



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

Prior Options/Mods: \$ 8,764,758.28 (Mod. #1: Additional funding and the extension of project phases and contract term - DGS-35-IT-MOD, 07/27/2022)
\$ 0.00 (Mod. #2: Allowed the MDTA to waive the requirement of having database and application servers on MDTA property. Due in part to the contractor providing the ability to access database and application servers remotely.; Delegated Authority - MDTA, 09/15/2023)

Total Contract Amount: \$96,806,477.96

Percent +/- (This Item): 22.43%

Total Percent Change: 34.62%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 13.20% / 1.10%

MBE/VSBE Compliance: 21.640% / 1.432%

Performance Security: Initial Performance Bond 100% of value of two construction phases:

- Phase I–Design, Manufacturing, Factory Acceptance Test; and
- Phase II–Installation, Testing, Transition, Acceptance.
- Payment Bonds are 50% of the value of each phase described.

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: Additional funding is also necessary to complete “Tri-Protocol” and future task orders to improve and enhance customer service. The tri-protocol task orders will allow the three different transponder technologies to communicate with the ETLs. MDTA is also returning unused funds from O&M Years 1 and 2, and line items related to cash and credit cards.

The Maryland Transportation Authority (MDTA) is an independent State agency that acts on behalf of the Maryland Department of Transportation (MDOT). The MDTA is responsible for financing, constructing, operating, and maintaining Maryland’s toll facilities. It also provides MDOT with conduit financing for other revenue-producing transportation projects.



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

Fund Source: 100% Special Funds (Toll Revenue)

Approp. Code: 29.10.02.01

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**29-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Labor, Division of Unemployment Insurance***

Contract ID: Identity Verification Services for Unemployment Insurance Division; *LABOR*
FY2021-009

ADPICS No.: COK43022

Contract Approved: Secretary's Agenda A2, 07/28/2021

Contract Description: Provide Identity Verification Service for claimants for the Unemployment Insurance Division

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

Award: LexisNexis Risk Solutions, Inc.; Alpharetta, GA

Original Contract Term: 05/19/2021 - 05/18/2022 (w/one 1-year renewal option)

Modification Term: 06/01/2024 - 05/31/2025

Original Contract Amount: \$3,586,800

Modification Amount: \$3,864,978

Prior Options/Mods: \$3,692,640 (Renewal Option #1: 05/19/2022 - 05/18/2023; DGS 37-IT-OPT, 05/11/2022)
\$61,560 (Mod. #1: Added Instant ID Business, Employer Fraud Subscription Services, and extension 06/01/2022 - 05/31/2023; Secretary's Agenda A1, 10/12/2022)
\$3,864,978 (Mod. #2: Extension 06/01/2023 - 05/31/2024; DGS 40-IT-MOD, 05/17/2023)

Total Contract Amount: \$15,070,956

Percent +/- (This Item): 107.76%

Total Percent Change: 320.18%

Original Procurement Method: Emergency



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

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: Last year, the Maryland Unemployment Insurance Division (UI) noticed a significant increase in the number of people registering fictitious employers. These identity verification services are still necessary to reduce the threat of fraudulent claims. Fictitious employers attempt to report wages on their accounts and then file claims against these wages for benefits payments. LexisNexis has a system that analyzes the data provided during the registration and identifies which of these accounts are at high risk of being a fictitious employer. They use this data to determine if the account should be reviewed further or canceled to prevent fraud from occurring.

It is imperative that the Maryland Department of Labor continues to protect against fraudulent claims. Additionally, all security features must be tested during the implementation phases, which cannot be completed until LOCCS has been implemented.

Delays have occurred in the solicitation and transition from the current phone system to the new system. The next vendor has agreed to meet the terms, and the new contract award is being finalized so it can be presented to the BPW for approval later this summer. The estimated timeframe for the new phone system to be fully implemented by mid-November 2024. Labor is planning to issue a new RFP for Identity Verification Services by December 2024.

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



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

Fund Source: 100% Federal Funds

Approp. Code: P00H0101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

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

Contract ID: Radio System Contract Manager Services; F50B4400043
ADPICS No.: COK46910

Contract Approved: DoIT 4-IT, 02/19/2014

Contract Description: Contract management support services to the Statewide Public Safety Wireless Communications System Project.

Modification Description: Extend the contract to allow time to complete the project and increase ceiling amount to support the State of Maryland Coverage Improvement Program and Ethernet Conversion projects.

Award: Federal Engineering Inc.; Fairfax, VA

Original Contract Term: 06/01/2014 - 05/31/2016 (w/two 1-year renewal options)

Modification Term: 06/01/2024 – 12/31/2025

Original Contract Amount: \$684,000.00

Modification Amount: \$514,438.52

Prior Options/Mods: \$ 0 (Mod. #1: Novation; Delegated Authority - DoIT, 03/02/2017)
\$ 348,000 (Renewal Option #1: 06/01/2016 - 05/31/2017;
DoIT 4-IT-MOD, 02/21/2018)
\$ 354,000 (Renewal Option #2: 06/01/2017 - 05/31/2018;
DoIT 4-IT-MOD, 02/21/2018)
\$1,364,139 (Mod. #2: Extension 06/01/2018 - 05/31/2022,
DoIT 4- IT-MOD, 02/21/2018)
\$357,291.20 (Mod #3: Extension 06/01/2022 - 05/31/23 and add
one year renewal option DGS 45-IT-MOD, 04/27/2022)
\$357,291.20 (Renewal Option #2: 06/01/23-05/31/24; DGS 33-IT-
OPT, 04/05/2023)

Total Contract Amount: \$3,979,159.92



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

Percent +/- (this item): 75.21%

Total Percent Change: 481.75%

Original Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: The project is in the final phase of completion and is expected to end in late November of 2025. There is a steep learning curve for the project, and introducing a new Radio System Contract Manager at this stage of the project would be extremely detrimental to the timely completion of the project.

The Radio System Contract Manager is necessary to continue with the Statewide Public Safety Wireless Communications System (SPSCS) Project, Coverage Improvement Program and the Ethernet Conversion projects. The resource brings a high level of SPSCS expertise to the projects. They have been involved in the SPSCS project since its inception and have developed an effective approach to managing, scheduling, and reporting the projects on the State's behalf.

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

Fund Source: 100% Special Funds (MITDP)

Approp. Code: F50B0404

Resident Business: No

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



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

31-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0	Master Contract:	Consulting and Technical Services Plus (CATS+) Contract No.: 060B2490023 <i>Approved:</i> DoIT 3-IT, 04/03/2013 <i>Term:</i> 04/22/2013 - 04/21/2028 <i>**As of publication, the remaining balance of this master contract is \$192,232,140.</i>
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1.1	Using Agency:	Department of Human Services
	Description:	Management support for the Enterprise Project Management Office, staff augmentation with advanced project management skills to implement and management critical projects.
	Option Description:	Exercise the first six-month renewal option to transition these services*Mod #6; DGS 41-IT 1.0, 05/17/2023; <i>OTHS/OTHS-14-015-A10</i>
	Award:	Momentum, Inc.; Camp Hill, PA (MBE) (Certified Small Business)
	Original Term:	06/01/2015 - 05/31/2018 (w/two 1-year renewal options)
	Option Term:	06/01/2024 - 11/30/2024
	Original Amount:	\$9,497,760.00
	Option Amount:	\$1,690,920.50
	Prior Options/Mods:	\$4,183,063 (Mod. #1: Additional staff; Delegated Authority - DoIT, 06/29/2017) \$7,724,760 (Renewal Option #1: 06/01/2018 - 05/31/2019, Delegated Authority - DoIT, 05/29/2018) \$ 0 (Mod. #2: Replace VSBE subcontractor, Delegated Authority - DHS, 10/01/2018) \$3,250,520 (Renewal Option #2: DoIT 9-IT-OPT, 05/08/2019) \$3,250,520 (Mod. #3, Extension 06/01/2020 - 05/31/2021; DGS 24-IT 1.4, 05/20/2020) \$3,250,520 (Mod # 4, Extension 06/01/2021 - 05/31/2022; DGS 39-IT 1.1, 05/05/2021)



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31-IT. INFORMATION TECHNOLOGY (cont'd)

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

\$3,250,520 (Mod # 5, Extension 06/01/2022 - 05/31/2022
DGS 41-IT 1.2, 05/11/2022)
\$3,315,530.40 (Mod # 6 Extension 06/01/2023 -
05/31/2024 and add two 6-month renewal
options DoIT 41-IT 1.0, 05/17/2023)
\$ 0 (Mod. #7 Replace VSBE subcontractor.
Delegated Authority - DHS 03/2024)

Total Contract Amount: \$39,414,113.90
MBE/VSBE Participation: 35% / 1%
MBE/VSBE Compliance: 71.250% / 1.368%
Resident Business: No
Fund Source: 38 % General, 62 % Federal Funds

**2.0 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 - 08/31/2026

****As of publication, the remaining balance of this master contract is \$55,680,510**

2.1 Using Agency: Department of Health

Description: Provide resources to MDH in support of a data management program (Data Mart) capable of ingesting and analyzing data and creating visualizations using protected/sensitive data in support of the COVID-19 recovery and the vaccination program; F50B0600063-22-003.

Option Description: Exercise the final renewal option.

Award: Celerens LLC; Clarksville, MD (MBE)
(Certified Small Business)

Original Term: 06/13/2022 - 06/30/2023 (w/ two 1-year renewal options)

Option Term: 07/01/2024 - 06/30/2025

Original Amount: \$2,070,105.84

Option Amount: \$1,961,088.00

Prior Options/Mods: \$1,932,115.20 (Renewal Option #1 07/01/2023 -
06/30/2024. DGS 55-IT 3.1, 06/07/2023)

Total Contract Amount: \$5,963,309.04

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



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31-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 Master Contract: Data Management and Analytic Services; F50B2600034 (cont'd)

Resident Business: Yes

Fund Source: 100% Federal Funds

Remarks: These resources are used to assist MDH in offboarding resources previously procured through an emergency contract. That transition has been completed and these resources are supporting COVID technologies that have been integrated into the business systems environment.

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

**3.0 Master Contract: Agile Team Resources; F50B2600034
(Secondary Master from CATS+ 060B2490023)**

Approved: DGS 39-IT 1.0 and 1.1; 02/16/2022

Term: 02/17/2022 - 02/16/2027

****As of publication, the remaining balance of this master contract is \$66,638,301.**

3.1 Using Agency: Comptroller of Maryland

Description: One Technical Writer/Editor and one Training Specialist Instructor to work in the Business Transformation Office on the 21st Century Financial Systems (21CFSE) project. In 2023 House Bill 709 and Senate Bill 659 created a project to implement one centralized Enterprise Resource Planning (ERP) system for use by all State agencies. This system will replace the current Financial Management Information System (FMIS) as the official accounting system of record for the State of Maryland. F50B0600034 / E00P4600502.

Award: OST, Inc.; McLean, VA

Number of Qualified

TO Contractors: 10

Number of Proposals: 9

Technical Writer/Editor:

Offeror	Technical Rankings	Financial Offers (Rankings)	Overall Rankings
OST, Inc.; McLean VA	1	\$106,960 (1)	1
Turning Point Global Solutions; Rockville, MD	2	\$131,664 (2)	2

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



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31-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 Master Contract: Agile Team Resources; F50B2600034 (cont'd)

Training Specialist Instructor:

<i>Offeror</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
OST, Inc.; McLean VA	1	\$104,000 (1)	1
DMI; McLean, VA	2	\$114,288 (2)	2
Innosoft Corporation; Windsor Mill, MD	3	\$158,400 (3)	3
Innosoft Corporation; Windsor Mill, MD	4	\$158,400 (4)	4

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

Amount: \$ 106,960 (Technical Writer/Editor)
 \$ 104,000 (Training Specialist Instructor)
 \$ 210,960 Total

Term: 06/05/2024 - 04/04/2025

Resident Business: No

MBE/VSBE Participation: 0% / 0%

Fund Source: 100% Reimbursable (Comptroller)

Agency Remarks: Contractors were given the opportunity to submit up to three resumes per position for consideration.

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

4.0 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 \$94,232,928.**

- 4.1 Using Agency:** Department of Public Safety and Correctional Services
Description: Additional data storage for the Pikesville location; Q00B4600025.
Award: Applied Technology Services; Middle River, MD (MBE) (Certified Small Business)
Number of Qualified Master Contractors: 17 (Functional I) (SBR - Designated)



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31-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 Master Contract: Hardware/Associated Equipment & Services 2012 (cont'd)

Number of Bids: 4

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services, Inc.; Middle River, MD	\$269,315.00
DSR, Inc.; Hanover, MD	\$371,124.02
CAS Severn, Inc.; Laurel, MD	\$398,220.00
Galaxy Consulting, LLC; Fort Washington, MD	\$438,131.44

Amount: \$269,315

Term: Anticipated delivery date - 07/01/2024

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% General Funds

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

4.2 Using Agency: Department of Health

Description: Purchase of Hardware, licensing, services, subscriptions, and installation staff augmentation for network infrastructure for the new MDH headquarters located at 300 N Greene Street in Baltimore; *M00P4601565*

Award: Applied Technology Services; Middle River, MD
(MBE) (Certified Small Business)

Number of Qualified

Master Contractors: 14

Number of Bids: 5

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services; Middle River, MD	\$ 4,933,064.00
Advanced Computer Concepts; McClean, VA	\$ 5,206,471.39
En-Net; Frederick, MD	\$ 5,401,284.11
MVS; Washington, DC	\$ 5,705,965.25
Bogdan Computer Services; Abingdon, MD	\$10,542,737.55

Amount: \$4,933,064

Term: Anticipated Delivery Date - 09/01/2024

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100 % Special Funds (DGS move budget for MDH)



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31-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 *Master Contract: Hardware/Associated Equipment & Services 2012 (cont'd)*

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

- 4.3 *Using Agency:*** Department of Information Technology
Description: Ciena Network Communication Equipment. These devices will modernize the current network infrastructure that was designed and implemented over 15 years ago and is no longer meeting the current and growing needs; *F50P4600334*.
Award: En-Net Services; Frederick MD (Certified Small Business)
Number of Qualified
Master Contractors: 3 (*SBR - Designated*)
Number of Bids: 1 (*Single Bid Received*)
Bid:

<i>Bidder</i>	<i>Amount</i>
En-Net Services; Frederick MD	\$260,802.59

Amount: \$260,802.59
Term: Anticipated Delivery Date - 06/10/2024
MBE/VSBE: 0% / 0%
Resident Business: Yes
Fund Source: 100% Special Funds (MITDP)
Agency Remarks: The price was determined to be fair and reasonable based on a comparative analysis conducted for the product across various online competitors and confirmed that EN-NET, LLC offered a lower price quote with an overall savings of approximately 16.11%.

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

- 4.4 *Using Agency:*** Department of Transportation
Description: Purchase CISCO NEXUS 9336 and 9300 switches to support 100-Gig uplinks to support the new power over ethernet (POE) requirements; *J01P4600011*.
Award: Applied Technology Services; Middle River, MD (MBE) (Certified Small Business)
Number of Qualified
Master Contractors: 18
Number of Bids: 4 (*SBR - Designated*)



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31-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 Master Contract: Hardware/Associated Equipment & Services 2012 (cont'd)

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services; Middle River, MD	\$793,200.00
Advanced Computer Concepts; McLean, VA	\$843,647.81
DSR Inc.; Hanover, MD	\$862,050.00
En-Net Services; Frederick MD	\$984,418.46

Amount: \$793,200.00
Term: Anticipated Delivery Date - 06/15/2024
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Fund Source: 100% Special Funds (Transportation Trust Funds)
Agency Remarks: MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities available.

4.5 Using Agency: Department of Information Technology

Description: Juniper Network Communication Equipment. Currently the core backbone infrastructure supports 100Gbps and DoIT needs to purchase additional hardware that will allow us to extend the 100Gbps capability to the secondary network sites which will allow networkMaryland to provide increased bandwidth. DoIT is starting with the Northern and Western regions due to supporting public safety's immediate needs for critical projects, such as CCTV (camera) upgrades. These network devices will modernize the remaining parts of the network. The original network devices were procured and implemented over 15 years ago and are no longer meeting the current and growing needs and requests of agencies; F50P4600411.

Award: HCGI Hartford Inc.; Columbia, MD (MBE)
(Certified Small Business)

Number of Qualified Master Contractors: 11 (SBR - Designated)
Number of Bids: 4



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31-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 Master Contract: Hardware/Associated Equipment & Services 2012 (cont'd)

Bids:

<i>Bidders</i>	<i>Amounts</i>
HCGI Hartford Inc.; Columbia, MD	\$ 943,929.37
Applied Technology Services, Inc.; Baltimore MD	\$955,404.00
En-Net; Frederick MD	\$ 968,211.96
DSR; Hanover, MD	\$ 973,229.00

Amount: \$943,929.37

Term: Anticipated Delivery Date - 06/10/2024

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% General Funds

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

4.6 Using Agency: Department of Information Technology

Description: Cisco Server Equipment, microcomputer, PCs, servers, and peripherals. The Data Services division is implementing a new version of the iMAP Geographic Information System (GIS) to improve and modernize the services it provides. The new GIS system will be built, configured, and developed parallel to the existing Legacy iMAP GIS system; F50P4600403.

Award: Applied Technology Services; Middle River, MD
(MBE) (Certified Small Business)

Number of Qualified

Master Contractors: 17 (SBR - Designated)

Number of Bids: 3

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services, Inc.; Baltimore MD	\$295,869.00
EN-NET; Frederick, MD	\$301,722.12
Advanced Computer Concepts; McClean, VA	\$311,656.94

Amount: \$295,869

Term: Anticipated Delivery Date - 06/10/2024

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Special Funds (MITDP)

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



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31-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 *Master Contract: Hardware/Associated Equipment & Services 2012 (cont'd)*

4.7 *Using Agency:* Department of Information Technology
Description: Ciena Network Communication Equipment. These devices will modernize the current network infrastructure that was designed and implemented over 15 years ago and is no longer meeting the current and growing needs of the Executive Branch agencies; *F50P4600412*

Award: HCGI Hartford Inc.; Columbia, MD (MBE)
 (Certified Small Business)

Number of Qualified

Master Contractors: 3 (*SBR - Designated*)

Number of Bids: 2

Bids:

<i>Bidders</i>	<i>Amounts</i>
HCGI Hartford Inc.; Columbia, MD	\$2,276,274.00
EN-NET; Frederick, MD	\$2,394,693.96

Amount: \$2,276,274

Term: Anticipated Delivery Date - 06/10/2024

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Special Funds (MITDP)

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



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31-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 *Master Contract: Hardware/Associated Equipment & Services 2012 (cont'd)*

4.8 *Using Agency:* Department of Information Technology
Description: Cisco Cohesity disaster recovery solution that provides data recovery in the event of cyber-attack; *F50P4600370*
Award: Applied Technology Services, Inc.; Middle River, MD (MBE) (Certified Small Business)

Number of Qualified

Master Contractors: 21

Number of Bids: 3

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services, Inc.; Middle River, MD	\$ 942,712.00
Advanced Computer Concepts Inc.; McLean, VA	\$1,069,079.08
En-Net Services, L.L.C; Frederick, MD	\$1,219,205.91

Amount: \$942,712

Term: Anticipated Delivery Date - 08/31/2024

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Reimbursable (Using Agencies)

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



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31-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 *Master Contract: Hardware/Associated Equipment & Services 2012 (cont'd)*

- 4.9 *Using Agency:*** State Police
Description: NetApp SAN Storage, additional SAN disk/storage space is needed because the agency lacks adequate disk storage; *W00P3601634*
Award: CAS Severn, Laurel, MD 20707 (Certified Small Business)
Number of Qualified Master Contractors: 3
Number of Bids: 1 (*Single Bid Received*)

Bids:

<i>Bidder</i>	<i>Amount</i>
CAS Severn; Laurel, MD	\$409,524.15

- Amount:*** \$409,524.15
Term: Anticipated Delivery Date - 06/15/2024
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Fund Source: 100% Special Funds (MSP Gun Center, the funding will be provided by the State's Dedicated Purpose Account)
Agency Remarks: The price is determined to be fair and reasonable compared to a GSA contract that was awarded to the State of Georgia in March 2024 for the same hardware. The bid submitted to the State of Maryland was 34.25% less than the price given to the State of Georgia.

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

- 4.10 *Using Agency:*** Department of Transportation
Description: Purchase CISCO IR1835 Routers to replace Sierra Wireless MG90 Routers on the MTA Bus Fleet; *J01P4600014*.
Award: Applied Technology Services; Middle River, MD (MBE) (Certified Small Business)
Number of Qualified Master Contractors: 18
Number of Bids: 2 (*SBR - Designated*)



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31-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 Master Contract: Hardware/Associated Equipment & Services 2012 (cont'd)

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services; Middle River, MD	\$395,235.00
En-Net Services; Frederick, MD	\$427,281.75

Amount: \$395,235

Term: Anticipated Delivery Date - 06/15/2024

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

32-GM. GENERAL MISCELLANEOUS

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

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

1.0	Agency:	Department of General Services
	Fund Source:	MCCBL2022 Site Improvements. Provide funds to design, construct, and equip infrastructure improvements in Historic St. Mary's City. Item 148

1.1 Contract ID: Historic St. Mary's City Commission, ADA Accessible Pier at Chancellor's Point; SM-000-232-002

Description: Design-build services for an ADA Accessible Pier at Historic St. Mary's City Commission in St. Mary's County.

Procurement Method: Qualification Based Selection - DGS-22-300-JOC

Award: Conquest Solutions, LLC; Greenbelt, MD (MBE)
(Certified Small Business)

Amount: \$503,176.56

MBE/VSBE Participation: 10.77% / 0%

Resident Business: Yes

Remarks: The firm was selected from the Job Order Contracting SBR General Construction Contract. A joint scope walkthrough was completed on January 23, 2024, and a job order proposal was received on February 20, 2024. The proposal was reviewed and found to be complete and accurate.



DEPARTMENT OF GENERAL SERVICES
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32-GM. GENERAL MISCELLANEOUS (cont'd)

2.0	Agency:	Department of General Services	
	Fund Source:	MCCBL 2023 <i>Accessibility Modifications. Provide funds to design and construct architectural upgrades at State-owned facilities to improve accessibility for persons with disabilities</i> Item 159	\$164,000.00
		MCCBL 2015 <i>Provide funds to design and construct architectural upgrades of State-owned facilities to improve accessibility for persons with disabilities.</i> Item 101	\$ 19,063.52
		General funds	\$ 17,786.10

- 2.1 Contract ID:** ADA Bathroom Renovations at 100 Community Place, B-300-240-001
- Description:** ADA bathroom renovations at 100 Community Place in Baltimore. Add automated doors needed for accessibility throughout the entire building and upgrade all bathrooms for accessibility.
- Procurement Method:** Qualification Based Selection - *DGS-23-100-IQC*
- Award:** Prime AE Group, Inc.; Baltimore, MD
- Amount:** \$200,849.62
- MBE/VSBE Participation:** 40.26% / 0%
- Resident Business:** Yes
- Remarks:** The MBE participation goal was set 25% and the contractor has agreed to exceed it and achieve 40.26% MBE participation.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

 WITH DISCUSSION WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
May 15, 2024**



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

**33-LL. LANDLORD LEASE
*Department of Health***

Recommendation: Approve a renewal lease

Prior Board Action: DGS 6-LL, 02/20/2013

Landlord: Department of Health, 201 W. Preston Street;
Baltimore, MD 21201

Tenant: Family Service Foundation, Inc., 5301 76th Ave;
Landover Hills, MD 20784

Property Location: 815 Tanley Rd., Silver Springs MD 20646

Space Type: Group Home
Lease Type: Renewal

Term: 05/25/2024 - 05/24/2029

Renewal Options: 05/25/2029 - 05/24/2034
05/25/2034 - 05/24/2039

Annual Rent: \$1.00

Utilities / Custodial Responsibility: Tenant / Tenant

Termination for Convenience: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

Remarks: The Family Service Foundation, Inc has operated as a group home for the purposes of clients with developmental disabilities at this location since 1997. Approval is requested for a five-year lease with two 5-year renewal options. The renewal options are subject to future Board of Public Works approval.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**34-LL. LANDLORD LEASE
*Canal Place Preservation and Development Authority***

Recommendation: Approve a renewal lease

Prior Board Actions: DGS 45-LL, 03/01/2023

Tenant: Jonathan Dayton

Property Location: Western Maryland Railway Station 4th Floor, Rm 405
13 Canal Street, Cumberland, MD 21502

Space Type: Office Space (200 sq.ft.)

Lease Type: Renewal

Lease Term: 07/01/2024 - 06/30/2025

<i>Annual Rent:</i>	\$2,546.00	<i>Monthly Rate:</i>	\$212.17
<i>Square Foot Rate:</i>	\$12.73		

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

Remarks: This space has been leased since 2022 by Jonathan Dayton. This space is used to provide counseling services to the community. The space includes one reserved parking space identified as parking space #8 located in the area designated for employee parking.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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May 15, 2024**



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

**35-LL. LANDLORD LEASE
*Canal Place Preservation and Development Authority***

Recommendation: Approve a renewal lease

Prior Board Actions: DGS 44-LL, 05/05/2021

Tenant: Allegany Law Foundation, Inc.; 110 Greene Street,
Cumberland, MD 21502

Property Location: Western Maryland Railway Station 4th Floor, Rm 404
13 Canal Street, Cumberland, MD 21502

Space Type: Office Space (505 sq.ft.)

Lease Type: Renewal

Lease Term: 07/01/2024 - 06/30/2026

Annual Rent: \$6,620.55 ***Monthly Rate:*** \$551.71

Square Foot Rate: \$13.11

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section
4-318 (4) where the State is the lessor.

Remarks: This space has been leased since 2021 by Allegany Law Foundation, LLC. This space is used to provide legal services programs to assist low-income clients and seniors in Allegany County. The space includes two reserved parking space identified as parking space #10 and #11 located in the area designated for employee parking.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

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

Recommendation: Approve a new lease

Landlord: York-Ridgely Joint Venture, LLC
2560 Lord Baltimore Drive, Baltimore, MD 21244

Property Location: 1840 York Rd, Timonium, MD 21093

Space Type: Office w/ client interaction (5,317 sq. ft.)

Lease Type: New Lease

Term: 06/01/2024 - 05/31/2034 (w/standard 6-month holdover)

Future Option Term: 06/01/2034 - 05/31/2039

Annual Rent: \$170,144.00

Square Foot Rate: \$32.00

Fund Source: 100% Federal Funds

Appropriation Code: PCA D71D3

Utilities/Custodial Responsibility:

Tenant/Landlord

Termination for Convenience Clause:

Yes - Modified to permit termination at the end of year 5.

Procurement Method: Competitive Sealed Proposals
See COMAR 21.01.01.02A; DGS Space Mgmt Manual ¶ 6-605 D



**DEPARTMENT OF GENERAL SERVICES
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36-LT. TENANT LEASE (cont'd)

Proposals:

<i>Offerors</i>	<i>Technical Points/ Rankings</i>	<i>Net Effective Average Annual Rent</i>	<i>Total Financial Points/ Rankings</i>	<i>Overall Points/ Rankings</i>
1840 York Rd*	106.40 (1)	\$206,674.00	99.4 (2)	205.8 (2)
40 W Chesapeake Ave	67.80 (2)	\$133,055.00	145.0 (1)	212.8 (1)
810 Gleneagles Ct	66.80 (3)	\$203,074.00	95.5 (3)	162.3 (3)

*1840 York Rd was ultimately selected for the award based on the analysis provided within the Procurement Officers Determination.

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

Remarks: The Maryland State Department of Education Office of Child Care is relocating from 409 Washington Avenue to a larger leased location to accommodate agency growth. This new location provides an efficient, safe workplace for staff to operate and closer proximity to the agency's clients. There are no janitorial operating expense pass throughs. The construction of the space will be delivered turnkey. The lease will escalate 3% annually. Notification was made on February 13, 2024 to Baltimore County and the General Assembly regarding this new lease location in accordance with State Finance & Procurement Section 4-319 (2) (c). The Secretary of the Department of General Services recommends approval of a modified termination for convenience provision, with termination not permitted until the end of the year 5 of the lease term. This request was made by the landlord in light of their negotiations with their lender.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
 wendy.scott-napier@maryland.gov*

37-LT. TENANT LEASE
Department Education, Division of Rehabilitation Services

Recommendation: Approve a new lease

Landlord: Salisbury Northgate Limited Partnership, LLLP
 218 East Main Street, Salisbury, MD 21801

Property Location: 119 W. Naylor Mill Road, Suite 1, Salisbury, MD 21801

Space Type: Office w/ client interaction (3,515 sq. ft.)

Lease Type: New Lease

This Term: 08/01/2024 - 07/31/2034 (w/standard 6-month holdover)

Future Option Term: 08/01/2034 - 07/31/2039

Annual Rent Office: \$104,149.45 ***SF Rate:*** \$29.63/sq. ft.

Fund Source: 100% Federal Funds ***Appropriation Code:*** 03R0023 200 1301 U2503

Utilities/Custodial Responsibility: Tenant/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source

See COMAR 21.05.05.02A(1); DGS Space Mgmt Manual 6-605 E

Remarks: The Maryland State Department of Education, Division of Rehabilitation Services is relocating to 119 W. Naylor Mill Road to provide access to mobility impaired clientele and employees. This new location provides first floor access for both clientele and employees. There is a janitorial operating expense pass through over a base year. The construction of the space will be delivered turnkey. The rental rate will not increase throughout the term of the lease. Notification was made on April 9, 2024 to Wicomico County and the General Assembly regarding this new lease location in accordance with the State Finance & Procurement Section 4-319 (2) (c).

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

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

Recommendation: Approve new lease

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

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

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

Lease Type: New Lease

This Term: 06/01/2024 - 05/31/2027 (w/standard 6-month holdover)

Future Option Term: None

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

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

Utilities/Custodial Responsibility: Landlord / Landlord

Termination for Convenience Clause: No - Waived

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

Remarks: The Maryland Department of Service and Civic Innovation was established by the Serving Every Region Through Vocational Exploration (SERVE) Act of 2023 with the purpose of promoting service and volunteerism in the state of Maryland. This location is newly built and will serve as a field office for program participants in Montgomery and Prince George’s County. The rent for this lease will escalate 3.0% annually. A waiver of the termination for convenience provision has been approved by the Secretary for the Department of General Services in consideration of the landlord’s concern that this provision permits the State to unilaterally convert a fixed term lease to a day-to-day lease and also in consideration of the short three-year lease term.

This Item was withdrawn as Item 34-LT from the 02/28/2024 DGS Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**39-LT. TENANT LEASE
*Department of Human Services***

Recommendation: Approve a lease renewal

Prior Board Action: DGS 14-LT-OPT, 06/12/2013

Landlord: One-CCK, LLC
407 West Rosemary Lane, Falls Church, VA 22046

Property Location: 12578 Garrett Highway, Oakland, MD 21550

Space Type: Office (14,116 sq. ft.)

Lease Type: Renewal (Continued Use of Property)

This Term: 06/01/2024 - 05/31/2034 (w/standard 6-month holdover)

Future Option Term: 06/01/2034 - 05/31/2039

Annual Rent: \$297,000.64 ***Square Foot Rate:*** \$21.04

Fund Source: 59% General Funds ***Appropriation Code:*** PCA G0010, G3010, G4100, G5000
41% Federal Funds G6010

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes – Modified to permit termination at the end of year 5.

Procurement Method: Sole Source
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: The Maryland State Department of Human Services has occupied this space since 1987 as a Social Services Office. The space provides child support enforcement, social and adult care services. As part of this lease, the landlord will replace all heating and cooling units that are older than 15 years in compliance with the State's requirements for energy efficient systems. The square foot rate negotiated will remain flat for the ten-year term.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**40-LT. TENANT LEASE
*Department of Human Services***

Recommendation: Approve an expansion of 913 net usable square feet of adjoining space to an existing lease.

Prior Board Action: DGS 35-LT, 11/03/2021

Landlord/Owner: KRM-350 High Street, LLC;
205 Cannon Street, Suite 1, Chestertown MD 21620

Property Location: 350 High Street, Chestertown MD 21620

Space Type: Office (913 sq. ft.)

Lease Type: Expansion (Continued Use of Property)

This Term: 08/01/2024 - 11/30/2031 (w/standard 6-month holdover)

Future Option Term: 12/01/2031 – 11/30/2036

Annual Rent Office: \$20,003.83

SF Rate: \$21.91/sq. ft.

Fund Source: 43% General Funds, 57% Federal Funds
83% General Funds, 17% Federal Funds
12% General Funds, 88% Federal Funds
63% General Funds, 37% Federal Funds

Appropriation Code: G0010
G3010
G4100
G5000

Utilities/Custodial Responsibility: Tenant/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source

See COMAR 21.05.05.02.A(1); DGS Space Mgmt Manual 6-605E



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40-LT. TENANT LEASE (cont'd)

Remarks: This space has been used since 2005 as the Kent County Department of Social Services office. This office is required to expand to accommodate staff growth. The lease provides free parking spaces at no cost to the State. The rent will increase by 5% for years 6 - 10 of the lease, consistent with the original lease. The rent shown above is for the expansion space only.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**41-LT. TENANT LEASE
*Comptroller of Maryland***

Recommendation: Approve a renewal lease

Prior Board Action: DGS 5-LT, 04/02/2014

Landlord: Allegany Museum, Inc.;
3 Pershing St, Cumberland MD 21502

Property Location: 3 Pershing St, Cumberland MD 21502

Space Type: Office w/ client interaction (1,863 sq. ft.)

Lease Type: Renewal (Continued Use of Property)

Term: 07/01/2024 - 06/30/2034 (w/standard 6-month holdover)

Future Option Term: 07/01/2034 - 06/30/2039

Annual Rent: \$28,876.50 ***Square Foot Rate:*** \$15.50

Fund Source: 100% General Funds ***Appropriation Code:*** PCA 04110

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: The Comptroller's Office has used this property since 2014 for administrative offices with client contact in Allegany County to provide daily taxpayer services to its residents. Energy efficiency improvements are being made to the space including upgrades to LED fixtures/lamps and installation of passive dual technology motion sensors. This lease will escalate 2% annually.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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May 15, 2024**



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

42-LT. TENANT LEASE
Department of Education, Division of Rehabilitation Services

Recommendation: Approve a lease renewal

Prior Board Action: DGS 11-LT-OPT, 08/22/2012

Landlord: Wheaton Plaza Regional Shopping Center, LLC
2049 Century Park East, 41st Floor, Los Angeles, CA 90067

Property Location: 11002 Veirs Mill Road, Wheaton, MD 20902

Space Type: Office (4,043 sq. ft.)

Lease Type: Renewal (Continued Use of Property)

This Term: 06/01/2024 - 05/31/2029 (w/standard 6-month holdover)

Future Option Term: 06/01/2029 - 05/31/2034

Annual Rent: \$119,268.50 ***Square Foot Rate:*** \$29.50

Fund Source: 100% Federal ***Appropriation Code:*** PCA U6072

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: Maryland State Department of Education, Division of Rehabilitation Services, has used this space since 2006 as the Montgomery County DORS office serving clients with group sessions, evaluations, testing, training, and counseling of individuals with disabilities. As part of the renewal, the landlord will install new roller screen shades and re-paint and re-carpet the demised premises. The landlord will also balance the HVAC system to confirm it meets current ASHRAE standards.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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May 15, 2024**



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

**43-LT. TENANT LEASE
*Department of Labor and Maryland Department of Information Technology***

Recommendation: Approve change orders for:
1. Audio visual equipment and installation work
2. Installation of new generator

Prior Board Action: DGS 43-LT, 12/21/2022
DGS 45-LT, 12/13/2023

Landlord: Carlyle Baltimore Holdings, LLC; 565 Taxter Road, Ste 301,
Elmsford, NY 10523

Property Location: 100 S. Charles Street, Baltimore, MD 21201

Space Type: Office (126,432 sf)

Lease Type: Amendment

***Change Order
For Audio Visual:*** \$178,277.13

Fund Source: 100% Federal Funds
Appropriation Code: P00B0104 / PCA KBD1X

***Change Order
For Generator:*** \$199,550

Fund Source: 100% Federal Funds
Appropriation Code: P00B0104 / PCA KBD1X

***Original Procurement
Method:*** Competitive Sealed Procurement
See COMAR 21.05.03; DGS Space Mgmt Manual ¶ 6-605 D



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43-LT. TENANT LEASE (cont'd)

Remarks: The landlord has obtained three cost estimates from Audio Visual firms. The Maryland Department of Labor in coordination with DGS selected the lowest bid to perform the work. Additionally, the landlord has obtained cost estimates through its General Contractor to provide a new generator to supply emergency backup power to the leased space during an outage event. These items were not included in the original lease RFP and Board of Public Works approval is requested to approve these change orders.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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May 15, 2024**



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

44-LT-MOD. TENANT LEASE MODIFICATION
Comptroller of Maryland

Recommendation: Approve a Supplemental Lease Agreement to restructure the base rent and base rent abatement to account for partial occupancy.

Prior Board Action: DGS 46-LT-MOD, 11/29/2023; DGS 53-LT, 10/26/2022

Landlord: Hertz Baltimore 7 St Paul Street, LLC
7 St. Paul Street, Suite 160, Baltimore, MD 21202

Property Location: 7 St. Paul Street, Baltimore, MD 21202

Space Type: Office (67,586 sq. ft.)

Lease Type: Supplemental Lease Agreement

Term: 06/01/2024 - 05/31/2034 (w/standard 6-month holdover)

Future Option Term: 06/01/2034 - 05/31/2039

Annual Rent: \$861,721.50

Square Foot Rate: \$12.75

Fund Source: 100% Special Funds
(Dedicated Purpose Account)

Appropriation Code: PCA 37003

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes

Original Procurement Method: Competitive Sealed Proposals See COMAR 21.05.03; DGS Space Mgmt. Manual ¶ 6-605



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44-LT-MOD. TENANT LEASE MODIFICATION (cont'd)

Remarks: The lease to relocate the Comptroller's administrative headquarters was approved by the Board of Public Works at the October 26, 2022 agenda meeting as Item #53-LT. The Comptroller's Taxpayer Services Division commenced partial occupancy of 6,872 square feet of space on January 1, 2024 with the rent abated per the original lease approval. The remaining portion of the leased space is scheduled for occupancy June 1, 2024 following inspection and approval by the Department of General Services (DGS). The Supplemental Lease Agreement will commence the original 10-year term for the entire demised premises on June 1, 2024 subject to DGS inspection and approval and restructure the base rent so that the remaining portion of the 6-month abatement is spread across the first year of the lease term, with the partial occupancy abatement accounted for. The first-year rental rate will be \$12.75 per square foot.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION