

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
OCTOBER 16, 2024

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

Item		Section page no.	Overall page no.
SECRETARY'S AGENDA			
1-3	Agriculture		1
4	Board of Public Works - PAAR		5
5	Board of Public Works - Wetlands		6
6*	Board of Public Works – Wetlands (*Note: This item will be withdrawn at the meeting)		8
7	Department of Budget and Management		12
8-9	Department of Housing and Community Development		13
10	Office of the Attorney General/ Maryland Technology Development Corporation (TEDCO)		18
11	Department of Natural Resources		20
12	Maryland Department of the Environment		21
13	Maryland Environmental Service		23
14	Morgan State University		25
15-16	Maryland Stadium Authority		27
17	Supplemental: Board of Public Works - COMAR		33

SECRETARY'S AGENDA

	No Items presented		
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**SUPPLEMENT
DEPARTMENT OF NATURAL RESOURCES/REAL PROPERTY**

1-4	Program Open Space Local Share	DNR1	34
5-6	Rural Legacy Program	DNR6	39
7	Program Open Space State Share	DNR8	41
8	Maryland Environmental Trust	DNR9	42

**SUPPLEMENT
UNIVERSITY SYSTEM OF MARYLAND**

1	General Miscellaneous	USM1	43
2	University of MD, College Park	USM2	44

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
OCTOBER 16, 2024

Item		Section page no.	Overall page no.
MARYLAND DEPARTMENT OF TRANSPORTATION			
1-3	Maryland Aviation Administration (MAA)	MDOT1	47
4-5	Maryland Transit Administration (MTA)	MDOT7	53
6-11	State Highway Administration (SHA)	MDOT11	57
DEPARTMENT OF GENERAL SERVICES/ OFFICE OF STATE PROCUREMENT			
1-6	Capital Grants and Loans	OSP1	68
7	Architectural/Engineering	OSP8	75
8-10	Construction	OSP10	77
11-15	Services	OSP16	83
16-21	Information Technology	OSP26	93
22-23	Maintenance	OSP43	110
24	Equipment	OSP47	114
25-26	General Miscellaneous	OSP49	116
27	Expedited Procurement	OSP52	119
28	Real Property	OSP54	121
29	Landlord Lease	OSP55	122
30-33	Tenant Lease	OSP56	123
34	Supplemental: Construction	OSP60	127
35	Supplemental: Information Technology	OSP62	129
36	Hand Carried: Capital Grants and Loans	OSP64	131

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

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 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: \$3,298.64

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
Allegany	Ian T. Reikie	AT-2024-2097	\$532.29
		AT-2024-2099	\$2,461.35
Kent	Samuel G. Alexander	SA-2024-2072	\$305.00

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

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

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

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024**



*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 24 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: \$579,000

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

County	Recipient	Agreement #	Amount	Status
Carroll	David Mark Savage	PB-2019-2456-C	\$234,100	Canceled
	Don F. Caple	MP-2020-2673	\$7,600	Canceled
		MP-2020-2674	\$1,600	Canceled
	George W. Stafford	MP-2019-2698	\$2,000	Canceled
	Jeffrey A. Engel	MP-2020-2070	\$5,600	Canceled
	Karen E. Butler	MP-2020-2167	\$7,000	Canceled
	Kevin J. Henley	PB-2021-1947	\$14,500	Canceled
Cecil	Farmington Acres LLC	AT-2021-1951	\$58,500	Canceled
		AT-2021-1952	\$9,800	Canceled
Frederick	Craig M. Hauser	MP-2020-2532	\$19,800	Canceled
	Jacob R. Ramsburg, Jr.	MP-2019-2613	\$15,400	Canceled
		MP-2019-2614	\$10,700	Canceled
	Moser Farms, Inc.	MP-2020-2547	\$10,500	Canceled
	Paul F. Harrison, Jr.	MP-2020-2643	\$7,900	Canceled

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024**



3. DEPARTMENT OF AGRICULTURE (cont'd)

County	Recipient	Agreement #	Amount	Status
Garrett	Jason E. Smith	AT-2021-1843	\$11,000	Canceled
	Scott A. Wolford	AT-2021-1917	\$1,800	Canceled
	Sebold Farm	AT-2021-1937	\$100,000	Canceled
Kent	John H. Krastel	CH-2020-2469	\$30,000	Canceled
Queen Anne's	Corsica Landing LLC	AT-2018-2789	\$7,900	Canceled
	David L. Bramble	CR-2019-2369	\$2,000	Canceled
	Gregory M. Sharp	CH-2019-2562	\$3,800	Canceled
	Harry A. Eaton	CR-2019-2193	\$5,300	Canceled
	John W. Clough, Jr.	AT-2019-2076	\$6,100	Canceled
	Madison M. G. Quillen	CH-2020-2402	\$6,100	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
October 16, 2024



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

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

Department of General Services July 2024

Authority: COMAR 21.02.01.05

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



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

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

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

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

ANNE ARUNDEL COUNTY

24-0333 *BAY RIDGE CIVIC ASSOCIATION* – To nourish an existing beach by placing sand fill.

Annapolis, Severn River

Special conditions: Time of year restriction. Requirements for construction of beach nourishment area.

WORCESTER COUNTY

23-0144 *SCOTT STARK* – To restore and enhance high and low marsh by providing drainage of ponded areas including creating channels, creating hummocks with excavated material, removing material from an existing tidal ditch, filling another tidal ditch with excavated or clean material, thin-layering clean fill material in tidal wetlands, and planting or seeding tidal marsh vegetation.

Newark, Newport Bay

Special conditions: Requirements for constructing marsh establishment area, signing and acceptance of marsh maintenance plan, annual photograph submission, restoring and revegetating disturbed wetlands, submitting as-builts, placing fill material, and maintaining and monitoring grading activities. Restrictions on conducting earth disturbance activities and outer limits of grading.

Wetlands Restored: 125,855 square feet

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



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

WORCESTER COUNTY (cont'd)

- 23-0785 *WORCESTER COUNTY DEPT OF PUBLIC WORKS* – To improve the existing water main infrastructure by horizontally directionally drilling under a creek and installing a high-density polyethylene water main.
West Ocean City, Herring Creek
Special conditions: Requirements for following guidelines set forth in Horizontal Direction Drill (HDD) Good Practices Guidelines 4th Edition, contacting United States Coast Guard, Fifth Coast Guard District, providing geotechnical data, completing and returning frac-out Contingency Plan, providing an Independent Environmental Monitor, Monitor responsibilities, providing pre-construction bottom elevations, pre-construction meeting, protocol in event of a frac-out, sealing abandoned drill holes, drilling fluids, if an inadvertent release of drilling fluid or a pollution event occurs, if the Licensee transfers ownership of this pipeline, and evaluating geotechnical data. Restrictions on discharging runoff.
- 23-1133 *HOMERS HIDEAWAY MARINA* – To improve navigable access by mechanically maintenance dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years
West Ocean City, Isle of Wight Bay
Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, maintenance dredging, and staking of the dredged area.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



**NOTE: This Item will be
withdrawn at the
meeting**

Contact: Bill Morgante 410-260-7791
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6. **BOARD OF PUBLIC WORKS**
Wetlands License No. 23-0813

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board grant a State tidal wetlands license as described for this project involving constructing a pier with timber fenders and a replacement bulkhead.

MDE: The Maryland Department of the Environment recommends granting the license.

- Application received September 8, 2023
- Public hearing held March 25, 2024
- Public comment period ended June 7, 2024
- MDE Report and Recommendation July 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.

WORCESTER COUNTY

23-0813 *U.S. WIND INC.* – To replace and rebuild an existing pier and bulkhead proposed to be part of US Wind’s Operation and Maintenance (O&M) Facility by constructing a pier with timber fenders and constructing a steel bulkhead.

Ocean City, Sinepuxent Bay

Special Conditions: Listed Below

Application: US Wind Inc. seeks a State tidal wetlands license to construct a 353 foot long by 30 foot wide concrete pier with associated timber fenders and to construct 383 linear feet of replacement steel bulkhead as part of a proposed US Wind’s Operation and Maintenance (O&M) Facility on the Sinepuxent Bay in Worcester County.

Report & Recommendation: MDE held a public hearing and received public comments. MDE’s Report and Recommendation (R&R) to the Board recommended the license be granted.



BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024

**NOTE: This Item will be
withdrawn at the
meeting**

6. **BOARD OF PUBLIC WORKS** (cont'd)
Wetlands License No. 23-0813

Public Comment to the Board: Since opposition was expressed at the March 25th MDE hearing, the Wetlands Administration solicited comments from 179 interested persons who attended the hearing, and posted MDE's R&R on the Board's website. Wetlands Administration received 869 responses against the project, most in the form of five one-page form letters. Specifically, 835 commenters submitted form letters, and 34 commentors supplied comments other than the form letters. Six comments in favor were received. Opposition comments included:

- The project will create crowding in the West Ocean City Harbor. Industrialization will add large ships and increase air and water pollution.
- The project is a threat to marine heritage of the area. It will lead to a decline in real estate values, tourism, wildlife, and the tax base while increasing noise.
- The project's resultant industrialization will lead to more noise, traffic, safety issues, and reduced water and air quality. The local marine heritage will be jeopardized. Commercial interests will win out over residents.
- Replacing the two fish houses will impact or destroy commercial fishing and local consumers. In 2019, \$7,000,000 was generated in the West Ocean City Harbor.
- The project will have huge negative impact to sport fishing, affecting revenues, tourism, and local businesses. Industrialization will negatively affect sport fishing, causing increased shoaling pollution, and safety concerns.

Wetlands Administrator's Review: The Wetlands Administrator visited the site, reviewed MDE's R&R, as well as the many comments submitted. Additionally, the Wetlands Administrator discussed the project with DNR, commercial fishermen, interested persons, the U.S. Fish and Wildlife Service, and the applicant.

The applicable legal standard from COMAR 23.02.04.09 states the Board shall "take into account (a) *The varying ecological, economic, developmental, recreational, and aesthetic values that the project presents; and (b) The State's public policy to preserve the wetlands and prevent their despoliation and destruction.* After reviewing comments, applying the appropriate legal standards, and considering the previously-stated five values, the Wetlands Administrator determined that this project's evaluation, for license issuance recommendation purposes, should be limited only to the impacts of the proposed filling work in the affected wetlands. Specifically, the Board's evaluation of the license is confined to the impacts of the proposed bulkhead replacement and pier construction in the wetlands. The proposed licensed activity is consistent with past licensed work in State tidal wetlands. The Board has licensed numerous similar pier and bulkhead projects over the past five years. The pending application does not propose any unique impacts to the State's tidal wetlands relative to other previously approved projects. Additionally, in reviewing public comments submitted directly to the Board, all opposed to the project cited reasons not related to the impact of the bulkhead replacement and pier construction on the State's tidal wetlands.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



**NOTE: This Item will be
withdrawn at the
meeting**

6. **BOARD OF PUBLIC WORKS** (cont'd)
Wetlands License No. 23-0813

Wetlands Administrator's Review (cont'd):

Furthermore, relevant to the economics of commercial fishing in Ocean City, while not connected to the wetlands license activity, are current discussions being spearheaded by the Department of Natural Resources (DNR) to establish a Memorandum of Understanding with US Wind Inc. by early 2025 to provide for several forms of fisheries compensatory mitigation should this project move forward. U.S. Wind Inc. recently signed a Letter of Intent with DNR addressing this approach for fisheries compensation for the benefit of commercial and for-hire recreational (charter) fishermen.

Conclusion: Based on the record herein, MDE and the Wetlands Administrator concurs that the Board should grant the license. The Wetlands Administrator recommends the following proposed special conditions for this project:

Proposed Special Conditions:

1. The Licensee shall remove an existing pier and associated structures prior to the commencement of the construction of a new pier.
2. The Licensee shall deploy a turbidity curtain around the entire area of demolition to contain any fine materials that may be generated during the process of demolition prior to the commencement of work.
3. The Licensee shall submit a Stormwater Pollution Prevention Plan (SWPPP) for the proposed Operations and Maintenance facility to the Water and Science Administration, Tidal Wetlands Division, for review and approval prior to the commencement of operations at the facility.
4. The Licensee shall submit a General Discharge Permit application to the Water and Science Administration, Industrial Discharge Permits Division for review and approval, as determined necessary, prior to the commencement of work at the facility. The Licensee shall send confirmation to the MDE, Tidal Wetlands Division.
5. The Licensee shall complete the construction of the bulkhead prior to filling behind the bulkhead. The bulkhead shall be designed and constructed to prevent the loss of fill material to waters of the State of Maryland. Only clean fill, which is free of organic, toxic, contaminated, or deleterious materials, shall be used.
6. The Licensee shall perform all works in accordance with the required Soil Erosion and Sediment Control Plan as approved by the County Soil Conservation District for the County in which the works are performed.
7. The Licensee shall assure that there is no discharge of sanitary wastewater from any boat or vessel moored, berthed, or docked at this mooring or docking facility, except as prescribed by federal or State regulations.
8. The Licensee shall assure that the storage and handling of petroleum products shall be in strict accordance with the Oil Pollution Regulations of the Maryland Department of the Environment. The Licensee shall employ measures to prevent and control spills of fuels or lubricants from entering the waters of this State.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



**NOTE: This Item will be
withdrawn at the
meeting**

6. **BOARD OF PUBLIC WORKS** (cont'd)
Wetlands License No. 23-0813

Proposed Special Conditions (cont'd):

9. The Licensee shall assure that all boat maintenance at the pier shall be restricted to those activities that can be performed without materials entering the waterway.
10. The Licensee shall assure that trash and garbage containers will be conveniently located, and the facility owner/operator shall be responsible for adequate disposal of collected materials. Such waste shall not be discharged to the waterway.
11. The Licensee shall not perform any in water work from May 15th through July 15th of any year due to horseshoe crab spawning.
12. To minimize acoustic impacts on marine life the Licensee should use best management practices such as using vibratory hammers for some or all of the pile placement and construction phasing to minimize acoustic impacts, using a “soft start” or “ramping up” pile driving (e.g., driving does not begin at 100% energy), driving piles as deep as possible with a vibratory hammer prior to using an impact hammer, and using cushion blocks when using an impact hammer.
13. Under COMAR 23.02.04.04, the performance of project work under this license is contingent upon the licensee receiving all other State and local approvals and permits.

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

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024**



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**7. DEPARTMENT OF BUDGET AND MANAGEMENT
*Budget Amendment 25R-007***

Description: Approve October 2024 meeting reimbursable fund budget amendment.

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

Amount: \$ 1,202,215

Amount \$ 1,202,215 TOTAL

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

<i>Funding Agency</i>	<i>Agency Providing Services [Receiving Funds]</i>	<i>Services</i>	<i>Amount</i>
Governor’s Office of Crime Prevention, Youth, and Victim Services 25R-007 D21	Office of the State Prosecutor C82D00	The funds are being used to support a grant under the Special Assistant United States Attorney Funding program.	\$ 1,202,215
Total			\$ 1,202,215

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



REVISED

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8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Neighborhood Business Development Program

Recommendation: That the Board of Public Works:

- (1) Approve a short sale of 101 W. Main Street, Elkton, MD (the "Property") and the release of the Department's lien on the Property; and
- (2) Forgive the balance of the indebtedness as to the individual guarantors to facilitate the release of the individual guarantors from their remaining judgment obligations.

Prior Approval: Secretary's Agenda, Item 8 (2/19/2014)

Project Addresses: 101 W. Main Street, Elkton, MD

Borrower: Sandy Island, LLC

Authority: §§ 6-301 through 6-311 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended.

Loan/Judgment Amount (as of 10/1/2024), plus continuing interest, fees and expenses:

Judgment Principal:	\$609,455.16
Accrued Judgment Interest	
Fees & Expenses:	<u>\$231,869.74</u>
Total	\$841,324.90
Per Diem Interest (10.00%):	\$173.20

Lien Release Amount: \$393,755, less normal seller closing costs acceptable to MD DHCD and allowing for adjustments for real estate taxes for the current fiscal year (FY 2025).

History: On March 18, 2014, the Department made a loan in the amount of \$500,000 (the "Loan") to Sandy Island, LLC (the "Borrower") to renovate the Property, a 1840's-era Historic House hotel building on Main Street in Elkton into a Irish Pub-Restaurant. In February of 2017, the Department approved a loan modification that increased the balance to pay off a senior loan and modified the terms of the existing Loan.

The restaurant was not a success. Due to continued payment delinquency and unpaid real estate and personal property taxes, the Department declared the loan in default and made demand for payment on August 1, 2019. The loan was referred to outside counsel who obtained a confessed judgment (the "Judgments") against the Borrower, Denis Minihane and Ingrid Rautenberg (the "Individual Guarantors"), the owners of the Borrower, and Cunnamore LLC (the "Entity Guarantor") on November 6, 2019 in the amount of \$633,834.01.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



REVISED

8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

History (cont'd):

The Department entered into a forbearance agreement with the obligors on December 16, 2019, pursuant to which the obligors made a payment to bring current all delinquent taxes, paid down the judgment and resumed regular monthly payments. In turn, the Obligors were given time to market and sell the Property to pay off/down the Indebtedness.

The obligors' efforts to find a buyer were delayed by the COVID-19 pandemic, during which several extensions to the forbearance were granted. The obligors continued to make monthly forbearance payments while seeking a purchaser or investors to support the rehabilitation and modification of the Property to a mixed use style apartment and commercial building. The Department notified the obligors in early 2023 that no further extensions would be granted and the obligors would be required to repay the debt by December 20, 2023.

On or about May 21, 2023, the Property was destroyed by a fire. The owners' prior policy had lapsed and the owners were in the process of obtaining a replacement policy, but had not done so at the time of the fire. The forbearance term ended on December 20, 2023, and the obligors failed to repay the debt in full. The Department was prepared to move forward with foreclosure on the Property.

The Borrower and Mitchell Park Companies, LLC (the "Purchaser") entered into a Purchase Contract dated August 16, 2024 for the sale of the Property in exchange for \$400,000. The Department was asked to approve the sale and release of its lien for less than the full amount of the indebtedness.

While it is difficult to determine the true value of the Property, in light of the fire damage, the Department believes that this is a fair and reasonable amount. The appraised value of the fully constructed property was \$1,740,000. In addition to obtaining the paydown, the sale will allow for the expeditious clearance and redevelopment of the fire damaged lot.

The Individual Guarantors have represented to the Department, and will be required to confirm at the time of Closing, that they do not have any financial or beneficial interest in the Purchaser of the Property.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



REVISED

8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

History (cont'd):

The Department agreed, subject to BPW approval, to release its lien on the Property in exchange for the receipt of \$393,755, less normal seller closing costs acceptable to MD DHCD and allowing for adjustments for real estate taxes for the current fiscal year (FY 2025) (the “Net Proceeds”).

After application of the Net Proceeds to the Indebtedness, the outstanding Indebtedness would be approximately \$450,000.

The Judgment constitutes a lien on the real property of the Individual Guarantors in Cecil County, which includes their personal residence at 333 Racine School Rd, Elkton, MD. However, the personal residence is subject to a mortgage in the principal amount of \$605,700. The tax assessed value of the residence is \$844,000. While there appears to be equity in the Property, there is not enough for the Department to foreclose from a junior judgment lien position at this time.

The sole known source of recovery for payment of the indebtedness has been the wages of Denis Minihane, which are currently subject to a garnishment.

The Department recommends approval of the Short Sale in exchange for a payment from the Borrower in an amount not less than the Net Proceeds.

Separately, the Individual Guarantors have requested, and DHCD is seeking approval from BPW, to forgive the remaining indebtedness owed to DHCD after receipt of the Net Proceeds. While it does appear that the Individual Guarantors have the ability to continue to contribute to payment of the remaining indebtedness, the circumstances relating to the fire at the business and loss of equity on connection therewith, as well as the efforts to facilitate the Short Sale, support their request. The Short Sale is not contingent upon the Department’s forgiveness of the remaining indebtedness owed by the Individual Guarantors.

The Department intends to transfer the remaining indebtedness to the Central Collections Unit (CCU) for further collection.

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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



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9. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Rental Housing Works Program

Recommendation: That the Board of Public Works approve lending general obligation bond proceeds for this project.

Borrower: Enterprise Community Development, Inc.

Project: Waverly Winds 4
5587 Cedar Lane, Columbia, MD 21044

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

The Rental Housing Works Program finances rental housing that will be occupied by individuals with incomes of 60% and below of area median income.

Amount: \$3,400,000

Fund Source: MCCBL 2024 - Rental Housing Works Program

Collateral: Deed of Trust

Description: The Project consists of the acquisition and demolition of an existing 62-unit affordable housing site and the construction of a new 68-unit rental apartment community for families located in Columbia, Howard County. The project will offer a mix of affordable 1, 2, and 3-bedroom units in one (1) building. All 68 units will serve households with incomes between 30% and 60% of Area Median Income. The Project Sponsor is Enterprise Community Development, Inc.

This project's scope of work with respect to energy saving, water conservation, and environmental concerns are described below.

Pursuant to Maryland's commitment to reducing Greenhouse Gas Emissions, conserving water resources, and enhancing Maryland's environment, the Project includes the following:

- Project will be certified under current Enterprise Communities Green Program;
- Project will utilize low flow shower heads, toilets, sink faucets, and bath faucets;
- All light fixtures and bulbs will be energy star qualified;

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024**



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

Description (cont'd):

- Kitchen fixtures including exhaust fans and range hoods will be energy star compliant;
- Kitchen appliances such as refrigerators, dishwashers, and garbage disposals will be energy star qualified;
- Apartment units will be equipped with energy star split system heat pumps, programmable thermostats and energy efficient hot water heaters;
- Air sealing and weatherization will be provided in accordance with the Department of Energy Air Leakage Guide and the 2018 IECC for typical areas;
- Building's exterior siding will be R-19 insulated and the roofing will be R-38 insulated;
- Rooftop solar panels to assist with common area electric;
- Low or no VOC paint will be used throughout the building units and common areas;
- All windows will be energy star qualified;
- All floorings will be quality and durable floor coverings; and
- Considerable amount of outdoor space has been designed for resident's enjoyment.

There are no Recognized Environmental Concerns requiring remediation on this project.

<i>Funding Sources</i>	<u>Amount</u>
Rental Housing Works (this Item)	\$3,400,000
Freddie TEL	\$8,560,000
Tax Credit Equity	\$7,676,578
Howard County-MIU-Community Renewal Fund	\$2,450,000
Howard County-Section 108 loan	\$ 955,000
Columbia Homes Housing Inc, loan	\$2,533,265
Columbia Homes Housing Inc, Additional loan	\$3,000,000
Howard County Housing Opportunities Trust Fund	\$ 900,000
Deferred Developer's Fee	\$1,552,847
Maryland Energy Administration-Energy Efficiency Program	\$ 42,890
ITC Equity	\$ 136,000
BGE Energy Star Rebate	\$ 62,900
Section 45L Tax Credit equity	<u>\$ 154,700</u>
Total	\$31,424,180

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on February 23, 2023.

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

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024**



*Contact: Mindy Lehman 443-758-4043,
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**10. OFFICE OF THE ATTORNEY GENERAL
*Maryland Technology Development Corporation (TEDCO)***

Recommendation: That the Board of Public Works create 1 position.

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

Amount: \$174,782

Fund Source: Special Funds (TEDCO Reserve Fund; T59701)

Appropriation Code: C81C0001

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

Regular Positions to be Created

	FTE	Position Title	Class Code	Grade/Step	Salary and Fringe
	<i>1.0</i>	<i>Assistant Attorney General VI</i>	<i>5301</i>	<i>23/19</i>	<i>\$174,782</i>
Total	1.0				\$174,782

TEDCO’s legal services are provided by the Office of the Attorney General (OAG), and the proposed PIN will provide support to TEDCO’s General Counsel and three Assistant Attorney Generals currently providing legal services to TEDCO. TEDCO supports this request, and has agreed to bear the cost of an additional lawyer for the unit.

This need is largely attributable to a higher volume of transactions due to increased funding levels for several TEDCO programs. Over the past several years, TEDCO’s state-funded programs have expanded considerably, including, but not limited to:

1. Expansion of Builder Fund
2. Expansion of Maryland Stem Cell Research Fund and Programs
3. Maryland Equity Investment Fund (2024)
4. Equitech Growth Fund Program (2025)

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



10. OFFICE OF THE ATTORNEY GENERAL (cont'd)

Requesting Agency Remarks (cont'd):

5. Maryland Cyber Security Program (2025)
6. MII Baltimore Innovation Pilot Program (2024)
7. Pava LaPere Innovation Acceleration Grant Program (2024)
8. Human Relevant Research and Testing Grant Program (2024)

In addition, TEDCO has scaled its administration of Federal Funding, including:

- \$50 million in Federal SSBCI Funding
- \$10 million in SBOP Funding

TEDCO's growing suite of resources, programs, and funding has resulted an increasing volume of transactions and in a greater demand for legal services, which cannot be reasonably managed by the current OAG staffing levels. The increased volume of legal work, which includes investment contracts and regulatory work, has led to a consistent backlog of work, resulting in delayed closings and slowing the pace in which TEDCO can deploy funds. The additional PIN requested will provide needed legal services support in TEDCO's OAG to appropriately manage the growing legal services required as a result of the growing programs.

It has historically been difficult to fill vacancies in this unit (TEDCO) largely because there are few lawyers with the necessary expertise in the sort of complex transactional work required, who are both willing and able to accept lower compensation than private positions to work in public service. As a result, it took months to fill the most recent vacancy, leaving the already understaffed unit overwhelmed. Some worked seven days a week for weeks at a time and have struggled as a result. With steadily increasing workloads, the AAGs are hard-pressed to keep up.

Accordingly, to alleviate the strain imposed by an ever-increasing workload, the delays that this imposes on the handling of TEDCO's legal needs, and the real risk that these issues will lead to attrition among its ranks, the OAG seeks to hire an additional Assistant Attorney General to ensure that TEDCO's legal needs are met in a timely and efficient fashion.

DBM REMARKS: The Secretary of the Department of Budget and Management has certified that funds are available for the new position for which approval is requested. The funds will be included in OAG's budget as special funds as they originate from a non-State agency. If the Board approves this request, four positions will have been approved within the Rule of 100 for FY 2025.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024**



*Contact Person: Lynn Fegely 410-260-8285
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**11. DEPARTMENT OF NATURAL RESOURCES
*Marylanders Grow Oysters Program***

Recommendation: The Board of Public Works approve the expenditure of general obligation bond proceeds as described.

Contract ID: Marylanders Grow Oysters Program in Maryland Sanctuaries 2024-2026
ADPICS # 605P5600053

Description: This contract is to produce and deliver hatchery spat on shell to participants of the Marylanders Grow Oysters Program throughout Maryland’s Chesapeake Bay Watershed to be planted on oyster reefs when the oysters are older. This contract will aid the Marylanders Grow Oyster Program to construct and restore oyster reefs in oyster sanctuaries.

Award: Chesapeake Appreciation /Oyster Recovery Partnership, a § 501(c) (3) organization

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

Procurement Exemption: § 11-203(a)(xviii), State Finance and Procurement Article, Annotated Code of Maryland

Amount: \$60,000 NTE

Contract Term: 10/30/2024* – 7/31/2026 (*or earlier upon Board approval)

Incumbent: Same

Background: DNR’s Oyster Restoration Program enhances native oyster populations through rehabilitating oyster habitat. Enhancing oyster habitat is an identified strategy for reestablishing a self-sustaining oyster population in the Chesapeake Bay, and supports the goals stated in Maryland’s Oyster Restoration Plan. The Board has previously approved GO Bonds for the Marylanders Grow Oysters Program as Secretary’s Item 7, Subitem 2 on August 12, 2020 and as Secretary’s Item 12 on July 27, 2022.

Fund Source: MCCBL of 2022, \$20,000 (Capital Funds, GO Bonds)
MCCBL of 2023, \$20,000 (Capital Funds, GO Bonds)
MCCBL of 2024, \$20,000 (Capital Funds, GO Bonds)

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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



Contact Person: Jeffrey Fretwell 410-537-4481
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12. **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: Urban Stormwater Retrofit Public-Private Partnership – Phases 3, 4 and 5

Recipient: Prince George’s County

Amount: Up to \$ 80,000,000

Location: Prince George’s County
Legislative Districts 21, 22, 23, 24, 25, 26, 27A, 27B, 47A and 47B

Project Description: This project entails the planning, design, and construction of multiple projects that utilize a wide array of structural treatment options ranging from small rain gardens to large urban retrofit solutions involving suburban drain inlet modifications, pond retrofits, County right-of-way Best Management Practices (BMPs) as well as green streets and high-flow media treatment options. These efforts are intended to achieve compliance with the County's Municipal Separate Storm Sewer System Discharge Permit and the Chesapeake Bay Watershed Implementation Plan. The goal is to retrofit or install BMPs to store or treat stormwater runoff to reduce pollutant loads (e.g., nitrogen, phosphorus, sediments) and mitigate flooding to improve water quality in local watersheds and the Chesapeake Bay. This project is consistent with Maryland’s climate change adaption and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events.

Financing Description:

New Loan (up to) \$80,000,000 – 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 2024, loan recipients received interest rates ranging from 1.70% to 1.90%)

Security. To secure this debt, Borrower will deliver its bond to the Maryland Water Infrastructure Financing Administration pledging the revenue from the Watershed Protection and Restoration Fund for the payment of debt service.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



12. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** *(cont'd)*
Maryland Water Quality State Revolving Loan Fund

Project Funding Sources:

Water Quality State Revolving Loan Fund	<u>\$ 80,000,000</u>
Total Estimated Project Cost	\$ 80,000,000

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



Contact: Matt Lapinsky 410-729-8259
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13. **MARYLAND ENVIRONMENTAL SERVICE**
Sandy Point State Park, Anne Arundel County

Construction Contract: Sandy Point State Park Water Treatment Plant Upgrades and New Water Tower
MES Project # 1-25-2-01-5

Description: Upgrades to the Water treatment plant at Sandy Point State Park and Construction of a new water tower.

Procurement: Competitive Sealed Bids

Bids:	CPP Construction, Inc., Gaithersburg, MD	\$6,434,000
	HRI LLC aka M2, Lancaster, PA	\$6,694,640
	Bearing Construction, Inc., Sudlersville, MD	\$8,494,612

Award: CPP Construction, Inc.

Amount: \$6,434,000

Term: 470 calendar days

MBE Participation: 12.02%

Remarks: The project will replace the aging iron removal system and the existing elevated water storage tank which is standing on a deteriorated foundation. A new water treatment plant and a 120,000-gallon elevated water storage will be constructed under this project. Included in the project are new ion exchange pressure filters, new electrical and control systems, new chemical feed systems, a new lab area, new finished water tank and high lift pumps to pump potable water to the water tower and distribution system. The building will receive new windows and doors, new HVAC units and several cosmetic upgrades.

Fund Sources: Natural Resources Development Fund (NRDF) of FY 2016, 2022, 2024, 2025/Program Open Space (POS)

Appropriation Code: Outdoor Recreation Land Loan (PCA 12214; \$149,352.74)
Program Open Space/ Item 004 (PCA 12260; \$4,318,473.00)
Critical Maintenance Fund FY 2016 Program Open Space/Item 009 - (PCA 12275; \$165,936.00)
Program Open Space/ Item 004 (PCA 12280; \$1,800,238.26)

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



13. MARYLAND ENVIRONMENTAL SERVICE (cont'd)

Tax Compliance No. 24-3344-0000

Resident Business: Yes

This Item was withdrawn as Secretary's Agenda, Item 15 on the October 2, 2024 Meeting Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024**



*Contact: Nehemiah Yisrael 443-885-3966
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**14. MORGAN STATE UNIVERSITY
*New Science Center Phase II –
A/E Design Services
Construction Administration***

Contract ID: New Science Center Phase II
DCM-SCIC-22-1AE

Recommendation: Approve the expenditure of general obligation bond proceeds to continue A/E Services for the start of Construction Administration Services for the New Science Center.

Prior Approvals: Secretary’s Agenda, Item 19 (7/6/2022) Contract Approval with Cash Expenditure Limitation of \$6,100,000

Secretary’s Agenda, Item 11 (8/23/2023) Cash Expenditure Limitation increased to \$15,900,000

Award: Moody Nolan, Inc.
Washington, DC 20005

Contract Term: 96 months from notice to proceed (including 2-year warranty)

Contract Amount:

Contract Approval and Cash Expenditure (Pre Schematic Design through Design Development)	\$ 6,100,000
Cash Expenditure (Design Development through Bidding)	\$ 9,800,000
<u>Cash Expenditure (Construction Administration) (this Item)</u>	<u>\$ 2,500,000</u>
Total Cash Expenditure Amount	\$ 18,400,000

MBE Participation Goal: 40.00%

MBE Compliance: 89.45%

Remarks: Due to project funding taking place over several years, funding is released in multiple phases. The total contract value was approved in the Secretary’s Agenda dated July 6, 2022, Item 19 for \$20,176,803. The University has since returned twice for requests for cash expenditures totaling \$15,900,000. This request is to start the Construction Administration design services for a cash expenditure of \$2,500,000. The revised total cash limitation is \$18,400,000. When funding becomes available in FY 2026, the remainder of Construction Administration and Post Construction services will be brought to the Board for approval.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



14. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

The existing Science Complex is comprised of four buildings: Carnegie, Calloway, Spencer, and Key Halls. The oldest of these buildings (Carnegie Hall) was constructed in 1919 and the newest (Key Hall) in 1964. Spencer Hall was renovated in 1989, and the three other buildings were last renovated in 1992. The renovations were poorly done and created substandard spaces that do not meet modern-day building codes. The mechanical, electrical, and plumbing systems in the buildings are obsolete and need to be replaced. There is insufficient space in the Science Complex to appropriately serve the Biology and Chemistry departments due to growth in the science disciplines. In addition, the configuration of the building does not lend itself to the type of instructional and research spaces required to support the University's science programs.

The design is approximately 25% complete. The University expects the MBE participation to remain the same at 40% as per the contract through the end of the project. So far payments made to MBE firms equate to 89.45% of the total payments to date made to the prime architect. MBE compliance is high as the MBE consultants are performing heavily during this phase of design.

The Morgan State University Office of Design & Construction Management will continue to manage the A/E team's work with procurement support from the University's Procurement Office.

Fund Source: MCCBL 2023 Item# 144 (MCCBL 23144): Provide funds to continue design of the New Science Center: \$916,797

MCCBL 2024 Item # 156 (MCCBL 24156): Provide funds to complete design and begin construction of the New Science Center, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project: \$1,583,203

Resident Business: Yes

MD Tax Clearance: 24-3955-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



Contact: Phil Hutson 410-333-1560
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15. **MARYLAND STADIUM AUTHORITY**
Renovation Projects at M&T Bank Stadium
Construction Management (CM) Services
GMP #10

Contract ID: 23-100

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority awarding a construction services contract for Guaranteed Maximum Price (GMP) Package No. 10 for the Renovation Projects at M&T Bank Stadium located in Baltimore City.

Contractor: Gilbane Building Company

Prior Approvals: Secretary's Agenda, Item 13 (5/17/2023)
Secretary's Agenda, Item 14 (10/4/2023)
Secretary's Agenda, Item 12 (11/8/2023)
Secretary's Agenda, Item 18 (12/13/2023)
Secretary's Agenda, Item 14 (2/14/2024)
Secretary's Agenda, Item 14 (3/13/2024)
Secretary's Agenda, Item 14 (4/17/2024)
Secretary's Agenda, Item 18 (6/5/2024)
Secretary's Agenda, Item 34 (7/17/2024)
Secretary's Agenda, Item 15 (8/28/2024)

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

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #10 – Concrete, Steel, Elevators, HVAC / Plumbing Equipment, Electrical Equipment, Auger Cast Piles

Term: 5/4/2023 - 5/2028

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



**15. MARYLAND STADIUM AUTHORITY
Renovation Projects at M&T Bank Stadium
Construction Management (CM) Services
*GMP #10***

Amount:	Pre-Construction Amount:	\$1,003,365
	GMP Package #1:	\$6,580,550
	GMP Package #2:	\$43,906,623
	GMP Package #3:	\$72,557,944
	GMP Package #4:	\$19,011,614
	GMP Package #5:	\$10,520,060
	GMP Package #6:	\$25,696,276.54
	GMP Package #7:	\$6,705,055.56
	GMP Package #8:	\$11,365,554.87
	GMP Package #9:	\$15,326,614.12
	GMP Package #10 (<i>this Item</i>):	<u>\$26,330,152.32</u>
Revised Amount:		\$239,003,809.41

MBE Participation (this Item):	38.14%
MBE Participation (GMP 1 -10):	35.55%
MBE Subgoals:	African American 8%
	Women 11%
MBE Compliance:	25.87%

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

The procurement process for GMP Package #10 proceeded as follows:
Starting on July 8th, 2024, Gilbane advertised the project for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, Maryland Stadium Authority website, Maryland Washington Minorities Companies Association, and via direct solicitation. An MBE outreach event was previously conducted by Gilbane and a pre-bid site walkthrough was held at M&T Bank Stadium. Attendees were provided with summary project information.

Gilbane advertised for bids on construction packages for concrete, steel, elevators, HVAC / plumbing equipment, electrical equipment, and auger cast piles. Competitive bids were received between August 6th and September 4th on various due dates by representatives from Gilbane.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



15. **MARYLAND STADIUM AUTHORITY** (cont'd)

Remarks (cont'd):

Post-bid scope review meetings with selected trade contractors began on August 7th, 2024 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted virtually, and Gilbane and MSA representatives were in attendance.

Gilbane submitted GMP #10 Package on September 23rd, 2024

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

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

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

Fund Source: Series 2023 Bonds

Tax Compliance No.: 24-2495-1110

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



Contact: Gary McGuigan 410-223-4118
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16. **MARYLAND STADIUM AUTHORITY**
Arthur Perdue Stadium Improvements
Design-Build (D/B) Services

Contract ID: MILB-002

Recommendation: Approve the award of Guaranteed Maximum Price (GMP) Package No. 3 for the Arthur Perdue Stadium Improvements Project in Salisbury.

Contractor: Gilbane Building Company
Baltimore, MD

Prior Approvals: Secretary's Agenda Item 17 (October 4, 2023)
Secretary's Agenda Item 17 (August 7, 2024)
Secretary's Agenda Item 14 (September 11, 2024)

Project: Design and construction of improvements to Arthur Perdue Stadium

Bid Package Description: GMP Package #3 – Demolition, Masonry, Lockers, Millwork, Roofing, Doors/Frames/Hardware, Fire Protection, Excavation and Site Utilities

Procurement Method: Competitive Sealed Proposals

Term: 11/1/2023 – 12/31/2025

Pre-Construction Amount: \$ 614,691
Pre-Construction Adjustment: \$ 20,613
GMP Package #1: \$ 2,191,622
GMP Package #2: \$ 7,265,309
GMP Package #3 (this Item): \$ **4,185,245**
Revised Amount: \$ 14,277,480

MBE Participation (this item): 11.07%
MBE Participation (GMP 1 - 3): 31.03%
MBE Subgoals: N/A

MBE Compliance (Construction Services): 0%

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



16. **MARYLAND STADIUM AUTHORITY** (*cont'd*)
Arthur Perdue Stadium Improvements
Design-Build (D/B) Services

Remarks: The Board approved the contract with Gilbane Building Company for design and pre-construction services at its meeting on October 4, 2023 (Secretary's Agenda Item 17). The Authority represented as part of that approval that it would return to the Board with a recommendation to modify the design and pre-construction contract upon negotiating an acceptable GMP.

The procurement process for this GMP proceeded as follows:

An onsite MBE outreach event was conducted at the project site on May 15, 2024 among the DB, the Authority, interested trade contractors and other representatives seeking contracting opportunities and MBE participation.

On June 24, 2024 Gilbane Building Company advertised the Excavation and Site Utilities package for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, MSA's website, Gilbane's website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation. A pre-bid meeting was held on the project site on July 1, 2024 for trade contractors where summary project information was provided and attendees were afforded the opportunity to tour the site.

On July 23, 2024 Gilbane Building Company advertised the Demolition, Masonry, Lockers, Roofing, Doors/Frames/Hardware and Fire Protection packages for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, MSA's website, Gilbane's website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation. A pre-bid meeting was held on the project site on July 30, 2024 for trade contractors where summary project information was provided and attendees were afforded the opportunity to tour the site.

On July 31, 2024, competitive sealed trade contractor bids for the Excavation and Site Utilities package were received and opened using Gilbane Building Company's online bidding system. Starting August 2, 2024, post-bid scope review meetings were conducted to ensure the bids were both responsive and complete. The post bid scope review meetings were conducted virtually.

On August 15, 2024, competitive sealed trade contractor bids were received for the Demolition, Masonry, Lockers, Roofing, Doors/Frames/Hardware and Fire Protection packages and opened using Gilbane Building Company's online bidding system. Starting August 19, 2024, post-bid scope review meetings were conducted to ensure the bids were both responsive and complete. The post bid scope review meetings were conducted virtually.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



16. **MARYLAND STADIUM AUTHORITY** (cont'd)
Arthur Perdue Stadium Improvements
Design-Build (D/B) Services

Remarks (cont'd):

The identified MBE goals are for the entire construction phase and are not specific to just this GMP Package. Gilbane has demonstrated the good faith effort required to satisfy the goals of the MBE program and remains committed to meeting the MBE participation goals established for the Project.

MSA anticipates presenting one more GMP submission to the Board of Public Works for approval in the future.

Authority: Chapter 61 Acts of 2022 as amended by Chapter 468 Acts of 2023, codified in par in Title 10 subtitle 6 of Economic Development Article, Annotated Code of Maryland.

Fund Source: Sports Entertainment Revenue Bonds Series 2023B
Secretary's Agenda, Item 13 (10/4/2023)

Tax Compliance No.: 24-4064-1110

Resident Business: Yes

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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
October 16, 2024



SUPPLEMENTAL

Contact: Rachel Hershey 410-260-7335
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17. **BOARD OF PUBLIC WORKS**
COMAR: State Procurement Regulations

Recommendation: That the Board of Public Works propose amendments to COMAR Title 21, State Procurement Regulations

Proposal: Amend regulations in COMAR Title 21 in order to streamline Minority Business Enterprise (“MBE”) certification processes implemented by the Maryland Department of Transportation.

Repeal: 21.11.03.16 – Minority Business Enterprise Policies – Minority Business Enterprise Advisory Committee

Background: To increase efficiency in the Minority Business Enterprise certification process, COMAR 21.11.03.16 will be repealed to remove the multi-agency Minority Business Enterprise Advisory Committee (“MBEAC”) established by COMAR 21.11.03.16 from the MBE certification process. Removal of the MBEAC will allow Maryland Department of Transportation, the certification agency for the Minority Business Enterprise program, to review MBE certification applications internally without convening the 12-member MBEAC.

Action: Approval of this Item authorizes submission of the regulatory proposal to the AELR Committee and subsequent publication for public comment in the *Maryland Register*.

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
October 16, 2024



DNR 1

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

Recommendation: Approval to commit \$811,693.48 for the following **development** project.

Edgewater Recreation Center Development - \$811,693.48
Anne Arundel County
POS #7754-2-357 MD20240808-0648

Background: Design and construct a community use recreational facility. The existing building on site will be renovated to include exercise classrooms, basketball and volleyball courts, pickleball courts, community meeting room, indoor playground, restrooms, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
\$811,693.48

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
October 16, 2024



DNR 2

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

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

Recommendation: Approval to commit \$653,594.40 for the following **development** project.

Blandair Regional Park Phase 6 - \$653,594.40

Howard County

POS #7226-13-106 MD20201231-1082

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

Prior Approvals: \$1,071,701.00 (DNR-RP Item 5A [March 24, 2021])
\$900,000.00 (DNR-RP Item 5A [February 28, 2024])

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$653,594.40

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
October 16, 2024



DNR 3

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

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

Recommendation: Approval to commit \$302,500 for the following **development** projects.

1. Cove Road Beach - Parking and Site Improvements – \$145,000

Wicomico County
POS #7638-22-293 MD20231030-0849

Background: Additional funding to construct multiple improvements at Cove Road Beach including parking lot expansion, shade structure installation, walkway enhancement, and associated site amenities.

Prior approval: \$124,200.00 (DNR-RP Item 4A [January 17, 2024])

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$500.00

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$8,629.98

Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
\$135,870.02

2. Henry S Parker Athletic Complex - Playground Replacement – \$90,000

Wicomico County
POS #7756-22-296 MD20240904-0712

Background: Replace outdated playground equipment and install new equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
\$90,000.00

Board of Public Works
Department of Natural Resources – Real Property
Supplement
October 16, 2024



3A. **PROGRAM OPEN SPACE LOCAL SHARE** (cont'd)
Wicomico County

3. Edgewood Park - Playground Replacement – \$67,500

Wicomico County
POS # 7758-22-297 MD20240904-0713

Background: Replace outdated playground equipment and install new equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
\$67,500.00

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
October 16, 2024



DNR 5

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

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

Recommendation: Approval to commit \$500,000 for the following **development** project.

Showell Park - Playground Replacement – \$500,000

Worcester County

POS # 7759-23-285 MD20240904-0714

Background: Replace outdated playground equipment and install new equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Fund Source: Maryland Consolidated Capital Bond Loan of 2013, Chapter 424, Acts of 2013

Program Open Space Local

Source Code: 13080 \$40,455.15

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019

Program Open Space Local

Source Code: 20011 \$63,350.80

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023

Program Open Space Local

Source Code: 24011 \$396,194.05

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
 Department of Natural Resources – Real Property
 Supplement
 October 16, 2024



DNR 6

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

5A. RURAL LEGACY PROGRAM FUNDS
St. Mary’s County

Recommendation: Approval to grant \$251,305.94 to **Southern Maryland Resource Conservation and Development Board** from Rural Legacy Funds to acquire a 145.10-acre conservation easement.

Mattapany Rural Legacy Area – Mount Pleasant Farms, LLC

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

Project Description: Acquisition of this easement will protect valuable agricultural and forest lands. The property includes approximately 3,800 linear feet of riparian buffers along Carthagen Creek and unnamed tributaries to Saint Georges Creek, all of which flow to the Potomac River. The easement, RL No. 35322, will be held jointly by the United States of America through the Department of the Navy, and the Southern Maryland Resource Conservation and Development Board. St. Mary’s County and the U.S. Department of the Navy, through the REPI program, are contributing funding toward the purchase price of the easement.

Easement Value: \$703,416.00 (\$4,847.81 per acre)

Purchase Price: \$703,416.00 (\$4,847.81 per acre)

Funding Sources:
 \$175,854.00 DNR
 \$175,854.00 St. Mary’s County
 \$351,708.00 U.S. Department of the Navy

Total Other DNR Costs:
 Administrative: \$21,102.48
 Incidental: \$43,798.22
 Compliance: \$10,551.24
 \$75,451.94

Amount Requested: \$251,305.94

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
 Rural Legacy Program
 Source Code: 23003 \$251,305.94

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
 October 16, 2024



DNR 7

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

6A. RURAL LEGACY PROGRAM FUNDS
St. Mary’s County

Recommendation: Approval to grant \$342,309.46 to **The Patuxent Tidewater Land Trust, Inc.** from Rural Legacy Funds to acquire a 104.14-acre conservation easement.

Huntersville Rural Legacy Area – Carrico Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
 DNR-RP Item 14A (12/1/2021) \$2,217,053 for FY 2022

Project Description: Acquisition of this conservation easement will protect productive agricultural and forest lands, as well as protect approximately 5,536 linear feet of forested stream buffers along unnamed tributaries to the Locks Swamp Creek in the Trent Hall Creek watershed, and Persimmon Creek before their confluence offsite with the Patuxent River. This Rural Legacy easement, RL #35187, will be held by the Department of Natural Resources and The Patuxent Tidewater Land Trust, Inc.

Easement Value: \$ 578,259.15 (\$5,552.71 per acre)

Purchase Price: \$ 578,259.15 (\$5,552.71 per acre)

Funding Sources: \$ 289,129.58 DNR
 \$ 289,129.57 St. Mary’s County

Total Other DNR Costs: Administrative: \$ 17,347.77
 Incidental: \$ 27,158.22
 Compliance: \$ 8,673.89
 \$ 53,179.88

Amount Requested: \$342,309.46

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
 Rural Legacy Program
 Source Code: 23003 \$342,309.46

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
October 16, 2024



DNR 8

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

**7A. PROGRAM OPEN SPACE STATE SHARE
*Prince George’s County (Oliver)***

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

Description: This mostly forested property, which is adjacent to Rosaryville State Park, includes a portion of Charles Branch and will be managed by the Maryland Park Service as an addition to the park. Acquisition will increase public recreation opportunities in a highly suburbanized area. It will also add to a contiguous block of protected forest important for Forest Interior Dwelling Species habitat and will provide water quality protection to the Western Branch Watershed through buffers to Charles Branch, a tributary to the Patuxent River.

POS Scoring System: 66 out of 100 **Targeted Ecological Area:** No

Grantor: Darrell V. & Judith S. Oliver

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

Property: 10.13+/- acres, unimproved, POS No. 34816

Price: \$275,000

Appraisals: \$220,000 (4/23/24) – David Lamb
\$284,000 (4/23/24) – M. Patrick Peters
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$275,000

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

Board of Public Works
Department of Natural Resources – Real Property
Supplement
October 16, 2024



DNR 9

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

8A. DEPARTMENT OF NATURAL RESOURCES
Maryland Environmental Trust

Recommendation: That the Board of Public Works approve the following Amendment to Deed of Conservation Easement.

Property: 48.958 acres, Baltimore County,
16141 Trenton Rd Upperco,
Baltimore County Tax Map 0025, Parcel 0025
Legislative District 42A

Grantors: James B. McNichol and Gena S. McNichol

Grantees: Maryland Environmental Trust and the Land Preservation Trust, Inc.

Easement Record: Deed of Conservation Easement dated October 10, 2002 and recorded in the Land Records of Baltimore County in Liber 17013, Folio 258.

Background: Reference is made to Item 10A on the Secretary’s Agenda of September 4, 2002 in which the Board of Public Works approved a grant to the Land Preservation Trust for the acquisition of the above referred easement of record using Rural Legacy Funds.

Project Description: The purpose of the Amendment to Deed of Conservation Easement is to: (1) restrict the size of the one (1) allowed primary residence located within the Permitted Building Area to a maximum of no more than 6,000 square feet of gross floor area; (2) enhance the water quality of the unnamed tributary that flows through the Property by modifying the vegetative buffer restrictions; (3) replace Exhibit C: Inventory of Existing Structures to remove reference to a dairy structure no longer on the Property and to confirm the status of structures on the Property; and (4) replace Exhibit F: Permitted Building Area to show the location of the new Permitted Building Area.

Proposed Action: The proposed amendment strengthens conservation of the property by increasing protection of the listed conservation values by setting a limit on the scope of residential development and providing additional water quality and buffer protection allowed by the original conservation easement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
October 16, 2024



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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds for the following contracts totaling: \$498,065.

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

University of Maryland, Baltimore County

Sherman Hall Public Art

Description: Design, fabricate and install Public Art (new vestibule)
Procurement Method: Qualification Based Selection
Award: Hammerhead Stoneworks, Weaverville, NC
Amount: \$361,972
Fund Source: MCCBL 2024: *Provide funds to continue construction and begin equipping of the renovation of Sherman Hall, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.*
NOTE: Chapter 720, Acts of 2024 preauthorized \$26,701,000 in FY 2026 and \$2,087,000 in FY 2027 for this project. Additionally, Chapter 720, Acts of 2024 preauthorized \$5,989,000 in FY 2026 for the New Student Services Center. Item 122.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 24-4247-0000

University of Maryland College Park for Salisbury University

Blackwell Hall Renovation

Description: Provide project management services to augment staff during the construction phase of the project.
Procurement Method: On-Call Program Management Services Master Contract
Award: AECOM, Arlington, VA
Amount: \$136,093
Fund Source: MCCBL 2024: *Provide funds to complete design and begin construction of the renovation of Blackwell Hall to create a Student Services Center. Item 120*
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 24-4135-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
October 16, 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 - Softball Player Development
Facility- Bid Package 2 of 2

Contract ID: Design-Build Contract Services for the Softball Player
Development Facility - University of Maryland College Park, RFP
No. 136443

Recommendation: Award of Bid Package 2

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

Prior Approval: USM Item 2-C (7/19/2023) Preconstruction and design services
USM Item 6-C-BP (7/3/2024) Bid Package 1

Project Description: The proposed project is for the design and construction of an approximately 5,740 GSF player development facility for the softball team. The structure (adjacent to the Maryland Softball Stadium) 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 \$4.9 million.

Bid Package Description: Bid Package 2 includes general trades tasks such as installing insulation, waterproofing, ceiling tiles, doors, and roofing, as well as framing, drywall, painting, and finishes.

Contract Term: Thirty-Nine (39) months from Notice to Proceed (includes warranty period)

This Bid Package Amount: \$936,590

Current Contract Amount: \$3,681,143

Revised Contract Amount: \$4,617,733

Fund Source: Institutional Funds

Board of Public Works
University System of Maryland
Supplement
October 16, 2024



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

MBE Participation Goal: Overall: 29%:
Subgoals: African American, 8%; Women 11%

MBE Compliance: Overall: 28.89%
Subgoals: African American, 10.11%; Women 11.06%
(See Requesting Institution Remarks)

Performance Security: Equal to contract amount

Requesting Institution Remarks: This contract was initially awarded for preconstruction and design services (USM Item 2-C approved on 7/19/23). As design has progressed and design information and construction funding became available, the contractor sequentially and competitively bid construction packages. This is the second and final Bid Package anticipated on this project. The contractor is currently on track to exceed the overall MBE goal established for the project.

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) 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 be confirmed.

Resident Business: Yes

MD Tax Clearance: 24-4187-1010

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
October 16, 2024**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
1 - 3	Maryland Aviation Administration (MAA)	1 - 6
4 - 5	Maryland Transit Administration (MTA)	7 - 10
6 - 11	State Highway Administration (SHA)	11 - 20

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 1

Contact: Kareen Davis 410-859-7792
kdavis1@bwiairport.com

1-M. MARYLAND AVIATION ADMINISTRATION
Maintenance Contract

Contract ID: Glass Cleaning Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-MC-24-004*
EPICS No.: MAAMC24004

Contract Description: Provide all labor, supervision, equipment, materials, insurance, and expertise to perform the glass cleaning services at the BWI Thurgood Marshall Airport.

Award: Power Washing Pro, LLC.; Williamstown, NJ
(*Certified Small Business*)

Contract Term: 01/01/2025 – 12/31/2029 (five years)

Amount: \$1,996,970.73

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Power Washing Pro, LLC; Williamston, NJ	\$1,996,970.73
CSCI Property Service Corp.; Annapolis, MD	\$2,575,289.57
Kevco Building Services, Inc.; Gaithersburg, MD	\$2,944,920.91

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: 100% Performance Bond Annualized

Hiring Agreement Eligible: Yes

Incumbent: Kevco Building Services Inc.; Gaithersburg, MD

Requesting Agency Remarks: The solicitation was advertised on April 8, 2024, via eMaryland Marketplace Advantage notifying 122 potential contractors, the Maryland Aviation Administration (MAA)'s website, and by way of direct solicitation to 14 prospective bidders. Four bids were received on May 22, 2024; however, one bid was determined to be non-responsive for failing to submit a bid bond as required in the solicitation. Therefore, the bid was rejected pursuant to COMAR 21.06.02.03B. No protests were submitted.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 2

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

Requesting Agency Remarks (cont'd):

MAA reached out to the non-bidding vendors to ascertain why they did not bid. No responses were received.

MAA and its contract management team met with Power Washing Pro, LLC to confirm its pricing, as it was significantly lower than the estimated contract value. After thorough evaluation, the Procurement Officer determined that Power Washing Pro, LLC is the responsible bidder submitting the lowest responsive bid for the glass cleaning contract.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE goals, as well as a Small Business Enterprise designation. No MBE nor VSBE participation goal was established for this contract due to this contract being a single element of specialized work and there being no known sub-contractable items. This contract is designated SBR.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I0002

Resident Business: No

MD Tax Clearance: 24-3572-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 3

Contact: Kareen Davis 410-859-7792
kdavis1@bwiairport.com

2-M-OPT. MARYLAND AVIATION ADMINISTRATION
Renewal Option – Maintenance Contract

Contract ID: Fire Protection System Inspection, Testing, Maintenance and Repair at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-MC-20-002*
EPICS No.: CO422072

Contract Approved: MDOT Agenda 1-M, 10/16/2019

Contract Description: Provide all necessary labor, equipment, tools and expertise to provide inspections, testing, repair and maintenance to the fire protection systems at BWI Thurgood Marshall and MTN Airports.

Option Description: Exercise the sole two-year renewal option.

Award: The Fireline Corporation; Baltimore, MD

Contract Term: 11/01/2019 – 10/31/2024

Option Term: 11/01/2024 – 10/31/2026

Original Amount: \$2,971,950.00

Option Amount: \$1,236,007.41

Prior Options/Mods: N/A

Total Contract Amount: \$4,207,957.41

Percent +/- Change (this item): 42%

Total Percent -/- Change: 42%

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 12% / 0%

MBE/VSBE Compliance: 14.02% / 0%

Performance Security: 100% Performance and Payment Bond

Hiring Agreement Eligible: No

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 4

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

Requesting Agency Remarks: The Fireline Corporation (Fireline) has satisfactorily provided all labor, equipment, tools, and expertise to perform inspections, testing, repair, and maintenance services at BWI Thurgood Marshall and MTN Airports.

This contract allows a Consumer Price Index (CPI) increase for the renewal period. When the original contract was approved in 2019, a 2.0% CPI was estimated for the option period. The actual CPI at this time is 3.5%. The renewal cost with current CPI index increase was also compared to the pricing received in the original competitive sealed bid. Fireline's renewal pricing was found to be 44.9% less than the next low bidder. Based on the price analysis conducted, the Maryland Aviation Administration (MAA) determined the renewal price to be fair and reasonable.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE goals, as well as a Small Business Reserve designation. The procurement was designated as Small Business Preference. An MBE participation goal of 12% was established for this contract. No VSBE goal was established. Although a 12% MBE goal was established, the contractor is at a 14.02% attainment.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I00002

Resident Business: Yes

MD Tax Clearance: 24-3966-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 5

Contact: Kareen Davis 410-859-7792
kdavis1@bwiairport.com

3-M-OPT. MARYLAND AVIATION ADMINISTRATION
Renewal Option – Maintenance Contract

Contract ID: Landside Snow Removal Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-MC-20-004*
EPICS No.: CO422097

Contract Approved: MDOT Agenda 6-M, 05/22/2019

Contract Description: Provide all labor, supervision, equipment, materials, insurance, and expertise to perform the landside snow removal from landside public areas at BWI Thurgood Marshall Airport.

Option Description: Exercise the sole two-year renewal option.

Award: Eastern Excavating & Grading, Inc.; Odenton, MD

Contract Term: 11/01/2019 - 10/31/2024

Option Term: 11/01/2024 - 10/31/2026

Original Amount: \$20,389,970.00

Option Amount: \$ 7,950,060.27

Prior Options/Mods: \$0.00 (Mod. #1: No cost modification to amend equipment and call-out levels; Delegated Authority-MAA, 10/28/2019)

Total Contract Amount: \$28,340,030.27

Percent +/- Change (this item): 38%

Total Percent +/- Change: 38%

Original Procurement Method: Competitive Sealed Bid (*Small Business Preference*)

Living Wage Eligible: Yes

MBE/VSBE Participation: 27% / 0%

MBE/VSBE Compliance: 32.88% / 0%

Performance Security: Annualized Performance and Payment Bonds at 50% of the Contract

Hiring Agreement Eligible: No

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 6

3-M-OPT. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks: The Eastern Excavating & Grading, Inc, has satisfactorily provided all labor, supervision, equipment, materials, insurance, and expertise to perform the landside snow removal from the landside public areas at BWI Thurgood Marshall Airport.

The contract allows a Consumer Price Index (CPI) increase for the renewal period. When the original contract was approved in 2019, a 2.0% CPI was estimated for the option period; the actual CPI for the renewal is 3.5%. In an effort to determine if the renewal price is fair and reasonable, the Procurement Officer researched recently bid projects for snow removal services and found that Maryland Aviation Administration (MAA)'s renewal line item price for the dump truck and backhoe snow equipment with labor is 25% less than Philadelphia's Airport price for the same line item under its recently awarded Snow Clearance contract. Therefore, the renewal price is considered fair and reasonable.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE goals, as well as a Small Business Reserve designation. The project was designated Small Business Preference. An MBE participation goal of 27% was established for this contract. No VSBE goal was established. Although a 27% MBE participation goal was established, the contractor is at an 32.88% attainment.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I0002

Resident Business: 24-3629-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

4-GM. MARYLAND TRANSIT ADMINISTRATION
General/ Miscellaneous Contract

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

Procurement Method: Task Order under Master Contract

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

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

1.1 Using Agency: Maryland Transit Administration (MTA)
Description: Metro Owings Mills Service Building Roof Replacement - This project provides for the demolition of and removal of demolished materials, replacement of roofing, mechanical equipment curb, roof vent flashing, gutters and downspouts, lighting protection, structural steel repair and new roof installation, fall protection system, steel guard railing, access ladder, hard covering of entrance area and fabric canopies and building lighting at the MTA’s Owings Mills Metro Station (OFS No. 046).

Award: Southern Improvement Company, Inc.; Hunt Valley, MD

Number of Qualified

Master Contractors: 3

Number of Bids: 2

Bids:

<i>Bidders</i>	<i>Amounts</i>
Southern Improvement Company, Inc.; Hunt Valley, MD	\$249,750.00
Hawkeye Construction Company, LLC; Cockeysville, MD	\$297,337.00

Amount: \$249,750.00

Term: 152 days from NTP

DBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Special (Transportation Trust Fund)

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 8

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

1.1(cont'd) *Using Agency:* Maryland Transit Administration (MTA)
Description: Metro Owings Mills Service Building Roof Replacement

Requesting Agency Remarks: On March 5, 2024, MTA advertised OFS 46 to the three contractors approved for AGY-15-080-MT. Two bids were received on the bid due date of April 2, 2024, with Southern Improvement Company offering the lowest price.

This is a task order based, multiple award contract, to a maximum of three vendors. Task orders are awarded to the low bidder after a secondary level of competition is completed among the awarded vendors on the contract. There is no DBE for task order 046, as there is no DBE vendor on the contract that submitted a bid for this specific task order. The DBE goal for the Master Contract is 27% and is exceeding the goal by 0.3% for a total compliance of 27.3%.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

5-GM. MARYLAND TRANSIT ADMINISTRATION
General/ Miscellaneous Contract

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

Procurement Method: Task Order under Master Contract

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

1.0 Master Contract: *Metro Ancillary Repairs, Maintenance, and Minor Construction;*
MTA Contract No. MTR-21-030-AN
Approved: MDOT Item 3-GM (03/23/2022)
Term: 04/04/2022 – 03/31/2025

1.1 Using Agency: Maryland Transit Administration (MTA)
Description: Shot Tower Station Platform Enhancements- The Contractor shall provide all necessary labor, materials, and equipment to perform minor enhancements and repairs at Shot Tower Station located in 729 E Baltimore St, Baltimore, MD 21202 as specified in the scope of work. The contractor shall make use of the existing infrastructure whenever possible as no major electrical, HVAC or plumbing is anticipated in these locations. The contractor shall ensure that all work meets ADA requirements. (OFS No. 006).

Award: Nichols Contracting, Inc.; Columbia, MD

Number of Qualified

Master Contractors: 4

Number of Bids: 2

Bids:

<i>Bidders</i>	<i>Amounts</i>
Nichols Contracting, Inc.; Columbia, MD	\$229,855.00
Brawner Builders, Inc.; Hunt Valley, MD	\$244,650.00

Amount: \$229,855.00

Term: 120 days from NTP

DBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Special (Transportation Trust Fund)

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 10

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

1.1 (cont'd) *Using Agency:* Maryland Transit Administration (MTA)
Description: Shot Tower Station Platform Enhancements

Requesting Agency Remarks: On January 17, 2024, MTA advertised OFS 006 to the three contractors approved for MTR-21-030-AN. Two bids were received on the bid due date of January 31, 2024, with Nichols Contracting Inc., offering the lowest price.

This is a task order based, multiple award contract, to a maximum of three vendors. Task orders are awarded to the low bidder after a secondary level of competition is completed among the awarded vendors on the contract. There is no DBE for task order 006, as there is no DBE vendor on the contract able to carry out the specific work that needs to be completed. The DBE goal for the Master Contract is 30%. The contract is on track for compliance and is currently at 29.3%.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 11

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

6-C. STATE HIGHWAY ADMINISTRATION
Construction Contract

Contract ID: Vehicle Lift Replacement at Prince Frederick and Leonardtown Shops – Facilities Improvements - District 5; AZ1565129
EPICS No.: AZ1565129

Contract Description: Provide vehicle lift replacement at Prince Frederick and Leonardtown Shops – Facilities Improvements (District 5).

Award: Trison Construction Inc.; Baltimore, MD

Contract Term: 607 Calendar Days

Amount: \$1,144,716.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Trison Construction Inc.; Baltimore, MD	\$1,144,716.00
S. E. Davis Construction, LLC; La Plata, MD	\$1,196,266.50

Living Wage Eligible: Yes

MBE/VSBE Participation: 11.23% / 0%

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

Incumbent: None

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on May 28, 2024, notifying 643 potential contractors, 342 of which were MDOT-certified Minority Business Enterprises (MBEs). Two bids were received and opened on July 11, 2024. There were no protests filed for this contract.

The Vehicle Lift Replacement at Prince Frederick and Leonardtown Shops includes the installation of a Stertil-Koni Inground ECOLIFT.

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

Requesting Agency Remarks (cont'd):

The associated garage bay floor renovations include the installation of floor drains that are connected to inline oil/water separators. This serves to reduce the potential for oil, grease, and other hydrocarbons to infiltrate into the drainage system thus providing environmental benefits.

The State Highway Administration (SHA) has confirmed Trison Construction Inc.; bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 10% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified to perform the project activities. Although a 10% MBE participation goal was established for this contract Trison Construction Inc.; has committed to exceeding the goal by 1.23% for a total MBE goal of 11.23%. The MBE goal was based on the certified MBE firms available, located within the work area who are certified to perform the following activities: painting, patching, and electrical. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0101

Resident Business: Yes

MD Tax Clearance: 24-3010-0100

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 13

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

7-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Janitorial Services for the State Highway Administration Princess Anne Rest Area;
5261911427
EPICS No.: 5261911427

Contract Description: This contract provides janitorial services for the Princess Anne Rest Area in Somerset County.

Award: HNB Services LLC; Baltimore, MD
(Certified Small Business and Veteran Owned Small Business Enterprise)

Contract Term: 11/01/2024 – 10/31/2027 (three years)

Amount: \$763,947.91 NTE

Procurement Method: Preferred Provider

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbent: Same

Requesting Agency Remarks: On July 22nd, 2024, the State Preference Purchasing Pricing and Selection Committee certified a fair market price not-to-exceed amount of \$763,947.91 for this contract to provide janitorial services for the State Highway Administration (SHA) Princess Anne Rest Area.

The preferred provider shall provide all cleaning equipment, materials, and supplies (including paper towels, toilet paper, etc., during the duration of the contract. Per the scope of work, these supplies shall be purchased from Blind Industries and Services of Maryland (BISM). BISM offers a variety of environmentally preferred products, including a list of designated recycled products, Green Seal, EcoLogo, and FSC certifications.

SHA has confirmed that HNB Services LLC, is the preferred provider for this contract. The preferred provider will provide services through Maryland Works; therefore, no MBE or VSBE participation goal was established.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 14

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-3488-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 15

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

8-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance and Repairs to Highway Street Lighting at Various Locations in Baltimore and Harford Counties - District 4; 528D41426
EPICS No.: 528D41426

Contract Description: Provide maintenance and repairs to highway street lighting at various locations in Baltimore and Harford Counties (District 4).

Award: Lighting Maintenance, Inc.; Harmans, MD

Contract Term: 10/31/2024* – 12/31/2026 (*or earlier upon BPW approval)
(two years, two months)

Amount: \$1,386,754.88

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Lighting Maintenance, Inc.; Harmans, MD	\$1,386,754.88
Baldwin Line, Inc.; Elkridge, MD	\$2,611,216.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 16% / 0%

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

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on May 14, 2024, notifying 444 potential contractors, 95 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services on February 13, 2023. Three bids were received and opened on June 13, 2024.

A protest was filed on June 18, 2024, by Lighting Maintenance, Inc. (LMI) and was amended on June 25, 2024, based on information that LMI received which indicated that the apparent low bidder's company's assets were sold and that they no longer have assets or employees.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 16

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

Requesting Agency Remarks *(cont'd)*:

LMI stated that this contract cannot be novated to a company purchasing assets since the contract was not awarded to the apparent low bidder. On July 15, 2024, LMI withdrew their protest as a result of the apparent low bidder's bid being rejected.

The original apparent low bidder was rejected per COMAR 21.06.01.01B(1); this responsibility determination was made for unreasonable failure to supply information promptly. State Highway Administration (SHA) found the apparent low bidder non-responsible on this contract as they did not provide the required performance and payment bonds. SHA moved forward with the award and execution of this contract to the next apparent and compliant low bidder.

This project is to provide support for the SHA's commitment to energy-efficient lighting systems through the repair, replacement and maintenance of overhead lighting and sign network. Energy efficiency saves electricity. Saving electricity reduces carbon gases created by the large power plants that have not changed to a cleaner source of power generation.

The SHA has confirmed LMI's bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 16% MBE goal has been set for this project based on the minimal number of MBE firms located within the geographical area of the work certified to perform the project activities. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-2634-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 17

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

9-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance and Repair to Highway Street Lighting at Various Locations in Howard County - District 7; 5281371426
EPICS No.: 5281371426

Contract Description: Provide maintenance and repair to highway street lighting at various locations in Howard County (District 7).

Award: Lighting Maintenance, Inc.; Harmans, MD

Contract Term: 10/31/2024* – 12/31/2026 (*or earlier upon BPW approval)
(two years, two months)

Amount: \$1,475,111.35

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Lighting Maintenance, Inc.; Harmans, MD	\$1,475,111.35
Baldwin Line, Inc.; Elkridge, MD	\$2,790,371.50

Living Wage Eligible: Yes

MBE/VSBE Participation: 6% / 0%

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

Incumbent: Rommel Infrastructure; Linthicum, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 30, 2024, notifying 304 potential contractors, 95 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services on February 13, 2023. Three bids were received and opened on February 29, 2024.

A protest was filed on June 18, 2024, by Lighting Maintenance, Inc. (LMI) and was amended on June 25, 2024, based on information that LMI received which indicated that the apparent low bidder's company's assets were sold and that they no longer have assets or employees.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 18

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

Requesting Agency Remarks *(cont'd)*:

LMI stated that this contract cannot be novated to a company purchasing assets since the contract was not awarded to the apparent low bidder. On July 15, 2024, LMI withdrew their protest as a result of the apparent low bidder's bid being rejected.

The original apparent low bidder was rejected per COMAR 21.06.01.01B(1); this responsibility determination was made for unreasonable failure to supply information promptly. The State Highway Administration (SHA) found the apparent low bidder non-responsible on this contract as they did not provide the required performance and payment bonds. SHA moved forward with the award and execution of this contract to the next apparent and compliant low bidder.

This project is to provide support for the SHA's commitment to energy-efficient lighting systems through the repair, replacement and maintenance of overhead lighting and sign network. Energy efficiency saves electricity. Saving electricity reduces carbon gases created by the large power plants that have not changed to a cleaner source of power generation.

The SHA has confirmed LMI's bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 6% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified to perform the project activities. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-3018-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 19

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

10-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 Administration’s needs.

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

Property: MC# 23-2835
Henry D. Binder, Et Al–Parcel 2 (0.494 acres ±), located at the southeast corner of U.S. Route 1 and MD Route 100, north of Dorsey Road, known as the roadbed (Binder Lane) in Elkridge, Howard County.

Grantor: State of Maryland, SHA

Grantee: O’Donnell Properties, LLC, a Maryland limited liability company

Consideration: \$275,000

Appraised Value: \$172,250 – Gary Sapperstein, (Selected)
\$236,800 – Patrick Peters, (Approved)
Wesley Barkley, Review Appraiser

Special Conditions: Subject to a perpetual easement for ingress and egress.

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on September 11, 2023. The 45-day review period expired on October 26, 2023.

Requesting Agency Remarks: In the 1940’s Dorsey Road was brought into the state road system as MD Route 176 and was later renamed MD Route 103. The highway was relocated, and the old roadbed was dead ended prior to its intersection with U.S. Route 1. The roadbed continues to provide access to two adjoining owners, O’Donnell Properties, LLC, and G&G Properties, LLC. SHA proposes to convey the subject property (Parcel 2) to the adjoining owner through a sealed bid sale of \$275,000, which exceeds the appraised value. The property will be sold subject to a perpetual easement for ingress/egress to both adjoining property owners to avoid potential access issues.

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
October 16, 2024



MDOT 20

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

11-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Agreement

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) entering a three-party Memorandum of Land Use Restrictions (MOLR) Agreement.

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

Property: MC# 24-2898
Irl Daffin & Robert Maloney, located on MD Route 16 bridge across Mill Creek in Williston, Caroline County.

Grantor: State of Maryland, SHA

Grantee: State of Maryland, MDE and Girl Scouts of Chesapeake Bay Council, Inc.; (parties to Agreement)

Consideration: N/A

Appraised Value: N/A

Requesting Agency Remarks: The subject properties were acquired between 1936 to 1968 in accordance with improvements to the MD Route 16 Mill Creek Bridge outside of Williston, Caroline County. When SHA acquired the Daffin parcel, they inherited an Agreement of Obligation that existed between Irl Daffin and the Girl Scouts, who own the adjoining property. Maryland Department of the Environment (MDE) is requesting SHA enter into a Memorandum of Land Use Restrictions (MOLR) Agreement for the purpose of accessing the Girl Scouts' property. Additionally, SHA is required to rehabilitate the above mentioned steel bridge due to a deteriorating superstructure. MDE, Water and Science Administration has classified the bridge as a Low Hazard Dam and is requesting SHA enter into a MOLR Agreement prior to issuing a Dam Safety Permit. Thus, SHA proposes to enter a MOLR on 1,394 square feet with MDE and the Girl Scouts of the Chesapeake Bay Council, Inc.

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
October 16, 2024**

Item#	Category	Pages
1 - 6	<i>Capital Grants and Loans</i>	1 - 7
7	<i>Architecture and Engineering</i>	8 - 9
8 - 10	<i>Construction</i>	10 - 15
11 - 15	<i>Services</i>	16 - 25
16 - 21	<i>Information Technology</i>	26 - 42
22 - 23	<i>Maintenance</i>	43 - 46
24	<i>Equipment</i>	47 - 48
25 - 26	<i>General Miscellaneous</i>	49 - 51
27	<i>Expedited Procurement</i>	52 - 53
28	<i>Real Property</i>	54
29	<i>Landlord Lease</i>	55
30 - 33	<i>Tenant Lease</i>	56 - 59
34	Supplemental: <i>Construction</i>	60-61
35	Supplemental: <i>Information Technology</i>	62 – 63
36	Hand-Carried: <i>Capital Grants and Loans</i>	64



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



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

1-CGL. CAPITAL GRANTS AND LOANS

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

Board of County Commissioners of St. Mary's County

St. Clements Hundred Handicapped Vessel (St. Mary's County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a St. Clements Hundred Handicapped Vessel.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-445, (SL-179-230-038) \$ 700,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 700,000
	23-445 (This Action)	\$ 700,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

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

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
October 16, 2024**



*Contact: Mindy Kim-Woo 443-827-0657
mindy.kim-woo@maryland.gov*

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

Recommendation: That the Board of Public Works approve a grant of \$2,837,000 to *Community Support Services, Inc. (Montgomery County)*

Project: The renovation of real property located at 9055 Comprint Court, Gaithersburg, MD 20877. Services provided in the facility will include day habilitation, assistive technology, career development, self-advocacy, virtual services, professional and therapeutic services, individual and housing support services, and supervisory functions for community and supported living services for individuals with severe developmental disabilities.

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

Total Eligible Project Cost	\$ 3,783,125	
State Share (75%)	\$ 2,837,000	MCCBL 2023 CB21003-01
Grantee Share (25%)	\$ 946,125	Cash in Hand

Remarks:

1. Grantee is a nonprofit organization.
2. Grantee provides community-based services to individuals with developmental disabilities and this project will allow for expansion of services and increase the number of patients served annually.
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 Montgomery 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
October 16, 2024**



*Contact: Mindy Kim-Woo 443-827-0657
mindy.kim-woo@maryland.gov*

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

Recommendation: That the Board of Public Works approve a grant of \$572,567 to *Cornerstone Montgomery, Inc. (Montgomery County)*.

Project: The renovation of Grantee’s facilities located at 6032, 6034 and 6036 Southport Drive, Bethesda, MD 20814; 13514 Hamlet Square Court, Germantown, MD 20874; 13436 Fountain Club Drive, Germantown, MD 20874; and 13426 Rising Sun Lane, Germantown, MD 20874.

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

Total Project Cost	\$636,186	
State Share (90%)	\$572,567	
Grantee Share (10%)	\$ 63,619	Cash in Hand
This Action	\$572,567	MCCBL 2023 CB-08414-01-06

The State share of \$572,567.00 shall be allocated to the Grantee’s facilities as follows:

- 6032 Southport Drive, Bethesda, MD 20814 - \$94,750;
- 6034 Southport Drive, Bethesda, MD 20814- \$94,750;
- 6036 Southport Drive, Bethesda, MD 20814- \$94,750;
- 13514 Hamlet Square Court, Germantown, MD 20874- \$90,567;
- 13436 Fountain Club Drive, Germantown, MD 20874- \$94,041;
- 13426 Rising Sun Lane, Germantown, MD 20874- \$103,709.

Remarks:

1. Grantee is a nonprofit organization that provides comprehensive, community- and evidence-based mental health and co-occurring mental health and substance use disorder treatments and interventions.
2. The homes are used to provide an intensive healing environment that offers an alternative to inpatient psychiatric hospitalization.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



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

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 rights of recovery being recorded among the Land Records of Montgomery 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
October 16, 2024**



*Contact: Mindy Kim-Woo 443-827-0657
mindy.kim-woo@maryland.gov*

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

Recommendation: That the Board of Public Works approve a grant of \$210,712 to *Cornerstone Montgomery, Inc. (Montgomery County)*.

Project: The renovation of Grantee’s real property located at 1398 Lambertson Drive, Silver Spring, MD 20902. Grantee provides a large continuum of services to individuals with serious mental illness and co-occurring disorders at this facility.

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

Total Project Cost	\$280,949	
State Share (75%)	\$210,712	
Grantee Share (25%)	\$ 70,237	Cash in Hand
This Action	\$210,712	MCCBL 2023 CB-08415-02

Remarks:

1. Grantee is a nonprofit organization that provides comprehensive, community- and evidence-based mental health and co-occurring mental health and substance use disorder treatments and interventions.
2. 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 rights of recovery being recorded among the Land Records of Montgomery County.
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
October 16, 2024**



*Contact: Mindy Kim-Woo 443-827-0657
mindy.kim-woo@maryland.gov*

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

Recommendation: That the Board of Public Works approve a grant of \$26,897 to *People Encouraging People, Inc. (Baltimore City)*.

Project: The renovation of Grantee’s facilities located at 1620 Northbourne Rd. Baltimore, MD 21239 and 5604 Sagra Rd. Baltimore, MD 21239.

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

Total Project Cost	\$35,862	
State Share (75%)	\$26,897	
Grantee Share (25%)	\$ 8,965	Cash in Hand
This Action	\$26,897	MCCBL 2023 CB-06521-03-04

The State share of \$26,897.00 shall be allocated to the Grantee’s facilities as follows:

- 1620 Northbourne Rd. Baltimore, MD 21239 - \$15,929
- 5604 Sagra Rd. Baltimore, MD 21239 - \$10,968

Remarks:

1. Grantee is a nonprofit organization and provides housing for individuals with psychiatric and/or co-occurring substance use disorder disabilities.
2. 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 rights of recovery being 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
October 16, 2024**



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

**7-AE. ARCHITECTURE AND ENGINEERING
*Department of General Services***

Contract ID: District Court of Maryland Master Plan; *BC-000-240-003*
ADPICS No.: 001B5600160, CTR019371

Contract Description: Design services for all District Court facilities located throughout the State of Maryland to prepare a State-wide Planning and Facilities Long-Range Master Plan.

Award: Dewberry Architects Inc.; Fairfax, VA

Contract Term: 11/01/2024 - 08/30/2026

Amount: \$2,316,123.12

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>
Dewberry Architects Inc.; Fairfax, VA	1
DLR Group of D.C., P.C.; Washington, DC	2
(HOK) Hellmuth, Obata & Kassabaum, Inc.; Washington, DC	3
STV Incorporated; Owing Mills, MD	4

MBE/VSBE Participation: 33.68% / 0%

Incumbents: N/A

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on February 29, 2024, over 600 firms received the eMMA notification, and approximately 50 firms were directly solicited. Four proposals were received on April 3, 2024, and all were deemed reasonably susceptible of being selected for award. Once the technical rankings were complete, DGS commenced fee negotiations with the highest-ranked firm, Dewberry Architects Inc.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



7-AE. ARCHITECTURE AND ENGINEERING (cont'd)

Agency Remarks (cont'd):

The Negotiation Committee certified the negotiations were conducted in accordance with the regulations and policy. The price proposal was based on the scope of services outlined in the project program and DGS procedures for providing architectural and engineering services. The negotiated price proposal was fair, competitive, and reasonable based on historical Statewide architectural and engineering rates.

The firm has committed to exceeding the established 30% MBE participation and achieve 33.68% MBE participation.

Fund Source: 100% General Funds

Approp. Code: C00 40501 0821

Resident Business: No

MD Tax Clearance: 24-3729-0100

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
October 16, 2024**



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

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

Contract ID: Boating Access Improvements at Rocky Gap State Park; *P-000-200-210*
ADPICS No.: CTR019418

Contract Description: Boating access improvements including installing bulkhead replacement, floating pier systems, and ADA improvements to the boat ramp at Rocky Gap State Park in Allegany County.

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

Contract Term: 480 Calendar Days

Amount: \$1,023,000

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Warwick Supply & Equipment Co., Inc.; Hunt Valley, MD	\$1,023,000.00
Excavating Associates, Inc.; Ellerslie, MD	\$1,099,685.83

MBE/VSBE Participation: 20% / 5%

Performance Security: Performance and payment bonds for 5% of contract amount.

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage.com on April 26, 2024. Two bids were received and opened on June 13, 2024. Warwick Supply & Equipment Co., Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

Fund Source: 100% Special Funds (DNR Waterway Improvement Program /
DNR Great Maryland Outdoors Act Fund)

Approp. Code: PCA 18700 PCA 22700 PCA 23C52



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024



8-C. CONSTRUCTION CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 24-2656-1111

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
October 16, 2024**



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

**9-C. CONSTRUCTION CONTRACT
*Department of Natural Resources***

Contract ID: Bridge and Culvert Replacement at Morgan Run Natural Environment Area; G-007-212-010

ADPICS No.: CTR019677

Contract Description: Bridge and Culvert Replacement at Morgan Run Natural Environment Area in Carroll County.

Award: DSM Properties, LLC; Baltimore, MD (MBE) (Certified Small Business)

Contract Term: 180 Calendar Days

Amount: \$890,618.56

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amount</i>
DSM Properties, LLC; Baltimore, MD	\$ 890,618.56
Grassfield Construction, LLC; Bethesda, MD	\$ 962,250.00
Smart Property Solutions, LLC; Rockville, MD	\$1,052,750.00
Kibler Construction Company, Inc.; Finksburg, MD	\$1,205,486.50
Brawner Builders, Inc.; Hunt Valley, MD	\$1,266,980.00
FLB Contractors, Inc.; Clinton, MD	\$1,455,769.00

MBE/VSBE Participation: 25% / 0%

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

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



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

10-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: **General Construction and Related Services, Statewide**
Contract No.: DGS-18-306-IQC
Approved: DGS 3-C, 03/28/2018
Term: 03/26/2023 - 12/25/2023
**As of publication, the remaining balance of this master contract is \$2,481,932.*

1.1 Using Agency: Department of General Services
Description: Cupola Refurbish at Goldstein Treasury Building, Annapolis; BA-522-071-003
Award: Warwick Supply & Equipment Co., Inc.; Baltimore, MD (MBE)
(Certified Small Business)

Number of Qualified

Master Contractors: 12

Number of Bids: 1

Bid:

<i>Bidder</i>	<i>Amount</i>
Warwick Supply & Equipment Co., Inc.; Baltimore, MD	\$ 730,400

Amount: \$ 730,400

Term: 178 Calendar Days

MBE/VSBE Participation: 30% / 0%

Resident Business: Yes

Fund Source: \$500,000 - MCCBL 2023 Provide Funds to design,
construct and equip renovation to the treasury building.
Item 166
\$230,400 - H00 24 88703 03 1499



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



10-C. CONSTRUCTION CONTRACT (cont'd)

Agency Remarks: The price has been determined to be fair and reasonable based on historical data compiled from recent similar projects within the Annapolis complex. The results of the comparison determined the bid was acceptable for the type of work being performed.

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
October 16, 2024**



*Contact: Yesenia Jarrett 410-767-7549
yesenia.jarrett@maryland.gov*

**11-S. SERVICE CONTRACT
*Department of Education, Office of School and Community Nutrition***

Contract ID: Farm to School Food Hub Aggregation; R00B4600074
ADPICS No.: R00B4600074

Contract Description: Centralized sourcing, procurement, and distribution of unprocessed or minimally processed local food to Local Educational Agencies (LEA's) participating in the National School Lunch Program and the School Breakfast Program.

Awards: Western Region (Allegany, Frederick, Garrett, Washington Counties)
Moon Valley Farm, Incorporated; Woodsboro, MD

Eastern Region (Caroline, Cecil, Dorchester, Kent, Queen Anne's, Somerset, Talbot, Wicomico, and Worcester Counties)
Teddy Bear Fresh Produce, LLC; Easton, MD (MBE)

Southern Region (Calvert, Charles, St. Mary's Counties)
MIK Industries Inc DBA Food Co USA; Laurel, MD (MBE)

Contract Term: 10/17/2024* - 05/31/2025 (*Or earlier upon BPW approval)

Amount: \$ 537,267.07 (Western Region)
\$ 384,477.00 (Eastern Region)
\$ 338,970.04 (Southern Region)
\$1,260,714.11 Total

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders - Western Region</i>	<i>Amounts</i>
Moon Valley Farm, Incorporated; Woodsboro, MD	\$537,267.07
Seashore Fruit & Produce Co; Vineland, NJ	\$711,135.90
<i>Bidders - Eastern Region</i>	<i>Amounts</i>
Teddy Bear Fresh Produce, LLC; Easton, MD	\$384,477.00
Seashore Fruit & Produce Co; Vineland, NJ	\$557,418.75
<i>Bidders - Southern Region</i>	<i>Amounts</i>
MIK Industries Inc dba Food Co USA; Laurel, MD	\$338,970.04
Seashore Fruit & Produce Co; Vineland, NJ	\$527,141.13



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



11-S. SERVICES CONTRACT (cont'd)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Incumbents: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on June 21, 2024. Six bids were received and opened on July 25, 2024. Moon Valley Farm, Incorporated, Teddy Bear Fresh Produce, LLC, and MIK Industries Inc DBA Food Co USA have been found responsible and their bids responsive. The bid pricing has been confirmed. MSDE is currently working to procure services that will provide coverage to the central regions of Maryland.

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

Fund Source: 100% Federal Funds

Approp. Code: A0106

Resident Business: Yes

MD Tax Clearance: 24-3515-1101 - Moon Valley Farm, Incorporated
24-3465-0100 - Teddy Bear Fresh Produce, LLC
24-3464-0111 -MIK Industries Inc DBA Food Co USA

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
October 16, 2024**



*Contact: Vern Shird 443-769-1039
vshird@treasurer.state.md.us*

**12-S. SERVICES CONTRACT
*State Treasurer's Office, Maryland 529***

Contract ID: Maryland 529 Marketing and Public Relation Services; E20B5600002
ADPICS No.: E20B5600002

Contract Description: Maryland 529 marketing and public relation services. This contract will support the Maryland 529 marketing initiative in brand development and management, marketing campaign strategy and development, media planning and buying services, social and digital media strategy, web and print graphics production, and market research.

Award: The Hatcher Group Inc.; Bethesda, MD (Certified Small Business)

Contract Term: 11/01/2024 - 10/31/2029

Amount: \$1,864,854.72

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

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
The Hatcher Group; Bethesda, MD	2	\$1,864,854.72 (2)	1
Integrated Design; Glen Burnie, MD	1	\$2,013,675.00 (3)	2
Engage Strategies LLC; Washington, DC	3	\$1,732,000.00 (1)	3

**Technical rankings were weighed higher than financial rankings.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 9% / 0%

Performance Security: No

Incumbent: Same



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



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

**13-S. SERVICES CONTRACT
*Department of Health, Behavioral Health Administration***

Contract ID: Infrastructure Support to Maryland's Peer Credentialing Board Inc.;
OCMP #24-23360
ADPICS No.: M00B4600686 /

Contract Description: Maryland's Peer Credentialing Board (MABPCB) staff will implement and oversee all efforts to credential peers currently working in outpatient substance use disorder programs including Opioid Treatment Programs and any other peers identified through this project as certified Peer Recovery Specialists (PRS). Infrastructure support to MABPCB hiring an Executive Director, Program Manager, Fiscal Manager, Ethics Investigator, and an Administrative Specialist. Currently the Peer Credentialing Board (Peers), MABPCB, is composed of only volunteer board positions that lack a paid staff to support the credentialing process facilitated by the organization.

Award: Maryland Addiction and Behavioral Health Professionals
Certification Board, Inc.; Baltimore, MD

Contract Term: 10/23/2024 - 01/22/2026

Amount: \$254,783

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbents: N/A

Requesting Agency Remarks: Maryland's Peer Credentialing Board (MABPCB) is the sole provider in Maryland. They are the authority in this area and have many years of experience in the design, development, and certification process. They are the only agency that provides credentialing for Peer Recovery Specialists (PRS) in Maryland and holds exclusive access to international reciprocity for this credential. MABPCB is the only organization that facilitates this service for this workforce emerging across Maryland.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



13-S . SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The cost estimate is based on thorough market research and data from various career platforms, including pay scale information for similar positions. This projected cost is lower than national averages. The business unit has conducted a comprehensive assessment and has confirmed that the proposed price is fair and reasonable.

Historically, the State has not required that peers operating within BHA licensed programs be credentialed. However, with the implementation of reimbursement for Certified Peer Recovery Specialist services that went into effect in June, 2023 peers will now have to be credentialed to be reimbursed for the services they render. This new certification requirement will put a significant demand on the credentialing services facilitated by MABPCB, the State is funding hiring personnel to staff the management and execution of all credentialing functions associated with peer credentialing.

Currently the Peer Credentialing Board (Peers), and the MABPCB are composed of only volunteer board positions that lack paid staff to support the credentialing processes facilitated by the organization.

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

Fund Source: 100% Federal Funds

Approp. Code: 12.01.02

Resident Business: Yes

MD Tax Clearance: 24-3073-0001

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
October 16, 2024



REVISED

*Contact: Claudine Williams 410-764-2561
 claudine.williams@maryland.gov*

14-S. SERVICES CONTRACT
Department of Health, Health Services Cost Review Commission

Contract ID: Technical & Analytical Support for the Collection and Management of Hospital Clinical, Financial and Supplemental Data; *HSCRC-23-0298*
 ADPICS No.: M00B5600347

Contract Description: Obtain services that will support staff by collecting financial data and managing the surplus and quality of data from Maryland-regulated hospitals. This process helps by preparing various reports, grouping software, and streamlining datasets for analytics and reporting.

Award: hMetrix LLC; Bala Cynwyd, PA (MBE)

Contract Term: 11/01/2024 - 10/31/2029 (w/three 1-year renewal options)

Amount:

\$ 5,934,174.82 (Base Term)
\$ 1,380,644.83 (Renewal Option #1)
\$ 1,449,177.07 (Renewal Option #2)
\$ 1,511,176.28 (Renewal Option #3)
\$ 10,275,173.00 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
hMetrix, LLC; Bala Cynwyd, PA	1	\$10,275,173.00 (1)	1
Advanta Government Solutions; Annapolis Junction, MD	2	\$12,211,525.04 (2)	2

**Technical rankings were weighted greater than financial rankings*

MBE/VSBE Participation: 15% / 5%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



REVISED

14-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on May 29, 2024 and 15 potential vendors were directly solicited. Four proposals were received on July 12, 2024 and two were determined to be reasonably susceptible of being selected for award. Two were determined to be not reasonably susceptible of being selected for award because they did not submit a technical and financial proposal. The recommended offeror hMetrix LLC was determined to be most advantageous to the State as its proposal was ranked highest technically, financially, and overall.

hMetrix LLC’s proposal was the most favorable because their project team is well-versed in all aspects of this project. They demonstrated experience with processing both hospital clinical and financial data and understanding the nuances/issues that come with the data. They have established relationships with hospitals and are familiar with the web-based portal used for the current contract and have experience handling/processing large datasets, grouping software, programming experience, and streamlined processes for analytics and reporting.

In evaluating the offeror’s proposal related to the economic benefit to the State, consideration was given to awarding this contract to the firm that will have the most benefit to the State of Maryland’s economy. The awardee hMetrix LLC has partnerships in this project that will provide direct and indirect economic benefit. The awardee’s team identifies two sources of economic benefit, direct benefit for subcontractors that have their headquarters in or operate in the State and indirect benefit for policymakers and providers across the state that will use the HSCRC Data Processing Platform implemented and maintained under this contract.

Fund Source: 100% Special Funds (User Fees)
Approp. Code: M01610
Resident Business: No
MD Tax Clearance: 24-3601-0100

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



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

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

Contract ID: Residential Treatment Services and Non-Residential Treatment Services;
21-PD-014

ADPICS No.: COK71091

Contract Approved: DGS 4-S, 06/17/2020

Contract Description: Sixteen contracts for licensed contractors to provide residential treatment services and/or non-residential treatment services for youth referred by the Department of Juvenile Services (DJS), who are before the Juvenile Courts. Residential treatment contracts service an average daily population (ADP) of 100 youth. The non-residential treatment contracts provide for an ADP of 90 youth. Committed youth require various levels of supervision and treatment needs. These contracts provide a continuum of care necessary to meet treatment needs of youth and the supervision levels mandated by the juvenile courts.

Modification Description: Increase program capacity by five youths in order to accommodate additional youth in need of services.

Award: Way Station Inc.; Frederick, MD

Original Contract Term: 07/01/2020 - 06/30/2025

Modification Term: 10/17/2024 - 06/30/2025

Original Amount: \$2,153,491

Modification Amount: \$421,540

Prior Options/Mods: N/A

Total Contract Amount: \$2,575,031

Percent +/- (This Item): 19.57 %

Total Percent Change: 19.57 %

Procurement Method: Non-Competitive Negotiated Procurement of Human, Social or Educational Services



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The increase in program capacity is based on the need to serve additional youth. The increase in the number of youth being served requires that additional funds be added to support program costs.

No MBE or VSBE participation was established for this contract since there are no subcontracting opportunities as the entire specialized core services (psychiatric services/evaluations, case management, therapy, recreational therapeutic programs, educational services) needed for the youth are available within the facility and require specialized training, certification, and clearances.

Fund Source: 100 % General Funds

Approp. Code: E101

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
October 16, 2024**



*Contact: Paul Dickman 301-429-7697
paul.dickman@maryland.gov*

**16-IT. INFORMATION TECHNOLOGY
*Department of Housing and Community Development***

Contract ID: DocuSign - eSignature Software; CTR019472
ADPICS No.: S00B5600029

Contract Description: DocuSign specialized eSignature software, to manage electronic agreements associated with our various housing programs.

Award: Carahsoft Technology Corp; Reston, VA

Contract Term: 10/30/2024 - 10/29/2025

Amount: \$134,635.34

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: Carahsoft is the sole authorized distributor of DocuSign. They hold the source code and intellectual property rights, it is the only entity that can provide licensing, maintenance, and support for this software.

The price has been determined to be fair and reasonable. It represents an 8% reduction in cost compared to the previous contract, demonstrating a fair and reasonable pricing structure.

The Department utilizes DocuSign's products to manage electronic agreements associated with our various housing programs. DocuSign provides a specialized eSignature software equipped with a unique Contract Lifecycle Management (CLM) tool. This CLM tool offers advanced eSignature workflow automation, ensuring that documents are routed correctly and facilitating collaborative document management with real-time notifications and enhanced signer verification.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



16-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

The Department of Housing and Community Development (DHCD) administers the Housing Choice Voucher program, which is funded by federal resources provided by the U.S. Department of Housing and Urban Development (HUD) as a public housing agency (PHA). This contract enables the Department to oversee and manage thousands of tenant-based voucher units, ensuring that properties remain compliant and in good standing for Maryland's voucher recipients. The effectiveness of this program's administration is crucial for maintaining the quality and availability of housing for our clients.

DHCD is dedicated to implementing housing policies that foster and sustain homeownership, expand the availability of affordable housing, and promote the growth and vitality of Maryland's cities and towns through community development and revitalization initiatives.

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

Fund Source: 100% Special Funds (General Bond Reserve Funds)

Approp. Code: A2505

Resident Business: No

MD Tax Clearance: 24-3570-1110

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
October 16, 2024**



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

**17-IT. INFORMATION TECHNOLOGY
*Department of Public Safety and Correctional Services***

Contract ID: Voice Over Internet Services; *ITFY240058*
ADPICS No.: Q00B5600012

Contract Description: Cloud based Voice Over Internet Services (VoIP) services for the Division of Parole and Probation (DPP).

Award: Verizon Communications, Inc.; New York, NY

Contract Term: 10/24/2024 - 08/23/2027

Amount: \$482,122.83

Procurement Method: Intergovernmental Cooperative Purchasing Agreement
Michigan Collegiate Telecommunications Association (MiCTA)
(Master Service agreement 191AN-MTTISAFBOS2022-0827)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: Division of Parole and Probation (DPP) operates multi-service centers in 15 courthouses throughout the State. The courthouses converted their phone system from an analog Public Branch Exchange (PBX) to an Internet Protocol (IP) PBX/VoIP, which allows phone service to be routed over a local area network using IP addresses, and DPP offices were required to find their own solution.

DPSCS found that under MiCTA's Master Service agreement, Verizon Communications, Inc. is both the supplier and service provider creating significant cost savings and the agreement provides the State of Maryland with a favorable pre-determined price structure that is fiscally advantageous.

The Intergovernmental Cooperative Purchase Agreement does not include MBE or VSBE participation as there are no subcontracting opportunities.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024



17-IT. INFORMATION TECHNOLOGY (cont'd)

Fund Source: 100% General Funds

Approp. Code: Various

Resident Business: No

MD Tax Clearance: 24-3176-0001

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
October 16, 2024**



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

**18-IT. INFORMATION TECHNOLOGY
*State Highway Administration***

Contract ID: VMWARE Software; *OIT-IFB-2025-002*
ADPICS No.: J02P4600098

Contract Description: VMWARE is a virtual infrastructure that allows virtual systems to run on physical systems reducing costs for hardware, cooling, networking, space, and licensing. The software enables users to access needed applications and data via virtual desktops instead of physical desktops, reducing hardware and management costs. VMWARE protects data in Disaster Recovery/Disaster Avoidance situations by replicating high-priority systems and quickly recovering them if or when needed at an alternate site. Also, it allows application presentation to users for mobile device management, monitoring software to assist with the rightsizing of the environment, and capacity planning.

Award: Applied Technology Services; Middle River, MD.
(MBE) (Certified Small Business)

Contract Term: 10/19/2024* - 10/18/2027 (*Or earlier upon BPW approval)
Amount: \$1,883,489

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services, Inc.; Middle River, MD	\$1,883,489.00
AlxTel, Inc.; Silver Spring, MD	\$1,974,673.40
VCloud Tech, Inc.; Rolling Estates, CA	\$1,976,552.01
Vprime Tech Inc.; Houston, TX	\$1,986,613.40
MVS, Inc.; Washington, DC	\$2,002,415.73
Knot Technology Solutions; Churchton, MD	\$2,012,188.00
EN-NET Services, LLC; Frederick, MD	\$2,016,126.36
CAS Severn, Inc.; Laurel, MD	\$2,049,000.00



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



18-IT. INFORMATION TECHNOLOGY (cont'd)

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on July 11, 2024. Nine bids were received and opened on August 9, 2024. One bid was withdrawn because they submitted an unreasonably low bid due to an error. Applied Technology Services has been found responsible and its bid responsive. The bid pricing has been confirmed.

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

Fund Sources: 100% Special Funds (State System Construction and Equipment, State System Maintenance and Highway Safety Operating)

Approp. Code: J02B0101, J02B0102, and J02B0104

Resident Business: Yes

MD Tax Clearance: 24-3472-1110

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
October 16, 2024



REVISED

*Contact: William Parham 410-767-8374
wparham@mdot.maryland.gov*

19-IT-OPT. INFORMATION TECHNOLOGY OPTION
Department of Transportation, Maryland Transit Administration

Contract ID: Union Payroll System; AGY-21-002-SR
ADPICS No.: COK49966

Contract Approved: DGS 33-IT, 07/28/2021

Contract Description: Unified database for human resources (HR), payroll, benefits, talent, time, and attendance capabilities.

Option Description: Exercise both first and second renewal options.

Award: ADP, Inc.; Roseland, NJ

Original Contract Term: 07/29/2021 – 07/28/2024 (w/two 1-year renewal options)

Option Term: 11/01/2024 - 10/31/2025 (Renewal Option #1)
11/01/2025 - 10/31/2026 (Renewal Option #2)

Original Contract Amount: \$1,895,566

Option Amounts: \$ 664,255 (Renewal Option #1)
\$ 680,583 (Renewal Option #2)
\$1,344,838 Total

Prior Mods/Options: \$50,000 (Mod #1: Extension 07/28/2024 - 10/31/2024 Delegated Authority -MTA, 07/29/2024)

Total Contract Amount: \$3,290,404

Original Procurement Method: Sole Source

Percent Change: 70.95%

Total Percent Change: 73.58%

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



REVISED

19-IT-OPT. INFORMATION TECHNOLOGY OPTION (cont'd)

Requesting Agency Remarks: It is in the best interest of the State to exercise both renewal options as the agency is satisfied with the contractor's performance and the need for these essential services is required to avoid interruption while MDOT MTA focuses on the new procurement during the final two years of the contract.

MDOT MTA requires an integrated solution system that allows the agency to manage HR needs while automating processes and reducing HR administrative workload. This system provides MDOT MTA with a unified database for HR, payroll, benefits, talent, time, and attendance capabilities.

The vendor may provide the following services:

- Human Resources processing services;
- union employee payroll services;
- retiree benefits administration;
- time and attendance management;
- application and hosting services; and
- employment tax services.

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

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

Approp. Code: J05H0101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



*Contact: William Parham 410-767-8374
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**20-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Transportation Maryland Transit Administration***

Contract ID: MTA Transit Information Call Center and Mobility Operations Contact Center Maintenance; *AGY-21-046-IT*
ADPICS No.: COK60010

Contract Approved: DGS 29-IT, 11/03/2021

Contractor: Unify, Inc.; Boca Raton, FL

Contract Description: Telecommunications maintenance services for the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Transit Information Call Center (TICC) and Mobility Operations Contact Center (MOCC).

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

Original Contract Term: 11/04/2021 - 10/31/2024

Modification Term: 11/01/2024- 10/31/2025 (one year)

Original Contract Amount: \$1,167,954.84

Modification Amount: \$ 373,235.66

Prior Mods/Options: N/A

Total Contract Amount: \$1,541,190.50

Original Procurement Method: Sole Source

Percent Change: 31.96%

Total Percent Change: 31.96%

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



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

Requesting Agency Remarks: MTA’s TICC is the general transit information call center for customers, receiving an average of 3,000 calls a day. MTA’s MOCC maintains a phone system that processes over 15,000 calls per day.

This contract provides MTA’s TICC and MOCC with maintenance services for its phone systems, hardware, software, and applications. This includes preventative maintenance both on-site and remotely, a 24/7 service desk accessible by phone, chat, and email, replacement of broken or end of life equipment including phones, configuration changes to the phone system or station equipment, and installing/programming additional phones.

The equipment runs vendor developed applications that may require nonscheduled intervention by the vendor. MTA cannot afford for the call centers to have any downtime which could result in service issues for its customers. Unify, Inc. (Unify) is currently upgrading the call centers’ phone systems and applications. Unify is the only qualified vendor that can perform the maintenance and address any other urgent situations that may arise while the upgrade project takes place.

System upgrades were approved (DGS 42-IT; 1/31/2024), and the project won't be complete until 7/31/25. The project transitions the current Primary Rate Interface (PRI) trunks, a soon to-be-obsolete technology, as part of MTA communications system, to Session Initiation Protocol (SIP) trunks, an industry standard for initiating, maintaining, modifying, and terminating real-time communications sessions between Internet devices. A one-year extension will ensure no lapse of service, and it is in the best interests of the State to wait until the call center upgrades are complete before addressing a related maintenance contract.

Unify is the original developer of the proprietary interface to this Interactive Voice Response software that was developed and customized for MTA. The proprietary nature of the interface prevents other vendors from being able to maintain the equipment.

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

Fund Source: 100% Special Funds (Transportation Trust Funds)
Approp. Code: J05H0101 and J05H0102 **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
October 16, 2024**



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

21-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: **Consulting and Technical Services Plus (CATS+)**
Contract No.: 060B2490023
Approved: DoIT 3-IT, 04/03/2013
Term: 04/22/2013 - 04/21/2028
***As of publication, the remaining balance of this master contract is \$49,606,522.*

1.1 Using Agency: Comptroller of Maryland
Description: Information Technology (IT) management consulting services to provide daily hands-on project management and leadership for the Integrated Tax System, Compass Project.
Modification Description: Increase the amount of the base contract due to the increased use of resources. These increased resources were necessary due to initiatives such as the Cannabis Tax implementation; MD TaxConnect Portal implementation; management of Interface development completion; increased need for Conversion expertise; and separation of the Alcohol, Tobacco, and Cannabis Commission (ATCC) relating to Integrated Tax System (ITS) impacts; *COK70069*.
Award: Serigor Inc.; Baltimore, MD (MBE)
(Certified Small Business)
Original Term: 03/09/2022 - 03/08/2026 (w/one 1-year renewal option)
Modification Term: 10/17/24 - 03/08/2026
Original Amount: \$17,953,000
Modification Amount: \$10,222,717
Prior Options/Mods: N/A
Total Contract Amount: \$28,175,717
MBE/VSBE Participation: 26% / 0%
MBE/VSBE Compliance: 25.93% / 0%
Resident Business: Yes
Fund Source: 100% Special Funds (MITDP)
Agency Remarks: The Comptroller's Office expects the vendor to meet the MBE participation by the end of the modification term.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



21-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 *Consulting and Technical Services Plus (CATS+) (cont'd)*

Total Contract Amount: \$43,316,040.80

MBE/VSBE Participation: 30% / 0%

MBE/VSBE Compliance: 28.54% / 0%

Resident Business: Yes

Fund Source: 75% Federal Funds, 25% General Funds

Agency Remarks: A new TORFP was released on March 25, 2022 to replace the current contract. The procurement was expected to be completed and awarded in 2024 but after review MDH leadership advised that it was in the best interest of the State to cancel the procurement and re-solicit. This contract extension is necessary to provide time needed to re-solicit and award a new replacement contract. MDH is presently in the process of revising the requirements to align with the department's specific needs. Gantech, Inc. has committed to achieving the 30% MBE goal by the end of this extension.

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

Contract No. 060B2490021

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

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

****As of publication, the remaining balance of this master contract is \$76,787,588.**

2.1 *Using Agency:* Department of Human Services,
Office of Technology for Human Services

Description: JIRA is a tool used for ticket management, project management, release management, and configuration management. MD THINK utilizes this product in multiple capacities. Customers of MD THINK would lack a way to request services, handle defects, and track the bulk of the technical work performed on the platform; OTHS/MDTHK-25-006-C.

Award: Carahsoft Technology Corporation; Reston, VA

Number of Qualified

Master Contractors: 3 (Functional Area I)

Number of Bids: 2

Bids:

<i>Bidders</i>	<i>Amounts</i>
Carahsoft Technology Corporation; Reston, VA	\$314,220.14 (1)
Oakland Consulting Group, Lanham, MD	\$315,242.00 (2)



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



21-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)*

Amount: \$314,220.14
Term: 10/25/2024 - 10/25/2025
MBE/VSBE Participation: 0% / 0%
Resident Business: No
Fund Source: 62% Federal Funds, 38% General Funds
Agency Remarks: MBE and VSBE participation were not established for this contract because there were no subcontracting opportunities.

2.2 *Using Agency:* Department of Public Safety and Correctional Services
Description: VMware is a virtual computing infrastructure that manages and maintains servers, providing users with the ability to access secure applications and data. It is used to optimize the data center performance for organizations of all sizes, improve operations management and workload performance, elevate security posture, and accelerate innovation; *Q00B5600037*.
Award: Applied Technology Services, Inc.; Middle River, MD (MBE) (Certified Small Business)
Number of Qualified Master Contractors: 14 (*SBR - Designated*)
Number of Bids: 4
Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services, Inc.; Middle River, MD	\$3,299,649.00
CAS Severn, Inc.; Laurel, MD	\$3,344,000.00
Advanced Computer Concepts, Inc.; McLean, VA	\$3,425,852.21
En-Net Services, LLC; Frederick, MD	\$3,527,610.19

Amount: \$3,299,649
Term: 10/28/2024 - 09/30/2027
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 were no subcontracting opportunities.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



21-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 *Hardware/Associated Equipment & Services 2012 (cont'd)*

- 3.2 *Using Agency:*** Department of Transportation, The Secretary's Office
Description: Cisco Smartnet services provide fast online self-help support by connecting directly to the Cisco Technical Assistance Center (TAC). Also smart, proactive diagnostics, ongoing operating system updates, and maintenance; J01P4600012/CTR019363.
Award: DSR Inc; Laurel, MD (Certified Small Business)
Number of Qualified Master Contractors: 19 (SBR - Designated)
Number of Bids: 3
Bids:

<i>Bidders</i>	<i>Amounts</i>
DSR Inc; Hanover, MD	\$409,163.00
Advanced Computer Concepts Inc; McLean, VA	\$411,784.81
En-Net Services LLC; Frederick, MD	\$435,519.34

- Amount:*** \$409,163
Term: 11/01/2024 - 10/31/2025
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 were no subcontracting opportunities.

- 3.3 *Using Agency:*** Department of Transportation, The Secretary's Office
Description: Routers for the SHA Data Center. Routers must be updated as not doing so can pose several risks such as security threats, reduced network performance, and incompatibility with newer devices. Also helps prevent missing new features on such devices, susceptibility to cyber-attacks like DDoS, non-compliance with regulatory standards; J01P4600044.
Award: Applied Technology Services, Inc.; Middle River, MD (MBE) (Certified Small Business)
Number of Qualified Master Contractors: 21 (SBR - Designated)
Number of Bids: 3



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



21-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 *Hardware/Associated Equipment & Services 2012 (cont'd)*

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services; Middle River, MD	\$704,928.00
En-Net Services, LLC; Frederick, MD	\$742,081.50
Electronic Data Solutions Inc; Baltimore, MD	\$794,082.76

Amount: \$704,928

Term: Anticipated delivery date - 11/01/2024

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 were 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
October 16, 2024**



*Contact: Yasin Mohammed 410-767-3586
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**22-M. MAINTENANCE CONTRACT
*Department of General Services***

Contract ID: Equipment Maintenance Management; *ITB:DGSR4600040*
ADPICS No.: 001B5600023

Contract Description: Statewide, preventative, and on-call equipment maintenance management for various types of equipment, ranging from office equipment to complex fire alarm systems.

Award: REMI Holdings, LLC; Charlotte, NC

Contract Term: 11/01/2024 - 12/31/2026 (w/two, 1-year renewal options)

Amount: \$3,000,000 (Base Term)
\$3,000,000 (Renewal Option #1)
\$3,000,000 (Renewal Option #2)
\$9,000,000 Total

Procurement Method: Intergovernmental Cooperative Purchasing Agreements (ICPA)
(OMNIA PARTNERS #11-79)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Agency Remarks: In accordance with COMAR 21.05.09, DGS is utilizing a contract under an Intergovernmental Cooperative Purchasing Agreement (ICPA) through the National Cooperative Purchasing Alliance (NCPA). The NCPA conducted a Request for Proposals on October 10, 2023 and awarded to REMI Holdings, LLC on December 14, 2023.

Typically, this coverage is provided through various maintenance agreements and service contracts often entered into independently by authorized users. Contractor will be responsible for oversight, administration and coordination of the equipment maintenance and service.

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024



22-M. MAINTENANCE CONTRACT (cont'd)

Fund Source: Various

Approp. Code: Various

Resident Business: No

MD Tax Clearance: 24-3440-0100

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
October 16, 2024**



*Contact: Yasin Mohammed 410-260-7552
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**23-M. MAINTENANCE CONTRACT
*State Police***

Contract ID: Comprehensive Building Management Services - Hagerstown Barracks;
W00R5600004

ADPICS No. 001B5600148/CTR019036

Contract Description: Comprehensive building management services for the Hagerstown Barracks in Hagerstown

Award: Falcon Solutions, LLC; Severna Park, MD (MBE)
(Certified Small Business)

Contract Term: 11/01/2024 - 10/31/2029

Amount: \$1,831,269.66

Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: LB & B Associates, Columbia, MD

Performance Bond: No

Requesting Agency Remarks: Falcon Solutions, LLC, located in Severna Park, MD, is a Community Service Provider under the Employment Works Program under COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on July 22, 2024. Falcon Solutions, LLC has confirmed the contract price and accepted the terms and conditions.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



*Contact: Yasin Mohammed 410-767-3586
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**24-E. EQUIPMENT CONTRACT
*Department of General Services on behalf of Maryland State Police***

Contract ID: 4G Spectrometer; W00R4600020
ADPICS No.: W00R4600020

Contract Description: The AccuTOF-DART 4G spectrometer determines chemical composition and produces high-resolution, accurate mass spectra. Its source ionizes almost anything including synthetic reaction pot, crude extracts, unknown pills or powders, polymers and adhesives, contamination on small parts, sticky liquids, and vapors.

Award: JEOL USA, Inc.; Peabody, MA

Contract Term: Anticipated delivery date - 05/16/2025

Amount: \$232,218

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbents: N/A

Requesting Agency Remarks: JEOL USA, Inc. is the sole distributor for North America and the only authorized source for products. The price has been determined to be fair and reasonable compared to the pricing for the Hagerstown and Pikesville labs purchased in 2019. The cost for this spectrometer in 2019 was \$215,944. The current cost of \$232,218, an increase of \$10,704 due to inflation and price increases over the past several years, is considered fair and reasonable.

The purchase of this equipment will streamline the Forensic Sciences Division analysis and maintain the Berlin Lab's conformity with the Hagerstown and Pikesville laboratory analysis.

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



*Contact: Courtney League 410-767-5516
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25-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 Planning
Fund Source: MCCBL 2021 *Provide funds to continue design of improvements and begin construction to the Maryland Archeological Conservation Laboratory at the Jefferson Patterson Park Museum Item 110*

1.1 Contract ID: Jefferson Patterson Park & Museum MAC Laboratory Expansion and Renovation; *HT-009-200-001*

Description: Commissioning to ensure all building systems are installed and perform interactively. Commissioning serves as a tool to minimize post-occupancy operational problems and establishes testing and communication protocols to advance the building systems.

Procurement Method: Competitive Sealed Proposals - *DGS-19-020-IQC*

Award: Bowman Consulting Group, LTD; Towson, MD

Amount: \$49,996

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Remarks: MBE and VSBE participation was 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
October 16, 2024**



*Contact: Courtney League 410-767-5516
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26-GM. GENERAL MISCELLANEOUS
Department of Natural Resources
State Park Water & Sewer Infrastructure MES Fund Transfer
for Statewide Projects

Recommendation: That the Board of Public Works approve a transfer of capital funds between the Department of General Services (DGS), and the Maryland Environmental Service (MES), on behalf of the Department of Natural Resources (DNR)

Description: There is an existing Memorandum of Understanding (MOU) between DGS and MES, dated August 11, 2020, that established an agreement to transfer procurement responsibility and funding from authorized Program Open Space funds for the design and construction of infrastructure improvements on various water and wastewater projects located on, or serving, DNR facilities.

The FY 2025 transfer is for \$11,386,000 to fund the following projects:

Sandy Point SP - New Water Tower & Water Treatment Plant Upgrade	\$2,281,000
Elk Neck SP - Wastewater Treatment Plant Upgrade	\$3,473,000
Point Lookout SP - Wastewater Treatment Plant	\$4,367,000
Albert Powell Fish Hatchery - Wastewater Treatment Plant Upgrade	\$ 400,000
Greenbrier SP - Water Treatment Plant & Wastewater Treatment Plant Upgrades	<u>\$ 865,000</u>
	Total \$ 11,386,000

The project scope of work includes the design and construction of water and wastewater system improvements at Sandy Point State Park in Anne Arundel County, Elk Neck State Park in Cecil County, Point Lookout State Park in St. Mary's County, Albert Powell Fish Hatchery in Washington County, and Greenbrier State Park in Washington County..

Requesting Agency Remarks: Approval for the use and transfer of capital POS funds have been considered by the Department of Budget and Management (DBM) and they respectfully concur with this agreement.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



26-GM. GENERAL MISCELLANEOUS (cont'd)

As identified in the approved Memorandum Of Agreement (MOA) for water and wastewater infrastructure improvements located on Department of Natural Resources properties, dated August 11, 2020, MES will be the agency responsible for the management of the design and construction tasks related to these projects, on behalf of DNR.

Fund Source: Natural Resources Development Fund FY 2025 Program Open Space/Item 004

Appropriation Code: K00A05.10 Outdoor Recreation Land Loan

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
October 16, 2024**



*Contact: Courtney League 410-767-5516
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27-EX. EXPEDITED PROCUREMENT REQUEST
Department of General Services

Contract ID: Renovation of the William Donald Schaefer Tower; *BB-600-228-003*

Contract Description: Professional Architectural Engineering (A&E) services for the renovations to the William Donald Schaefer Tower, located at 6 St. Paul St., Baltimore MD.

Recommendation: The Department of General Services (DGS) respectfully requests approval to use the expedited procurement method to obtain professional services for the renovations to the William Donald Schaefer Tower, located at 6 St. Paul St., Baltimore MD.

The William Donald Schaefer Tower (WDST) houses State of Maryland (State) agencies, including the Office of the Governor and various others, that provide services to the greater Baltimore region. The Department of General Services conducted a Part I & II Program Study of the WDST. The study revealed a number of serious deficiencies at the building, with some being critical. After a careful review of both the building assessment and Part I & II Program Study, the Department of General Services, along with the Department of Budget Management, have determined that a full comprehensive renovation of the WDST is the recommended solution.

Currently, the building is under emergency design to address critical deficiencies of the building SEC-A2, 07/03/2024). The remaining design of the building to cover the entirety of the comprehensive renovation is a critical element to the overall completion of not only the emergency requirements in the building but also the overall construction timeline requirements. Due to the speed at which this project needs to be completed, the existing design team must complete the remaining design work without any delay due to the initial study of the building. This design team has an intimate working knowledge of the needs of the building, is the only design firm with the ability to immediately complete the design and has worked directly with multiple stakeholders (at DGS and the WDST) that are involved in the project. Utilizing any other firm would delay the timeframe of the repairs indefinitely due to the time involved with typical procurement processes and design study requirements of any new vendor. Consequently, DGS would like to make an award to this design team on a noncompetitive basis.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



27-EX. EXPEDITED PROCUREMENT REQUEST (cont'd)

The Procurement Review Group (PRG) has established a 26% MBE goal.

Pursuant to Maryland State Finance & Procurement Article (SFP) § 13-108 (d)(1), DGS's Procurement Officer, with approval of the Agency Head, has determined that this procurement should be expedited because

- (1) urgent circumstances require prompt action;
- (2) an expedited procurement best serves the public interest; and
- (3) the need for the expedited procurement outweighs the benefits of making the procurement on the basis of competitive sealed proposals.

Therefore, it is in the best interest of the Department of General Services and the State to approve this request to utilize the Expedited Procurement method and make an award on a noncompetitive basis.

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
October 16, 2024**



*Contact: Wendy Scott-Napier 410-767-4088
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**28-RP. REAL PROPERTY
*Department of General Services***

Recommendation: Declare property surplus

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

Property: +/- 0.33 acres of improved property (w/ a 31,500 sf building) located at
201 Saint Paul Place, Baltimore, MD 21202.

Grantor: The State of Maryland, to the use of the Department of General Services

Background: Approval is requested to declare +/- 0.33 acres of improved property
surplus to the State. The building is currently occupied by the Office of the Public Defender
which will be relocating to a new commercial lease location.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project
under MD20231024-0841. It is recommended to declare the seven-story stone building with a
flat roof on +/- 0.33 acres located at the corner of Saint Paul Place and Lexington Street in
Baltimore City surplus to the needs of the State contingent upon consideration of the Maryland
Historic Trust’s requirements and the Maryland Department of the Environment’s qualifying
comments. None of the local or state agencies that provided review comments expressed an
interest in acquiring the property; however, Baltimore City noted that they “would like to stay
informed about the disposition of this property.”

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
October 16, 2024**



*Contact: Wendy Scott-Napier 410-767-4088
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**29-LL. LANDLORD LEASE
*Canal Place Preservation and Development Authority***

Recommendation: Approve a renewal lease

Prior Board Actions: DGS 66-LL, 06/07/2023

Tenant: Charles E. Park D/B/A, Charis Winery
11018 California Avenue, La Vale, MD 21502

Property Location: Shops at Canal Place, 16 Howard Street, Space B-1-2-3
13 Canal Street, Cumberland, MD 21502

Space Type: Retail Space (2,246 sq. ft.)

Lease Type: Renewal (Continued Use)

Lease Term: 11/01/2024 - 10/31/2025

Annual Rent: \$22,280.32 ***Monthly Rate:*** \$1,856.69

Square Foot Rate: \$9.92

Utilities/Custodial Responsibility: Tenant/Tenant

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 2018 by Charis Winery. This space is used to operate a small winery under an Alcohol and Tobacco Tax and Trade Bureau Small Winery License and a State of Maryland Class 4 Small Winery License. The tenant will also sell cheese, chocolates and similar products will be sold from other local producers with resale agreements.

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
October 16, 2024**



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

**30-LT. TENANT LEASE
*Office of the Public Defender***

Recommendation: Approve a renewal lease.

Landlord: Hager5, LLC, Hagerstown, MD 21285

Property Location: 81 West Washington Street, Hagerstown, MD 21740

Space Type: Office w/ client interaction (7,750 sq. ft.)

Lease Type: Renewal

Term: 11/01/2024 - 10/31/2029

Future Option Term: N/A

Annual Rent: \$124,000 ***Square Foot Rate:*** \$16.00 SF

Fund Source: 100% General Funds

Appropriation Code: B0002 1301 20111

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

Procurement Method: Renewal
See COMAR 21.05.05.02D; DGS Space Mgmt. Manual
¶ 6-605 E

Remarks: The agency has been operating at this location since 2014. The Office of the Public Defender will house 28 employees providing general office use, meetings with clients and others, and all other activities connected with the operation of a Public Defender's Office. There is a 2.5% annual escalation for the rental rate.

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
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**31-LT. TENANT LEASE
*Maryland Transportation Authority***

Recommendation: Approval to relocate Maryland Transportation Authority resources to assist with Key Bridge reconstruction efforts.

Prior Board Action: N/A

Landlord: TPA Properties 4, LLC
6995 Bethlehem Blvd, Ste 100, Baltimore, MD 21219

Property Location: 3601 Bethlehem Boulevard, Sparrows Point, Maryland 21219

Space Type: Indoor Storage (7,174 sq. ft.)

Lease Type: New Lease

Term: 11/01/2024 - 10/31/2029

Future Option Term: None

Annual Rent: \$75,000 (Year 1) **Square Foot Rate:** \$10.45 (Year 1)

Fund Source: 100% Special Funds (Toll Facilities Administrative Service Funds)
Appropriation Code: J00.J00.41

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: No

Procurement Method: Sole Source
See COMAR 21.05.05.02A; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: This space was requested by the MD Department of Transportation (MDOT) and the MD Transportation Authority (MDTA) for storage needs related to the Key Bridge collapse and for the purpose of relocating items including salt and other equipment that is adjacent to the bridge for a period up to five years.

BOARD OF PUBLIC WORKS

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

**32-LT. TENANT LEASE
*Maryland Transportation Authority***

Recommendation: Approval to relocate Maryland Transportation Authority resources to assist with Key Bridge reconstruction efforts.

Prior Board Action: N/A

Landlord: Tradepoint Atlantic, LLC
6995 Bethlehem Blvd, Ste 100, Baltimore, MD 21219

Property Location: Map 0111, Grid 0014, Parcel 0318

Space Type: Outdoor Storage (2.70 Acres)

Lease Type: New Lease

Term: 11/01/2024 - 10/31/2029

Future Option Term: None

Annual Rent: \$145,800 (Year 1) **Rate/Acre:** \$4,500/Acre/Month (Year 1)

Fund Source: 100% Special Funds (Toll Facilities Administrative Service Funds)

Appropriation Code: J00.J00.41

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: No

Procurement Method: Sole Source
See COMAR 21.05.05.02A; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: This space was requested by the MD Department of Transportation (MDOT) and the MD Transportation Authority (MDTA) for storage needs related to the Key Bridge collapse and for the purpose of relocating items including salt and other equipment that is adjacent to the bridge for a period up to five years.

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

**33-LT. TENANT LEASE
*Comptroller***

Recommendation: Approve a change order for additional low voltage costs

Prior Board Actions: DGS 44-LT-MOD, 05/15/2024;
DGS 46-LT-MOD, 11/29/2023;
DGS 53-LT, 10/26/2022

Landlord: Baltimore Tower Properties, LLC, 3500 DePauw Blvd.,
Suite 2060, Indianapolis, IN 46268

Property Location: 7 St. Paul Street, Baltimore, MD 21202

Space Type: Office (67,586 sq. ft.)

Lease Type: Amendment

Fund Source: 100% Special Funds (Dedicated Purpose Account)

Appropriation Code: E00A05.01 0853 05170

Change Order: \$19,494

Original Procurement Method: Competitive Sealed Proposals
See COMAR 21.01.01.02A; DGS Space Mgmt Manual ¶ 6-605 D

Remarks: A change order has been requested for additional low voltage costs for the Comptroller's relocation project. The additional items did not appear on the original construction drawings and were not part of the original lease Request for Proposals (RFP).

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024



SUPPLEMENTAL

34-C. CONSTRUCTION CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 24-2776-0010

BOARD OF PUBLIC WORKS

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024**



SUPPLEMENTAL

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

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

Contract ID: Abnormal Integrated Cloud Email Security
ADPICS No.: F50B56000XX

Contract Description: Abnormal Integrated Cloud Email Security (ICES) platform includes malicious email protection, greymail identification, tenant protection and auditing.

Award: Carahsoft Technology Corp.
Annapolis, MD

Contract Term: 10/17/2024 – 10/16/2027

Amount: \$5,699,250.00

Procurement Method: Intergovernmental Cooperative Purchase Agreement
Contract: OMNIA MASTER CONTRACT #R1919022

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbents: None

Requesting Agency Remarks: The State of Maryland, through the Department of Information Technology (DoIT), seeks to execute a Participating Addendum with Carahsoft Technology Corporation under the OMNIA Partners EDU contract for Abnormal, an Integrated Cloud Email Security software.

DoIT recognizes that email as a vector for initial malicious activity on network Maryland presents a significant risk. Traditional email security gateways can be cumbersome to deploy and struggle to keep pace with evolving cyber threats. Integrated cloud email security (ICES) offers a more agile and effective solution. ICES solutions seamlessly integrate with cloud-based email platforms like Microsoft 365 and Google Workspace, providing advanced threat detection without impacting email flow or native security features.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
October 16, 2024



SUPPLEMENTAL

35-IT. INFORMATION TECHNOLOGY (cont'd)

Requesting Agency Remarks (cont'd):

DoIT's Office of Security Management (OSM) determined that the State needs an additive ICES that is Application Programming Interface (API) native. OSM determined Abnormal provided a threat-centric solution that was API only. Abnormal provided a unique solution within the ICES market space and is the only solution that DoIT is confident can be adopted into the current security platform.

OMNIA Partners is an experienced cooperative purchasing organization for the public sector. The contracts are available to State agencies nationwide, higher education, government entities, corporations, and non-profits. Additionally, all contracts available through OMNIA Partners are competitively solicited and publicly awarded by a lead agency, using a competitive solicitation process consistent with applicable procurement laws and regulations. In accordance with COMAR 21.05.09.04, it is determined that this ICPA will provide cost benefits to the State, will promote administration efficiencies, and promote intergovernmental cooperation. The ICPA is in the best interest of the State and is not intended to evade the purpose of Division II of the State Finance Procurement Article.

Abnormal is available through other resellers but market research shows that the cost to purchase it through the Abnormal reseller Insight would be approximately 33% higher than the pricing Carahsoft is providing via this ICPA.

Therefore, based on the above analysis, the pricing submitted by Carahsoft is determined to be fair and reasonable for the Abnormal Integrated Cloud Security Software.

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

Fund Source: 100% General (57B21)

Approp. Code: N/A

Resident Business: No

MD Tax Clearance: 24-3910-1110

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