

BOARD OF PUBLIC WORKS
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APRIL 23, 2025

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

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

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

Recommendation: That the Board of Public Works approve funding for 19 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: \$512,800

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

County	Recipient	Agreement #	Amount
Frederick	Robert J. Kline	MP-2025-2648	\$66,100.00
Washington	Turkey Foot Farm LLC	AT-2025-2634-SF	\$3,400.00
		AT-2025-2635-SF	\$3,700.00

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

County	Recipient	Agreement #	Amount
Carroll	Mary Allison Eichler Caine	RS-2025-2594	\$3,500.00
Cecil	The Sharon S. Williams Trust	AT-2025-2623	\$27,800.00
Frederick	Robert J. Kline	MP-2025-2646	\$96,800.00
Queen Anne's	Steven Gene Macglashan	AT-2025-2566	\$11,400.00

Fund Source: MCCBL of 2022: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 22132

County	Recipient	Agreement #	Amount
Carroll	Snader Farms, Inc.	MP-2025-2571	\$61,600.00
Frederick	Joseph A. Mangiafico, Jr.	MP-2025-2618	\$30,800.00
Queen Anne's	Steven Gene Macglashan	AT-2025-2567	\$9,400.00

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1. DEPARTMENT OF AGRICULTURE (cont'd)

Fund Source: MCCBL of 2021: Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms. Item 21552

County	Recipient	Agreement #	Amount
Carroll	Jerry W. Frock	MP-2025-2608	\$64,100.00
	Mary Allison Eichler Caine	RS-2025-2585	\$10,500.00
Frederick	Robert J. Kline	MP-2025-2647	\$75,100.00
Montgomery	Andrew Keller	MP-2025-2617	\$5,900.00
Queen Anne's	Steven Gene Macglashan	AT-2025-2565	\$7,000.00
St. Mary's	Mary F. Calvert	AT-2025-2664	\$23,100.00
Washington	Turkey Foot Farm LLC	AT-2025-2631-SF	\$4,900.00
		AT-2025-2632-SF	\$2,800.00
		AT-2025-2633-SF	\$4,900.00

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

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

Recommendation: That the Board of Public Works approve reverting the balances on 13 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: \$166,910.38

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
Caroline	J Farm LLC	CR-2020-2023-T	\$7,028.75	Completed
Carroll	Alice L. Altstatt	RS-2024-2469	\$2,052.00	Completed
	Barbara Hunter	MP-2024-2574	\$17,400.00	Completed
	Gary L. Fosbaugh	MP-2021-1955	\$111.05	Completed
	Jason M. Myers	MP-2021-1838	\$3,569.50	Completed
	Matthew M. Hoff	MP-2021-2261	\$496.39	Completed
Frederick	Sowers Farm Holdings LLC	MP-2024-2266	\$4,425.32	Completed
Howard	Lakeview Farms	PB-2023-2396-C	\$77,466.50	Completed
Kent	Dennis L. Meeks	CH-2024-2535	\$586.00	Completed
	Jonathan F. Reed	CH-2024-2553	\$2,644.00	Completed
St. Mary's	Beavan Farming Operations LLC	AT-2020-2679	\$10,790.96	Completed
		AT-2020-2680-C	\$5,356.38	Completed
		AT-2020-2681	\$34,983.53	Completed

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

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

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Contact: Bill Morgante 410-260-7791
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3. **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

24-1046 *PATRICIA W. ELBERTI* – To replenish a historic beach by constructing sand containment groins and providing beach nourishment with sand fill.
Edgewater, South River
Special conditions: Requirements for constructing the beach nourishment area.

24-1055 *PAUL E. SEEN SR.* – To reduce shoreline erosion and provide beach nourishment by constructing sand containment groins, filling and grading with sand, replenishing a historic beach, and planting high and low marsh vegetation.
Edgewater, South River
Special conditions: Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, and constructing the beach nourishment area.
Wetlands Created: 1,810 s.f.

BALTIMORE CITY

25-0044 *BALTIMORE CITY DEPARTMENT OF TRANSPORTATION* – To improve navigable access by mechanically maintenance dredging an area in segments, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for three years.
Baltimore, Patapsco River
Special conditions: Time of year restriction.

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

KENT COUNTY

24-1294 *MARKET 80 LLC* – To remove existing piers and associated structures damaged in a fire and construct floating timber piers with “T” shaped floating platforms, metal gangways, floating finger piers, mooring piles, boathouses, boat lifts with associated piles, slip covers, and bulkhead bumper piles.

Galena, Sassafras River

Special conditions: Requirements for existing pier removal before new pier construction, providing onshore sanitary facilities, installing dockside sewage pump out facilities, handling of petroleum products, design and operation of boat maintenance areas, boat maintenance at individual slips, and trash and garbage containers. Restrictions on discharge of sanitary wastewater and shellfish harvesting or storage.

PRINCE GEORGE’S COUNTY

24-1028 *MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION* – To perform maintenance dredging by hydraulically maintenance dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Bladensburg, Anacostia River

Special conditions: Time of year restriction. Requirements for maintenance dredging, staking of the dredged area, post dredge bathymetric survey, dredge material transport and disposal, hydraulic dredging, installing, marking, and maintaining dredge material pipelines, Licensee not obtaining a U.S. Coast Guard approval, inadvertent release of dredge material protocol, submitting application and revised plans for a modification, dredge operator, and conducting maintenance dredging.

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Contact: Rebecca Ruff 410-260-4021
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4. **COMMISSION ON STATE DEBT**
State Property Tax Rate

Recommendation: The Commission on State Debt recommends that the Board of Public Works levy the State property tax required for Fiscal Year 2026 to provide funds for State debt requirements as follows:

- (a) 11.2 cents (\$0.112) per \$100 of the full assessed value of real property other than that of public utilities; and
- (b) 28 cents (\$0.280) per \$100 of the full assessed value of real property of public utilities.

Authority: Section 8-134 of the State Finance and Procurement Article, Annotated Code of Maryland; Executive Order 01.01.1980.06.

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Contact: Rebecca Ruff 410-260-4021
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5. BONDS

Recommendation: The Treasurer recommends that the Board of Public Works (the “Board”) adopt resolutions concerning the sale of State of Maryland General Obligation Bonds in book-entry form for the purpose of funding the State’s capital program; making certain determinations regarding the consolidation of loans, the methods of sale, and the structure of the Bonds; authorizing the publication of the required Summary Notices of Bond Sale; and obligating the State of Maryland to provide continuing disclosure as required under applicable securities regulations and to comply with applicable provisions of the Internal Revenue Code. The total that will be offered for sale is up to \$1,200,000,000* of new money bonds, issued in one or more series, for the capital program, and up to \$925,000,000* of refunding bonds, issued in one or more series.

Denomination: \$5,000 per bond, or integral multiples thereof

Maturities: To be determined by the Treasurer, not to exceed 15 years.

Title: State and Local Facilities Loan of 2025, First Series

Amount and Form: As determined by the Treasurer, to include:

First Series A – up to \$1,200,000,000* Tax-Exempt Bonds to finance the State’s Capital Improvement Program (the “New Money Bonds”).

First Series B – Up to \$925,000,000* Tax-Exempt Refunding Bonds (the “Refunding Bonds”).

**Methods and
Dates of Sale:**

New Money Bonds – Competitive Sale of up to \$1,200,000,000* in maturities and amounts to be determined by the Treasurer, on Wednesday, June 11, 2025, by electronic bid and subject to the approval of the Board. The New Money Bonds will be sold in a number of bidding groups to be determined closer to the sale date due to volatility in the markets. Depending upon market conditions and at the discretion of the Treasurer, the sale of the New Money Bonds may instead be offered for sale at a date and time to be determined by the Treasurer, subject to approval by the Board at that time.

Refunding Bonds – Competitive Sale of up to \$925,000,000*, in maturities and amounts to be determined by the Treasurer, on Wednesday, June 11, 2025, by electronic bid and subject to the approval of the Board. Provided, however, depending upon market conditions and at the discretion of the Treasurer, the sale of the Refunding Bonds may instead be offered for sale at a date and time to be determined by the Treasurer, subject to approval by the Board at that time.

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5. **BONDS** (cont'd)

Anticipated Settlement: Anticipated to be on or about June 25, 2025, but may change due to market conditions.

Use of Proceeds: With respect to the New Money Bonds, various State loans and installments, combined and consolidated. With respect to the Refunding Bonds, the refunding of outstanding State bonds for the public purpose of realizing for the State a savings in the total cost of debt service and prior to such refundings, if the Treasurer decides it is appropriate, the purchase of securities that will mature on or about the time of the refundings.

Notices of Bond Sale: Summary notices of sale for bonds sold on a competitive basis shall be posted on The Municipal Market Monitor (TM3), or in such other electronic and print media as determined appropriate by the Treasurer, on a date to be determined by the Treasurer not later than that required by Section 8-123 of the State Finance and Procurement Article of the Annotated Code of Maryland.

Remarks: The date of sale of the New Money Bonds and/or the Refunding Bonds may be postponed at the discretion of the Treasurer in response to market conditions and, with respect to the Refunding Bonds, to comply with benchmarks for debt service savings in the State's Debt Policy. The method of sale, the size and maturities of any of the Bonds and the number of bidding groups for any of the Bonds may be adjusted by the Treasurer to respond to prevailing market conditions. Should the Treasurer determine to change the method of sale, the Treasurer is authorized to negotiate a form of bond purchase agreement to be approved by the Board. Following receipt of bids in a competitive sale, the size of the Refunding Bonds may be further adjusted by the Treasurer by up to 15% to account for premium bid, if any, and savings realized, if any, from the purchase of securities that will mature on or about the time of the refundings.

* Preliminary, subject to change. Please note that current expectation is that the par amount of New Money Bonds will be \$900,000,000 but we are authorizing up to \$1,200,000,000 to account for market fluctuations between the time of authorization and the time of sale.

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*Contact: Natalie Demyan 410-260-6058
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**6. DEPARTMENT OF BUDGET AND MANAGEMENT
*Budget Amendment 25R-034***

Description: Approve April 2025 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: \$ 708,750
Amount: \$ 708,750 TOTAL

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>
Department of Service and Civic Innovation 25R-034 I00	Department of Service and Civic Innovation I00A01	This funding will be used to support the AmeriCorps program. The Volunteer Maryland program is concluding in FY 2025 and this amendment is needed to close out the grant.	\$ 708,750
Total			\$ 708,750

DBM Remarks: This amendment establishes FY 2025 reimbursable fund appropriation for Maryland AmeriCorps Program grant to support Volunteer Maryland (VM) expenditures prior to the program sunsetting in the fiscal year. VM was an AmeriCorps program that received federal AmeriCorps funds through the Governor's Office on Service and Volunteerism (GOSV) that was then matched with state and/or other funds. The purpose of this amendment is to apply the expenses incurred in FY 2025 for VM AmeriCorps members, staff, and other operational costs prior to the last staff person off-boarding in September 2024. These expenses need to be charged to reimbursable funds so that GOSV can include them in its next draw down of AmeriCorps funds for state-based programs. BPW approval is required since there is currently no reimbursable fund appropriation.

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Contact: Nathan Bowen 410-260-7580
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7. **DEPARTMENT OF BUDGET AND MANAGEMENT**
Office of Budget Analysis (OBA)

Recommendation: Board of Public Works approval for the use of the FY 2025 Contingent Fund for the Maryland Department of Agriculture (MDA) to conduct spongy moth suppression work and respond to the outbreak of Highly Pathogenic Avian Influenza (HPAI).

Amount: \$168,000

Fund Source: FY 2025 Contingent Fund (General Funds)

Appropriation Code: D05E0102

Requesting Agency Remarks: MDA requests \$135,000 for spongy moth suppression work. The agency anticipates needing to treat 8,500 acres in May. This work is typically funded via cost share with the State, localities, and federal government. The Forest Service at the United States Department of Agriculture (USDA) has informed MDA that they will not fund spraying this year. This request is to fill that funding gap. Not spraying the infested acres will result in thousands of acres of trees being defoliated and potentially suffering mortality. If approved, funds will be transferred from the Contingent Fund to MDA.

Regarding HPAI, the agency requests \$33,000. As of April 2nd, eight farms/flocks have tested positive in Maryland, impacting 842,893 birds. To limit the spread of HPAI, MDA tests samples, quarantines premises that test positive, and depopulates impacted flocks. MDA has entered into a cooperative agreement with the USDA to cover the cost of the State's emergency response to the outbreak. This request is to cover those costs that will not be covered by the agreement, including the purchase of specialized personal protective equipment; equipment for the disinfection gate that the MDA owns; headlamps for night work; heated gloves for below-freezing event response that occurred in the winter months; portable scanners for site managers to facilitate submission of mandatory, daily reports; food for employees working the events, as they are not permitted to leave the site in order to maintain biosecurity; and car washers to ensure contaminants were not brought onto or off of affected sites. If approved, funds will be transferred from the Contingent Fund to MDA.

DBM Remarks: The Secretary of Budget and Management has certified that funds are available from the FY 2025 Contingent Fund. After accounting for this request, the remaining balance in the Contingent Fund is \$2,332,000. The Department of Budget and Management anticipates requesting the Board to transfer an additional \$1,300,000 from the Contingent Fund in FY 2025 to the Department of General Services for mold remediation at 100 Community Place in Crownsville. After that transfer, the remaining balance in the Contingent Fund will be \$1,032,000.

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8. **DEPARTMENT OF NATURAL RESOURCES**
Resiliency through Restoration Initiative

Recommendation: That the Board of Public Works approve the Department of Natural Resources granting \$104,513 in general obligation bond proceeds to construct one restoration project.

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

Project ID: Church of the Guardian Angel/ CRP 02-23
Prior Approval: \$22,000 October 26, 2022 (Secretary's Agenda, Item 9)
Grantee: Church of the Guardian Angel
Location: Remington Neighborhood, Baltimore City
Amount: \$104,513
Fund Source: MCCBL of 2022 (Acts of 2022): Resiliency through Restoration Initiative \$104,513.00 Source Code: 22119

Remarks: This project will construct green infrastructure practices at the Church of the Guardian Angel to create a green alley and complement Baltimore City stormwater infrastructure improvements. The project will improve water quality and help reduce stormwater flooding in the neighborhood of Remington in Baltimore City. DNR is seeking approval to award construction funds for this green infrastructure project.

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

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Contact: Emily Wilson 410-260-8436
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9. **DEPARTMENT OF NATURAL RESOURCES**
Naming Anna’s Trail and the Sandtown Trail at Tuckahoe State Park

Recommendation: The Secretary of the Department of Natural Resources recommends that the Board of Public Works approve the naming of two trails at Tuckahoe State Park – Anna’s Trail in honor of Anna Murray Douglass, and the Sandtown Trail in honor of the unincorporated Sandtown community that is now part of the Park.

Background: Tuckahoe State Park is an approximately 4,000-acre park that spans both Caroline and Queen Anne’s Counties. The park features a stream that runs through the length of the park with a 60-acre lake for fishing and boating. The park has 20 miles of scenic hiking, biking, and equestrian trails; hunting; picnicking; a playground; and numerous other activities.

Anna Murray Douglass (1813 – August 4, 1882) was an American abolitionist, member of the Underground Railroad, and the first wife of American social reformer and statesperson Frederick Douglass, from 1838 until her death. Born in the nearby town of Denton, MD, Anna’s life and legacy have deeply connected roots to the local community. An interpretive trail that runs from the railroad trestle in front of the park office is planned in her honor and would be an impactful representation of the diversity and strength in local history.

The Sandtown community appears to have begun as a loose gathering of enslaved people’s homes who later, when free, purchased the homes. These landowners collectively referred to this Hillsboro area as “Sandtown.” This trail, which runs along the southern portion of Tuckahoe Creek and connects with the railroad trestle bridge, is being built and will replace the old “Little Florida Trail.” The southern area of the Park contains multiple homestead foundations and signs of the unincorporated Sandtown community dating back to the 19th century. A trail named in honor of this community would offer insight into the diversity and resiliency in local history.

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Contact: Michael J. Frenz 410-333-1560
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10. **MARYLAND STADIUM AUTHORITY**
Sports Entertainment Facilities Bonds 2025

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority issuing its second series of bonds in a principal aggregate amount not to exceed \$121,505,000 (the “Series 2025 Bonds”), a Comprehensive Financing Plan for the Series 2025 Bonds, and the Memoranda of Agreement between the Authority and the City of Aberdeen in connection with Leidos Field at Ripken Stadium (“Leidos Field”). The proceeds of the Series 2025 Bonds will partially finance capital projects at certain Maryland minor league baseball stadiums and Leidos Field, capitalized interest, and pay the costs of issuance of the Series 2025 Bonds.

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

Prior Approval: October 4, 2023 (Secretary’s Agenda, Item 13- Memoranda of Agreement)

Background: The Authority expects to issue the Series 2025 Bonds as tax exempt bonds in a principal amount not to exceed \$121,505,000 and designated as the Sports Entertainment Facilities Tax-Exempt Series 2025 (the “Series 2025 Bonds”).

The approval of this Item will authorize the Stadium Authority to issue up to \$121,505,000 of bonds as Series 2025 (or such other designations as approved by the Authority’s Executive Director or Chairman) with the proceeds to be used to:

- Pay costs related to the issuance of the bonds;
- Fund a capitalized interest account;
- Pay for continued design, capital repairs, construction and related costs in connection with five minor league baseball stadiums;
- Fund a debt service fund.

Approval of this Item includes approval of the Comprehensive Plan of Financing, which was approved by the Stadium Authority Board on March 4, 2025 and submitted to the fiscal committees of the General Assembly for review and comment on March 5, 2025, The Memorandum of Agreement, and Resolution of the Board of Public Works approving this bond issuance, financing plan and Memorandum of Agreement.

The Sports Entertainment Facilities and Events, Prince George’s County Blue Line Corridor Facilities, and Racing Facilities Act (the “Sports Facilities Act”) was enacted as Chapter 61 (HB 897) of the Acts of 2022 and amended by Chapter 468 (SB 442) of the Acts of 2023 (the “Amendment” and with the Sports Facilities Act, the “Act”) by the Maryland General Assembly. Subject to the terms and conditions set forth in the Act as amended, the Authority is authorized to issue up to \$220 million in bonds to finance the design, construction, equipping, and furnishing of any segment of a Sports Entertainment Facility (a “Sports Entertain Facility”) as defined in the Act.

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

Background (cont'd):

The Authority issued its first series of Sports Entertainment Facilities bonds (the “Series 2023 Bonds”) pursuant to the Act in October 2023 in the amount of \$98,495,000. The Series 2023 Bonds partially funded facilities assessments, predesign, capital repairs and construction for four minor league baseball stadiums (Arthur Perdue Stadium, Harry Grove Stadium, Prince George’s Stadium, and Regency Furniture Stadium, collectively, the “Project Stadiums”), and a facility assessment for Leidos Field. Each of the Project Stadiums have a Memorandum of Agreement (an “MOA”) required by the Act and approved by the Board at its meeting on October 4, 2023 (Secretary’s Agenda, Item 13). The Leidos Field MOA was limited in scope and provided for a facilities assessment only. The Authority and the City of Aberdeen have entered into an MOA consistent with those executed for the Project Stadiums to cover capital repairs and construction.

In accordance with the Act, the Series 2025 Bonds will be solely secured by, and payable from the Sports Entertainment Facilities Financing Fund.

The details of the proposed bond issuance are set forth in the Comprehensive Financing Plan. Bonds issued under the Act will not constitute a debt, liability, or pledge of the faith and credit or the taxing power of the State, the Authority, or any other governmental unit.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 23, 2025



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

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

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. 15 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)
Secretary's Agenda, Item 15 (10/16/2024)
Secretary's Agenda, Item 14 (11/20/2024)
Secretary's Agenda, Item 14 (12/18/2024)
Secretary's Agenda, Item 13 (1/29/2025)
Secretary's Agenda, Item 12 (2/12/2025)

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

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #15 – Demolition, Concrete, Screen Wall, Fire Protection, HVAC / Plumbing, Electrical / Fire Alarm, and Deep Foundations.

Term: 5/4/2023 - 5/2028

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11. MARYLAND STADIUM AUTHORITY (cont'd)

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:	\$ 26,330,152.32
GMP Package #11:	\$ 25,503,873.87
GMP Package #12:	\$ 3,931,512.09
GMP Package #13:	\$ 37,318,640.69
GMP Package #14:	\$ 12,326,638.04
GMP Package #15 (this Item):	<u>\$ 35,671,036.76</u>
Revised Amount:	\$353,755,510.86

MBE Participation (GMP 1 - 15): 36.67%

MBE Subgoals: African American 8%
Women 11%

MBE Compliance: 20.00%

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 #15 proceeded as follows:

Starting on January 17th, 2025, 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 Chiller Plant bids on construction packages for demolition, concrete, screen wall, fire protection, HVAC / plumbing, electrical / fire alarm, and deep foundations. The Chiller Plant serves the Camden Yards Sports Complex and is funded using football and baseball bonds. Competitive bids were received between February 21st and February 26th on various due dates by representatives from Gilbane.

BOARD OF PUBLIC WORKS
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11. MARYLAND STADIUM AUTHORITY (cont'd)

Remarks (cont'd):

Post-bid scope review meetings with selected trade contractors began on February 25th, 2025 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 #15 Package on March 21st, 2025. 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 fifteenth 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.

Resident Business: No
Fund Source: Series 2023 Bonds
Tax Compliance No.: 24-2495-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 23, 2025**

REVISED

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

**12. ST. MARY'S COLLEGE OF MARYLAND
*Prince George Residence Hall Renovation Project***

Recommendation: That the Board of Public Works approve St. Mary's College of Maryland awarding a design-build contract for the Prince George Residence Hall Renovation Project.

Description: Contract for the design-build for modifications to the Prince George Residence Hall.

Award: Sorensen Gross Company

Amount: \$3,008,364

Term: 4/23/2025 – 08/15/2025

Procurement Method: **Competitive Sealed Proposals**

Proposals:

<i>Firm</i>	<i>Technical Evaluation</i>	<i>Financial Proposal</i>	<i>Overall Ranking</i>
Sorensen Gross Company, Tysons Corner VA	Excellent	\$4,408,899 (4)	1
Harkins, Columbia MD	Excellent	\$5,063,341 (7)	2
Superior Structures, La Plata MD	Excellent	\$5,017,407 (6)	3
Thomas Park, Annapolis MD	Acceptable	\$3,153,212 (2)	4
PBI Commercial, Cockeysville MD	Acceptable	\$4,899,641 (5)	5
W.M. Davis, Leonardtwn MD	Marginal	\$2,296,480 (1)	6
Reliable Construction, Laurel MD	Marginal	\$3,816,891 (3)	7

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

Fund Source: SMCM College Funds

MBE Participation: **10%**



BOARD OF PUBLIC WORKS
SECRETARY'S
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April 23, 2025

REVISED

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

Remarks: A Request for Proposal (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on January 31, 2025, with the bid due date of March 17, 2025. The RFP was issued to renovate and modernize a residence hall to include both the design and build phases of work. The scope of the proposed renovation will address the interior of the building, including bathrooms, bedrooms, corridors, stairwells and painting throughout the building. Eight bid proposals were received by the proposal due date, and seven firms were deemed susceptible of receiving an award.

Sorenson Gross Company was determined by the evaluation committee to be the most advantageous to the College, as its proposal was ranked among the highest technically combined with lowest price of the highest technically rated group and considered the highest rated overall. They demonstrated the best understanding of the design-build SOW requirements and provided evidence of extensive experience with similar client projects.

The proposal pricing for all susceptible firms includes pricing for base bid plus add/alternate bids. Currently, the College is only seeking Board of Public Works approval for the base bid in the amount of \$3,008,364.

The recommended awardee proposed exceeding the 5% MBE participation goal established for this contract committing to 10% MBE participation.

Resident Business: No

MD Tax Clearance: 25-1070-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 23, 2025



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

13. **ST. MARY'S COLLEGE OF MARYLAND**
Encumbrance of State Pay-Go Funds

Recommendation: That the Board of Public Works approve St. Mary's College of Maryland encumbering PayGo Funds to procure a local area network (LAN) and a wireless local area network (WLAN) for the Maryland Heritage Interpretive Center (MHIC) project.

Description: Infrastructure and Installation of Equipment for LAN and WLAN

Procurement Method: DoIT Master Contract (CATS+ networkMaryland™ Contract Number F50B2600045 Work Order Ticket Number NTM0022139)

Award: Skyline Technology Solutions, Glen Burnie, MD

Amount: \$99,033

Term: 5/8/2025* - 11/27/2025 (*or earlier upon BPW approval)

Fund Source: PAYGO 2023 (002)

Remarks: The Department of Budget and Management approved the use of Pay-Go funds for the infrastructure and installation of equipment for the LAN and WLAN network requirements for the Maryland Heritage Interpretive Center (MHIC). All procurements conform to the *St. Mary's College of Maryland Procurement Policies and Procedures*.

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

Resident Business: Yes

MD Tax Clearance: 25-1062-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 23, 2025**



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

**14. ST. MARY'S COLLEGE OF MARYLAND
*Encumbrance of State Capital Funds***

Recommendation: That the Board of Public Works approves St. Mary's College of Maryland encumbering general obligation bond proceeds for Phase 2 of the construction of ADA compliant ramps for handicap access to Prince George Hall main entrance.

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

Description: Provide construction services for Phase 2 of the construction of ADA ramp to main entrance of Prince George Hall.

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Firm</i>	<i>Bids</i>	<i>Overall Ranking</i>
INL Construction, LLC, Oxon Hill, MD	\$41,298	1
Eric Wynes DBA Dade Star, Ft. Washington, MD	\$55,425	2
S.E. Davis, LaPlata, MD	\$66,470	3
PBI Commercial, Hunt Valley, MD	\$94,654	4
Fejes Construction, LLC, Leonardtown, MD	\$127,978	5
Real Services, Inc., York, PA	\$124,758	6

Award: INL Construction, LLC

Amount: \$41,298

Term: 5/8/2025* - 6/27/2025 (*or earlier upon BPW approval)

Fund Source: MCCBL 2023 (Maryland Department of Disabilities MCCBL 23-159)

Remarks: The Department of Budget and Management approved the use of obligation bond proceeds to Maryland Department of Disabilities. The Maryland Department of Disabilities has approved \$84,000 of proceeds to go towards Phase 2 of the ADA project for Prince George Hall entry access improvements.

BOARD OF PUBLIC WORKS
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14. **ST. MARY'S COLLEGE OF MARYLAND** (cont'd)

Remarks (cont'd):

An Invitation for Bids (IFB) was advertised on eMaryland Marketplace Advantage (eMMA) on January 15, 2025, with the bid due date of February 27, 2025. A public bid opening via Teams teleconference was held on February 27, 2025. Eight bids were received by bid due date and six firms were deemed susceptible of receiving an award.

Contract award is recommended to INL Construction, LLC based on their low bid price of \$41,298. All procurements conform to the *St. Mary's College of Maryland Procurement Policies and Procedures*.

Resident Business: Yes

MD Tax Clearance: 25-1177-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 23, 2025



Contact: Matthew Dryer 410-697-9687
matthew.dryer@maryland.gov

15. **DEPARTMENT OF INFORMATION TECHNOLOGY**
Resource Sharing Agreement, RSA Program

Recommendation: The Board of Public Works approve the State entering into a resource sharing agreement.

Authority: Section 3.5-307, State Finance & Procurement Article, Annotated Code of Maryland

Award: AT&T Mobility d/b/a New Cingular Wireless PCS, LLC

Term: 4/23/2025 – 04/22/2030 (5-year base)
4/23/2030 – 04/22/2035 (Option 1)
4/23/2035 – 04/22/2040 (Option 2)
4/23/2040 – 04/22/2045 (Option 3)

Amount: Projected Value of Agreement over twenty years = \$1,193,044.63

Compensation to State
\$235,725.63 (5-year base)
\$273,270.61 (Option 1)
\$316,795.54 (Option 2)
\$367,252.85 (Option 3)
\$1,193,044.63

Property location: 11767 Owings Mills Blvd, Owings Mills, Baltimore County

Requesting Agency Remarks: This revenue-generating transaction results from a resource sharing agreement between Maryland Public Television and AT&T Mobility. For this proposal, the State receives the benefit of monetary compensation for use of ground and tower space in support of telecommunications antennas located on the MPT tower at 11767 Owings Mills Blvd, Owings Mills, Baltimore County. Since the monetary value of the lease over the 20-year term is more than \$100,000, this item was submitted to the Legislative Policy Committee for review and comment and was posted on *eMarylandMarketplace*.

Fund Source: Revenue Generating- MPT

MD Tax Clearance: 25-0463-1010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
April 23, 2025



APP 1

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

A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

Contract ID: Emergency Service to Repair Heat in Dayrooms and Visitor Room at Patuxent Institution (PATX)
ADPICS No.: Q00P5602252

Contract Type: Maintenance

Contract Description: Emergency services to restore heat to the day rooms and visitor room of the Patuxent Institution.

Procurement Method: Emergency

Bids: Maryland Mechanical Systems, Inc.; Baltimore, MD \$79,1118.00
(Single Bid Received)

Award: Maryland Mechanical Systems, Inc.

Amount: \$79,118

Term: 12/16/2024 – 04/07/2025

Date Emergency Declared: 12/13/2024

Contract Award Date: 12/19/2024

Date Emergency Reported: 03/31/2025

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% General Funds

Appropriation Code: Q00D0001

Remarks: Nature of Emergency: On December 13, 2024, heating failed in several dayrooms and the visitation room at the DD building in the Patuxent Institution. With temperatures near freezing, it was imperative that heat be restored to these areas, including the recreation area. Without heat, the Incarcerated Individuals (II's) would not have been able to have visitors over the holidays, creating a hostile environment for II's and staff. These repairs were crucial and time-sensitive for maintaining a safe and healthy environment for both employees and II's. Furthermore, neglecting this issue could have exposed the Department and State to potential litigation.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
April 23, 2025



APP 2

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

Remarks (cont'd):

Basis for Selection: To remain competitive, emergency calls for quotes were made to three vendors; JPG Plumbing and Mechanical, Inc. (JPG), Maryland Mechanical Systems, Inc. (MMS), and M&M Welding and Fabricators, Inc. (M&M). These vendors are known for responding promptly to facility maintenance requests, are familiar with DPSCS facilities and security protocols, and have successfully completed similar work in the past. MMS was selected due to their immediate availability to respond. JPG and M&M were not available.

Reason for Late Report: DPSCS is late in reporting this emergency contract due to administrative errors that resulted in a delay in completing the contract paperwork and reporting the emergency procurement timely.

Resident Business: Yes

Tax Clearance: 25-0365-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 23, 2025



DNR 1

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

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

Recommendation: Approval to commit \$87,562 for the following **development** project.

PVAA Sports Complex Field Regrading and Maintenance Buildings Phase I - \$87,562.50
Allegany County
POS #7796-1-482 MD20250306-0133

Background: Construct improvements at the Potomac Valley Athletic Association Sports Complex including regrading the ballfields, adding new infield mix, constructing new maintenance sheds, repairing fences, and related site amenities.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$87,562.50

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 23, 2025



DNR 2

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

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

Recommendation: Approval to commit \$10,000,000 for the following **acquisition** project.

Carroll Island Park – Bowley’s Quarters Property Acquisition - \$10,000,000
Baltimore County
POS #7797-3-529 MD20250129-0055

Background: Acquire approximately 84.58 waterfront acres of the former C.P. Crane Power Plant site along Seneca Creek for a future park. Proposed park plans include preserving a significant portion of the woodlands and developing areas for waterfront recreational activities.

Appraised Value: Everett Benfield Advisors \$10,570,000
Dunkin Real Estate Advisors \$14,420,000

Property Cost: \$10,000,000

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$2,647.11

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$5,380,386.13

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$4,616,966.76

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
April 23, 2025



DNR 3

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

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

Recommendation: Approval to commit \$1,757,408 for the following **development** projects.

1. Millard Cooper Park Improvements - \$172,871.65

Town of Sykesville
POS #7782-6-438 MD20250129-0049

Background: Construct improvements at Millard Cooper Park including upgrading park lighting, retrofitting the pavilion roof, expanding the parking lot, and related site amenities.

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$47,194.38

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$125,677.27

2. Carroll County Sports Complex Site Improvements Phase I - \$1,530,000

Carroll County
POS #7784-6-439 MD20250129-0052

Background: Construct improvements at the Carroll County Sports Complex including the reconstruction of the athletic fields, installation of new sidewalks, bleachers, dugouts, fencing, scoreboards, stormwater management, and related site amenities.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$700,397.03

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$829,602.97

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 23, 2025



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

3. Melvin Miller Memorial Park Pavilion and Picnic Area - \$54,537.25

Town of Hampstead
POS #7785-6-440 MD20250129-0053

Background: Construct a new pavilion with concrete pad, picnic tables, and associated site amenities at Melvin Miller Park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$54,537.25

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 23, 2025



DNR 5

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

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

Recommendation: Approval to commit \$72,000 for the following **development** project.

Hurlock Athletic Complex - Pickleball Courts – \$72,000
Dorchester County
POS# 7817-9-202 MD20250306-0134

Background: Resurface and reline three existing tennis courts. Two of the courts will be lined for pickleball only. The third court will be lined for tennis and pickleball.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$72,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 23, 2025



DNR 6

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

5A. **PROGRAM OPEN SPACE LOCAL SHARE/
LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**
Frederick County

Recommendation: Approval to commit \$951,065 for the following **development** projects.

1. Remsberg Park - Pickleball Court Sound Attenuation – \$25,838

Town of Middletown
POS# 7815-10-517 MD20250227-0122

Background: Purchase and install sound attenuation paneling for the pickleball court at the park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$25,838.00

2. Middletown Community Park Skate Spot - \$76,549

Frederick County
LPPI #LPPI-10-50

Background: Additional funding to construct a skate spot with associated site amenities at Middletown Community Park.

Prior Approval: \$300,000.00 (DNR-RP Item 2A(6) [December 21, 2022])

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$70,760.51

Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$5,788.49

3. Old National Pike District Park Improvements - \$609,487.74

Frederick County
LPPI #LPPI-10-77

Background: Construct multiple improvements including picnic shelters, multi-sports courts, paved hiker/biker trails, roadways, parking lots, and associated site amenities at Old National Pike District Park. Project also includes new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$609,487.74

5A. **PROGRAM OPEN SPACE LOCAL SHARE**
LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE (cont'd)
Frederick County

4. ***Catoctin Creek Nature Center Sensory Trail and Educational Improvements - \$102,949.85***

Frederick County
LPPI #LPPI-10-78

Background: Purchase and install tactile signs, Braille panels, nature sculptures, and guide ropes to provide enhanced accessibility and amenities for visually impaired visitors to the Catoctin Creek Nature Center.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$102,949.85

5. ***Wiles Branch Park Triple Shootout Basketball - \$6,240.73***

Town of Middletown
LPPI #LPPI-10-76

Background: Purchase and install a triple shoot-out basketball equipment with concrete pad at Wiles Branch Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$6,240.73

6. ***Woodsboro Regional Park Improvements - \$130,000***

Town of Woodsboro
LPPI #LPPI-10-79

Background: Construct improvements including running electricity to multiple pavilions, installing lamp posts, extending water lines, insulating the restrooms and associated site amenities at Woodsboro Regional Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$130,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 23, 2025



DNR 8

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

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

Recommendation: Approval to commit \$20,100 for the following **development** project.

Friendsville Memorial Park - Recreational Parking Lot Pavilion - \$20,100

Garrett County

POS #7807-11-319 MD20250129-0048

Background: Construct a new pavilion for public use near the recreational parking area.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023

Program Open Space Local

Source Code: 24011 \$20,100.00

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
April 23, 2025



DNR 9

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

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

Recommendation: Approval to commit \$2,000,000 for the following **development** project.

RedGate Park Master Plan Implementation – \$2,000,000

City of Rockville

POS# 7810-15-745 MD20250212-0084

Background: Design and construct three picnic pavilions, a dog park, restroom building, paths, related infrastructure, grading and stormwater management, and related site amenities at RedGate Park.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$2,000,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
April 23, 2025



DNR 10

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

8A. PROGRAM OPEN SPACE LOCAL SHARE
Talbot County

Recommendation: Approval to commit \$133,428 for the following **planning** and **development** projects.

1. Talbot County - 2027 LPPRP – \$25,000

Talbot County
POS# 7819-20-146 MD20250310-0140

Background: Funding to complete the Talbot County 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$25,000.00

2. Talbot County Community Center - PA/Sound System – \$108,428

Talbot County
POS# 7820-20-147 MD20250310-0141

Background: Purchase and install a public announcement/sound system for the Talbot County Community Center.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$1,451.59

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$106,976.41

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
April 23, 2025



DNR 11

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

9A. **PROGRAM OPEN SPACE LOCAL SHARE**
Washington County

Recommendation: Approval to commit \$135,000 for the following **development** project.

City Park Burnap Parking Lot Improvement - \$135,000

City of Hagerstown

POS #7787-21-439 MD20250129-0054

Background: Construct improvements to the existing gravel Burnap parking lot at City Park by paving with asphalt, installing concrete curbs, adding line striping, and a stormwater pond.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022

Program Open Space Local

Source Code: 23002 \$51,750.07

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

Program Open Space Local

Source Code: 24011 \$83,249.93

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
 Department of Natural Resources – Real Property
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 April 23, 2025



DNR 12

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

10A. RURAL LEGACY PROGRAM FUNDS
Baltimore County

Recommendation: Approval to grant \$85,491 to The **Land Preservation Trust, Inc.**, from Rural Legacy Funds to acquire an 18.45-acre conservation easement.

Piney Run Rural Legacy Area – Brooke Leidner and Luke Mays Property

Prior Approval: Piney Run Rural Legacy Area Grant for easement acquisitions:
 DNR RP Item 15A (8/23/2023) \$2,818,675 for FY 2024

Project Description: Acquisition of this conservation easement will protect productive agricultural land. The property drains into an unnamed tributary to Piney Branch before ultimately draining into Loch Raven Reservoir. Loch Raven Reservoir is a source of drinking water for the Baltimore Metropolitan Area. The property is located in the heart of a permanently preserved easement block of more than 20,000 contiguous acres. This Rural Legacy easement, RL No. 35458, will be held by the Department of Natural Resources and The Land Preservation Trust, Inc.

Easement Value: \$79,013 (\$4,282.55 per acre)

Purchase Price: \$79,013 (\$4,282.55 per acre)

Total Other DNR Costs:

Administrative:	\$ 2,370.00
Incidental:	\$ 2,923.00
Compliance:	<u>\$ 1,185.00</u>
	\$ 6,478.00

Amount Requested: \$85,491

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
 Rural Legacy Program
 Source Code: 23003 \$85,491.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
 Department of Natural Resources – Real Property
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DNR 13

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

11A. RURAL LEGACY PROGRAM FUNDS
St. Mary's County

Recommendation: Approval to grant \$491,873.08 to **The Patuxent Tidewater Land Trust, Inc.**, from Rural Legacy Funds to acquire a 136.44-acre conservation easement.

Huntersville Rural Legacy Area – Bowling 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 preserve productive forested lands, as well as protect approximately 6,570 linear feet of forested stream buffers along multiple unnamed tributaries before their confluence offsite with the Patuxent River. The U.S. Department of the Navy is contributing \$75,000 towards the cost of the easement. This Rural Legacy easement, RL #35368, will be held by the Department of Natural Resources, the U.S. Navy, and The Patuxent Tidewater Land Trust, Inc.

Easement Value: \$508,863.60 (\$3,729.58 per acre)

Purchase Price: \$508,863.60 (\$3,729.58 per acre)

Funding Sources: \$433,863.60 DNR
 \$ 75,000.00 U.S. Department of the Navy

Total Other DNR Costs: Administrative: \$15,265.91
 Incidental: \$35,110.62
 Compliance: \$ 7,632.95
 \$58,009.48

Amount Requested: \$491,873.08

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
 Rural Legacy Program
 Source Code: 23003 \$491,873.08

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
April 23, 2025



DNR 14

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

12A. PROGRAM OPEN SPACE STATE SHARE
Anne Arundel County (Wallace)

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

Description: This mostly forested property is located along Log Inn Road and will be managed by Maryland Park Service as an addition to Sandy Point State Park. Acquisition presents a unique expansion opportunity, preserves habitat for Forest Interior Dwelling Species, protects water quality in the Severn River watershed, and buffers existing state lands.

POS Scoring System: 44 out of 100

Targeted Ecological Area: No

Grantor: Bernard Wallace, Jr.

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

Property: 2.68+/- acres, unimproved, POS No. 35268

Price: \$85,000

Appraisals: \$93,000 (10/3/24) – Terry R. Dunkin
\$71,000 (9/13/24) – Beth L. Riedel
All appraisals reviewed by Gary Leak, Review Appraiser

Stabilization Funds: \$8,500

Stabilization funds are authorized to stabilize the structural integrity of improvements existing on land at the time of acquisition, eliminate health and safety hazards, protect water quality, and provide public access. See Natural Resources Article §5-903(f).

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$93,500.00

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
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April 23, 2025



DNR 15

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

13A. PROGRAM OPEN SPACE STATE SHARE
Charles County (Morgan Parcel 128)

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

Description: This improved, mostly forested property is located along Nanjemoy Creek and will be managed by Maryland Wildlife and Heritage Service as an addition to Nanjemoy Creek Wildlife Management Area. Located in a National Audubon Society recognized Important Bird Area, acquisition will protect water quality and provide additional lands for public fishing, hiking, birding, and waterfowl hunting, including the potential for accessible hunting opportunities. Areas along the shoreline where natural habitats occur, such as marshes and coastal forests, have the potential to reduce the impact of coastal hazards (flooding and erosion) to adjacent coastal communities by dampening waves, stabilizing sediment, and absorbing water. Natural features can also adapt to changing conditions within dynamic coastal environments, and thus have the ability to provide climate change resiliency benefits over the long term.

POS Scoring System: 100 out of 100

Targeted Ecological Area: Yes

Grantor: Stephen K. Morgan

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

Property: 55.86+/- acres, improved, POS No. 35215

Price: \$745,000

Appraisals: \$700,000 (9/19/24) – Melody C. Campbell
\$750,000 (9/25/24) – Phillip C. Elliott

All appraisals reviewed by Gary Leak, Review Appraiser

Stabilization funds: \$74,500

Stabilization funds are authorized to stabilize the structural integrity of improvements existing on land at the time of acquisition, eliminate health and safety hazards, protect water quality, and provide public access. DNR intends to use a portion of the funds to dispose, by razing, certain current structures that would not be a part of the management plan for Maryland Wildlife and Heritage Service. See Natural Resources Article §5-903(f) and §5-904(e).

Board of Public Works
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13A. **PROGRAM OPEN SPACE STATE SHARE** *(cont'd)*
Charles County (Morgan Parcel 128)

Fund Source: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Program Open Space Heritage Conservation Fund
Source Code: 21010 \$745,000

Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$74,500

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
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April 23, 2025



DNR 17

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

14A. PROGRAM OPEN SPACE STATE SHARE
Worcester County (Hodgens Swank)

Recommendation: That the Board of Public Works approve:

- 1) DNR accepting an assignment of an Agreement of Sale from Lower Shore Land Trust of its right to purchase property totaling 41.20+/- acres;
- 2) DNR acquiring the property in fee simple; and
- 3) The payment of incidental costs expended by Lower Shore Land Trust.

Description: This property is adjacent to Chesapeake Forest Lands and will be managed by the Maryland Forest Service. The Maryland Forest Service manages working forest lands to produce sustainable forest products and provide for outdoor recreational opportunities, helping to maintain the local resource-based economy. Located on the outskirts of the Town of Berlin, the property will provide new, direct access for residents into the existing state lands and its developing trail system. Acquisition will expand public recreational opportunities for hiking and birding, provide opportunities for reforestation, and buffer Forest Interior Dwelling Species habitat recognized by the National Audubon Society as an Important Bird Area.

POS Scoring System: 71 out of 100

Targeted Ecological Area: No

Grantor: Paula J. Swank and Timothy M. Hodgens

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

Property: 41.20+/- acres, unimproved, POS No. 34828

Price: \$610,000

Appraisals: \$618,000 (3/16/24) – Melville Patrick Peters
\$536,000 (3/22/24) – Karen E. Ranney
All appraisals reviewed by Gary Leak, Review Appraiser

Incidentals to Land Trust: \$22,095 (total not to exceed)

Reimbursements:	Administrative fee:	\$ 18,300
	Environmental due diligence	\$ 3,080
	Survey	\$ 715

Stabilization funds: \$61,000

Stabilization funds are authorized to stabilize the structural integrity of improvements existing on land at the time of acquisition, eliminate health and safety hazards, protect water quality, and provide public access. See Natural Resources Article §5-903(f).

Board of Public Works
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14A. **PROGRAM OPEN SPACE STATE SHARE** *(cont'd)*
Worcester County (Hodgens Swank)

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$693,095

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds and General Fund (PayGo) funding for the following contracts totaling: \$8,360,953.

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

1.0 University of Maryland, College Park
Shady Grove Educational Center

1.1 Description: One (1) Mill/Drill, Bandsaw and Lathe Shop Equipment
Procurement Method: Delegated Procurement
Award: AMTEK Company, Inc, Arnold, MD
Amount: \$14,042
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of an academic facility at Shady Grove Educational Center. Item 248.*
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 25-0720-1111

1.2 Description: One (1) Metal Forming Machine
Procurement Method: Delegated Procurement
Award: AMTEK Company Inc. Arnold, MD
Amount: \$1,863
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of an academic facility at Shady Grove Educational Center. Item 248.*
MBE Participation: 0%.
Resident Business: Yes **MD Tax Clearance:** 25-0738-1111

1.3 Description: Spectrometers and Benchtop Orbital Shakers
Procurement Method: Cooperative Agreement, (UMB Contract # 91024, OMNIA Cooperative Contract # 2021002889).
Award: Fisher Scientific Company LLC, Hanover Park, IL.
Amount: \$47,553
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of an academic facility at Shady Grove Educational Center. Item 248.*
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0816-1110

1-GM. GENERAL MISCELLANEOUS (cont'd)

1.4 Description: One (1) Real-Time Thermal Cycler (PCR).
Procurement Method: Cooperative Agreement, (UMB Contract # 91024, OMNIA Cooperative Contract # 2021002889).
Award: Fisher Scientific Company LLC, Hanover Park, IL.
Amount: \$27,500
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of an academic facility at Shady Grove Educational Center.* Item 248.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0716-1110

1.5 Description: One (1) SeqStudio Genetic Analyzer
Procurement Method: Cooperative Agreement, (UMB Contract # 91024, OMNIA Cooperative Contract # 2021002889).
Award: Fisher Scientific Company LLC, Hanover Park, IL.
Amount: \$43,564
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of an academic facility at Shady Grove Educational Center.* Item 248.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0717-1110

1.6 Description: One (1) CytPix IAFC Benchtop Flow Cytometer.
Procurement Method: Cooperative Agreement, (UMB Contract # 91024, OMNIA Cooperative Contract # 2021002889).
Award: Fisher Scientific Company LLC, Hanover Park, IL.
Amount: \$116,564
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of an academic facility at Shady Grove Educational Center.* Item 248.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0815-1110

1.7 Description: One (1) Mateo FL Inverted Fluorescence Microscope
Procurement Method: Cooperative Agreement, (UMB Contract # 91024, OMNIA Cooperative Contract # 2021002889).
Award: Fisher Scientific Company LLC, Hanover Park, IL.
Amount: \$34,295
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of an academic facility at Shady Grove Educational Center.* Item 248.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0718-1110

1-GM. GENERAL MISCELLANEOUS (cont'd)

2.0 University of Maryland, College Park
Chemistry Wing 1 Replacement

2.1 Description: Four (4) Ultra-Low Temperature Freezers.
Procurement Method: Cooperative Agreement, (UMB Contract # 91024, OMNIA Cooperative Contract # 2021002889).
Award: Fisher Scientific Company LLC, Hanover Park, IL.
Amount: \$56,310
Fund Source MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement.* Item 105.
MBE Participation 0%
Resident Business: No **MD Tax Clearance:** 25-0714-1110

2.2 Description: One (1) INNOVA 44R 1 IN ORBIT 120V Stackable Incubator Shakers.
Procurement Method: Cooperative Agreement, (UMB Contract # 91024, OMNIA Cooperative Contract # 2021002889).
Award: Fisher Scientific Company LLC, Hanover Park, IL.
Amount: \$65,301
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement.* UMD #FM22-11517. Item 105.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0713-1110

2.3 Description: One (1) OPTIMA XE 100 Ultracentrifuge System and Accessories.
Procurement Method: Cooperative Agreement, (UMB Contract # 91024, OMNIA Cooperative Contract # 2021002889).
Award: Fisher Scientific Company LLC, Hanover Park, IL.
Amount: \$65,730
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement.* Item 105.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0712-1110

1-GM. GENERAL MISCELLANEOUS (cont'd)

2.4 Description: Two (2) Centrifuges with Accessories.
Procurement Method: Cooperative Agreement, (UMB Contract # 91024, OMNIA Cooperative Contract # 2021002889).
Award: Fisher Scientific Company LLC, Hanover Park, IL.
Amount: \$102,353
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement.* Item 105.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0715-1110

2.5 Description: One (1) Axio Imager with Imaging Workstation optimized for Microspectroscopy
Procurement Method: Cooperative Agreement - UMB Contract # IFB88876JAH
Award: Hitech Instruments, Inc, Pennsburg, PA
Amount: \$76,301
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement.* Item 105.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0719-1100

2.6 Description: One (1) Benchtop Freeze Dryer and Accessories.
Procurement Method: Cooperative Agreement – E&I Cooperative Contract # CNR01459
Award: VWR International, LLC, Radnor, PA.
Amount: \$18,699
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement.* Item 105.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0964-1101

2.7 Description: One (1) Ultrasonic Cell System and Accessories
Procurement Method: Cooperative Agreement – E&I Cooperative Contract # CNR01459
Award: VWR International, LLC, Radnor, PA.
Amount: \$6,535
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement.* Item 105.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0965-1101



1-GM. GENERAL MISCELLANEOUS (cont'd)

3.0 University of Maryland, Baltimore
School of Medicine Mechanical and Window Replacement

3.1 Description: Renovation of existing bathrooms, repair and replacement of exterior windows, replacement of HVAC systems, replacement of interior lighting, and updates to sprinklers and fire alarm systems.
Procurement Method: Task Order under On Call General Contracting
Award : Oak Contracting LLC., Towson, MD
Amount: \$7,654,165
Fund Source: General Funds (FY 2023 PayGo Funds): \$2,909,683;
 University funds:\$4,744,482
MBE Participation: 30.1%; Subgoals of: 9% African-American Owned; 3% Hispanic-American Owned; 2% Asian-American Owned
Resident Business: Yes **MD Tax Clearance:** 24-5338-1110

4.0 University of Maryland, Baltimore for
University of Maryland, Baltimore County
Sherman Hall Renewal

4.1 Description: Construction Management at Risk Services for Sherman Hall Renewal
Procurement Method: Competitive Sealed Proposals
Award : The Whiting Turner Contracting Company, Baltimore, MD
Amount: \$30,178
Fund Source: MCCBL of 2022: *Provide funds to continue design of the renovation of Sherman Hall.* Item 111.
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 25-1003-1111

<p>BOARD OF PUBLIC WORKS</p> <p>APPROVED</p> <p>DISAPPROVED</p> <p>WITH DISCUSSION</p>	<p>THIS ITEM WAS:</p> <p>DEFERRED WITHDRAWN</p> <p>WITHOUT DISCUSSION</p>
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Board of Public Works
University System of Maryland
Supplement
April 23, 2025



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

2-S. FROSTBURG STATE UNIVERSITY
Service Contract

Contract ID: Student Counseling Services - RFP No. FSU-P25-05

Recommendation: Award service contract.

Contract Description: Provide comprehensive on-campus student counseling services including medication management and twenty-four hour crisis management.

Award: University of Pittsburgh Medical Center (UPMC) Western Maryland, Cumberland, MD

Procurement Method: Competitive Sealed Proposals

Contract Term: 5/8/2025* – 5/3/2030 Base Term (w/one 5-year renewal option)
*or earlier upon BPW approval

Amount: \$3,600,000 (Five-year Base Term)
\$3,600,000 (Five-year Renewal Option)
\$7,200,000 (Not-to-Exceed Total)

Proposals:

<i>Firm</i>	<i>Technical Ranking</i>	<i>Financial Ranking</i>	<i>Financial Proposal</i>	<i>Overall Ranking</i>
UPMC Western Maryland; Cumberland, MD	1	1	\$7,200,000	1
Thrive Behavioral Health; Millersville, MD	2	2	\$25,500,000	2

Fund Source: Institutional Funds

MBE Participation: 0%

Incumbent: Same

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2-S. FROSTBURG STATE UNIVERSITY (cont'd)

Requesting Institution Remarks: Frostburg State University issued a Request for Proposal (RFP3 FSU-P25-05) in October 2024. The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) and was directly solicited to four (4) vendors. FSU received two (2) proposals. The contract is being awarded to the vendor with the highest combined technical and financial proposal.

This contract will provide FSU with the appropriate level of mental health care for students on a full-time basis, including emergency calls. The services provided under this contract include clinical treatment modalities, psychiatric medication management, and 24-hour crisis management for a population of approximately 4,000 undergraduate and graduate students.

There is no Minority Business Enterprise goal on this contract as there are no subcontracting opportunities.

Resident Business: Yes

MD Tax Clearance: 25-0086-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 23, 2025



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

3-S. FROSTBURG STATE UNIVERSITY
Service Contract

Contract ID: Dining Services - RFP No. FSU-P25-03

Recommendation: That the Board of Public works approve the contract award for comprehensive campus dining services.

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

Award: Aladdin Food Management Services, LLC, Canonsburg, PA

Contract Term: 5/23/2025 – 5/22/2030 Base Term (w/one 5-year renewal option)

Amount: \$34,000,000 (Five-year Base Term)
\$36,000,000 (Five-year Renewal Option)
\$70,000,000

Procurement Method: Competitive Sealed Proposals

Proposals:

<u>Proposals</u>	<u>Technical</u>	<u>Financial</u>	<u>Gross Revenue</u>	<u>Cost</u>	<u>Net Revenue</u>	<u>Overall Ranking</u>
Aladdin, Canonsburg, PA	1	1	\$95,400,000	\$70,000,000	\$25,400,000	1
Aramark, Philadelphia, PA	3	2	\$93,500,000	\$68,400,000	\$25,100,000	2
Chartwells, Charlotte, NC	2	3	\$92,900,000	\$73,500,000	\$19,400,000	3

Note: Estimates based on FY 2025 budgeted meal plans & commissions were based on historical sales.

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3-S. FROSTBURG STATE UNIVERSITY (cont'd)

Fund Source: Institutional Funds
MBE Participation: 7.2% (See Requesting Institution Remarks)
Performance Security: \$1 million performance bond

Requesting Institution Remarks: The University issued a Request for Proposal (RFP# FSU-P25-03) in August 2024. The solicitation was advertised on eMaryland Marketplace Advantage. Frostburg State University (FSU) received three (3) proposals. The contract award is recommended to the vendor with the highest combined ranking considering both the technical and financial proposals, Aladdin Food Management Services, LLC.

The Contractor will provide all labor, management, materials, and supplies necessary to perform the required services. In addition to the costs of the contract, FSU will receive commissions of 19% on all non-franchised retail sales, external catering, and concessions; and 5% on franchised retail sales. The contractor has proposed capital investments to upgrade facilities, required franchise refreshes and the implementation of new food service concepts. The capital investments total is \$6.8 million and will be amortized over a 10-year period.

For each year of the contract, the contractor will provide \$150,000 in dining maintenance, recruitment, and pre-semester meals for students along with \$100,000 in FSU scholarships. The actual costs will be a function of the volume of meal plans purchased by students and the volume of catering sales. The source of funding for the contract will be dining program revenues paid by students, catering and retail sales. This contract is expected to generate net revenue for the University in the amount of approximately \$11.6 million in meal plans and approximately \$4.5 million in commissions on concessions, catering, and retail sales over the potential ten-year term of the contract.

The MBE goal established on this procurement, in consultation with the Governor's Office of Small, Minority & Women Business Affairs, was 2.1%. The contractor has agreed to an MBE participation of 7.2% which exceeds the goal by 5.1%.

USM Board of Regents: The USM Board of Regents approved this contract award on April 11, 2025.

Resident Business: No **MD Tax Clearance:** 25-0290-1111

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



REVISED

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

**4-S. UNIVERSITY OF MARYLAND, BALTIMORE
*Service Contract***

Contract ID: Advertising and Media Buying Services-91071

Contract Description: Multiple-award contract to provide advertising, marketing and media buying services for campaigns initiated by the University that can be utilized campus wide.

Awards: Furman Roth; New York, NY
Net Natives; Brooklyn, NY
Vision Point; Raleigh, NC

Term: 5/8/2025* - 4/23/2026 (w/five 1-year renewal options)
*or earlier upon BPW approval

Amount: \$2,000,000 not-to-exceed 1-year base contract
\$2,000,000 not-to-exceed 1st renewal option
\$2,000,000 not-to-exceed 2nd renewal option
\$2,000,000 not-to-exceed 3rd renewal option
\$2,000,000 not-to-exceed 4th renewal option
\$2,000,000 not-to-exceed 5th renewal option
\$12,000,000

Procurement Method: Competitive Sealed Proposals

Proposals:

Offeror	Location	Technical Rank	Financial Rank	Pricing (Management Fee)	Overall Rank
Net Natives	Brooklyn, NY	1	2	15% = 300,000 on 2m spend	1
Furman Roth	New York, NY	2	1	14% = 280,000 on 2m spend	2
Vision Point	Raleigh, NC	3	2	15% = 300,000 on 2m spend	3
[...]	[...]	[...]	[...]	[...]	[...]

[...]

REVISED

4-S. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)

MBE Participation: 30% (Net Natives; Vision Point)
(See Requesting Institution Remarks)

MBE Waiver: 100% (Furman Roth) (See Requesting Institution Remarks)

Performance Bond: None

Requesting Institution Remarks: This contract will serve all seven schools at UMB the Office of Communications and Marketing and the Office of Communication and Public Affairs.

As needed, the awarded vendors shall provide advertising and media buying services both in local markets and nationally. The digital advertising media buying services may include, but are not limited to, any of the following:

1) Paid Search: Regular campaign management and optimization via bid management tools; campaign, ad group, and keyword creation; ad copy development; ongoing testing and optimization; set-up and maintenance of audience lists; landing page recommendations and development.

2) Display: (*Prospecting, Retargeting, Native and Online Video/Audio*): Media planning and buying, leveraging appropriate advertising networks and/or sites; ongoing optimization of campaigns, site exclusions, frequency caps, etc.; sequential messaging recommendations and implementation; regular management directly with vendors and/or through a demand side platform (DSP); pixel mapping; ad and landing page development and implementation.

3) Mobile: Identifying standout media opportunities, and maximizing conversations through best practices, identifying trends.

4) Paid Social: Leveraging social media sites for acquisition purposes; actively managing and optimizing campaigns, ongoing testing, creation of messaging and recommended imagery.

The contract includes data collection and analysis of all launched advertising campaigns, access to and creation of digital creative assets, and leveraging of vendor partnerships with industry specific managed platforms and media outlets to assist in meeting each school's unique needs and desired goals. Secondary competition will be sought for each project among awarded vendors via TORP.

REVISED

4-S. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)

Requesting Institution Remarks (cont'd):

The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) and directly solicited to two vendors. A total of fifteen (15) proposals were received. Of these, one (1) proposal was deemed non-responsive (file was corrupt and could not be downloaded from eMMA), seven (7) offerors did not meet the minimum technical score and were deemed not susceptible for contract award. Of the seven (7) remaining offerors, the four (4) technically highest scoring offerors were short-listed and invited to conduct oral presentations. Finally, one (1) remaining offeror did not adhere to the price sheet or pricing structure and was also deemed non-responsive. A diverse team of evaluation committee members, composed of representatives from UMB's seven schools and HR and Communications offices, evaluated the proposals.

The RFP allowed for one or more awards to be made at UMB's discretion. The evaluation committee unanimously agreed that a multi-award to Net Natives, Furman Roth and Vision Point presented the most diverse and advantageous service options for the University.

Net Natives and Vision Point have agreed to meet the 30% MBE goal. Furman Roth requested a waiver from the MBE goal, and it was granted by the University. It was determined that Furman Roth made good faith effort to partner with an MBE with no success due to logistical and technological capabilities required by the vendor to utilize their service platform.

Fund Source: Institutional Funds

Resident Business: No

MD Tax Clearance:

Furman Roth	25-0429-0000
Net Natives	25-0430-0001
Vision Point	25-0431-0010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 23, 2025



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

5-S-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK
Implementation Services Contract Modification

Contract ID: SaaS Enterprise Resource Planning (ERP) System Implementation

Contract Approval: USM Item 3-S (12/2/2020)

Contractor: Huron Consulting Services, LLC, Chicago, IL

Contract Description: Award two contracts: 1) implement Software as a Service (SaaS) Human Capital Management, Finance, and Student ERP system to replace current legacy ERP systems and 2) award SaaS subscription services.

Modification Description: Request approval to modify the ERP Implementation Partner contract with Huron Consulting, LLC to increase the contract to \$74,442,900 and extend the contract through December 31, 2028.

Original Term: 1/4/2021 – 12/31/2026

Modification Term: 1/1/2027 – 12/31/2028

Original Amount: \$42,678,207

Modification Amount: \$31,764,692

Revised Amount: \$74,442,900

Original Procurement Method: Competitive Sealed Proposals

MBE Participation: 0% (See Requesting Institution Remarks)

Performance Security: N/A

Requesting Institution Remarks: The Board of Public Works previously approved a SaaS Enterprise Resource Planning (ERP) System Implementation contract and a contract with Workday for the Software application (USM Item 3-S, 12/2/2020). The Board of Public Works subsequently approved a modification to the Workday contract extending the base subscription through 2035 with three additional 2-year options to extend (USM Item 3-S-MOD, 1/8/2025).

5-S-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)

Requesting Institution Remarks (cont'd):

The University initially planned to go-live with Human Capital Management (HCM) and Finance modules on July 1, 2023, and the Student module on August 1, 2026. HCM and Finance modules were delayed for 15 months and went live on November 15, 2024. The 15-month delay was due to difficulty with payroll integrations, complexity to configure Workday for UMCP's personnel types and funding sources, and organizational readiness. The revised planned go-live for the Student module is Fall 2028.

The delay in the launch of HCM and Finance coupled with the complexity of the UMCP academic enterprise has resulted in a delay of implementation of the Student phase of the ERP project to Fall 2028. 54,412 implementation partner hours totaling \$12,119,590, originally intended for the Student implementation, were repurposed to HCM and Finance. Additional support for partner institutions UMCES/UMES during the 15-month HCM and Finance delay was also needed. A portion of hours were used as originally intended for planning of the Student System. The repurposing of consulting hours allowed UMCP to ensure HCM and Finance integrations and configurations were working properly and that the campuses were ready for the transition. The result was a highly successful go-live event for Workday HCM and Finance in November 2024.

The original Huron implementation partner contract did not contemplate the 15-month delay in HCM and Finance systems implementation, resulting in a further delay of the Student System, and the redirection of 54,412 implementation partner hours. HCM and Finance are required for, and tightly integrated with, the Workday Student System.

The Student system will be responsible for registration and billing of over \$900 million in tuition, fees, housing and dining revenue annually. It is the most complex of the three systems to implement and is dependent on and tightly integrated with the HCM and Finance modules. It is replacing 10 interwoven legacy systems that have been highly customized over decades and will have a number of integrations with related cloud-based solutions. The Student Implementation represented 48% of the originally anticipated implementation costs.

The University is requesting approval to increase implementation partner hours by an additional 190,356 at a cost of \$29,264,693 and a contingency of \$2,500,000 to complete the deployment of the Student module in Fall 2028. The additional hours are required for Workday Student architecture, design, and deployment activities. There was no MBE goal established on the contract as there are no subcontracting opportunities.

This contract modification was approved by the Board of Regents on April 11, 2024.

Board of Public Works
University System of Maryland
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April 23, 2025



5-S-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)

Fund Source: Institutional Funds

Resident Business: No

MD Tax Clearance: 25-0969-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 23, 2025



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

**6-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK
*On-Call Architectural / Engineering Design Services Contract-
First Renewal Option***

Contract ID: Architecture and Engineering Design Services Indefinite Delivery Contract (IDC); Request For Proposal No. 122920

Prior Approval: USM Item 2-A/E (5/3/2023) (\$5 million Not to Exceed – 2-year base period)

Contractors:

Ayers Saint Gross	Baltimore, MD
Design Collective, Inc.	Baltimore, MD
GWWO Architects	Baltimore, MD
Little Diversified Architectural Consulting, Inc.	McLean, VA
Johnson, Mirmiran & Thompson Architecture	Hunt Valley, MD
Marshall Craft Associates, Inc.	Baltimore, MD
Whitman, Requardt & Associates	Baltimore, MD

Contract Description: Multiple awards for Architectural/Engineering design services to support new construction, minor construction, and renovation projects at the University of Maryland, College Park and other institutions of the University System of Maryland on an as-needed basis.

Option Description: Exercise first renewal option

Original Term: 5/8/2023 – 5/7/2025 (2-year base w/three 1-year renewal options)

Option Term: 5/8/2025 – 5/7/2026 (first renewal)

Option Amount: \$2,500,000 (first renewal-not-to-exceed)

Original Amount:

\$5,000,000 (not to exceed) 2-year base term
\$2,500,000 (not to exceed) (first renewal option)
\$2,500,000 (not to exceed) (second renewal option)
<u>\$2,500,000 (not to exceed)</u> (third renewal option)
\$12,500,000 (not to exceed) Total

Revised Contract Amount: \$7,500,000

Procurement Method: Competitive Sealed Proposals

Board of Public Works
University System of Maryland
Supplement
April 23, 2025



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

**7-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
Colwell Center Roof Replacement and Improvements – Bid Package 4 of 5**

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

Recommendation: Award construction bid package 4 of 5. Bid Package 4 includes general construction, overhead scaffolding protection, fabric roof, subcontractor default insurance, Owner allowances, CM Allowances, CM general conditions, CM Contingency, and CM Fee.

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

Prior Approval: USM Item 5-C (5/15/2024) (pre-construction services)
USM Item 7-C-BP (7/3/2024) (bid package 1)
USM Item 13-C-BP (10/30/2024) (bid package 2)
USM Item 5-C-BP (2/12/2025) (bid package 3)

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

The overall project estimate is \$33,394,000 which includes design and construction.

This Bid Package Amount: \$4,554,351

Current Contract Amount: \$6,205,121

Revised Amount: \$10,759,472

Contract Term: Fifty-one (51) months from Notice to Proceed (includes construction and warranty period)

**7-C-BP UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY (cont'd)**

Fund Source: MCCBL 2024: *Provide funds to continue construction of deferred maintenance improvements, including roof replacement and central plant upgrades, at the Rita Colwell Center in Baltimore City, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project. Item 123: \$4,554,351.*

NOTE: Chapter 720, Acts of 2024 preauthorized \$5,099,000 in FY 2026 for this project.

**This Bid Package
MBE Participation:**

0.14% (See Requesting Institution Remarks)

MBE Participation:

8%

MBE Compliance:

0% (See Requesting Institution Remarks)

Performance Security:

100% performance bond is required.

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for pre-construction services. As design progresses and design information becomes available, the contractor will sequentially and competitively bid construction packages. This is the fourth of five bid packages. The MBE participation on this bid package is 0.14%. To date, this contract MBE commitment is 12.56%. The MBE goal is 8%. There is no MBE compliance to date because only pre-construction and materials contracts have been awarded and there have been no payments to date.

Sustainability: The roof replacement will consist of an R-5 Tensotherm composite added as a part of the new tensile roof fabric membrane. This improved roofing membrane material will contribute to the goal of reducing both the load on the mechanical systems and the building's energy use intensity.

Resident Business:

Yes

MD Tax Clearance:

25-0935-1010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 23, 2025



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

**8-AE. UNIVERSITY OF MARYLAND, BALTIMORE
*On-Call Architecture/Engineering Services***

Contract ID: On-Call Mechanical/Electrical Design Services for Academic Projects for the University of Maryland, Baltimore RFP 91123 MC

Contract Description: Indefinite delivery service contracts for full on-call mechanical and electrical engineering design services. Contractors will provide full mechanical and electrical engineering services for University System of Maryland institutions, primarily in the Baltimore region, for academic projects that include classrooms, studios, office facilities, and computer labs. UMB awards projects on a task order basis with no guarantee of work to any specific on-call firm.

Awards:	AJ Adam Engineering, LLC (SBR)	Towson, MD
	Burdette, Koehler, Murphy & Associates (SBR)	Baltimore, MD
	Henry Adams, LLC (SBR)	Baltimore, MD
	Mueller Associates, Inc. (SBR)	Linthicum, MD
	Whitman, Requardt & Associates, LLP	Baltimore, MD

Procurement Method: Competitive Sealed Proposals

Contract Term: 4/23/2025 – 4/22/2028
(3-year base term with one 2-year renewal option)

Amount: \$5,000,000 (not to exceed) (3-year base term)
\$3,000,000 (not to exceed) (2-year renewal option)
\$8,000,000 (not to exceed) Total

Proposals:

<i>Firm</i>	<i>Technical Ranking</i>	<i>Price Proposal</i>	<i>Overall Ranking</i>
Burdette, Koehler, Murphy & Associates, Baltimore, MD	2	\$389,966.00	1
Henry Adams, LLC, Baltimore, MD	3	\$339,975.55	2
Whitman, Requardt & Associates, LLP, Baltimore, MD	1	\$418,330.00	3
James Posey Associates Baltimore, MD	4	\$386,468.14	4 (see remarks)
AJ Adam Engineering, LLC, Towson, MD	6	\$280,327.12	5
Mueller Associates, Inc., Linthicum, MD	5	\$420,245.49	6
CFR Engineering, Germantown, MD	7	\$365,205.06	7
M S Engineers, Columbia, MD	8	\$416,282.60	8

**Board of Public Works
University System of Maryland
Supplement
April 23, 2025**



8-AE. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)

Fund Source: Fund Sources will be presented on each task order award exceeding \$1 million.

MBE Participation: MBE Participation shall be determined for task orders over \$50,000.

Performance Security: None

Requesting Institution Remarks: The solicitation was advertised in *eMaryland Marketplace Advantage* (eMMA) and the University’s eBid Board. Nineteen (19) proposals were received. The proposals were evaluated by an Evaluation Committee which included representatives from UMB’s Design and Construction group, UMBC’s Department of Facilities Management and TU’s Department of Facilities Management. After review by the Evaluation Committee, ten (10) firms were shortlisted and eight (8) firms submitted price proposals consisting of hourly rates for a variety of design staff positions. For analysis and evaluation purposes, the hourly rates were applied to five sample projects using hours for various staff positions based on prior M/E Academic design projects done for UMB. Upon notice of intent to award, James Posey Associates declined to sign the agreement specified in the solicitation. Award is recommended to the five (5) technically qualified firms which provide the best overall value to UMB based on the results of the technical and financial evaluation.

As projects arise, the University will rotate among the five awarded firms beginning with the firm that achieved the highest overall ranking. These firms will be required to use the fixed hourly rates for any task orders done under the master contracts for the initial term of the contract. Hourly rates may increase in the renewal option term based on increases in the Consumer Price Index.

Resident Business/MD Tax Clearance:

<i>Firm</i>	<i>MD Tax Clearance</i>	<i>Resident Business</i>
AJ Adam Engineering, LLC	25-0506-0110	Yes
Burdette, Koehler, Murphy & Associates	25-0507-0111	
Henry Adams, LLC	25-0508-1110	
Mueller Associates, Inc.	25-0510-1110	
Whitman, Requardt & Associates, LLP	25-0511-1110	

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
April 23, 2025



REVISED

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

9-S. UNIVERSITY OF MARYLAND, BALTIMORE
Service Contract

Contract ID: On-Call Program Management Services for the University of Maryland, Baltimore; RFP 91122

Contract Description: Professional program management and related services for the University of Maryland, Baltimore. The services may include scheduling, schedule analysis, estimating, cost control, inspection services, claims support, management analysis, management support and project manager services.

Awards: Jacobs Project Management Co.; Arlington, VA
Johnson, Mirmiran & Thompson, Inc.; Hunt Valley, MD
McDonough Bolyard Peck, Inc.; Columbia, MD

Procurement Method: Competitive Sealed Proposals

Contract Term: 4/23/2025 – 4/22/2028
(3-year base term w/one 2-year renewal option)

Amount: \$2,500,000 (not to exceed) (3-year base term)
\$2,000,000 (not to exceed) (2-year renewal option)
\$4,500,000 (not to exceed) Total

Proposals:

<i>Firm</i>	<i>Technical Ranking</i>	<i>Price Proposal</i>	<i>Overall Ranking</i>
McDonough Bolyard Peck, Inc., Columbia, MD	1	\$834,386	1
Johnson Mirmiran & Thompson, Inc., Hunt Valley, MD	3	\$832,136	2
Jacobs Project Management Co., Arlington, VA	2	\$870,840	3

Fund Source: Fund Sources will be presented on each task order award exceeding \$1 million.

MBE Participation: MBE Participation shall be determined for task orders over \$50,000.

Performance Security: None



REVISED

9-S. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)

Requesting Institution Remarks: The solicitation was advertised in *eMaryland Marketplace Advantage* (eMMA) and the University’s eBid Board. Fourteen (14) proposals were received. The proposals were evaluated by an Evaluation Committee which included representatives from UMB’s Design and Construction group, UMBC’s Department of Facilities Management and Towson University’s Department of Facilities Management. After review by the Evaluation Committee, three (3) firms were shortlisted and submitted price proposals consisting of hourly rates and four sample projects. Award is recommended to the three (3) technically qualified firms which provide the best overall value to UMB based on the results of the technical and financial evaluation.

As projects arise, there will be secondary competition for all projects that exceed \$200,000 among the three firms. The University may rotate among the firms for projects under \$200,000. These firms will be required to use the fixed hourly rates for any task orders done under the master contracts for the initial term of the contract. Hourly rates may increase in the renewal option term based on increases in the Consumer Price Index.

Resident Business/MD Tax Clearance:

<i>Firm</i>	<i>MD Tax Clearance</i>	<i>Resident Business</i>
Jacobs Project Management Co.	25-0845-0101	No
Johnson, Mirmiran & Thompson, Inc.	25-0846-1111	Yes
McDonough Bolyard Peck, Inc.	25-0847-0111	Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
April 23, 2025**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
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5	Motor Vehicle Administration (MVA)	12 - 14
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12 - 13	The Secretary's Office (TSO)	28 - 29

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025**



MDOT 1

*Contact: Daniel Guthrie 410-859-7097
dguthrie@bwiairport.com*

**1-S. MARYLAND AVIATION ADMINISTRATION
*Service Contract***

Contract ID: Medical Director for Fire and Rescue Department at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports;
~~MAA-SV-25-006~~ **MAA-SV-25-06A**

EPICS No.: ~~MAASV25006~~ **MAASV2506A**

See next page for Record
Correction Letter dated 8/5/25

Contract Description: This contract provides for the labor, insurance, and expertise to meet all qualifications to function as a Jurisdictional Medical Director for the Fire and Rescue Department (FRD) at BWI Thurgood Marshall and MTN Airports.

Award: Samuel Woo, M.D.; Westminster, MD

Contract Term: 05/08/2025* – 05/07/2028 (*or earlier upon BPW Approval)
(three years)

Amount: \$266,000.00 NTE

Procurement Method: Multi-Step Sealed Bidding

Bids:

<i>Bidders</i>	<i>Overall Rankings</i>	<i>Amounts</i>
Samuel Woo, M.D. Westminster, MD	1	\$266,000.00
Wendell Medical, LLC Severna Park, MD	2	\$311,000.00
Johns Hopkins Medicine Baltimore, MD	3	\$445,028.00

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

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: AGBT, LLC; Longmont, CO

John Gontrum



Wes Moore
Governor
Aruna Miller
Lieutenant Governor
Paul J. Wiedefeld
Secretary
Shannetta R. Griffin, P.E.
Executive Director/CEO

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT MAA OFFICE OF PROCUREMENT; PROCUREMENT MANAGER, GAYLE MEALY
SUBJECT: NOTICE OF CORRECTION – MDOT 1-S, BPW MEETING 04/23/2025.
DATE: AUGUST 05, 2025

PURPOSE OF MEMORANDUM

To advise the BPW Staff of a correction to the referenced Action Agenda Item.

The basis for change: Clerical error

MAA is requesting approval to correct a clerical error to the contract and EPICS numbers on the Maryland Department of Transportation action agenda item previously approved by the Board of Public Works.

MDOT Agenda 04/23/2025, Item 1-S

Original Contract Number: MAA-SV-25-006
Corrected Contract Number: MAA-SV-25-06A

Original EPICS Number: MAASV25006
Corrected EPICS Number: MAASV2506A

Thank you for your attention to this matter. If additional information is required, please do not hesitate to contact me at 410-859-7331 or gmealy2@bwiairport.com.

Requested by:

Gayle Mealy

Gayle Mealy
Procurement Manager, Office of Procurement
MDOT MAA

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

Requesting Agency Remarks: The solicitation was advertised on November 18, 2024, via eMaryland Marketplace Advantage (eMMA) notifying 856 potential offerors, the Maryland Aviation Administration's (MAA's) website, and by way of direct solicitation to four prospective bidders. Three bids were received on January 8, 2025. The three offerors met all qualifications, and their references were verified. The bids were publicly opened on January 15, 2025. Samuel Woo, M.D.'s bid was the lowest.

Pursuant to the Code of Maryland Regulations (COMAR) Title 30.03.03.03A, an Emergency Medical Service (EMS) operational program shall have an EMS operational program Medical Director appointed by the EMS operational program. The Medical Director must be licensed in the State of Maryland and be responsible for providing medical oversight of patient care, including emergency medical dispatch, and provide all labor, insurance, and expertise for the FRD at BWI Thurgood Marshall and MTN Airports.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing a Minority Business Enterprise (MBE), Veteran-Owned Small Business Enterprise (VSBE) participation goals, and Small Business Reserve (SBR) designation. No VSBE participation goal was established as there were zero VSBE firms registered in eMMA. The zero goal determination was made. This is a single element of work therefore no sub-contractable items are required.

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

Fund Source: 100% Special (Transportation Trust Funds)

Appropriation Code: J06I0002

Resident Business: Yes

MD Tax Clearance: 25-0415-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 3

Contact: Tanya Wojtulewicz 410-859-7930
twojtulewicz@bwiairport.com

2-GM-MOD. MARYLAND AVIATION ADMINISTRATION
Modification: Lease and Concession Contract

Contract ID: Lease and Concession Contract to Establish, Operate and Maintain a Next Generation Distributed Antenna System (DAS), Airport-Wide Wi-Fi System & Other Wireless Technology Concession Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-20-019*

Contract Approved: MDOT 2-GM, 01/29/2020

Contract Description: Lease and Concession Contract granting the exclusive right to establish, operate and maintain a next generation DAS, Airport-wide Wi-Fi system and other wireless technology concession services at BWI Thurgood Marshall and its surrounding campus.

Modification Description: To allow for the contractor to enter into a subcontract agreement with SmartPoint to install and operate 36 interactive wayfinding kiosks and provide notification to the Board of Public Works (BPW) of this new inclusion.

Contractor: Slice Wireless Solutions d/b/a Smart City Wireless Solutions of BWI, LLC.; Annapolis, MD

Original Contract Term: The Pre-Installation Period began as of the effective date of the Contract (February 3, 2020) during which time Contractor obtained all necessary approvals and permits from appropriate federal, State and local government agencies to commence installation of DAS, Wi-Fi and other wireless technology concession services. The Pre-Installation Period was to end with Contractor obtaining all necessary approvals and permits or upon 60 days following the effective date of the contract, whichever date is earlier; and

The Installation Period commenced 10/03/2020 and ended 10/31/2021; and

The Operational Period commenced 11/01/2021 and shall continue through 10/31/2036, that is, for a period of 15 years.

Modification Term: No change to the contract term.

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

Original Contract Amount: For contract year one through contract year five of the Operational Period the Contract shall remain revenue neutral.

Beginning with the sixth year of the Operational Period of the Contract Term, Contractor shall pay a Minimum Monthly Guarantee of \$10,000 OR 30% of gross revenues, whichever is greater.

For each succeeding year following the sixth year of the Operational Period of the Contract Term, Contractor shall pay the greater of the percentage of operating concession fee or a MMG equal to 85% of the previous contract year.

Current Contract Amount: No change to the current financial conditions of the contract.

Prior Mods/Options: \$0.00 (Mod. #1: Confirmed that MAA was satisfied that Contractor had obtained all necessary approvals and permits; and, further, established the commencement dates for the Installation Period and the Operational Period, MAA Delegated Authority; 07/20/2020).

Requesting Agency Remarks: The Lease and Concession Contract was approved on January 29, 2020, as MDOT 2-GM. As part of Contractor's proposal which was submitted as the result of MAA's issuance of a Request for Proposals for a contractor to establish, operate and maintain a distributed antenna system, airport-wide Wi-Fi system and other wireless technology concession services at BWI Thurgood Marshall. The Contractor had agreed to integrate an interactive passenger wayfinding directory network at the Airport. Contractor has subsequently negotiated terms and conditions with a suitable manufacturer and supplier of the necessary equipment, and Contractor is ready to move forward with this element of their contract proposal. Once the modification has been approved by the Board of Public Works (BPW), Contractor shall move forward with the delivery and installation of a minimum of 36 interactive wayfinding kiosks at no cost to MAA or the State.

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 5

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

Resident Business: Yes
MD Tax Clearance: 25-0534-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 6

Contact: Jamaal Turner 410-767-8374
jturner5@mdot.maryland.gov

3-AE-MOD. MARYLAND TRANSIT ADMINISTRATION
Modification: Architectural/Engineering Contract

Contract ID: On-Call Construction Management & Inspection Services for Statewide
Construction Projects; *AE-20-001-B*
EPICS No: CO424923

Contract Approved: MDOT 7-AE, 06/08/2022

Contract Description: Provide construction management & inspection services for
statewide construction projects for the Maryland Transit Administration's (MTA) multiple modes.

Modification Description: Increase contract authority to fund on-going projects currently
assigned to the contract where the consultant provides inspection personnel, project management,
schedule reviews, close-out procedures and claim analysis.

Award: Wallace, Montgomery & Associates, LLP /
Rummel, Klepper & Kahl, LLP (JV); Owings Mills, MD

Original Contract Term: 06/09/2022 – 06/08/2027 (five years)

Modification Term: 05/08/2025 – 06/08/2027

Original Contract Amount: \$10,000,000.00 NTE

Modification Amount: \$ 5,500,000.00 NTE

Total Contract Amount: \$15,500,000.00 NTE

Prior Mods/Options: \$ 0.00 (Mod. #1: To revise the language in the
Contract Agreement to remove Article VI – Consultant
Reporting Requirements, Policies and Procedures, Section
6.1, Contract Work Order and Reporting Requirements, Item
2 – Narrative Activities Report; Delegated Authority – MTA,
09/26/2022)

\$ 0.00 (Mod. #2: To revise certain language in the
Contract related to MTA's work orders, approval of payroll
rosters and wages, and implementation of overhead rates
following required audits; Delegated Authority – MTA,
07/08/2024)

Percent +/- Change (this item): +55%

Total Percent +/-: +55%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 7

3-AE-MOD. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Procurement Method: Qualification Based Selection

DBE/VSBE Participation: 25% / 0%

DBE/VSBE Compliance: 30.97% / 0%

Requesting Agency Remarks: The Consultant shall provide project On-Call Construction Management Inspection Services for Statewide Construction Projects for MTA's Office of Construction Management Division, on an "as-needed" work order basis. These services will provide construction inspection, survey, and design support personnel for a variety of projects related to MTA Transit Facilities (Bus, Metro Heavy Rail, MARC, Commuter, Freight Rail and Light Rail Capital Improvements). This increase is required in order to fund on-going and upcoming projects assigned to the contract where the consultant provides inspection personnel, project management, schedule reviews, close-out procedures and claim analysis. It is imperative to have continuity to complete the projects because of the consultant team's familiarity and acquired knowledge. A lack of authority would negatively affect the MTA's schedule for the completion of these tasks. Approximately 93% of contract authority has been committed to date.

A 25% DBE goal was established for the contract. Wallace, Montgomery & Associates, LLP/Rummel, Klepper & Kahl, LLP (JV), is exceeding the DBE Goal, with a compliance of 30.97%.

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

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 25-0035-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

Contact: Jamaal Turner 410-767-8374
jturner5@mdot.maryland.gov

4-GM-OPT. MARYLAND TRANSIT ADMINISTRATION
Renewal Option: General/Miscellaneous Contract

Contract ID: Mobility Paratransit Operations and Maintenance Services; *MOL-21-059-SR A,B,C*
EPICS No.: CO425358; CO425373; CO425435

Contract Approved: MDOT 6-GM, 02/16/2022

Contract Description: These contracts provide services to operate an Americans with Disabilities Act (ADA) compliant paratransit services for the Maryland Transit Administration’s (MTA) Paratransit Transportation Services and Mobility program. The Contractors provide a facility, vehicle maintenance, operators/drivers, supervision, and all necessary support to transport riders in accordance with MTA requirements.

Option Description: Exercising the first of two, two-year option renewals, with the increase to operator & support staff wages approved by the Board of Public Works (BPW) under modification two, MDOT 12-GM-MOD, June 5, 2024.

- Awards:**
- MV Transportation, Inc. (Contract A)
Fairfield, CA
 - First Transit, Inc. (Contract B)
Cincinnati, OH
 - Transdev Services, Inc. (Contract C)
Lombard, IL

Original Contract Term: 02/17/2022 – 05/17/2022 (90-day Mobilization period)
05/18/2022 – 05/17/2025 (three-year base term plus two, two-year options)

Option Term: 05/18/2025 – 05/17/2027

Original Contract Amount:

Contract A \$162,393,877.66 NTE (Base Term)
\$112,357,356.03 NTE (Renewal Option No. 1)
\$120,087,682.69 NTE (Renewal Option No.2)
\$394,838,916.38 NTE (Total Contract)

Contract B \$138,635,379.67 NTE (Base Term)
\$102,813,801.70 NTE (Renewal Option No. 1)
\$107,201,160.12 NTE (Renewal Option No. 2)
\$348,650,341.49 NTE (Total Contract)

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 9

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

Original Contract Amount (cont'd):

Contract C \$116,550,132.52 NTE (Base Term)
 \$ 83,556,352.64 NTE (Renewal Option No. 1)
 \$ 88,834,904.42 NTE (Renewal Option No. 2)
 \$288,941,389.58 NTE (Total Contract)

Option Amounts:

Contract A \$123,978,265.03 NTE (Renewal Option No. 1)
Contract B \$111,301,675.19 NTE (Renewal Option No. 1)
Contract C \$93,580,358.53 NTE (Renewal Option No. 1)
 \$328,860,298.75 NTE Total Renewal Option No. 1

Prior Mod/Option: \$ 0.00 (Mod. #1 same for Contracts A, B, & C) Material changes to contract language MDOT 6-GM-MOD; 12/21/2022).

\$10,222,951.50 (Mod #2 modifies each contract to allow for an increase to the original contract value for the remainder of the base term (Contract A \$3,508,900.23; Contract B \$ 3,242,090.94; Contract C \$3,471,960.33).

Renewal Option 1 (Contract A \$11,620,909.00; Contract B \$ 8,487,873.49; Contract C \$10,024,005.89); and Renewal Option 2 (Contract A \$15,043,081.06; Contract B \$ 8,980,385.52; Contract C \$10,674,153.39); if exercised and approved by the BPW; MDOT 12-GM-MOD, 06/05/2024).

Total Contract Amount:

Contract A	\$289,881,042.92
Contract B	\$253,179,145.80
<u>Contract C</u>	<u>\$213,602,451.38</u>
TOTAL	\$756,662,640.10

Percent +/- Change (this item):

Contract A	76.34%
Contract B	80.28%
Contract C	80.29%

Total Percent Change:

Contract A	78.50%
Contract B	82.62%
Contract C	83.27%

Procurement Method: Competitive Sealed Proposals

REVISED

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

MBE/VSBE Participation: 18.38% / 1.74% (Contract A)
 18.01% / 1.05% (Contract B)
 17.64% / 0.13% (Contract C)

MBE/VSBE Compliance: 17.07% / **1.70%** (Contract A)
 18.45% / **0.94%** (Contract B)
 14.37% / 0.03% (Contract C)

Living Wage Eligible: Yes

Performance Security: Performance & Payment Bonds at 10% of the Contract Amount

Hiring Agreement Eligible: No

Requesting Agency Remarks: MTA's paratransit service operates seven days per week, 24 hours per day, and generally serves the same geographic area served by MTA's fixed-route system as required by the ADA. The service includes all areas of Baltimore City, parts of Baltimore and Anne Arundel Counties located inside the Baltimore Beltway (I-695), and all other areas of Baltimore and Anne Arundel Counties located within a three-quarter-mile radius of MTA's fixed-route services. MTA schedules approximately 6,500 trips a day, which is an increase of approximately 1,400 trips since the beginning of this contract, certified paratransit users may request service by 5:00pm the day before. The MTA monitors the on-time performance level of the contractors. This contract secures multiple vendors to operate MTA's ADA paratransit transportation service delivery by providing drivers, management, and fleet maintenance.

Competition from other industries and transit systems have increased wages to attract new employees. Due to this, the vendors have struggled to hire and retain operators. In the fourth quarter of 2023, each vendor reported that operator vacancies were increasing. MTA's mobility passengers depend on MTA's Mobility Link to provide reliable and safe transportation. As a result of these staffing vacancies, passengers are being left to wait for extended periods of time for their rides, some missing critical medical appointments or arriving late to work. Amendment 2 adjusted the operators' starting minimum wage rate and established a minimum wage rate for operators with at least one year of service.

Each contract has an MBE participation goal; however, only First Transit, Inc is meeting its goal. MV Transportation, Inc and Transdev Services, Inc have a compliance rate slightly below the goal. In addition, each contract has a VSBE participation goal, and each vendor is currently not compliant. The MTA is committed to working with each vendor to ensure that the MBE and VSBE goals are met for this contract. Each vendor has provided the MTA with a corrective action plan that explains how the vendor will become compliant with the established MBE and VSBE participation goal before the contract term expires.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025

REVISED



MDOT 11

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0102

Resident Business: MV Transportation, Inc. (Contract A) No
First Transit, Inc. (Contract B) No
Transdev Services, Inc. (Contract C) No

MD Tax Clearance: MV Transportation, Inc. 25-0524-0000
First Transit, Inc. 25-0525-1111
Transdev Services, Inc. 25-0526-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 12

Contact: Mallela Ralliford 410-768-7354
mralliford@mdot.maryland.gov

5-E-MOD. MOTOR VEHICLE ADMINISTRATION
Modification – Equipment

Contract ID: High Volume Central Issuance Equipment Upgrade; *V-HQ-15029-E*
EPICS No.: CO424525

Contract Approved: DGS 24-E, 05/13/2015

Contract Description: This contract is for the purchase of two high-volume printers, one mailer/inserter, associated software, printer and mailer supplies, training services, emergency backup service, maintenance, and warranty. The equipment and services will support the Motor Vehicle Administration (MVA) Central Issuance Project which enables the MVA to fully produce, design, issue, and mail driver’s licenses, identification, and specialized cards to Maryland residents from its headquarters in Glen Burnie.

Modification Description: Modification No. 7 increases contract funding and extends the contract term to allow sufficient time to procure a new contract.

Award: Thales DIS USA, Inc. (formerly known as Gemalto, Inc.)
Austin, TX

Original Contract Term: 05/15/2015 – 05/14/2020 (w/one, five-year renewal option)

Modification Term: 05/15/2025 – 05/14/2026

Original Amount: \$3,543,559.86

Modification Amount: \$321,980.00

Prior Options/Mods: \$431,986.00 (Mod. No.: 1 - additional equipment, DGS 4-E-MOD, 03/28/2018)
\$1,655,398.36 (Exercise Renewal Option, DGS 12-E-OPT, 04/22/2020)
\$285,000.00 (Mod. No.: 2 – increased card production, DGS 30-E-MOD, 07/01/2020)
\$94,000.00 (Mod. No.: 3 – Migration, DGS 43-M-MOD, 05/05/2021)
\$16,076.00 (Mod. No.: 4 – New transaction category HB 730, Delegated Authority, 05/05/2021)
\$0.00 (Mod. No.: 5 – Modified DR Site location, Delegated Authority, 08/07/2024)
\$22,000.00 (Mod.: No.: 6 – Add new equipment to support, Delegated Authority, 11/22/2024)

5-E-MOD. MOTOR VEHICLE ADMINISTRATION (cont'd)

Total Contract Amount:	\$6,370,020.22
Percent +/- Change (this item):	9.09%
Total Percent -/- Change:	70.68%
Procurement Method:	Multi-Step Competitive Sealed Bidding
Living Wage Eligible:	No
MBE/VSBE Participation:	8% / 0%
MBE/VSBE Compliance:	8.10% / 0%
Performance Security:	10% Payment Bond, 2% Performance Bond
Hiring Agreement Eligible:	No

Requesting Agency Remarks: The MVA has successfully implemented a new driver's license system, which replaced the old, decentralized card printing system with a centralized and secured card processing unit. Today, the unit produces and mails: Driver Licenses, Driver Licenses Under 21, Identification Cards, Identification Cards under 21, and specialized cards for the State of Maryland. As part of the contract, Thales DIS USA, Inc., formerly known as Gemalto, Inc., supports all the software they developed and the integration between Thales DIS USA, Inc. formerly known as Gemalto, Inc. and the MVA systems.

This one-year extension allows for continuity of uninterrupted service and support of the MVA's most critical identification production system. This contract provides annual maintenance and support for the printers and mailer, software maintenance agreements, printing supplies, and emergency backup. Also included are dedicated on-site support staff, five days a week.

The vendor is currently exceeding the 8% MBE participation goal established for this contract, with a compliance rate of 8.10%.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 14

5-E-MOD. MOTOR VEHICLE ADMINISTRATION (cont'd)

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J04E0003

Resident Business: No

MD Tax Clearance: 25-0584-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025**



MDOT 15

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

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

Contract ID: Construction Management & Inspection (CMI) Services, Statewide; *BCS 2023-04 E and BCS 2023-04 J*
EPICS No. SBCS2304E and SBCS2304J

Contract Description: Two of ten indefinite delivery-indefinite quantity, work-order based contracts to provide construction management & inspection services, statewide for State Highway Administration (SHA).

Awards: McCormick Taylor, Inc./ Pennoni Associates Inc. (JV) (Contract E)
Baltimore, MD

Stantec Consulting Services, Inc./ (Contract J)
AECOM Technical Services, Inc. (JV)
Laurel, MD

Contract Term: 05/08/2025 – 05/07/2030 (five years)

Amount: \$20,000,000 NTE each
\$40,000,000 NTE total

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	92.55 (1)	BPW 12/26/2024 MDOT 4-AE Contract A
A. Morton Thomas and Associates, Inc. Towson, MD	91.98 (2)	BPW 02/29/2025 MDOT 8-AE Contract B
Whitman, Requardt & Associates, LLP/ Alpha Corporation (JV) Baltimore, MD	89.53 (3)	BPW 01/29/2025 MDOT 6-AE Contract C
Century Engineering LLC/ EBA Engineering Inc. (JV) Hanover, MD	89.41 (4)	BPW 01/29/2025 MDOT 6-AE Contract D

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025**



MDOT 16

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

Proposals (cont'd):

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
McCormick Taylor, Inc./ Pennoni Associates Inc. (JV) Baltimore, MD	88.93 (5)	\$20,000,000 NTE Contract E
PRIME AE Group, Inc./ WSP USA Inc. (JV) Baltimore, MD	88.09 (6)	BPW 03/19/2025 MDOT 13-AE Contract F
O'Connell & Lawrence, Inc./ Michael Baker International, Inc. (JV) Olney, MD	87.71 (7)	BPW 01/29/2025 MDOT 6-AE Contract G
Rummel, Klepper & Kahl, LLP Baltimore, MD	87.30 (8)	BPW 01/29/2025 MDOT 6-AE Contract H
Urban Engineers, Inc./ ATCS, P.L.C./ Mead & Hunt, Inc. (TV) Baltimore, MD	85.99 (9)	BPW 03/19/2025 MDOT 13-AE Contract I
Stantec Consulting Services, Inc./ AECOM Technical Services, Inc. (JV) Laurel, MD	85.39 (10)	\$20,000,000 NTE Contract J
KCI Technologies, Inc./ STV Incorporated (JV) Sparks, MD	83.76 (11)	
Brudis & Associates, Inc./ Volkert, Inc. (JV) Columbia, MD	83.46 (12)	
Greenman-Pedersen, Inc./ Gannett Fleming, Inc. (JV) Columbia, MD	82.68 (13)	
Wallace, Montgomery & Associates, LLP/ Whitney, Bailey, Cox & Magnani LLC / Development Facilitators, Inc. (TV) Hunt Valley, MD	81.69 (14)	
EXP U.S. Services, Inc./ Rossi Transportation Group, Inc. (JV) Towson, MD	81.59 (15)	
McKissack & McKissack of Washington, Inc./ Omnium Infrastructure Solutions, LLC (JV) Baltimore, MD	68.29 (16)	

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

DBE / VSBE: 27% / 0%

Incumbents: Pennoni Associates, Inc. / Volkert, Inc.; Century Engineering, Inc. / Greenman-Pedersen, Inc.; A. Morton Thomas and Associates, Inc. / Whitney Bailey Cox & Magnani LLC; Rummel, Klepper and Kahl, LLP; KCI Technologies, Inc. / STV Incorporated; Urban Engineers, Inc./ ATCS, P.L.C. / McCormick Taylor, Inc.; Stantec Consulting Services, Inc. / AECOM Technical Services, Inc.; Greenman-Pedersen, Inc./Whitney Bailey Cox and Magnani, LLC Contract B - McCormick Taylor, Inc./Pennoni Associates, Inc.; PRIME AE Group, Inc./Century Engineering, Inc. A. Morton Thomas and Associates, Inc./Brudis and Associates, Inc.; STV Incorporated; Gannett Fleming, Inc. /Development Facilitators, Inc. Greenman-Pedersen, Inc./O'Connell & Lawrence, Inc./Century Engineering, Inc.; Rummel, Klepper & Kahl, LLP; Johnson, Mirmiran & Thompson, Inc.; Wallace, Montgomery & Associates, LLP/Development Facilitators, Inc./ EBA Engineering, Inc.; WSP USA/ATCS, PLC/McCormick Taylor, Inc. Contract F - KCI Technologies, Inc./STV, Inc.; Gannett Fleming, Inc./Michael Baker International, Inc. Contract H - Stantec/AECOM; A. Morton Thomas & Associates, Inc./Whitney, Bailey, Cox & Magnani, LLC.

Requesting Agency Remarks: On April 11, 2023, the solicitation was advertised in The Daily Record, SHA web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for 10 contracts for \$20 million each not to exceed \$200 million for CMI services for SHA. A total of 799 firms were notified via eMMA and an additional 3,010 DBE firms were directly solicited. SHA received 16 expressions of interest. From the reduced candidate list, SHA invited 16 firms to submit technical proposals. SHA used qualifications-based selection and found 10 consultants eligible for contract award. There were no protests filed.

This contract series is to provide construction management and inspection of all phases of construction and system preservation related operations on various projects. Services may be used in all districts statewide.

SHA has confirmed McCormick Taylor, Inc./Pennoni Associates Inc. (JV) and Stantec Consulting Services, Inc./AECOM Technical Services, Inc.'s (JV) bid prices.

The SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals, as well as a Small Business Enterprise designation. A 27% DBE participation goal was established for each contract within this award series. No VSBE goal was established for this contract.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 18

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

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

Approp. Code: J02B0101 and J02B0102

Resident Business: Yes

MD Tax Clearance: McCormick Taylor, Inc./ Pennoni Associates Inc. (Contract E)
25-0682-0111

Stantec Consulting Services, Inc./ (Contract J)
AECOM Technical Services, Inc. (JV)
25-0683-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025**



MDOT 19

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

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

Contract ID: Construction Management & Inspection (CMI) Services, Statewide – SBE;
BCS 2023-05B
EPICS No. SBCS2305B

Contract Description: One of three indefinite delivery-indefinite quantity, work-order based contracts to provide construction management & inspection services, statewide for State Highway Administration (SHA).

Award: Development Facilitators, Inc./CES Consulting, LLC (JV)
Millersville, MD
(Certified Disadvantaged and Small Business Enterprise)

Contract Term: 05/08/2025 – 05/07/2030 (five years)

Amount: \$7,000,000 NTE

Procurement Method: Qualification Based Selection *(SBE-designated)*

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
iCivil, Inc./Phoenix Engineering, Inc. (JV) Woodstock, MD	90.75 (1)	Contract A
Development Facilitators, Inc./ CES Consulting, LLC (JV) Millersville, MD	90.40 (2)	\$7,000,000 NTE Contract B
EBA Engineering, Inc. Laurel, MD	89.74 (3)	BPW 04/02/2025 MDOT 07-AE Contract C
Brudis & Associates, Inc. Columbia, MD	86.24 (4)	
Rossi Transportation Group, Inc./ Daniel Consultants, Inc. (JV) Hunt Valley, MD	84.67 (5)	
NMP Engineering Consultants, Inc. Hunt Valley, MD	78.71 (6)	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 20

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

DBE / VSBE Participation: 0% / 0%

Incumbents: Pennoni Associates, Inc. / Volkert, Inc.; Century Engineering, Inc. / Greenman-Pedersen, Inc.; A. Morton Thomas & Associates, Inc./Whitney, Bailey, Cox & Magnani, LLC

Requesting Agency Remarks: On May 2, 2023, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for three contracts for \$7 million each, not to exceed \$21 million, for Construction Management & Inspection (CMI) Services, Statewide SBE for SHA. A total of 853 firms were notified via eMMA and an additional 2,874 DBE firms were directly solicited. SHA received 11 Expressions of Interest and developed a Reduced Candidate List. From the Reduced Candidate List, SHA invited six firms to submit technical proposals. SHA used a qualifications-based selection and found three consultants eligible for the contract award. No protests were filed.

This contract is to provide construction management and inspection of all phases of construction and system preservation related operations on various projects. Services may be used in all districts statewide.

SHA has confirmed Development Facilitators, Inc./CES Consulting, LLC (JV)'s bid prices and the work conducted on this contract is performed by a State-certified Disadvantaged and Small Business Enterprise.

The SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals, as well as a Small Business Enterprise designation. A 0% DBE goal was set for this project based on the contract having a single element of work. No VSBE goal was established for this contract.

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

Approp. Code: J02B0101 and J02B0102

Resident Business: Yes

MD Tax Clearance: 25-0684-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 21

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

8-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Roadside Litter Pick-up at Various Locations Kent County District 2;
4321421427SB
EPICS No.: 4321421427

Contract Description: Providing Roadside Litter Pick-up at Various Locations Kent County

Award: New Age Contracting Services, LLC, Oxon Hill, MD
(Certified Small Business)

Contract Term: 05/08/2025* – 12/31/2027 *(*or earlier upon BPW approval)*
(two years, seven months, 23 days)

Amount: \$290,202.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
New Age Contracting Services, LLC Oxon Hill, MD	\$290,202.00
M & C Thompson Services, LLC Baltimore, MD	\$352,018.50
Unified Solutions Services, LLC Columbia, MD	\$390,000.00
MCNA, LLC Rockville, MD	\$503,509.17

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbent: Pacen King Services, LLC; Lanham, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on December 17, 2024, notifying 806 potential contractors, 139 of which were MDOT-certified Minority Business Enterprises. Maryland Works granted a waiver for these services. No direct solicitation was done. State Highway Administration (SHA) reached out to the incumbent to ask why they did not submit a bid, but did not receive a response. Four bids were received and opened on January 23, 2025. There were no protests filed for this contract.

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

Requesting Agency Remarks (cont'd):

This project for litter pick-up supports the SHA's commitment to enhancing and safeguarding the environment by reducing litter strung across the roadsides and polluting our sewers and waterways.

SHA has confirmed New Age Contracting Services, LLC's bid price and the work conducted on this contract is performed 100% by a State-Certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal has been set for this project based on the minimal number of MBE firms available within the work area certified with the NAICS code to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-0426-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 24

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

Requesting Agency Remarks (cont'd):

This project for litter pick-up supports SHA's commitment to enhancing and safeguarding the environment by reducing litter strung across the roadsides and polluting our sewers and waterways.

SHA has confirmed New Age Contracting Services, LLC's bid price and the work conducted on this contract is performed 100% by a State-Certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal has been set for this project based on the limited number of MBE firms available within the work area certified with the NAICS code to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-0341-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 25

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

10-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Full Width Litter Pick-up at Various Locations in the Golden Ring Shop Area
Baltimore County, District 4, 4323GA1427SB
EPICS No.: 4323GA1427

Contract Description: Providing Full Width Litter Pick-up at Various Locations in the Golden Ring Shop Area Baltimore County.

Award: C & C Management Group, Ltd, Clarksburg, MD
(Certified Small Business)

Contract Term: 05/08/2025* – 12/31/2027 (*or earlier upon BPW approval)
(two years, seven months, 23 days)

Amount: \$413,850.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

<i>Bidders</i>	<i>Amounts</i>
C & C Management Group, Ltd Clarksburg, MD	\$413,850.00
New Age Contracting Services, LLC Oxon Hill, MD	\$449,005.00
Smallwood's Grounds Maintenance, Inc. Forestville, MD	\$511,750.00
The Sisters Janitorial Services, Inc. Owings Mills, MD	\$527,325.00
MCNA, LLC Rockville, MD	\$565,737.40
Waste Collection Resolve, LLC Baltimore, MD	\$569,600.00
Unified Solutions Services, LLC Columbia, MD	\$596,300.00
Merit Investment & Logistics, LLC Baltimore, MD	\$649,700.00
Dixon Enterprises, LLC Owings Mills, MD	\$823,250.00
Honeysuckle Receivables, Inc. DBA Honeysuckle Nursery & Design Annapolis, MD	\$1,335,000.00

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on November 26, 2024, notifying 787 potential contractors, 139 of which were MDOT-certified Minority Business Enterprises. Maryland Works granted a waiver for these services. Ten contractors were directly solicited. Ten bids were received and opened on January 9, 2025. There were no protests filed for this contract.

This project for litter pick-up supports the State Highway Administration's (SHA's) commitment to enhancing and safeguarding the environment by reducing litter strung across the roadsides and polluting our sewers and waterways.

SHA has confirmed C & C Management Group, Ltd.'s bid price and the work conducted on this contract is performed 100% by a State-Certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal has been set for this project based on the limited number of MBE firms available within the work area certified with the NAICS code to perform the work. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-0158-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 27

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

11-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Easement

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) releasing a snow fence easement.

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

Property: MC# 25-2933
Herbert F. Hintze & Russell F. Hintze, located south of MD Route 5 (Leonardtwn Road), east of Motley Place, and east & west of Patchwork Place in Waldorf, Charles County.

Grantor: State of Maryland, SHA

Grantee: Waldorf Leonardtown Development, LLC, a Maryland limited liability company

Consideration: \$500

Requesting Agency Remarks: In 1962, SHA acquired the subject property in conjunction with improvements to MD Route 5 between Waldorf and MD Route 328. SHA proposes to release the snow fence easement to the adjoining owner (Waldorf Leonardtown Development, LLC) at an administrative cost of \$500.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 28

Contact: Mashel Wakil 410-865-1270
mwakil@mdot.maryland.gov

12-LL. THE SECRETARY’S OFFICE
Lease/Landlord

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

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

Property: Item# 39737
Garden Construction Company (± 0.746 acres), located at 1719 Belmont Avenue in Windsor Mill, Baltimore County.

Landlord: State of Maryland, SHA

Tenant: BEC Management, Inc; NEC, LLC

Space Type: Gravel lot for parking cars

Lease Type: Renewal (Continued use)

Lease Term: Three years (05/21/2025-05/21/2028)

Effective Date: May 21, 2025

Annual Rent: \$1,685.25 per month

Requesting Agency Remarks: The subject property has been under an existing lease since 2008. TSO proposes a three-year lease renewal to the above tenant for the purpose of storage of automobiles, trucks, and two removable trailers to be used as a temporary office to accommodate the business.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
April 23, 2025



MDOT 29

Contact: Mashel Wakil 410-865-1270
mwakil@mdot.maryland.gov

13-LL. THE SECRETARY'S OFFICE
Lease/Landlord

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

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

Property: Item# 66151/66920
Arlene Knock & Charles Quillen (± 8.00 acres), located north of MD Route 90 (Ocean City Expressway) directly adjacent to 9026 Pitts Road in Berlin, Worcester County.

Landlord: State of Maryland, SHA

Tenant: Ronald J. Holland

Space Type: Farmland

Lease Type: Renewal (Continued use)

Lease Term: Three years (01/01/2026-01/01/2029)

Effective Date: January 1, 2026

Annual Rent: \$840 per year

Requesting Agency Remarks: The subject property has been under an existing lease since 2007. TSO proposes a three-year lease renewal at 90% of the appraised economic rent value to the above tenant for agricultural use. The tenant had already paid their annual rent for 2025 prior to renewing this lease, therefore the Office of Real Estate and Economic Development is seeking to make the lease effective as of January 1, 2026.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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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 Trustees of Archbishop Curley High School, Inc.

Archbishop Curley High School (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Archbishop Curley High School, including the roof.”

Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-452, (SL-071-240-038) **\$ 50,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 248,760
	24-452 (This Action)	\$ 50,000 (Non-match)
	Local Cost	\$ 198,760

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



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

2-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Strathmore Hall Foundation, Inc.

Strathmore Hall Performing Arts Center (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Strathmore Hall Performing Arts Center, including a new roof.”

Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-262, (SL-043-240-038) \$ 750,000

Matching Fund: No match is required.

Background:	Total Project	\$ 750,000
	24-262 (This Action)	\$ 750,000 (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 roof replacement, sky bridge repair, new commercial kitchen equipment, and new computers and network equipment.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



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

3-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the 29th Street Community Center, Inc.
 29th Street Community Center Renovation (Baltimore City)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the 29th Street Community Center (29CC), attached to the Barclay Elementary and Middle School, the former Barclay Recreation Center properties.”
 Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 344, Acts of 2022) DGS Item 22-696, (SL-327-220-038) **\$ 250,000**

Matching Fund: No match is required.

Background:	Total Project	\$1,115,500
	22-696 (This Action)	\$ 250,000 (Non-match)
	Local Cost	\$ 865,500

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

4-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Beltsville Volunteer Fire Department, Inc.

Beltsville VFD 31 (Prince George’s County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Beltsville VFD facility, including an elevator.”

*Maryland Consolidated Capital Bond Loan of 2024 (LSI– Chapter 720, Acts of 2024)
DGS Item 24-533, (SL-059-240-038) \$ 200,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 1,500,000
	24-533 (This Action)	\$ 200,000 (Non-match)
	24-300 (Prior Action)	\$ 1,300,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: 4/2/25 Agenda, Item 2-CGL)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

5-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Building African American Minds Inc.
Building African American Minds Inc. – New Academic Center (Talbot County)
“for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new Academic Center.”
Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-201, (SL-075-240-038) **\$ 1,500,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 9,735,000
	24-201 (This Action)	\$ 1,500,000 (Non-match)
	Local Cost	\$ 8,235,000

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

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

6-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Chesapeake Conservancy, Inc.
Earl Conservation Center (Anne Arundel County)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Earl Conservation Center.”
Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-405, (SL-038-240-038) \$100,000

Matching Fund: No match is required.

Background:	Total Project	\$ 100,000
	24-405 (This Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include renovating the Earl Conservation Center, which will provide shared space and offices to local non-profit environmental organizations.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



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

7-CGL. CAPITAL GRANTS AND LOANS

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

City of Frederick

Frederick Community Bridge Mural (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Frederick Community Bridge murals and trompe l’oeil paintings.”

Maryland Consolidated Capital Bond Loan of 2022 (MCCBL– Chapter 344, Acts of 2022) DGS Item 22-596, (SL-325-220-038) \$ 250,000

Matching Fund: No match is required.

Background:	Total Project	\$ 250,000
	22-596 (This Action)	\$ 250,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include material testing, environmental exposure, and the creation of detailed technical documentation, including digital scans, to maintain the artwork’s historical integrity and enhance the preservation of historical landmarks.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

12-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Lexington Market, Inc.

Lexington Market (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Lexington Market”.

*Maryland Consolidated Capital Bond Loan of 2022 (MCCBL– Chapter 344, Acts of 2022) DGS Item 22-411, (SL-068-160-038) **\$ 3,000,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 45,000,000
	22-411 (This Action)	\$ 3,000,000 (Non-match)
	21-142 (Prior Action)	\$ 2,000,000 (Non-match)
	20-163 (Prior Action)	\$ 2,000,000 (Non-match)
	19-158 (Prior Action)	\$ 500,000 (Non-match)
	18-149 (Prior Action)	\$ 500,000 (Non-match)
	17-126 (Prior Action)	\$ 2,000,000 (Non-match)
	Local Cost	\$ 35,000,000

(Prior Actions: 4-6-22 Agenda, Item 5-CGL; 11-4-20 Agenda, Item 6-CGL; 8-14-19 Agenda, Item 19-CGL; 4-18-18 Agenda, Item 24-CGL))

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the completion of the renovation of the new Lexington Market. Forty-seven stalls will be built to provide accessible opportunities for local business owners who may not have access to fund a typical brick-and-mortar business. The remaining spaces will provide SNAP and WIC offerings and add more fresh food options for shoppers.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

14-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Col. Harry L. Cooper Post No. 160, Veterans of Foreign Wars of the United States, Incorporated

Veterans of Foreign Wars Post No. 160 (Anne Arundel County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping the Veterans of Foreign Wars Post No. 160.”

*Maryland Consolidated Capital Bond Loan of 2024 (LSI– Chapter 720, Acts of 2024)
DGS Item 24-448, (SL-099-240-038) \$ 250,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 250,000
	24-448 (This Action)	\$ 250,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the capital equipping to improve the atmosphere and functionality of the VFW Post 160 building's utilities, and amenities.

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: Joe Cameron 667-203-9229
joseph.cameron1@maryland.gov*

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

Recommendation: That the Board of Public Works approve a grant of \$531,250.00 to *People Encouraging People, Inc. (PEP) (Baltimore City)*.

Project: The renovation of Grantee's facilities located at 3610-3616 Glen Avenue, Baltimore City, Maryland.

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

Total Project Cost	\$ 625,000.00
State Share (85%)	\$ 531,250.00 (MCCBL 2023, CB-06522-03)
Grantee Share (15%)	\$ 93,750.00 (Line of Credit)

Remarks:

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

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DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Joe Cameron 667-203-9229
joseph.cameron1@maryland.gov*

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

Recommendation: That the Board of Public Works approve a grant of \$389,602.00 to *Serenity Sistas, Inc. (Anne Arundel County)*.

Project: The acquisition of a real property located at 19 Boxwood Road, Annapolis, MD 21403. Serenity Sistas, Inc., provides recovery housing for adults with substance use disorders and recovery community centers. This project will add housing capacity, which is anticipated to provide housing to 4-6 adults and 6-8 children when the renovations are complete.

Appraisals:	Contract of Sale	\$525,000.00
	Joe Mack	\$530,000.00
	Steven McAdams	\$523,000.00
	DGS accepted appraisal	\$523,000.00
	Eligible Cost	\$523,000.00*

*Includes the lesser of the DGS accepted fair market value or the contract price at \$523,000.00

Funding Source: The Maryland Department of Health has determined the grantee is responsible for providing 25.6% of the eligible project cost.

Total Project Cost	\$525,000.00	
Total Eligible Project Cost	\$523,000.00	
State Share (74.4%)	\$389,602.00	MCCBL 2023,CB-31802-04
Grantee Share (25.6%)	\$133,398.00	Loans

Remarks:

1. Grantee is a nonprofit organization that provides recovery housing for adults with substance use disorders and recovery community centers.
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 right of recovery being recorded among the Land Records of Anne Arundel 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
April 23, 2025**



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

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

**See next page for Record
Correction Letter dated 5/21/25**

Contract ID: Exterior Window Replacement at South Pavilion; *CC-624-230-001*
ADPICS No.: ~~001B3600333~~, CTR022713
001B5600401

Contract Description: Design to replace building exterior windows, storefront, and top lighting windows at South Pavilion at Baltimore City Community College in Baltimore City. Includes building envelope systems, interior finishes, fixtures, and partitions.

Award: Morris & Ritchie Associates, Inc.; Abingdon, MD

Contract Term: 07/01/2025 - 06/30/2027

Amount: \$14,055

Procurement Method: Sole Source (*Continuity of Service*)

MBE/VSBE Participation: 0% / 0%

Incumbents: Same

Requesting Agency Remarks: This contract was originally assigned through an indefinite-quantity contract, DGS-34-GM-1.3, 04/19/2023, which expires on June 30, 2025, and will not be extended. The window design is almost complete, but the work is delayed because the manufacturer needed to develop engineered drawings of the aluminum framework due to its vast area and taking wind shear into consideration. After the design has been completed, the project will move through the bidding and negotiation, construction, and post-construction phases. It is estimated that the remaining phases can be completed within two years.

It is essential that the current design team continue the work to maintain project continuity and to ensure the remaining design effort and construction administration services can be completed in a timely manner. A new solicitation is not feasible because a new firm will not take liability for previous design work and the project would need to start over and the State would incur additional costs.

MBE and VSBE participation were not assigned because the amount is under \$50,000.

The price has been determined to be fair and reasonable. The price remained the same as in the prior contract.



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

May 21, 2025

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

Accepted 5/27/2025- JTG

A handwritten signature in black ink that reads "John Gontrum".

SUBJECT: Record Correction – April 23, 2025, Board of Public Works Action Agenda

Dear Mr. Gontrum:

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

BPW – April 23, 2025

DGS 17-AE

Exterior Window Replacement at South Pavilion

CC-624-230-001

Page 115

FROM: ADPICS No.: 001B3600333

TO: ADPICS No.: 001B5600401

Reason: Clerical error. There was an error when entering the BPO number. The correct BPO has been provided above.

Regards,

A handwritten signature in black ink that reads "Jason Valuntis".

Jason Valuntis
Associate Director
Department of General Services
Office of State Procurement



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

Fund Source: MCCBL 2022 *Deferred maintenance. Provide funds to design, construct, and equip various infrastructure, building system, and site improvements.* Item 156

Resident Business: Yes

MD Tax Clearance: 25-0181-1110

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
April 23, 2025**



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

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

Contract ID: Master Planning and Programming for the Department of Public Safety and Correctional Services; *K-400-240-003*
ADPICS No.: 001B5600318, CTR022599

Contract Description: Work includes master planning, site planning, building assessment, facilities design, and programming of all buildings and facilities under the ownership or management of the Department of Public Safety and Correctional Services (DPSCS) Statewide.

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

Contract Term: 05/08/2025* - 04/29/2035 (* Or earlier upon BPW approval)

Amount: \$2,799,330.00 NTE Total Contract

Procurement Method: Qualification Based Selection (*SBR - Designated*)

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>
Bushey Feight Morin Architects, Inc.; Hagerstown, MD	1
Mimar Architects & Engineers, Inc.; Edgewood, MD	2

MBE/VSBE Participation: 6.86% / 0%

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



*Contact: William Henderson 410-764-2514
william.henderson@maryland.gov*

**19-S. SERVICES CONTRACT
*Health Services Cost Review Commission***

Contract ID: Facility Fee Analysis and Brief; *HSCRC-24-0302*
ADPICS No.: M00B5600621

Contract Description: Research and analysis to issue a brief on financial questions in response to legislation requiring a report on various topics related to hospital facility fees.

Award: Milliman, Inc.; Seattle, WA

Contract Term: 05/08/2025* - 05/07/2026 (*Or earlier upon BPW approval)

Amount: \$ 271,980

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Milliman, Inc.; Seattle, WA	1	\$271,980 (2)	1
Actuarial Research Corporation; Annandale, VA	2	\$276,941 (3)	2
Health Management Associates, Inc.; Okemos, MI	3	\$269,520 (1)	3

**Technical rankings were weighed greater than financial rankings*

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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19-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 November 6, 2024. A total of 18 potential contractors were solicited. Six proposals were received, and three were determined to be reasonably susceptible of being selected for award. Three were deemed not reasonably susceptible to being selected for the award because they did not have expertise regarding Medicare Fee-for-service, private-payer individual and group insurance structures, pricing, and data, particularly concerning cost sharing and development and structure of hospital outpatient fee schedules. Also, they lacked expertise regarding Medicare and private payer claims analytics, financial modeling derived from those analytics, particularly cost sharing, expertise with the Maryland Total Cost of Care Model (TCOC), and global budget experience in providing formal analytical reports to government agencies. The recommended offeror, Milliman, Inc., was determined to be most advantageous to the State as its proposal was both ranked highest technically and was lowest in price.

MBE or VSBE participation was established for this contract because there are no subcontracting opportunities.

Fund Source: 100% Special Funds (User Fees)

Approp. Code: M01610

Resident Business: No

MD Tax Clearance: 25-0551-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



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

**20-S. SERVICES CONTRACT
*Department of Health, Center for Tobacco and Prevention Control***

Contract ID: Counter Tools Point-of-Sale-Toolkit; *MDH-OPASS #25-24663*
ADPICS No.: M00B5600599

Contract Description: Counter Tools point-of-sale-toolkit (POST) to track and store surveillance data on tobacco retailers. POST is a password-protected software system used to compile all tobacco retail outlet inspection, education and assessment data into a unified database that can be tracked, edited and searched. It also provides tools to investigate, visualize, compare and monitor tobacco retailer compliance with existing state and federal restrictions on the sale of tobacco products to persons under 21 years old.

Award: Counter Tools; Chapel Hill, NC

Contract Term: 05/08/25* - 08/31/28 (*Or earlier upon BPW approval)

Amount: \$453,239

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The Counter Tools point-of-sale-toolkit (POST) software was developed by the University of North Carolina (UNC), which owns all associated intellectual property rights, copyrights, and trademarks and is not available for transfer or purchase. UNC has retained sole ownership of POST® but launched a distinct 501(c)(3) nonprofit organization which granted it the exclusive license to further develop and disseminate that software and to generate data and support its use by public health organizations wishing to develop and maintain point-of-sale surveillance capacities.

POST®, a web-based software tool that allows users to upload and access a complete list of tobacco retailers within their state, and the ability to store, monitor, and track enforcement and education visits by local jurisdictions, inspection visits, and FDA compliance checks. It also allows users to create and view reports, infographics, and interactive maps. This is the only software product in the nation that allows users to assess this type of point-of-sale surveillance.



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

Agency Remarks (cont'd):

As of June 1, 2024, 223 registered POST users were across all 24 Maryland jurisdictions, representing staff from LHDs, local enforcement agencies. Additionally, POST houses data for over 57,900 enforcement visits dating back to CY 2012, including more than 27,300 LHD and local enforcement agency visits, 25,700 FDA compliance checks, and 4,800 state Synar inspection visits. Counter Tools has continued to enhance the POST system to meet MDH and LHDs' needs by improving the web-based platform's functionality and adding additional reporting tools. MDH will continue to work with local and state entities to track enforcement of the tobacco sales laws and other policy initiatives, which is especially important as new state and federal laws go into effect and to ensure Maryland is following the requirements of federal funding received.

No other organization, for-profit or nonprofit, offers the same suite of software tools, training, and technical assistance as Counter Tools. Maryland and several other state tobacco control programs and Attorneys General's offices have entered into agreements with Counter Tools® to meet their point-of-sale surveillance needs, such as Indiana, Florida, Massachusetts, South Carolina, and Virginia.

The price is considered fair and reasonable. Building a similar system from scratch would be significantly more expensive for the Department. Research indicates that software development typically costs between \$50,000 and \$250,000 over 6 to 12 months. Additionally, ongoing management expenses could range from \$100,000 to \$300,000 annually, factoring in staffing requirements.

MBE or VSBE participation was established for this contract because there are no subcontracting opportunities.

<i>Fund Source:</i>	100% Special Funds (Cigarette Restitution)		
<i>Approp. Code:</i>	F0304		
<i>Resident Business:</i>	Yes	<i>MD Tax Clearance:</i>	25-0569-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



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

**21-S-OPT. SERVICES OPTION
*Department of Health, Office of Pharmacy Services***

Contract ID: Senior Prescription Drug Assistance Program; *OPASS 21-18357*
ADPICS No.: COK82266

Contract Approved: DGS 11-S; 01/06/2021

Contract Description: Membership database and subsidy payment management services and implementation and staff to meet operational and technical requirements.

Option Description: Exercise the first renewal option.

Award: International Software Systems, Inc.; Greenbelt, MD
(MBE) (Certified Minority Business Enterprise)

Original Contract Term: 01/28/2021 - 04/30/2025 (w/two 2-year renewal options)

Option Term: 05/01/2025 - 04/30/2027

Original Contract Amount: \$4,357,700

Option Amount: \$2,456,300

Prior Options/Mods: N/A

Total Contract Amount: \$6,814,000

Percent +/- (This Item): 56.37%

Total Percent Change: 56.37%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 14% / 1%

MBE/VSBE Compliance: 18.28 % / 1.25 %



**DEPARTMENT OF GENERAL SERVICES
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21-S-OPT. SERVICES OPTION (cont'd)

Performance Security: No

Requesting Agency Remarks: The Senior Prescription Drug Assistance Program (SPDAP) provides financial assistance to approximately 28,000 Maryland residents who are eligible for Medicare Part D and are enrolled in a Medicare Part D prescription drug plan (PDP). The Maryland Health Insurance Plan (MHIP), an independent state agency whose primary mission was to administer the State of Maryland’s High-Risk Insurance Pool.

The contractor acts as a disbursement agent for the State in providing approximately \$10 million per year in premium costs, deductibles and co-insurance costs for eligible program participants from a State-owned bank account directly to participants’ Medicare Part D pharmacy insurance plans. Revenues into and disbursement from this State-owned bank account are reconciled monthly. Replenishment of the funds in this State-owned bank account also occurs monthly.

Per Section 14-106 (d) (1)(iii) of the Insurance Article of the Annotated Code of Maryland, CareFirst is required to pay up to \$14 million per year to subsidize SPDAP in order for CareFirst to qualify as a nonprofit health service plan and receive a premium tax exemption. (Senior Prescription Drug Assistance Program.

Fund Source: 100% Special (Senior Prescription Drug Assistance Program Fund)

Approp. Code: M00Q01.11

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



22-S-OPT. SERVICES OPTION

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



*Contact: Monica Hariri 410-767-9661
monica.hariri2@maryland.gov*

**23-S-OPT/MOD. SERVICES OPTION/MODIFICATION
*Department of Human Services, Social Services Administration***

Contract ID: Quality Services Reform Initiative Rate Reform Development; SSA/RRRFP-23-001-A1

ADPICS No.: COK83578

Contract Approved: DGS 36-S, 06/08/2022

Contract Description: Develop payment rates for Medicaid clinical services and direct care rates for children receiving services in Maryland Residential Child Care Programs, Child Placement Agencies, and non-residential providers.

Modification Description: Add services to effectuate the completion of rate reform.

Option Description: Exercise the first renewal option.

Award: Public Consulting Group LLC; Boston, MA

Original Contract Term: 07/01/2022 - 06/30/2025 (w/two 1-year renewal options)

Modification Term: 05/08/2025* - 06/30/2026 (*Or earlier upon BPW approval)

Option Term: 07/01/2025 - 06/30/2026

Original Contract Amount: \$1,299,546

Modification Amount: \$449,737

Option Amount: \$313,341

Prior Options/Mods: N/A

Total Contract Amount: \$2,062,624

Percent +/- (This Item): 58.72%

Total Percent Change: 58.72%



**DEPARTMENT OF GENERAL SERVICES
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23-S-OPT/MOD. SERVICES OPTION/MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: This modification continues support for the development and execution of the Children’s Quality Services Reform Initiative (CQSRI). A major component of this initiative is developing a revised rate-setting process, which will apply to Maryland Child Placement Agencies (CPA), Residential Child Care (RCC) providers, and selected non-residential service providers.

In collaboration with DHS and consultation with the Interagency Rates Committee, the Contractor continues to provide expertise in developing a standardized rate-setting methodology and class-based rates by provider/service type and provide other support related to the specific task of rate setting.

MBE and VSBE participation was not established for this contract because the contract requires the unique skill set of a provider to provide rate development for residential services. The revised rate setting is currently an initiative called the Children's Quality Services Reform Initiative. A major component of this initiative is developing a revised rate-setting process, which will apply to Maryland child placement agencies, residential childcare providers, and selected non-residential service providers. There are limited resources within the State of Maryland to provide this unique service. Approximately four (4) companies have the skillset specific to children's residential services within a State. As a result, no subcontracting opportunities are available.

Fund Source: 80% General Funds; 20% Federal Funds

Approp. Code: N00B0004

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
April 23, 2025**



*Contact: Jeremy Wilson 410-767-0185
jeremy.wilson@maryland.gov*

24-S-MOD. SERVICES MODIFICATION
*Department of Education, Office of Accountability, Assessment, and
Performance Reporting*

Contract ID: Kindergarten Readiness Assessment; R00B5600006
ADPICS No.: COK80780

Contract Approved: DGS 99-EX, 04/03/2024, DGS, A1-EX 01/08/2025

Contract Description: Kindergarten Readiness Assessment administration (KRA) for all incoming Maryland kindergarten students.

Modification Description: Expand the Kindergarten Readiness Assessment administration (KRA) to include both math readiness and behavioral screening, Star Early Literacy, Star Math, and Social, Academic, and Emotional Behavior Risk Screener (SAEBRS) and to expand the ELA to include a math sub-score and behavioral screening Star Early Literacy and Profile of Preschool Learning and Development Readiness (ProLADR).

Award: Renaissance Learning, Inc.; Wisconsin Rapids, WI

Original Contract Term: 07/15/2024 - 07/31/2027 (w/two 1-year renewal options)

Modification Term: 04/24/2025 - 07/31/2027

Original Contract Amount: \$6,487,124.68

Modification Amount: \$255,558.60

Prior Options/Mods: N/A

Total Contract Amount: \$6,742,683.28

Percent +/- (This Item): 3.94%

Total Percent Change: 3.94%

Original Procurement Method: Competitive Sealed Proposals



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

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: Under the Blueprint for Maryland’s Future and Education Code § 7-210, the Maryland State Department of Education is tasked with administering a Kindergarten Readiness Assessment (KRA) to all incoming kindergarten students that are racially and culturally unbiased.

MSDE is choosing to expand the KRA to include both math readiness and behavioral screening (Star Early Literacy, Star Math, and SAEBRS) and to expand the ELA to include a math sub-score and behavioral screening (Star Early Literacy and ProLADR). Additionally, MSDE is choosing to delay the operational rollout until Year 2 and use Year 1 of the Contract to prepare for Year 2.

No MBE/VSBE participation was included due to a lack of certified vendors within the scope of work.

Fund Source: 100% Federal Funds

Approp. Code: A6035

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



REVISED

*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

26-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
Department of General Services, Office of State Procurement

Contract ID: Call Center, Contact Center Services; 001B3600088
ADPICS No.: 001B3600088

Contract Approved: DGS, 22-IT, 12/18/2024

Contract Description: Call center, contact center services.

Modification Description: Modify award amount from DGS item 22-IT, 12/18/2024. The correct amount, based on historical usage, is \$1,500,000 for the base term.

Award: CMD Investment Group, Inc.; Hunt Valley, MD
(Certified Small Business)

Original Contract Term: 01/01/2025 - 12/31/2030 (w/two 1-year renewal options)

Modification Term: 04/24/2025 - 12/31/2030

Original Contract Amount: \$ 73,253.50 (Base Term)
\$ 32,667.25 (Renewal Option #1)
\$105,920.75 (Renewal Option #2)
\$211,841.50 Total

Modification Amount: \$ 1,500,000 (NTE)

Prior Options/Mods: N/A

Total Contract Amount: \$1,500,000 (NTE)

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 25% / 5%

MBE/VSBE Compliance: 0% / 0%



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

Performance Security: No

Requesting Agency Remarks: The original agenda item approved on 12/18/2024 inadvertently listed the awardee’s one-year price instead of the Statewide Contract’s Not-to-Exceed (NTE) amount. Additionally, while the RFP noted the contract would be available for statewide use, the scope and pricing documents did not adequately reflect projected demand. As a result, the procurement will be re-solicited to include historical usage and clarity around scope and pricing. In the interim, the NTE amount of \$1.5 million is necessary to maintain continuity of services while DGS conducts the new procurement.

The award amount differs from the evaluated price because the evaluated price is based on a model in the RFP solely for evaluation purposes. The call center contract financial page included per-minute and per-unit costs multiplied by an estimated number of calls. The award amount represents an estimate of the amount to be paid to the contractor, which may vary depending on the actual usage of the contract by State agencies. However, the per-minute and per-unit prices remain fixed for the duration of the contract.

Call center services are established by work orders based on the individual needs of each agency. The Contractor provides various agencies with general program support and fulfillment services related to the Call/Contact Center. Services include distributing information packets to individuals who have contacted the Call Center. These call center services allow agencies to enhance customer service to citizens through a toll-free number and, in some cases, by sending emails to a general email account. Under the call center arrangement, citizens reach an answering point located in Maryland that is staffed between 8:00 AM and 8:00 PM Monday through Friday, except for State holidays. In addition, citizens are provided some information 24 hours per day, 7 days per week. This contract is used by several agencies, including DBM, DHCD, MDH, MDOT, SBE, SRA, and the Governor's Office, and each agency maintains its toll-free call center number independently. MBE compliance is not yet available as this contract was approved on 12/18/2024 with the incorrect contract value. Therefore, no work has been approved.

Fund Source: Various

Approp. Code: Various

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



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2nd Revision

*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

27-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 \$437,091,254.

1.1 Using Agency: State Board of Elections
Description: Web hosting and security monitoring for the Maryland Campaign Reporting Information System (MD CRIS). MD CRIS is a campaign committee information and finance reporting system with a sub-module for business contributions to elections campaigns (BCDS); *D38B4600010*.
Modification Description: **RETROACTIVE** approval to commence the transition period earlier to ensure the services necessary for migrating data are fully addressed. During this earlier transition period, the contractor will conduct planning and assessment activities, data mapping, data extraction from the current system, data cleansing and loading into the target system; *COK84270*.
Award: VedaSoft Inc.; Severna Park, MD
(Certified Small Business)
Original Term: 04/01/2025 - 03/31/2027 (w/two 2-year renewal options)
Modification Term: 02/05/2025 - 03/31/2025 (**Retroactive**)
Original Amount: \$3,503,994
Modification Amount: \$81,500 (**Retroactive**)
Prior Options/Mods: N/A
Total Contract Amount: \$3,585,494
MBE/VSBE Participation: 25% / 0%
MBE/VSBE Compliance: 0% / 0%
Resident Business: Yes
Fund Source: 100% General Funds



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

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

Agency Remarks: By law, SBE must ensure a functional application is available at all times, and the earlier transition date ensures compliance with the legal requirements. Once the interim application is complete, the contractor will proceed with the implementation of the new system. The adjustment will facilitate a seamless transition, maintain data integrity, and mitigate risks associated with compatibility issues or incomplete migration.

The Task Order needed to commence at an earlier date for a variety of reasons that became apparent during the incumbent's transition activities. Starting the contract earlier than originally anticipated creates an approximately two-month overlap between the current contract and the new contract. The incumbent has faced delays due to the complexity of migrating historical data into the new system. Having the new awardee onboard earlier has allowed for a collaborative transition effort. Additionally, Prince George's County held special elections, and the primary election was held on March 4th during this retroactive term. Candidates who have filed a certificate of candidacy must report their contributions and expenditures. Without an effective system, candidates cannot meet the requirements of Maryland Election Law § 13-304.

It wasn't until after the award announcement was made that it was discovered the transition period would require overlapping services, and SBE underestimated the complexity of the transition process. The contract with the existing vendor, including hosting services, ends on March 31. Without an interim application in place, while the new contractor develops the new system, SBE would be non-compliant with state regulations, which requires an online, searchable application to always be available.

This task order was approved at the January 29, 2025, BPW meeting as DGS 29-IT 1.1 and no payments have been made to the prime contractor yet and no payments have been made to the MBE subcontractor.

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



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2nd Revision

27-IT. INFORMATION TECHNOLOGY (cont'd)

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

- 1.2 *Using Agency:*** State Board of Elections
- Description:*** Maryland Voter Registration Data Center Operations Task Order : Data Center (DC) hosting services, including hardware for several election systems, network administration, and DC migration/relocation services, and a managed services provider for the data centers. Requirements covered by this Task Order include the management and operations of the Continuity of Operations Center (COOP) data center; D38B4600003
- Modification Description:*** Extend the contract to allow time to complete the new procurement. Also adds 100 Remote Desktop Services (RDS) licenses. **COK79679**.
- Award:*** Koniag Services Inc., Chantilly, VA
- Original Term:*** 01/01/2020 - 12/31/2021 (w/two 2-year renewal options)
- Modification Term:*** 05/08/2025* - 12/31/2027
 (*Or earlier upon BPW approval)
- Original Amount:*** \$3,356,999.80
- Modification Amount:*** \$4,734,774.87
- Prior Options/Mods:*** \$ 426,133.48 (Mod. #1: Dual factor authentication for 500 tokens plus monthly subscriptions for a 3-year period and obtain a new data center facility, DGS Item 16-IT 1.0, 04/01/2020)
 \$ 0 (Mod. #2: Additional 6.5 TB storage for MDVOTERS and 5TB storage for Voter Services; Delegated Authority - SBE, 09/30/2020)
 \$ 10,290.19 (Mod #3: New security software to improve ability to monitor MDVOTERS network; Delegated Authority - SBE, 05/20/ 2021)
 \$ 279,377.24 (Mod #4: Security enhancements and best practices for the MDVOTERS network and addresses need for expanded storage capacity; DGS 41-IT 1.2 07/28/2021)
 \$3,467,031.17 (Renewal Option #1 01/01/2022 - 12/31/2023 DGS 39-IT 1.2 10/06/2021)
 \$327,023.33 (Mod #5: Additional memory and storage capacity that will enable the application backups and refreshes. DGS 49-IT-1.2 01/25/2023)
 \$3,568,074.35 (Renewal Option #2 01/01/2024 - 12/31/2025 DGS 34-IT 1.1, 09/06/2023)



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



REVISED

2nd Revision

27-IT. INFORMATION TECHNOLOGY (cont'd)

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

\$48,226.48 (Mod #6 Additional RSA tokens Delegated Authority - SBE 10/20/2023)

\$40,184.24 (Mod #7 Additional RSA tokens Delegated Authority - SBE 03/22/2024)

Total Contract Amount: \$16,258,115.15

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Resident Business: No

Fund Source: 100% Special Funds (County Funds)

Agency Remarks: The current contract expires on 12/31/2025, just before the 2026 gubernatorial election season. The primary election is scheduled for April 2026. Building and fully testing new primary and COOP data centers, migrating applications and data, and ensuring readiness for the election season is not feasible between 01/01/2026 and the 2026 gubernatorial primary. Migrating SBE's critical data center services involves extensive planning, resource allocation, and time. In the critical periods before, during, and after elections, SBE resources are severely limited due to their focus on election tasks and activities. Extending the contract ensures uninterrupted services and allows this planning to occur during a non-election year when key resources are more available. Replicating existing infrastructure and integrations with a new vendor will require significant effort, increasing the risk of downtime. To mitigate this risk, these tasks must be conducted in an off-election year. Additionally, this extension will align the data center strategy with other long-term agency goals, such as procuring a new Voter Registration and election management system, a public-facing voter Services website, and a new pollbook solution, all of which would have components hosted at the data center and Disaster Recover Data centers. Implementing a new data center solution too early in the overall process could put SBE in a position where a rushed timeline means an award has to be made without the critical information needed to ensure the data center meets all the needs of the new elections systems it would be hosting.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



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2nd Revision

27-IT. INFORMATION TECHNOLOGY (cont'd)

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

\$0 (Mod. #5 Extension 02/28/2025 - 04/30/2025
 (Delegated Authority - MSDE, 02/24/2025))

Total Contract Amount: \$5,445,945.10
MBE/VSBE Participation: 0% / 0%
MBE/VSBE Compliance: 0% / 0%
Resident Business: Yes
Fund Source: 100% Federal Funds

Remarks: The replacement contract is currently being reviewed, but a protest was received, and the matter has been heard by the Maryland State Board of Contract Appeals (MSBCA). On January 17, 2025 MSCBA ruled against MSDE and sustained the protest. MSDE is deciding what the next steps of the MDCS contract will be. This extension will help prevent a lapse in the current contract while MSDE decides what is best for our agency. MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities.

2.0 *Master Contract: Delivery Program Management Services; F50B0600039*
(Secondary Master from CATS+ 060B2490023)

Approved: DGS 41-IT, 1.0 and 1.4; 07/28/2021
Term: 08/12/2021 - 08/11/2026
***As of publication, the remaining balance of this master contract is \$62,594,989.*

2.1 *Using Agency:* Department of Health; Office of Enterprise Technology

Description: Portfolio Management Electronic Health Records (EHR) system for the Senior Organizational Change Manager (OCM) to focus on leading the change management activities within a structured process framework, including changes to business processes, systems, and technologies; *M00P5603411*.

Option Description: Exercise the first renewal option..

Award: CITI; Falls Church, VA

Original Term: 05/08/2023 - 05/07/2025 (w/two 1-year renewal options)

Option Term: 05/08/2025 - 05/07/2026

Original Amount: \$490,000

Option Amount: \$248,920

Prior Options/Mods: N/A

Total Contract Amount: \$738,920

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



REVISED

2nd Revision

27-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Delivery Program Management Services; F50B0600039 (cont'd)*

Resident Business: No
Fund Source: 100% General Funds
Agency Remarks: MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities.

3.0 *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 \$37,345,908.

3.1 *Using Agency:* Department of Public Safety and Correctional Services
Description: Apple Mobile Device Management and Security (MDM) application to replace current software; *Q00B5600015*.
Award: Zones IT Solutions, Inc. dba Zones, LLC.; Auburn, WA
Number of Qualified Master Contractors: 2
Number of Bids: 2
Bids:

<i>Bidders</i>	<i>Amounts</i>
Zones IT Solutions, Inc. dba Zones, LLC.; Auburn, WA	\$690,214.52
En-Net Services, LLC; Frederick, MD	\$698,473.83

Amount: \$690,214.52
Term: ~~05/08/2025* - 04/30/2028~~ **07/01/2025 - 06/30/2028**
(~~*Or earlier upon BPW approval~~)

MBE/VSBE Participation: 0% / 0%
Resident Business: No
Fund Source: 100% General Fund Funds
Agency Remarks: MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities available.

See next page for
Record Correction
Letter dated 6/12/25



Department of Public Safety and Correctional Services

Office of the Secretary
 6776 Reisterstown Road, Baltimore, Maryland 21215
 410-585-3346 – TOLL FREE 877-379-8636 • www.dpscs.maryland.gov

- STATE OF MARYLAND
- WES MOORE
GOVERNOR
- ARUNA MILLER
LT. GOVERNOR
- CAROLYN J. SCRUGGS
SECRETARY
- ANTHONY A. GASKINS
CHIEF OF STAFF
- JOSEPH SEDTAL
DEPUTY SECRETARY
ADMINISTRATION
- ANNIE D. HARVEY
DEPUTY SECRETARY
OPERATIONS
- ANGELINA GUARINO
ASSISTANT SECRETARY
DATA, POLICY AND GRANTS
- RENARD E. BROOKS
ASSISTANT SECRETARY
PROGRAMS, TREATMENT &
RE-ENTRY SERVICES

June 12, 2025

Accepted 6/13/2025- JTG

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

SUBJECT: Record Correction – April 23, 2025 – Board of Public Works Action Agenda
 – Item No. DGS 27-IT.3.1.

Dear Mr. Gontrum:

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

BPW – April 23, 2024

DGS 27-IT.3.1.

Master Contract:

Commercial Off-the-Shelf Software (COTS) 2012

Using Agency:
Description:

Department of Public Safety and Correctional Services
 Apple Mobile Device Management and Security (MDM)
 application to replace current software; *Q00B5600015*
 Zones IT Solutions, Inc. dba Zones, LLC; Auburn, WA

Award:

FROM: **Term:** 05/08/2025* – 04/30/2028
 (*Or earlier upon BPW approval)

TO: **Term:** 07/01/2025 – 06/30/2028

REASON: Clerical error. The total time for the term is correct; the beginning and end dates are incorrect.

Please do not hesitate to contact me if you have any questions.

Regards,

Amanda Kratzen
 Executive Director of Procurement
 Department of Public Safety and Correctional Services

Cc: Lisa Grisby, Recording Secretary



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



REVISED

2nd Revision

27-IT. INFORMATION TECHNOLOGY (cont'd)

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

Red Hat JBoss Fuse is an open-source Enterprise Service Bus (ESB) that connects different applications, data, and systems across the MD THINK platform. It allows data to move from different systems, applications, services, and devices for both internal systems and external services. This provides a cleaner data flow and communication between the various systems on the MD THINK platform and simplifies the integration of existing and new systems.

Red Hat Ansible Tower is a critical tool used in the platform for configuration management, deployments, patch management, and task automations. *MDTHK/MDTHK-25-059-C; N00B5600371*

Award: MVS, Inc.; Washington, DC (MBE)
 (Certified Small Business)

Number of Qualified

Master Contractors: 12 (Functional Area I)

Number of Bids: 5

Bids:

See next page for
Record Correction
Letter dated
4/24/25

<i>Bidders</i>	<i>Amounts</i>
MVS, Inc.; Linthicum Heights, MD Washington, DC	\$810,617.10
Advanced Computer Concepts, Inc.; McLean, VA	\$823,805.52
Applied Technology Services; Middle River, MD	\$824,627.00
Knot Technology Solutions; Churchton, MD	\$839,377.00
EN-NET Services, LLC; Frederick, MD	\$870,759.59

Amount: \$810,617.10

Term: 06/01/2025 - 05/31/2026

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 62% Federal Funds, 38% General Funds

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



Wes Moore, Governor • Aruna Miller, Lt. Governor • Rafael López, Secretary

April 24, 2025

Accepted 4/25/2025- JTG

John Gontrum

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

SUBJECT: Record Correction – April 23, 2025 Board of Public Works Action Agenda

Dear Mr. Gontrum:

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

BPW – April 23, 2025

27-IT.3.3

Description: Includes three Red Hat products/services:

Red Hat JBoss Enterprise Application Platform (JBoss EAP) delivers security, performance, and scalability on the MD THINK platform. This is done by improving the deployment, management, clustering (running on multiple servers at same time), and performance (caching and startup) of the application, improving the customer experience. It greatly simplifies running and managing the Java applications across the MD THINK platform.

Red Hat JBoss Fuse is an open-source Enterprise Service Bus (ESB) that connects different applications, data, and systems across the MD THINK platform. It allows data to move from different systems, applications, services, and devices for both internal systems and external services. This provides a cleaner data flow and communication between the various systems on the MD THINK platform and simplifies the integration of existing and new systems.

Red Hat Ansible Tower is a critical tool used in the platform for configuration management, deployments, patch management, and task automations. *MDTHK/MDTHK- 25-059-C; N00B5600371*

Page OSP 44



Wes Moore, Governor • Aruna Miller, Lt. Governor • Rafael López, Secretary

FROM: Award: MVS, Inc.; Washington, DC (MBE)
(Certified Small Business)
Number of Qualified
Master Contractors: 12 (Functional Area I)
Number of Bids: 5

Bids:

Table with 2 columns: Bidders, Amounts. Rows include MVS, Inc.; Linthicum Heights, MD (\$810,617.10), Advanced Computer Concepts, Inc.; McLean, VA (\$823,805.52), Applied Technology Services; Middle River, MD (\$824,627.00), Knot Technology Solutions; Churchton, MD (\$839,377.00), EN-NET Services, LLC; Frederick, MD (\$870,759.59)

TO: Award: MVS, Inc.; Washington, DC (MBE)
(Certified Small Business)
Number of Qualified
Master Contractors: 12 (Functional Area I)
Number of Bids: 5

Bids:

Table with 2 columns: Bidders, Amounts. Rows include MVS, Inc.; Washington, DC (\$810,617.10), Advanced Computer Concepts, Inc.; McLean, VA (\$823,805.52), Applied Technology Services; Middle River, MD (\$824,627.00), Knot Technology Solutions; Churchton, MD (\$839,377.00), EN-NET Services, LLC; Frederick, MD (\$870,759.59)

Reason: Clerical Error.

Sincerely,

Monica Hariri
Monica Hariri (Apr 24, 2025 14:46 EDT)

Monica M. Hariri

Deputy Procurement Director



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



REVISED

2nd Revision

27-IT. INFORMATION TECHNOLOGY (cont'd)

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

- 3.4 *Using Agency:*** Maryland Transportation Authority
Description: VMware Licenses which is a suite of virtualization products used in its Data Centers, allowing us to run multiple virtual servers on a single physical server. The physical components of the server are better managed by VMware, which allows it to operate Data Centers more efficiently, including using less energy and resulting in a lower carbon footprint; *J01B5600016/CTR021893*
Award: Applied Technology Services, Inc., Middle River, MD (MBE) (Certified Small Business)

Number of Qualified

Master Contractors: 14 (*SBR - Designated*)

Number of Bids: 7

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services, Inc.; Middle River, MD	\$741,912.00
Advanced Computer Concepts, Inc.; McLean, VA	\$747,920.52
MVS, Inc.; Washington, DC	\$755,126.00
Oakland Consulting Group, Inc.; Lanham, MD	\$757,638.00
Knots Technology Solutions, LLC; Churchton, MD	\$758,592.00
En-Net Services, LLC; Frederick, MD	\$766,859.04
CAS Severn, Inc.; Laurel, MD	\$777,460.00

Amount: \$741,912

Term: 05/08/2025* - 05/07/2027 (**Or earlier upon BPW approval*)

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Funding Source: 100% Special Funds (Toll Revenue)

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



REVISED

2nd Revision

27-IT. INFORMATION TECHNOLOGY (cont'd)

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

3.5 *Using Agency:* Department of Transportation, The Secretary's Office
Description: Forescout Network Security Automation and Control products
 "SightControl," "eyeRecover," and "eyeExtend Connect & Ecosystem" for compliance
 and risk assessment of connected devices such as printers, smartphones, laptops, desktops,
 and tablets; J01P4600056. CTR022208.

Award: Source IT Technologies LLC; New Canaan, CT
 (Certified Small Business)

Number of Qualified

Master Contractors: 7

Number of Bids: 3

Bids:

<i>Bidders</i>	<i>Amounts</i>
Source IT Technologies LLC; New Canaan, CT	\$1,289,136
ConvergeOne Inc.; Bloomington, MD	\$1,438,944
Applied Technology Services, Inc.; Middle River, MD	\$1, 472,448

Amount: \$1,289,136

Term: 05/08/2025* - 05/02/2027
 (*Or earlier upon BPW approval)

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

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

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

28-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Janitorial Services at Department of Agriculture Annapolis Headquarters;
001B5600302

ADPICS No.: 001B5600302, CTR022290

Contract Description: Janitorial services for the Department of Agriculture Headquarters in Annapolis.

Award: The Chimes, Inc.; Baltimore, MD

Contract Term: 05/08/2025* - 04/30/2028 (w/one 2-year renewal options)
*Or earlier upon BPW approval)

Amount: \$ 954,365.05 NTE (Base Term)
\$ 673,982.61 NTE (Renewal Option #1)
\$1,628,347.66 NTE Total

Procurement Method: Preference Provider (Community Service Provider)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The Chimes, Inc., located in Baltimore, 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 February 20, 2025. The Chimes, Inc. has confirmed the contract price and accepted the terms and conditions.

Fund Source: 100% General Funds

Approp. Code: 13401, 13409



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



28-M. MAINTENANCE CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 25-0365-1110

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
April 23, 2025



*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

29-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Janitorial Services at the Murphy Courts of Appeals; *BPM045146*
ADPICS No.: CTR022786

Contract Description: Janitorial services at the Murphy Courts of Appeals in Annapolis.

Award: Diversified Services Group, Inc.; Germantown, MD
(Certified Small Business)

Contract Term: 05/09/2025* - 04/30/2027 (w/two 1-year renewal options)
(*Or earlier upon BPW approval)

Amount: \$194,846.35 (Base Term)
\$104,053.51 (Renewal Option #1)
\$104,053.51 (Renewal Option #2)
\$402,953.37 Total

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

Bids:

Bidders	Amounts
Diversified Services Group, Inc.; Germantown, MD	\$ 402,953.37
Evolution Group; Silver Spring, MD	\$ 419,483.76
Jullz & Bellz Associates LLC; Beltsville, MD	\$ 430,710.00
Jamel Pettway DbA Iclean LLC; Hagerstown, MD	\$ 460,000.00
Shine Brite Finishings LLC; Waldorf, MD	\$ 490,387.36
Tony Foxx; Simpsonville, MD	\$ 492,904.10
MCNA; Rockville, MD	\$ 509,614.32
Clean Green Commercial Cleaning; Indian, MD	\$ 526,770.00
Sparkle Cleaning Inc.; Fairfax, VA	\$ 563,434.99
5050 Solutions, LLC; Bethesda, MD	\$ 629,500.00
Absolute Service Industries LLC; Baltimore, MD	\$ 646,038.00
Beck & Call Professional Services LLC; Silver Spring, MD	\$ 647,132.10



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



29-M. MAINTENANCE CONTRACT (cont'd)

Cleaning House LLC; Laurel, MD	\$ 662,950.00
Midori's Corporate Cleaning Services Inc.; Germantown, MD	\$ 846,388.70
Swept Facility Services LLC; Hanover, MD	\$ 954,518.56
Ivantis; College Park, MD	\$1,030,861.56
1st Lady Janitorial Services, LLC; Bristow, VA	\$1,174,947.60
ASM Cleaning Services LLC; Hanover, MD	\$1,207,000.00
Slate USA Inc.; New York, NY	\$,361,855.00
Sweep and Slate; Bangor, ME	\$1,371,700.00
IG Services; Gaithersburg, MD	\$1,965,194.08

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same

Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on July 25, 2024. Approximately 1,546 vendors received notification of this solicitation and 79 vendors were directly solicited. Twenty-four bids were received and opened on August 27, 2024. Three bids were rejected because they failed to submit satisfactory references. Diversified Services Group, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

Maryland Works provided a waiver for this procurement on June 13, 2024.

MBE or VSBE participation was established for this contract because there are no subcontracting opportunities.

Fund Source: 100% General Funds

Approp. Code:	H00 25 33661 0813	\$ 15,132.14
	H00 26 33661 0813	\$ 93,002.94
	H00 27 33661 0813	\$ 86,711.27



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



29-M. MAINTENANCE CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 24-4961-0101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

**30-M. MAINTENANCE CONTRACT
*Department of General Services***

See next page for
Record Correction
Letter dated 5/21/25

Contract ID: Janitorial Services at the Robert F. Sweeney District Court; *BPM045147*
ADPICS No.: ~~CTR022790~~ **001B5600373/CTR022790**

Contract Description: Janitorial Services at the Robert F. Sweeney District Court in Annapolis.

Award: Clean Green Commercial Cleaning, LLC.; Indian Head, MD

Contract Term: 05/09/2025*; – 04/30/2028 (w/two 1-year renewal options)
(*Or earlier upon BPW approval)

Amount: \$ 355,321.32 (Base Term)
\$ 120,000.00 (Renewal Option #1)
\$ 120,000.00 (Renewal Option #2)
\$ 595,321.32 Total

Procurement Method: Competitive Sealed Bids

Bids:

<i>Bidders</i>	<i>Amounts</i>
Clean Green Commercial Cleaning; Indian, MD	\$ 595,321.32
Janitorial Partners of Baltimore, LLC, Baltimore, MD	\$ 629,191.08
Evolution Group; Silver Spring, MD	\$ 640,573.20
Tony Foxx; Simpsonville, MD	\$ 780,203.54
Morgan Service Solutions; Waldorf, MD	\$ 780,203.54
5050 Solutions, LLC; Bethesda, MD	\$ 790,000.00
Sparkle Cleaning Inc.; Fairfax, VA	\$ 820,187.38
Diversified Services Group Inc.; Germantown, MD	\$ 820,313.10
Cleaning House LLC; Laurel, MD	\$ 824,205.40
Beck & Call Professional Services LLC; Silver Spring, MD	\$ 833,605.40
MCNA; Rockville, MD	\$ 883,280.40
Global Maintenance Group LLC; Glen Allen, VA	\$ 916,246.16



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

May 21, 2025

Accepted 5/22/2025- JTG

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

A handwritten signature in black ink that reads "John Gontrum".

Dear Mr. Gontrum:

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

BPW – April 23, 2025; DGS Item 30-M

Department of General Services

Janitorial Services at the Robert F. Sweeney District
Court; CTR022790
Clean Green Commercial Cleaning, LLC.

FROM: CTR022790

TO: ADPICS No. 001B5600373 / CTR022790

REASON: Clerical Error:

Regards,

Jessica Knott

Jessica Knott
Procurement Officer II



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



30-M. MAINTENANCE CONTRACT (cont'd)

Ivantis; College Park, MD	\$1,022,878.43
www.StepAboveClean.com; Upper Marlboro, MD	\$1,107,111.72
Midori's Corporate Cleaning Services Inc.; Germantown, Md	\$1,193,072.00
Absolute Service Industries LLC; Baltimore, MD	\$1,215,769.34
Senate Cleaning; Beltsville, MD	\$1,272,302.20
Swept Facility Services LLC; Hanover, MD	\$1,295,037.88
ASM Cleaning Services LLC; Hanover, MD	\$1,441,000.00
1 st Lady Janitorial Services, LLC; Bristow, VA	\$1,490,516.72
DNF Contracting, LLC; Simpsonville, MD	\$1,588,800.00
Sweep and Slate; Bangor, ME	\$1,753,400.00
Slate USA Inc.; New York, NY	\$ 2,067,284.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Diversified Services Group, Inc.; Germantown, MD

Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on July 25, 2024. Approximately 1,546 vendors received notification of this solicitation and 79 vendors were directly solicited. Thirty bids were received and opened on August 27, 2024. Six bids were rejected because of failure to submit satisfactory references and no response to cure requests. One bid was withdrawn because they had accepted other contracts and no longer had the resources to provide the services. Clean Green Commercial Cleaning, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

Maryland Works provided a waiver for this procurement on June 13, 2024.

MBE or VSBE participation was established for this contract because there are no subcontracting opportunities.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



30-M. MAINTENANCE CONTRACT (cont'd)

Fund Source: 100% General Funds

<i>Approp. Code:</i>	H00 25 33651 0813	\$ 19,000.00
	H00 26 33651 0813	\$ 114,943.10
	H00 27 33651 0813	\$ 119,992.66
	H00 28 33651 0813	\$ 101,385.56

Resident Business: Yes

MD Tax Clearance: 25-0608-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



*Contact: Julia Barrett 410-379-9443
julia.barrett@maryland.gov*

**31- E. EQUIPMENT CONTRACT
*Department of State Police, Procurement Division***

Contract ID: Robot Upgrades; CTR021952
ADPICS No.: W00R5600013/W00P5601368

Contract Description: Upgrade existing twenty-year-old Peraton/Remotec F6 robot that is currently deployed to the Peraton/Remotec Spartan ground-based explosive mitigation robot. The upgrade to the Spartan model provides the ability to utilize the existing F6 chassis. The robot replaces the need to send in a bomb technician to mitigate a potential explosive incident. Includes a one year warranty.

Award: Remotec, Inc.; Clinton, TN

Contract Term: Anticipated delivery date - 05/30/2025

Amount: \$461,299

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: This vendor is the only company authorized to upgrade the current robotic systems. The upgrade to this model provides the ability to use the existing F6 chassis and only Remotec, Inc. can provide this type of specification. If this is not purchased there is potential to unnecessarily expose the bomb technicians to hands-on operations, which pose a significant danger.

The Federal Bureau of Investigation (FBI) manages the Public Safety Bomb Technician Program in the United States. The management of the program includes training and certification of the individual bomb technician, as well as certification of each agency's bomb squad. For the Office of the State Fire Marshal (OSFM) to maintain its operational certification, it is essential to keep/maintain the necessary equipment as mandated by the FBI.



**DEPARTMENT OF GENERAL SERVICES
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31-E. EQUIPMENT CONTRACT (cont'd)

The price has been determined to be fair and reasonable. The price is within the cost that was expected for this procurement. A new equivalent robotic platform, with a new chassis, would have an approximate cost of \$342,729.00. Utilizing the existing F6 chassis saves approximately \$116,728.00 per unit. There is no comparable robotic platform that offers the features included in the Peraton/Remotec quote which meets the FBI certification criteria.

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

Fund Source: 100% General Funds

Approp. Code: 10011

Resident Business: No

MD Tax Clearance: 25-0334-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



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

**32-EX. EXPEDITED PROCUREMENT
*Department of Health, Office of Enterprise Technology***

Recommendation: The Maryland Department of Health on behalf of its Office of Enterprise Technology is requesting approval to use the Expedited Procurement method as per the Code of Maryland Regulations (COMAR) 21.05.06.03

Contract Description: Clifton T. Perkins Hospital (Perkins) is operated by the Maryland Department of Health (MDH) as the State's only maximum-security forensic psychiatric hospital. It has a capacity of 289 patients and currently maintains a waitlist of court-ordered patients who can only be placed at the facility. MDH has no additional swing space to accommodate the patient population at the hospital, and patients must be cared for in an inpatient psychiatric hospital facility. An interruption in operations would create a risk of cessation of services.

Perkins currently utilizes an analog public address system to facilitate regular and emergency announcements throughout the campus. Some components of the system can be dated to the original facility construction in 1959, and some were added between 1972 and 1984 with the construction of the Rehabilitation Wing and Medium Security Wing. The system is failing, primarily due to age, causing operational and security disruptions. Attempts to repair the existing system have been unsuccessful and facility staff lack the skills and expertise to replace the system. Failure to replace the aging system could present the following impacts:

Physical Security – The system is utilized to generate security response announcements that broadcast to staff in all areas of the campus. If staff are unable to hear requests for security response due to insufficient or nonfunctioning speakers it could endanger the safety of staff and patients.

Life Safety – The system is utilized to generate announcements for on-call physician response for patients experiencing medical emergencies. If the on-call physician is in their office or sleeping quarters they will not hear the announcement which delays response time, thereby putting patient health and safety at risk.

Operational Response Testing – The system is used to conduct routine staff response testing to ensure staff are following required safety protocols. If staff are unable to hear these announcements due to areas lacking system coverage, it will produce skewed testing results.



DEPARTMENT OF GENERAL SERVICES
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32-EX. EXPEDITED PROCUREMENT (cont'd)

Clifton T. Perkins Hospital is subject to the standards set forth by the Code of Maryland Regulations, Life Safety Codes, The Joint Commission, Office of Health Care Quality, and other laws and standards to ensure patient safety and health. The inability to effectively make critical announcements throughout the campus can negatively impact the continuum of care to the patient population, violate patient care and safety policies, and can place the State at risk for loss of licensure and accreditation. These negative effects can be long-lasting and place patients and staff at risk.

Utilizing competitive sealed bids or competitive sealed proposals will not prioritize the health and safety of the patients, staff, or community. Extending the timeline of the permanent replacement and repairs of failed or critical and fragile infrastructure could further jeopardize the continuity of operations.

Pursuant to Maryland State Finance & Procurement Article (SFP) § 13-108 (d)(1), MDH'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 bids or competitive sealed proposals. However, the procurement officer shall attempt to obtain as much competition as reasonably possible per SFP § 13-108(d)(2).

MBE/VSBE Participation: 0% / 0%

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
April 23, 2025



REVISED
2nd Revision

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

33-RP. REAL PROPERTY
Department of Agriculture
File # 17-25-16, Queen Anne’s County

Recommendation: Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept the donation of an agricultural preservation easement on the following described property.

State Income Tax Credit: Section 10-723, Tax General Article, Annotated Code of Maryland provides that “An individual ... may claim a credit against the State income tax . . . for an easement conveyed to the ... Maryland Agricultural Land Preservation Foundation . . . if the [perpetual] easement is accepted and approved by the Board of Public Works.”

Owner/Donor: David Lee Bramble and Clara B. Bramble

Property: The property consists of approximately ±8.494-acres used for agricultural uses. 2208 Starr Rd., Queen Anne, MD 21657
[...]
Queen Anne’s County Tax Map 62, Parcel 53.

Grantee: The State of Maryland, to the use of the Department of Agriculture on behalf of the Maryland Agricultural Land Preservation Foundation

Consideration: No Monetary Consideration – donation by Owner/Donor

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



REVISED

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

34-RP. REAL PROPERTY
Department of Agriculture, Maryland Agricultural Land Preservation Foundation (MALPF) and Agricultural Land Preservation Easements (Various Properties)

Reference: Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties: All purchases outlined below have been reviewed and approved by the MALPF Board.

Special Conditions: Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

As to item 1, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others. [...]

<u>Grantor</u>	<u>Property</u>	<u>Price</u>	
<u>LOT WAIVER</u>			
<u>FAMILY LOTS</u>			
<u>Charles County</u>			
1. William Bowling	27.8652 Acres	\$147,758.44	
08-24-02	Less 1 acre	\$5,500.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$228,000	\$29,751.18	\$198,248.82
b. Campbell (fee)	\$242,000	\$29,751.18	\$212,248.82
Review Appraiser: Enger			



**DEPARTMENT OF GENERAL SERVICES
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REVISED

34-RP. REAL PROPERTY (cont'd)

<i>Fund Source:</i>	10460	<u>\$147,758.44</u>
<i>Total:</i>		\$147,758.44
<i>Total Acres (TA):</i>		27.8652
<i>TA Less Unpaid Acres and Dwellings:</i>		26.8652
<i>Average Price per Paid Acre:</i>		\$5,499.99

Remarks:

1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the fair market value of the land on which the easement is to be acquired.
3. Pursuant to Agriculture Article 2-511(e), the purchase price of each easement may not exceed 75% of the fair market value, or the owner's asking price, whichever is less.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**35-LL. LANDLORD LEASE
*Canal Place Preservation Development Authority***

Recommendation: Approve a renewal lease

Prior Board Actions: DGS 68-LL 6/8/2022; DGS 35-LL 3/1/2023

Tenant: Jonathan Dayton

Property Location: 13 Canal Street, Western Maryland Railroad Station
4th Floor Room 405, Cumberland, MD 21502

Space Type: Office Space (200 sq. ft.)

Lease Type: Renewal (Continuous Use)

Term: 07/01/2025 - 06/30/2026

Annual Rent:	\$2,622.00	Rate/Month:	\$218.50 per Space
		Square Foot Rate:	\$13.11

Utilities/Custodial Responsibility: Landlord/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

Remarks: Tenant shall occupy and use the Demised Premises for and only for office space. The space includes the dedicated use of one parking space.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



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

**36-LL. LANDLORD LEASE
*Department of Public Safety and Correctional Services***

Recommendation: Approve a new lease

Tenant: Lippy Brothers Farm, 334 Lee's Mill Road, Hampstead, Maryland 21074

Property Location: Agricultural Land located at the Public Safety Education and Training Center located adjacent to Springfield Hospital Center, Carroll County

Space Type: 142.8002 acre Parcel of farmland

Lease Type: New

Term: 05/01/2025 - 04/30/2026

Renewal: 05/01/2026 - 04/30/2027

Annual Rent: \$20,241.45

Utilities/Maintenance: Tenant is responsible for mowing 59.82 +/- acres of designated tracts twice per year.

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: The Agency will lease property as described above for farming, with mowing and weed control to be managed by the tenant. This lease will provide revenue for the farm lease and operational cost avoidance for DPSCS for the mowing and weed control services.

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
April 23, 2025**



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

**37-LL. LANDLORD LEASE
*Department of Veterans and Military Families***

Recommendation: Approve a new lease

Tenant: Lippy Brothers Farm, 334 Lee’s Mill Road, Hampstead, Maryland 21074

Property Location: Agricultural Land owned by the Department of Veterans and Military Families (DVMF) for a future veterans home, located adjacent to Springfield Hospital Center, Carroll County

Space Type: 67.05 +/- acre Parcel of farmland

Lease Type: New

Term: 05/01/2025 - 04/30/2026

Renewal: 05/01/2026 - 04/30/2027

Annual Rent: \$7,710.75

Utilities/Maintenance: Tenant is responsible for mowing 18.60 +/- acres of designated tracts twice per year.

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: The Agency will lease property as described above for farming, with mowing and weed control to be managed by the tenant. This lease will provide revenue for the farm lease and operational cost avoidance for DVMF for the mowing and weed control services.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**38-LT. TENANT LEASE
*Baltimore City Community College***

Recommendation: Approve lease renewal

Prior Board Action: DGS 38-LT-MOD, 01/08/2020

Landlord: Market Place Commercial Limited Partnership
405 E. Joppa Rd, Ste 300, Towson, MD 21286

Property Location: 55 Market Pl, Baltimore, MD 21202

Space Type: Office (28,000 sq. ft.)

Lease Type: Renewal (*Continued Use*)

This Term: 05/01/2025 - 04/30/2035 (w/standard 6-month holdover)

Future Option Term: 05/01/2035 - 04/30/2040

Annual Rent: \$504,000.00 ***Square Foot Rate:*** \$18.00

Fund Source: 100% General Funds ***Appropriation Code:*** PCA 08816

Utilities/Custodial Responsibility: Lessee / Lessee

Termination for Convenience Clause: Yes

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

Remarks: Baltimore City Community College has used this property for classrooms and training space since 2001. The office is used to accommodate existing education programs, as well as assist with contract training and certificate programs. Rent remains the same for years 1-5, and escalates 2.5% for lease years 6 -10.



DEPARTMENT OF GENERAL SERVICES
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38-LT. TENANT LEASE (cont'd)

Climate / Sustainability: As part of this lease, the landlord will convert all lighting fixtures to LED, renovate the mezzanine level of the space for continued use, and install passive dual technology motion sensors throughout.

Resident Business: Yes

MD Tax Clearance: 25-0368-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025**



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

39-LT. TENANT LEASE
*Department of Labor, Licensing and Regulation and
Department of Assessment and Taxation*

Recommendation: Approve a renewal lease

Prior Board Action: DGS 39-LT, 06/17/2020

Landlord/Owner: The Mayor and City Council of Cumberland
57 N. Liberty Street, Cumberland, MD 21502

Property Location: 101 S George Street, Cumberland, MD 21502

Space Type: 47 Parking Spaces (DLLR-40/SDAT-7)

Lease Type: Renewal (Continued Use)

Term: 05/01/2025 - 04/30/2028 (w/standard 6-month holdover)

Future Option Term: 05/01/2028 - 04/30/2031

Annual Rent: \$33,840.00 **Rate/Month:** \$60.00 per space/\$2,820 per month

Fund Source: SDAT-50% General Funs /50% Special Funds
(Local County Cost Share)
LABOR-100% Special Funds (Unemployment Insurance Penalty
and Interest Collection-Special Administrative Expense Fund)

Appropriation Code: SDAT-PCA 25111
DLLR-PCA 86424

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

Procurement Method: Exempt – Intergovernmental Lease
See Annotated Code of Maryland, State Finance & Procurement Article, Section 4-318 (1)



**DEPARTMENT OF GENERAL SERVICES
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39-LT. TENANT LEASE (cont'd)

Remarks: This space has been used by the Department of Labor Licensing and Regulation and Department of Assessments and Taxation for parking in Cumberland, Maryland since 2016. The rent will have no escalations.

Residential Business: Yes

MD Tax Clearance: 25-0693-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

40-LT. TENANT LEASE

***Department of Transportation, Department of Health, Public Service
Commission, Board of Contract Appeals, Office of the Public Defender, State
Department of Assessments and Taxation***

Recommendation: Approve a two year renewal lease with an additional 15 spaces

Prior Board Action: DGS 69-LT, 06/07/2023

Landlord/Owner: Fayver Parking Properties, LLC;
110 Edison Pl, Suite 300, Newark, NJ 07102

Property Location: 110 W. Fayette Street, Baltimore, MD

Space Type: 215 Parking Garage Space

Lease Type: Parking Lease Renewal (Continued Use)

Term: 05/01/2025 - 04/30/2027 (w/ standard 6-month holdover)

Future Option Term: 05/01/2027- 04/30/2029

Annual Rent: \$379,260.00 ***Rate/Month:*** \$147.00 Per Space

<i>Fund Source:</i>	MDOT (76) 100% Special Funds (Facilities/Capital Equipment) MDH (17) 100% General Funds MPSC (55) 100% Federal Funds OPD (25) 100% General Funds MSBCA (6) 100% General Funds SDAT (36) 50% Special Funds (Local county cost share revenue (Maryland code, Tax-Property 2- 106))/50% General Funds	<i>Approp. Codes:</i>	1462-0226 PCA-N320G PCA-00103 PCA-20111 PCA-X2400 PCA-27412
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Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes



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40-LT. TENANT LEASE (cont'd)

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

Remarks: MDOT, MDH, MPSC, OPD, MSBCA and SDAT have been using parking in this location since May 2009. MDOT has requested 15 additional spaces. There is no annual rent escalation.

Residential Business: Yes

MD Tax Clearance: 25- 0838-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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April 23, 2025**



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

**41-LT. TENANT LEASE
*Maryland State Library for the Blind***

Recommendation: Approve a two year lease

Prior Board Action: DGS 42-LT, 6/22/2022

Landlord/Owner: Baltimore City Parking Authority
417 E. Fayette Street, Baltimore MD 21202

Property Location: 15 W. Franklin Street, Baltimore, MD 21201

Space Type: Garage Parking (10 Spaces)

Lease Type: Renewal (Continued Use)

Term: 05/01/2025 - 04/30/2027 (w/ standard 6-month holdover)

Future Option Term: N/A

Annual Rent: \$15,000.00 **Rate/Month:** \$125.00 per space

Fund Source: 100% General Funds

Appropriation Code: PCA-11301

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

Procurement Method: Exempt – Intergovernmental Lease
See Annotated Code of Maryland, State Finance & Procurement Article, Section 4-318 (1)

Remarks: MSLA had been using parking at this location since August 2022. There is no rent escalation. No additional renewal terms.

Residential Business: Yes **MD Tax Clearance:** 25-0743-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
April 23, 2025



REVISED

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

42-LT. TENANT LEASE
Office of the Comptroller

Recommendation: Approve a new lease

Landlord: Klitenic Family Properties, LLC
 11019 McCormick Road, Suite 400, Hunt Valley MD 21031

Property Location: 1904 Emmorton Road, Belair MD 21015

Space Type: Office w/ client interaction (2,650 sq. ft.)

Lease Type: New Lease

This Term: 07/01/2025 - 06/30/2035 (w/ standard 6-month holdover)

Future Option Term: 07/01/2035 - 06/30/2040

Annual Rent Office: \$63,600 ***SF Rate:*** \$24.00/sq. ft.

Fund Source: 100% General Funds ***Appropriation Code:*** E00A0403 430 1301 4311

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes

Procurement Method: Sole Source, See COMAR 21.05.05.02A(1); DGS Space Mgmt
 Manual ¶6-605 E

Remarks: The Maryland Office of the Comptroller is relocating one of their eleven branch offices from 103 Chesapeake Boulevard in Elkton to 1904 Emmorton Road in Belair. The branch office provides a full range of walk-in services to taxpayers and tax preparers. The new location is easily accessible, visible, and geographically convenient to taxpayers and tax preparers in Cecil and Harford counties. The space construction will be delivered turnkey, with ample access to public transportation and parking for staff and visitors. In accordance with State Finance and Procurement, Section 4-319, notification of this new lease location was made to the local government on March 21, 2025.

Resident Business: Yes

MD Tax Clearance: 25-0302-0000



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42-LT. TENANT LEASE (cont'd)

Climate & Sustainability: The new construction will include energy-efficient LED lighting with motion detection controls, energy-efficient HVAC, solar shades, and water-conserving plumbing throughout the restrooms and kitchen areas.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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April 23, 2025**



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

**43-LT TENANT LEASE
*Department of Health***

Recommendation: Approve an intergovernmental lease

Prior Board Action: DGS 46-LT, 11/16/2022

Landlord: Maryland Economic Development Corporation
7 St. Paul Street, Suite 940, Baltimore, Maryland 21202

Property Location: 300 - 400 N. Greene Street
Baltimore, Maryland 21201

Space Type: Office (497,100 sq. ft.)
Garage (1,666 spaces)

Lease Type: New

Term: 07/15/2025 – 07/14/2052 (27 Years)

Future Option Term: 07/15/2052 – 07/14/2062 (10 Years) *

* This lease contains seven 10-year renewal options beginning on
07/15/2052, subject to future BPW approval.

FY 2027: \$3,181,148 (\$3,800,000 less \$618,852 for temporary parking - see
44-LT companion item for Temporary Parking Lease)

Annual Building Rent: \$ 434,963 (*No capitalized payments due for this period.)

Annual Building Operations: \$2,746,185

Temporary Parking Rent: \$ 618,852

Total: \$3,800,000

Fund Source: 100% Special Funds (Dedicated Purpose Account) ***Appropriation Code:*** A224S

Utilities/Custodial Responsibility: Lessee

Termination for Convenience Clause: No



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43-LT TENANT LEASE (cont'd)

Procurement Method: Exempt – Intergovernmental Lease See Annotated Code of Maryland, State Finance & Procurement Article, §4-318 (1)

Remarks: The Board of Public Works is requested to approve an intergovernmental lease with an initial term of twenty-seven (27) years between the Maryland Department of Health (MDH) as Tenant and Maryland Economic Development Corporation (MEDCO) as Landlord. MEDCO will use MDH's lease to facilitate the sale of MEDCO tax-exempt bonds for the purposes of renovating the office building and constructing a new 1,172-space parking garage. MEDCO will enter into a ground lease and development agreement with the prior landlord and now developer Greene Street Ventures, LLC (GSV).

Background: After BPW's approval of the original operating lease, and as the Department of General Services (DGS) and GSV were in the design phase of the project in 2023, market conditions changed in the commercial real estate market, which impacted this project. These challenges included rising interest rates, changes in lending requirements, and increased project costs due to inflation. As a result, the Landlord requested to modify the terms of the 2022 operating lease given the size and scale of this project, which included an increase in the lease term to 20 years, a full waiver of the termination for convenience provision, and various change orders to account for increased project costs.

After receiving this request, DGS evaluated the available options for the MDH relocation. Of the available options, transitioning to a MEDCO intergovernmental / capital lease proved to be the most cost-effective and time-efficient solution. Since the MEDCO model can only be used for buildings where the state is a single tenant, coupled with the desire to consolidate MDH's various locations into a centralized headquarters location, the Metro West site was the only existing site that met the requirements.

This option will save the State as much as \$80 million compared to the 2022 operating lease, extrapolated over the financing term. This will also permit the project to continue to move forward at this location without any undue delays. An additional benefit to this project includes the construction of a new onsite garage that will provide MDH with 565 additional parking spaces compared to the 2022 lease (1,666 spaces versus 1,101 spaces). At the end of the bond amortization period, the title to the parking garage will be conveyed to the State.



**DEPARTMENT OF GENERAL SERVICES
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43-LT TENANT LEASE (cont'd)

Further benefits include the ability to finance \$44.5 million in furniture, fixtures, equipment, and move costs that are traditionally operating costs and the moving agency's responsibility, which can also be financed as part of the capital lease. This will alleviate a significant impact on the operating budget during this fiscally challenging climate. The state will also have more long-term control over the Metro West grounds and building. Staying in this location also supports community revitalization in this sector of Baltimore City and the surrounding area, which includes the University of Maryland at Baltimore and the Lexington Market.

Under the prior operating lease model, there were numerous costs to be incurred by MDH that were not reflected in the base rental rate, including: utilities, parking, furniture, fixtures, equipment, moving expenses, low voltage, audio-visual equipment, security equipment, and real estate tax escalations over a base amount. However, in the capital lease model, the added benefit is that all applicable costs are included in the bond financing project and capital lease payment structure.

Capital Lease Project: MEDCO shall issue and sell bonds, the proceeds of which will be used to fund the building and garage projects in a total amount not to exceed \$220 million for a 25-year bond amortization period. The furniture, fixtures, and equipment (FFE) costs of \$44.5 million are included in this not to exceed amount. The interest rate will be dependent upon the bond sale to occur in July 2025. MEDCO shall enter into a development agreement with GSV to include (1) the redevelopment of 497,100 square feet of space located within a five (5) story building at 300 N Greene Street and portions of the lower level of the adjacent building at 400 N Greene Street as well as the sky bridge connecting 300 and 400 North Greene Street; and (2) the construction of a new 1,172 space parking garage located at 300 North Greene Street.

Interest / Rent Components / Due Dates: MDH will begin paying operating expenses and off-site parking costs only upon occupancy, which is anticipated to start in December 2026. Full rent payments will begin on July 1, 2027. MEDCO's final bond maturity is expected on or about June 1, 2052.

Total costs for FY 2027 will not exceed \$3.8 million for building rent, operating expenses, and temporary parking costs. See companion item **44-LT** for approval of the Temporary Parking Lease. These costs were approved as a budget amendment to the Dedicated Purpose Account in the 2025 legislative session for FY 2026. It is anticipated these funds will not be needed until FY 2027.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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43-LT TENANT LEASE (cont'd)

Total costs for FY 2028 are estimated at a not-to-exceed cost of \$25 million. This will include the full rent and expenses for the building and garage. Below is a summary of this not-to-exceed cost estimate. These costs will be appropriated in the future FY 2028 budget.

FY 2028:

<i>Annual Building Rent :</i>	\$11,983,178	<i>Square Foot Rate:</i> \$24.11SF
<i>Annual Building Operations:</i>	\$5,336,272	
<i>Annual Parking Rent:</i>	\$2,051,604	
<i>Annual FF&E Repayment:</i>	\$3,927,967	
<i>Financing Contingency**</i>	<u>\$1,700,000</u>	
<i>Total:</i>	\$24,999,021***	

***** The Financing Contingency is available pending the final credit rating outcome and its impact on annual building rent, parking rent, furniture, fixtures, and equipment (FF&E) expenses when the MEDCO bonds are sold in July 2025.***

******This is a not-to-exceed estimate based on forecasted bond payments.***

Renewal Options: After the bonds are paid in full, no further payments will be due to MEDCO. MDH will continue to be responsible for the ground rent, standard operating costs and reserves.

Future Purchase Options: MDH has negotiated an option to purchase the facility that can be exercised at either the end of the 20th year of the lease term or the end of the 27th year of the lease term. The purchase price will be determined by a formula applying a capitalization rate to the applicable ground rent.

Continuing Disclosure Requirement: Additionally, the State will be requested to enter into a Continuing Disclosure Agreement relating to the State's annual financial statements and other information required by Rule 15c2-12 of the Securities Exchange Act of 1934.



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43-LT TENANT LEASE (cont'd)

Climate & Sustainability: This renovation project includes the installation of new high-efficiency and energy-saving HVAC systems. The new all-electric HVAC system will be designed to assist in achieving efficiency above a code-compliant HVAC system. The integration of these advanced technologies ensures the facility will meet or exceed energy performance standards while promoting sustainability and environmental responsibility in compliance with the Maryland High-Performance Green Building Program, the International Energy Conservation Code (IECC), as well as the Greenhouse Gas Reduction Act (GGRA) of 2009 and the Climate Solutions Now Act - SB 528.

Statutory Authority: Pursuant to the provisions of State Finance and Procurement Article, Section 12-204(d)(2)(ii), the General Assembly has approved the capital lease in the budget for the requesting unit, MDH. A budget amendment was approved during the 2025 legislative session. The Intergovernmental Lease with MEDCO is exempt in accordance with the Annotated Code of Maryland, State Finance & Procurement Article, Section 4-318 (1).

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
April 23, 2025**



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

**44-LT. TENANT LEASE
*Department of Health***

Recommendation: Approve a temporary parking lease

Prior Board Action: DGS 46-LT, 11/16/2022

Landlord: Greene Street Ventures, LLC.,
PO Box 196, Stevenson, MD 21153

Property Location: Parking at three locations:
530 W. Mulberry Street, Baltimore, Maryland 21201 (Surface Lot)
208 North Paca Street, Baltimore, Maryland 21201 (Lexington
Garage)
220 North Arch Street, Baltimore, Maryland 21201 (University of
Maryland Garage)

Space Type: Surface lot and garage parking (*607 spaces - used on an as-needed
basis*)

Lease Type: New

Term: 12/01/2026 - 11/30/2028 (Term will end upon the completion of
construction of a new garage at 300 N. Greene Street)

FY 27 Annual Rent: \$618,852* ***Rate:*** \$150 per space
* *Subject to remarks below*

Fund Source: 100% Special Funds (Dedicated Purpose Account) ***Appropriation Code:*** A224S

Utilities/Custodial Responsibility: Landlord / Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source, See COMAR 21.05.05.02A(1)



**DEPARTMENT OF GENERAL SERVICES
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44-LT TENANT LEASE (cont'd)

Remarks: The approval of a temporary parking lease is necessary to permit the Maryland Department of Health (MDH) to provide parking for its employees while a new garage is constructed on-site at 300 N. Greene Street. **The temporary parking locations will be used once all existing on-site parking at 300 N. Greene Street is at capacity.* The above amount includes temporary parking for a portion of December 2026 and full temporary parking for January - June 2027. MDH will only pay for the parking that is utilized at a not to exceed cost of \$618,852 for

FY 2027. The lease will terminate once construction has been completed on the new garage. This item is being presented as a companion item to the preceding item 43-LT on this agenda.

Residential Business: Yes

MD Tax Clearance: 25-1221-0110

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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SUPPLEMENTAL

*Contact: Damien L. Word 410-767-8720
damien.word1@maryland.gov*

45-S. SERVICES CONTRACT
*Board of Trustees for the Maryland Teachers and State Employees
Supplemental Retirement Plans (MSRP)*

Contract ID: Plan Administrator for Supplemental Retirement Plans
ADPICS No.: G50B560001

Contract Description: Contract with a single provider to perform professional services for governmental defined contribution plan administration, communications, enrollment, transaction processing, and record-keeping services for the four Plans under MSRP's administration.

Award: Empower Retirement, LLC; Greenwood Village, CO

Contract Term: 08/15/2025 - 08/14/2030 (w/one 2-year renewal option)

Amount: \$18,856,189 (Base Term)
\$ 9,266,901 (Renewal Option #1)
\$28,123,090 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Empower Retirement, LLC; Greenwood Village, CO	3	\$28,123,090 (1)	1
Voya Institutional Plan Services, LLC; Windsor, CT	1	\$41,058,357 (2)	2
Nationwide Retirement Solutions, Inc.; Columbus, OH	2	\$51,066,656 (3)	3

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 1%

Performance Security: None

Incumbent: Nationwide Retirement Solutions, Inc.
Columbus, OH (Local Office in Hunt Valley, MD)



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

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

46-S-MOD. SERVICES MODIFICATION
Department of Health

Contract ID: External Quality Review of Maryland Care Organizations; *MDH OPASS 17-15992*

ADPICS No.: COK87654

Contract Approved: DBM 8-S 09/07/2016

Contract Description: Provide external quality review organization services for the HealthChoice Managed Care Organizations (MCO).

Modification Description: Extend the contract to allow additional time for a new contract to be awarded.

Award: Qlarant Quality Solutions, Inc. (formerly Delmarva Foundation);
Easton, MD

Original Contract Term: 10/09/2017 - 09/30/2021

Modification Term: 05/01/2025 - 05/31/2025

Original Contract Amount: \$5,521,866.60

Modification Amount: \$ 145,940.00

Prior Options/Mods: \$516,701.00 (Mod. #1: Add a new HealthChoice MCO, Aetna Health Inc., for receiving the required external quality review services; DBM 8-S-MOD, 09/04/2017)
-\$15,067.85 (Mod. #2: Novation to change name and Reduction to the original contractual unit cost for the Encounter Data Validation (EDV) Protocol
Activity 3 less Qlarant's administrative unit costs for contract Years 3 to 5, Delegated Authority - MDH 12/05/2019)
\$ 23,000.00 (Mod. #3: Extension 10/01/2021 - 10/06/2021; Delegated Authority - MDH, 09/09/2021)
\$1,504,070.29 (Mod. #4 Extension 10/07/2021 - 09/30/2022; DGS 31-S-MOD, 10/06/2021)
\$ 0 Cost (Mod. #5 Extension 10/01/2022 - 10/31/2022 Delegated Authority - MDH 08/22/2022)



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SUPPLEMENTAL

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

\$1,316,554.24 (Mod. #6 Extend the contract to allow time to complete the new procurement and add an additional one-year renewal option. 11/01/2022 – 10/31/2023, DGS 28-S-MOD, 10/26/2022)

\$1,000.05 (Mod. #7 Correct option amount on DGS 28-S-MOD 10/26/2022. Delegated Authority (MDH, 02/07/2023)

\$1,356,509.88 (exercise option to allow time to complete the new procurement. 11/01/2023 – 10/31/2024, DGS 26-S-OPT, 09/20/2023)

\$27,339.18 (Mod. #8 Add a new protocol review required by CMS Delegated Authority - MDH 07/02/2024)

\$875,636.06 (Mod. #7 Extension 11/01/2024 - 04/30/2025; DGS 28-S-MOD, 10/30/2024)

Total Contract Amount: \$11,270,549.45

Percent +/- (This Item): 2.264%

Total Percent Change: 104.16%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 25% / 1%

MBE/VSBE Compliance: 33.59% / 1.68%

Performance Security: Yes

Requesting Agency Remarks: MDH anticipates bringing the new contract to the May 7, 2025 BPW meeting for approval.. This modification is to allow sufficient time to award and transition to the new contract. The Maryland Department of Health, Maryland Medicaid Administration, is responsible for ensuring compliance with statutory and regulatory requirements of the Federal Medicaid Program, including all external quality review activities as detailed in 42 C.F.R. 438, Subpart E. These activities include Systems Performance Review, Performance Improvement Projects, Value-Based Purchasing, Early and Periodic Screening, Diagnostic and Treatment (EPSDT) Review, Encounter Data Validation Audit, Consumer Report Card, Network Adequacy/Secret Shopper, Grievance/Appeals/Denials Analysis, and the Annual Technical Report. This contract provides the Department with accurate cost and statistical information that covers the Maryland Medical Assistance Program and various administration initiatives.



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SUPPLEMENTAL

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

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

Approp. Code: 32.17.01.03

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

47-S. SERVICES CONTRACT (cont'd)

Functional Area II (Single Proposal Received)

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Sushila Sheoran, Potomac, MD	1	\$1,942,478.00 (2)	1

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

Functional Area III (Single Proposal Received)

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Alex Mohseni, Marlton, NJ	1	\$1,498,819.41 (1)	1

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0 % / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbents: Same

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) November 6, 2024. A total of 150 potential offerors received notification of the solicitation. Six proposals were received and two were determined to be reasonably susceptible of being selected for award. Four proposals were determined to be not reasonably susceptible to being selected for award because they did not demonstrate the organization's capacity to meet the State's minimum qualifications. The recommended offerors Sushila Sheoran and Alex Mohseni were determined to be most advantageous to the State.



**DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

47-S. SERVICES CONTRACT (cont'd)

Remarks (cont'd):

Physician Services are critical to the State in order to protect the health of youth in the care and custody of DJS. Through the DJS Somatic Health Division, the Department can protect, promote, and advance the health of all youth under its care. Many youths entering DJS facilities have a common background of adverse childhood experiences and previously unmet medical, dental, and mental health needs. By providing optimal healthcare to youth in DJS facilities, the Department strives to maximize each youth's potential for success. Youth will be seen for preventative, acute, and chronic care, including admission history and physical examinations, sick care, and follow-up visits as needed in the facility health centers. Laboratory, pharmacy, nutritional, psychiatric, and behavioral health services are provided in each facility under separate contracts or by DJS staff. Daily nursing coverage is provided at each facility by registered nurses employed by the Department or nursing agencies seven days per week and 24 hours per day.

The proposed prices were evaluated against historical pricing for similar services, the scope of required coverage across multiple secure facilities, and prevailing market rates for licensed physicians and nurse practitioners. Based on this analysis, the pricing submitted by both vendors is deemed fair and reasonable given the level of expertise required, the complexity of care, and the geographic reach of services.

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

Fund Source: 100% General Funds

Approp. Code: V00 E0102

Resident Business: Yes

MD Tax Clearance: 25-1326-010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION