

BOARD OF PUBLIC WORKS
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AUGUST 6, 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.*

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025**



*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 28 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: \$819,300

Fund Source: MCCBL of 2023: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 23137

| County | Grantee | Agreement # | Amount |
|-----------------------------|----------------------|-----------------|-----------|
| Allegany | Judith D. Hodel | AT-2025-2955-SF | \$2,000 |
| | | AT-2025-2956-SF | \$2,000 |
| | | AT-2025-2957-SF | \$2,000 |
| | | AT-2025-2958-SF | \$2,000 |
| Baltimore | Kelly V. Mays | RS-2025-2780-C | \$16,900 |
| | Whitelyn Farms, Inc. | AT-2025-2668 | \$29,000 |
| | | AT-2025-2954 | \$3,000 |
| Carroll | Byron D. Stambaugh | MP-2025-2953 | \$135,000 |
| | Keyterra Farms LLC | MP-2025-2960 | \$13,900 |
| | | MP-2025-2961 | \$36,800 |
| | | MP-2025-2962 | \$17,200 |
| | | MP-2025-2966 | \$47,000 |
| | | MP-2025-2967 | \$109,200 |
| | | MP-2025-2968 | \$51,000 |
| | Lisa M. Lucabaugh | RS-2025-2923-C | \$113,900 |
| | Snader Farms, Inc. | MP-2025-2870 | \$11,100 |
| | Thomas E. Cole | RS-2025-2719 | \$1,100 |
| | Travis B. Harbaugh | MP-2025-2963 | \$16,100 |
| Whispering Springs Farm LLC | MP-2025-2964-R | \$10,300 | |

**BOARD OF PUBLIC WORKS
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1. DEPARTMENT OF AGRICULTURE (cont'd)

| County | Grantee | Agreement # | Amount |
|------------|------------------------------------|----------------|----------|
| Frederick | Eric L. Troxell | MP-2025-2767-P | \$59,400 |
| | Terry Lee Shifflet | MP-2025-2914 | \$2,600 |
| | | MP-2025-2915 | \$19,900 |
| Howard | Larriland Farm, Inc. | RS-2025-2924-R | \$20,000 |
| Kent | Kent B Schools | SA-2025-2916 | \$10,800 |
| St. Mary's | Beavan Farming Operations LLC | AT-2025-2929 | \$40,100 |
| Talbot | Res. Trust U/w Kathryn E. Callahan | CR-2025-2933 | \$2,200 |
| Worcester | Onley Road LLC | PR-2025-2925-B | \$33,600 |
| | | PR-2025-2926-B | \$11,200 |

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025**



*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 22 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: \$176,867.00

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 | Status |
|--------------|-------------------------|----------------|-------------|-----------|
| Baltimore | Harry L. Morfoot | RS-2023-2750 | \$3,068.30 | Completed |
| Caroline | Eric L. Hignutt | CR-2025-2027 | \$33,500.00 | Canceled |
| | Glen E. Plutschak | CR-2024-2640 | \$38,164.10 | Completed |
| Carroll | Abner S. Ebersol | MP-2022-2071 | \$13,000.00 | Completed |
| | Janet L. Steinbach | MP-2023-2889 | \$1,600.00 | Canceled |
| | Otterdale View Farm LLC | MP-2025-2502 | \$12,985.00 | Completed |
| Kent | Brian S. Aldrich, Sr. | CH-2024-2337 | \$256.00 | Completed |
| | | CH-2024-2339 | \$460.00 | Completed |
| | Charles T. Kealey | CH-2024-2464 | \$337.50 | Completed |
| | | CH-2024-2466-R | \$200.00 | Completed |
| | | CH-2024-2467-R | \$3,535.00 | Completed |
| Queen Anne's | Thompson Farms LLC | AT-2025-2248 | \$1,500.00 | Completed |
| | | AT-2025-2249 | \$4,800.00 | Completed |

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2. DEPARTMENT OF AGRICULTURE (cont'd)

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

| County | Recipient | Agreement # | Amount | Status |
|--------------|--------------------------|--------------|-------------|-----------|
| Carroll | Daniel W. Green | MP-2024-2838 | \$3,815.50 | Completed |
| | Gabriel S. Zepp | RS-2024-2542 | \$13,500.00 | Completed |
| | Thomas E. Walsh | RS-2024-2811 | \$5,351.80 | Completed |
| Frederick | Ripleyvale Farms | MP-2024-2554 | \$14,200.00 | Canceled |
| Kent | Dorothy Schnoor Joiner | SA-2024-2611 | \$307.00 | Completed |
| | John H. Myers, Jr. | AT-2024-2604 | \$14,600.00 | Canceled |
| | | AT-2024-2605 | \$8,000.00 | Canceled |
| | Oldfield Point Farms LLC | SA-2024-2581 | \$1,858.60 | Completed |
| Queen Anne's | Carol O'Donnell | CR-2021-2303 | \$1,828.20 | Completed |

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



Contact: Anna Lansaw
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3. BALTIMORE CITY COMMUNITY COLLEGE
Facilities Department - Construction

Contract ID: West Pavilion Window/Storefront Replacement;
R95P66000003

Contract Description: This contract provides for a contractor to replace all the exterior windows and storefront glass in the West Pavilion Building located at 3100 Towanda Ave, Baltimore, MD 21215

Awardee: Johnson-Laux Construction LLC
Winter Garden, FL

Contract Amount: \$979,190.30

Contract Term: 120 calendar days from Notice to Proceed

Procurement Method: Job-Order-Contract Work Order award under DGS Contract No. DGS-22-300-JOC

MBE Goal: 43.90%

Requesting Remarks: The College seeks approval to proceed with a work order under the Maryland Department of General Services (DGS) Job-Order Contract (JOC) for the replacement of exterior windows and storefront at the West Pavilion buildings. The new installations will be energy-efficient, significantly enhancing the buildings' overall energy performance.

On October 4, 2023 (Item 13-C), DGS awarded a contract to The Gordian Group to manage and support the implementation of the Job Order Contracting (JOC) program. This program is designed to streamline construction and maintenance projects through an efficient, pre-approved contracting process.

DGS, in collaboration with Gordian, has designated Johnson-Laux Construction LLC to perform the work for this project. Johnson-Laux Construction has committed to exceeding the assigned MBE goal of 30% by allocating 43.90% of the work to an MBE subcontractor.

Fund Source: Special Funds (E9627/0873)

Resident Business: No

MD Tax Clearance: 25-2555-0010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025**



*Contact: David Bohannon 410-260-7335
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**4. BOARD OF PUBLIC WORKS
*Office of Administrative Hearings
Compensation to Erroneously Confined Individual Tavon Tull***

Recommendation: That the Board of Public Works pay Mr. Tavon Tull compensation for erroneous confinement in the amount of \$ 573,412.35, and attorney’s fees in the amount of \$ 9,571.45 to the Law Office of Brown, Goldstein & Levy, LLP.

Authority: State Finance & Procurement Article (SFP), § 10-501(e)
“The Board of Public Works shall pay the compensation ordered [by the Office of Administrative Hearings] under subsection (d) of this section in:
(1) one initial payment equal to the annual amount of the State’s most recent median household income to be paid within 60 days after receiving the order; and
(2) (i) after the initial payment under item (1) of this subsection, installments paid over a period not to exceed 6 fiscal years; or
(ii) in accordance with an expedited payment schedule recommended under subsection (d)(1)(iv) of this section.”

Order Received: July 1, 2025

Amount: \$ 573,412.35 – Compensation
 \$ 9,571.45 – Attorney’s Fees & Expenses
 \$ 582,983.80 Total

Compensation Payment Schedule:

| Payment | Date | Amount |
|----------------|---|---------------|
| 1 | Within 60 days of Court Order (August 30, 2025) (FY26) | \$ 98,678.00 |
| 2 | By December 1, 2025 (FY26) | \$ 474,734.35 |

Attorney’s Fees Payment Schedule:

| Payment | Date | Amount |
|----------------|---|---------------|
| 3 | To Brown, Goldstein & Levy, LLP (FY26) | \$ 9,571.45 |

Fund Source: BPW Settlements and Judgements D05E01.15

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

Remarks: Conviction & Release. On January 25, 2019, Mr. Tull was convicted of rape in the second degree, sexual offense in the third degree, and assault in the second degree, and released from confinement on November 14, 2024.

Actual Innocence. On November 14, 2024, Mr. Tull's conviction was vacated in the Wicomico County Circuit Court pursuant to granting a *Motion to Vacate Judgment* filed by the Wicomico County State's Attorney's Office, and that office subsequently entered a *Nolle Prosequi* in the matter. The Administrative Law Judge found that the evidence clearly and convincingly demonstrates that Mr. Tull did not commit the felony for which he was convicted.

Compensation. In its decision, the Administrative Law Judge found that: (1) Mr. Tull was confined for 2,121 days, (2) the current annual income figure to use is \$ 98,678.00, and (3) under the statutory formula he is entitled to \$ 573,412.35 in compensation.

Fifty percent of the monetary award is to be paid by the jurisdiction where the erroneous conviction occurred, Wicomico County, as provided in the Budget Reconciliation and Financing Act (BRFA) of 2025 (CH 604 of 2025).

Recommended Expedited Payment Schedule. Pursuant to SFP § 10-501(d)(1)(iv), Mr. Tull requested that the balance of his compensation after the statutorily required initial payment be paid to him in a lump sum by December 1, 2025. The Administrative Law Judge found that such a schedule was "appropriate and in the Claimant's interests in light of the negative consequences of his wrongful conviction..." The Department of Budget and Management has reviewed the Order, and concurs with the Administrative Law Judge's recommendation.

Attorney's Fees. Pursuant to SFP § 10-501(d)(1), the Administrative Law Judge ordered \$ 9, 571.45 in attorney's fees and expenses for the work of Brown, Goldstein & Levy, LLP on this petition.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



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

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

| | |
|---------------------------------------|------------------------------------|
| <i>State Treasurer's Office</i> | <i>2nd Quarter 2025</i> |
| <i>Department of General Services</i> | <i>June 2025</i> |
| <i>Department of Transportation</i> | <i>June 2025</i> |

Authority: COMAR 21.02.01.05

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



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

6. **BOARD OF PUBLIC WORKS**
Wetland 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

24-0885 *LPM OWNER LLC* – To improve navigable access and reduce shoreline erosion by removing an existing boat ramp, mooring piles, a finger pier, and constructing a bulkhead and a pier.
Severna Park, Parish Creek
Special conditions: Requirements for construction of bulkhead and removing an existing pier and associated structures prior to commencement of construction.

25-0122 *ALEC LEWIS AND SHOREHAM BEACH CITIZENS ASSOCIATION INC.* – To nourish a community beach and reduce shoreline erosion by nourishing an area with sand, and by removing, replacing, replenishing and constructing groins.
Edgewater, Chesapeake Bay
Special conditions: Time of year restriction. Requirements for constructing the beach nourishment area and for the design and construction of structures.

BALTIMORE CITY

25-0108 *INSULATOR DRIVE LLC* - To reduce shoreline erosion and provide navigable access by regrading and replenishing existing riprap, constructing a riprap revetment, a boulder wall, timber bulkhead, stone groin, and boat launch.
Baltimore, Patapsco River
Special conditions: Time of year restriction. Requirements for construction of bulkhead and design and construction of revetment. Restrictions on use of asphalt rubble in revetment.

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

BALTIMORE COUNTY

24-1275 *BALTIMORE GAS AND ELECTRIC COMPANY (BGE)* – To reduce shoreline erosion by constructing a temporary cofferdam, segmented breakwaters with stone and reef balls, and conducting geotechnical cores.

Dundalk, Patapsco River

Special conditions: Time of year restriction. Requirements for removing cofferdam and associated temporary structures.

CHARLES COUNTY

24-0810 *HAROLD BRENT GARNER JR. & MICHAEL STEINHAUSER SR.* – To reduce shoreline erosion by constructing a series of sills, filling and grading with sand, planting *Spartina patens* and *Spartina alterniflora*, and placing reef balls.

Newburg, Potomac River

Special conditions: Time of year restrictions. Requirements for marsh establishment area and signing and acceptance of marsh maintenance plan.

Wetlands Created: 27,443 square feet

ST. MARY'S COUNTY

24-0287 *SAINT MARY'S COUNTY DEPARTMENT OF RECREATION AND PARKS* – To reduce shoreline erosion and improve navigable access by mechanically maintenance dredging a channel, transporting dredge material to a disposal site, replacing in-kind a timber piers and timber wing walls, constructing a timber pier extension and wave screen, and installing a Mobi-mat.

St. Inigoes, Smith Creek

Special conditions: Time of year restriction. Requirements for maintenance dredging, staking of the dredged area, post dredge bathymetric survey, and dredge material transport and disposal. License provides no justification or assurance for future dredging.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



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

7. **BOARD OF PUBLIC WORKS**

**Wetlands License - #24-1257 – Baltimore Gas and Electric Company
Compensation**

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

1. Grant a wetlands license for a project involving replacing in-kind existing transmission lines with eight lines crossing over 20,184 linear feet of State Tidal Wetlands, and
2. Assess annual compensation of \$50,460 to be deposited into the MDE’s Wetlands and Waterways Program Fund.

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

- Application received December 17, 2024
- Comment period closed June 15, 2025
- MDE Report and Recommendation received July 3, 2025

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

Compensation: This license contains a recommendation that the Board assess compensation. The licensee seeks to replace in-kind existing transmission lines with eight cable lines crossing over a total of 20,184 linear feet of State Tidal Wetlands with compensation due for the 8 cable lines. The Wetlands Administrator recommends annual compensation of \$50,460, calculated as follows:

$$2,523 \text{ linear feet} \times 8 \text{ cable lines} \times \$2.50 \text{ per linear foot}^* \text{ of tidal wetland impact} = \$50,460.00$$

*COMAR 23.02.04.12.E(4)

BALTIMORE COUNTY

24-1257 *BALTIMORE GAS AND ELECTRIC COMPANY (BGE) – To increase electric capacity and reliability by replacing in-kind existing transmission lines.*
Dundalk, Back River
Special conditions: Requirements for an annual fee for cables crossing State tidal wetlands.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



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

8. **BOARD OF PUBLIC WORKS**
Wetlands License -- #24-1147 – McDaniel Yacht Basin Inc.
Mitigation

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

1. Grant a tidal wetlands license to replace and construct marina structures, install gangways, boat lifts, piles, a kayak launch, cofferdam, and boat ramps, and to mechanically dredge an area, and
2. Require mitigation in the amount of \$17,313.48 for impacts to shallow water habitat resulting from the dredging.

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

- Application received November 13, 2024
- Public comment period ended May 25, 2025
- MDE Report and Recommendation July 2, 2025

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

Mitigation: Mechanically dredging a marina will result in permanent impacts to 8,364 square feet of shallow water habitat. MDE recommends that the licensee mitigate for the 8,364 square feet of impact to shallow water habitat at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$17,313.48 into the MDE Tidal Wetlands Compensation Fund.

$$8364 \text{ square feet} \times \$2.07 \text{ per square foot}^* = \$17,313.48$$

*Based on \$90,000/acre mitigation cost

CECIL COUNTY

24-1147 *MCDANIEL YACHT BASIN INC.* – To reconfigure an existing marina and provide navigable access by replacing existing piers, platforms, a boat house, constructing a timber boat slip access walkway, fixed finger piers, a floating main pier with an access platform and finger piers, a boat slip, and a floating staging pier, installing gangways, boat lifts with associated piles, a floating double kayak launch, temporary cofferdam, two lane boat ramps, mechanically dredging a marina, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

North East, North East River

BOARD OF PUBLIC WORKS
SECRETARY'S
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8. **BOARD OF PUBLIC WORKS** (cont'd)

CECIL COUNTY (cont'd)

24-1147 MCDANIEL YACHT BASIN INC (cont'd)

Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, maintenance dredging, staking of the dredged area, post dredge bathymetric survey, construction of bulkhead, construction and maintenance of cofferdam, removing existing piers and associated structures, and payment into the Tidal Wetlands Compensation Fund.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



Contact: Bill Morgante 410-260-7791
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9. **BOARD OF PUBLIC WORKS**
Wetlands License -- #25-0053 – Smith Creek Investments LLC
Mitigation

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

1. Grant a tidal wetlands license to remove and reuse concrete rubble, construct a timber pier boat lift, osprey pole, stone revetment, a low profile stone sill and sand containment structures, and
2. Require mitigation for impacts to the marsh by planting *Spartina patens*.

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

- Application received January 17, 2025
- Public comment period ended June 1, 2025
- MDE Report and Recommendation June 17, 2025

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

Mitigation: Constructing sand containment structures will result in permanent impacts to 600 square feet of marsh. The licensee proposed to mitigate for the 600 square feet of impact to marsh by planting 1,200 square feet of *Spartina patens*.

CHARLES COUNTY

25-0053 *SMITH CREEK INVESTMENTS LLC* – To reduce shoreline erosion and improve navigable access by removing and reusing concrete rubble, constructing a timber pier boat lift, osprey pole, stone revetment, a low profile stone sill and sand containment structures, and planting *Spartina patens*.

Ridge, Calvert Bay

Special conditions: Time of year restrictions. Requirements for mitigation, construction of living shoreline, marsh establishment area, signing and acceptance of marsh maintenance plan, design and construction of stone revetment. Restrictions on the use of asphalt rubble, constructing platform structures, attaching accessory platforms to existing or proposed boatlifts, and the total number of slips, lifts, or hoists.

Wetlands Created: 1,200 square feet

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

***Wetlands License -- #22-0444 – Baltimore Gas and Electric Company (BGE)
Revocation***

Recommendation: The Board of Public Works' Wetlands Administrator recommends that the Board revoke Tidal Wetlands License No. 22-0444 authorizing the installation of electric and fiber optic cables on an existing bridge. **The purpose of this action is to revoke Tidal Wetlands License 22-0444 with its accompanying compensation since BGE has canceled the originally proposed project and requested the revocation.**

MDE: The Maryland Department of the Environment concurs with the the recommendation to revoke (July 1, 2025 email).

Authority: COMAR 23.02.04.18.B: *Grounds for suspension or revocation include: (8) Circumstances when the licensee's rights under a license have not vested and receipt of new information, changed site conditions, or amended regulatory requirements necessitate suspension or revocation.*

BALTIMORE CITY

Original Approval: Secretary's Agenda, Item 7 (05/3/2023)

in which the Board authorized the following:

Recommendation: The Board of Public Works' Wetlands Administrator recommends the Board: (1) grant a wetlands license for a project involving the installation of fourteen cables crossing 589.4 linear feet of State Tidal Wetlands; and (2) assess annual compensation of \$20,629.00 to be deposited into the MDE Wetlands and Waterways Program Fund.

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

- Application received April 25, 2022
- Comment period closed February 1, 2023
- MDE Report and Recommendation received April 4, 2023

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

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10. **BOARD OF PUBLIC WORKS** (cont'd)
*Wetlands License -- #22-0444 – Baltimore Gas and Electric Company (BGE)
Revocation*

BALTIMORE CITY Original Approval (cont'd):

Secretary's Agenda, Item 7 (05/3/2023) (cont'd)

Compensation: This license contains a recommendation that the Board assess compensation. The licensee seeks to install eight electric triplex cables, one fiber optic cable, and five spaces available for additional fiber optic cables (totaling 14 cables) over 589.4 linear feet of State Tidal Wetlands. The Wetlands Administrator recommends annual compensation of \$20,629.00 calculated as follows:

589.4 linear feet (14 cable lines) x \$2.50 per linear foot* of tidal wetland impact = \$20,629.00

*COMAR 23.02.04.15.D(3)(a)

BALTIMORE CITY

22-0444 *BALTIMORE GAS AND ELECTRIC COMPANY* – To upgrade electric and fiber optic cables by installing cables attached to the Broening Highway Bridge and determine a yearly crossing fee.

Broening Highway Bridge, Colgate Creek

Special conditions: Requirements for payment of State of Maryland annual compensation fee for cables crossing the State tidal wetlands.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contacts: Joseph Pulver 301-429-7629 joseph.pulver@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov

11. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Down Payment and Settlement Loan Program

Recommendation: That the Board of Public Works approve the release of the second lien deed of trust to facilitate a short sale on the property and allow the Maryland Department of Housing and Community Development to take an unsecured promissory note for the Down Payment Settlement Expense Loan Program. The promissory note will be for \$6,000.

Loan Authority Down Payment Settlement Expense Loan program
Sections 4-301-4-309, Housing and Community Development
Article, Annotated Code of Maryland

Authority to release Security Interest: Section 10-305, State Finance and Procurement Article,
Annotated Code of Maryland

Borrower: Abrams, Teon
1009 Chillum Road #216, Hyattsville MD 20782.
Prince George's County
\$6,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contacts: Joseph Pulver 301-429-7629 joseph.pulver@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov

12. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Down Payment and Settlement Loan Program

Recommendation: That the Board of Public Works approve the release of the second lien deed of trust to facilitate a short sale on the property and allow the Maryland Department of Housing and Community Development to take an unsecured promissory note for the Down Payment Settlement Expense Loan Program. The promissory note will be for \$13,228.

Loan Authority Down Payment Settlement Expense Loan program
Sections 4-30 –4-309, Housing and Community Development
Article, Annotated Code of Maryland

Authority to release Security Interest: Section 10-305, State Finance and Procurement Article,
Annotated Code of Maryland

Borrower: Queen Feast & She’Tia Washington
4919 Hamilton Ave. Baltimore, MD 21206
Baltimore City
\$13,228

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contacts: Gregory Hare 301-429-7775 gregory.hare@maryland.gov
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13. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Rental Housing Works Program

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

Borrower: Chestertown Preservation LLC

Project: Chestertown Landing I
100 Schooner Way
Chestertown, MD 21620

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

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

Loan Amount: \$2,920,000

Fund Source: MCCBL 2024 - *Rental Housing Works Program*

Collateral: Deed of Trust

Description: Chestertown Landing I (the "Project") entails the renovation of an existing affordable multifamily development located at 100 Schooner Way in Chestertown, Kent County. The proposed redevelopment consists of 72 revenue producing units originally constructed in 1999. The Project will serve family households with incomes of up to 30%, 50%, 60% and 80%, of area median income.

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

Description (cont'd):

In accordance with Maryland’s commitment to reducing greenhouse gas emissions, conserving water resources, and enhancing Maryland’s environment, the Project includes the following:

- All light fixtures will be LED fixtures
- All plumbing fixtures will be Low Flow rated fixtures
- Kitchen appliances will be Energy Star rated
- Apartment units are equipped with Energy Star split system heat pumps and programable thermostats
- Water heaters are Energy Star rated
- All windows are Energy Star rated
- Air sealing will be in accordance with the Department of Energy Air Leakage Guide
- Install vapor barrier and insulate crawlspaces
- Adhere to MDE 2011 Standards for Soil Erosion and Sediment Control.

| Sources | Amount |
|---|---------------------|
| Rental Housing Works (this Item) | \$2,920,000 |
| HOME Funds | \$967,138 |
| MEEHA EmPower Funds | \$818,433 |
| Tax-exempt Bonds | \$4,080,000 |
| Low Income Housing Tax Credit Proceeds | \$5,768,988 |
| Deferred Developer Fee | \$200,124 |
| Interim Income | \$200,000 |
| Acquired Reserves | \$200,000 |
| Total Sources of Funds | \$15,154,683 |

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning on March 22, 2022.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Joseph Pulver 301-429-7890
joseph.pulver@maryland.gov

14. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Rental Housing Production Program (RHPP)

Recommendation: The Board of Public Works approve
(1) the sale and release of the Department of Housing and Community Development's lien on 1301–1313 N. Stricker Street Baltimore, MD 21201 in exchange for payment of all net proceeds from the sale of the property, and
(2) forgiveness of the remaining indebtedness owed to the Department on the Rental Housing Production Program (RHPP) loan made to Sandtown-Winchester Improvement Associates Inc. following receipt and application of the funds.

Loan Authority: Sections 2-501 through 2-510 of Article 83B of the Annotated Code of Maryland, and its successor statute, the Rental Housing Program, pursuant to Sections 4-401 through 4-411 of the Housing and Community Development Article, Annotated Code of Maryland, and the regulations issued under such statutes.

Authority to Release Lien: Section 10-305, State Finance and Procurement Article, Annotated Code of Maryland

Name of Borrower: Sandtown-Winchester Improvement Associates Inc.

Project Address: 1301–1313 N. Stricker Street Baltimore, MD 21201

| | | |
|-----------------|------------------------------|---------------|
| Amounts: | Original Loan: | \$657,280.00 |
| | Unpaid Principal: | \$657,253.50 |
| | Accrued Interest: | \$278,625.78 |
| | Loan Balance as of 8/1/2025: | \$935,879.28* |

*Together with continuing interest, fees and expenses incurred in connection with the enforcement of the loan documents and receivership.

Remarks: In October 1990, the Department awarded a \$657,280 RHPP loan to Sandtown-Winchester Improvement Associates Inc. for the acquisition and rehabilitation of Sandtown Manor, an 11-unit scattered-site affordable housing project in Baltimore City. The loan was structured with 1% annual interest-only payments and 1% deferred interest, with final maturity on October 1, 2025.

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

Remarks (cont'd):

The borrower defaulted on the loan by failing to make reserve for replacement and escrow payments, failure to submit audited financial statements, and failure to have a management company in place acceptable to the Department. At the time of the default, the project suffered from physical and financial distress, including four vacant and uninhabitable units, significant capital needs, and unpaid liabilities exceeding available cash. With no corrective action taken, on October 18, 2024 the Department accelerated the loan, made demand for repayment, and referred the Loan to the Office of the Attorney General. A court-appointed receiver was subsequently approved to stabilize and manage the property pending disposition. With Court approval, the Receiver engaged a broker to market and sell the property. The broker obtained six qualified offers. The highest and best offer of \$750,000 was selected and has been accepted by the Receiver, the Court and the Department, subject to Board of Public Works approval.

The Department believes that the sale proceeds, while not sufficient to repay the entire outstanding indebtedness, represents the best financial outcome and will maximize the recovery to the State. Accordingly, the Department seeks approval to release its lien on the Property in exchange for the net proceeds of the sale.

The Property is the sole collateral for the Loan and the Loan is non-recourse - meaning that the Department's sole financial source of recovery for repayment of the Loan is the Property. Accordingly, following sale of the Property and release of the lien, the Borrower will not be obligated to repay the Loan and there is no reasonable expectation of repayment. Accordingly, the Department seeks approval to forgive the balance remaining indebtedness following application of the net sales proceeds to the indebtedness.

This proposal will help eliminate blight caused by a prolonged vacancy and deterioration of the property. The forgiveness of accrued interest and acceptance of partial principal repayment will not have a material fiscal impact on the Department and will support an orderly resolution of the asset. Board of Public Works approval is required prior to releasing the Department's lien for less than the total amount of the indebtedness and forgiving the accrued interest on the RHPP loan and partially forgiving principal, resulting in the release of the Department's lien on the collateral.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

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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: Shamrock Communications Inc.

Term: 8/6/2025 – 8/5/2030 (5-year base)
8/6/2030 – 8/5/2035 (Option 1)
8/6/2035 – 8/5/2040 (Option 2)
8/6/2040 – 8/5/2045 (Option 3)

Amount: Projected Value of Agreement over thirty years = \$3,363,553.23

Compensation to State
\$828,225.19 (5-year base)
\$960,139.99 (Option 1)
\$1,113,065.39 (Option 2)
\$1,290,347.85 (Option 3)
\$3,363,553.23

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 Shamrock Communications, Inc. For this proposal, the State receives the benefit of monetary compensation for use of ground and tower space in support of communications 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: 25-2486-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

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Contact Person: Suzanne Dorsey 410-218-1720
suzanne.dorsey1@maryland.gov

16. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Bay Restoration Fund Grant
Comprehensive Flood Management Grant

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

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

Comprehensive Flood Management Grant Program
Section 5-803, Environment Article, Annotated Code of Maryland

Project: Middle Branch Resiliency Initiative: MedStar Harbor Hospital, Tidal
Marsh Restoration & Task Order 6

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$10,800,000

Location: Baltimore City/Legislative District 46

Project Description: This project entails environmental restoration practices in the Middle Branch watershed in Baltimore City. Work will focus on restoring aquatic habitat and enhancing shoreline resiliency around the Baltimore Harbor and Patapsco Delta watershed. The scope will include habitat restoration, wetlands creation, stormwater management, and green space creation, along with various other practices. Completing these works will reduce nutrient loading to Baltimore Harbor, reduce flood risks to local residents, restore aquatic habitats, and address environmental justice concerns for nearby communities. This project is consistent with Maryland's climate change adaptation and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events. This action is for the construction of the MedStar Harbor Hospital - Tidal Marsh Restoration. Some of these funds will consist of pre-award costs for the project. A memorandum of understanding has been executed between Baltimore City and the South Baltimore Gateway Partnership, which is pending Baltimore Board of Estimates approval, to support this work.

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16. **MARYLAND DEPARTMENT OF THE ENVIRONMENT** *(cont'd)*

Project Funding Sources:

| | |
|---|---------------|
| Bay Restoration Fund Grant BR-SW 01.03 (<i>this Item</i>) | \$ 8,000,000 |
| Comprehensive Flood Mgt Grant FMG 06.03 MCCBL 2021-21536 (<i>this Item</i>) | \$ 2,800,000 |
| Local Share/Other | \$ 9,594,003 |
| Total Estimated Project Cost | \$ 20,394,003 |

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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*Contact: Matt Lapinsky 410-729-8259
mlapinsky@menv.com*

**17. MARYLAND ENVIRONMENTAL SERVICE
*Point Lookout State Park, St. Mary's County***

Construction Contract: Point Lookout State Forest Mitigation
MES Project # 1-25-2-71-5

Description: Tree planting and maintenance at Newtowne Neck State Park

Procurement: Competitive Sealed Bids

Bids:

| | |
|--|-----------|
| Lorenz Lawn & Landscape Inc, T/A Lorenz Inc.. Baltimore, MD | \$99,950 |
| Grass Roots Landscaping Co. Woodstock, MD. | \$139,314 |

Award: Lorenz Lawn & Landscape Inc, T/A Lorenz Inc.

Amount: \$99,950

Term: 180 calendar days

MBE Participation: 5%

Remarks: The purpose of this buffer management project is to comply with mitigation establishment requirements for the Point Lookout State Park water distribution and sewage collection system rehabilitation. This mitigation effort, which will plant an area of 0.93 acres with trees at Newtowne Neck State Park in St. Mary's County, is an attempt to address impacts caused by tree destruction and land disturbance during construction at Point Lookout State Park.

Fund Source: Natural Resources Development Fund (NRDF) of FY 2024/Program Open Space (POS)

Appropriation Code: Program Open Space/ Item 004 (PCA 12269; \$99,950.00)

Tax Compliance No. 25-2389-1110

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Melissa Slatnick 410-729-8518
mslatnick@menv.com

18. MARYLAND ENVIRONMENTAL SERVICE

Service Contract: Clean Water Partnership Third Party Inspection & Certification
MES Project # TBD

Recommendation: That the Board of Public Works approve a Maryland Environmental Service (MES) contract to continue providing support to the Prince George's County Clean Water Partnership through certification of construction projects for closeout and payment, as well as certification of impervious area restoration credits for each completed project for the County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit.

Authority: Section 3-107(f), Natural Resources Article, Annotated Code of Maryland (MES Reform Act of 2021) "Except as provided in paragraph (2) of this subsection, the review and approval of the Board of Public Works shall be required on any contract for the provision of requested services with a value of \$250,000 or more."

Client: Corvias Infrastructure Solutions (CIS), Largo, MD

Amount: \$819,437– Year 1

Term: 12 months

Remarks: In 2015, Prince George's County entered into a community-based public-private partnership with Corvias Infrastructure Solutions, called the Clean Water Partnership, to meet US Environmental Protection Agency (EPA) Clean Water regulatory requirements and benefit local businesses, schools, churches, and community members. The Clean Water Partnership is a Private-Public Partnership established to help Prince George's County meet their restoration requirements under their National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit. MES has been providing services to the program since 2016 through certification of construction projects for closeout and payment, as well as certification of impervious area restoration credits for each completed project.

Corvias Infrastructure Solutions has requested a new 12-month contract with MES to continue these services. MES will also assist with maintenance inspections and data management under this contract. If Corvias Infrastructure Solutions wishes to continue MES services at the completion of the 12-month period, Corvias Infrastructure Solutions will either request an amendment for this contract to increase the term and/or budget, or a new contract.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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REVISED

*Contact: Nehemiah Yisrael 443-885-3966
nehemiah.yisrael@morgan.edu*

**19. MORGAN STATE UNIVERSITY
*Shuttle Services for Off-Campus Housing Location***

- Contract ID:** Shuttle Services for Off-Campus Housing Locations
25/PRO-0018-S
- Recommendation:** Approve the award of the Shuttle Bus Service to Off-Campus
Housing Locations
- Procurement Method:** Competitive Sealed Proposal
- Award:** Taylor Made Transportation Services, Inc.
Baltimore, MD
- Contract Term:** 8/11/2025 – 5/17/2026 (w/ four 1-year renewal options)
- Contract Amount:** \$ 2,559,789 (Base Term)
\$ 2,636,582 (Option 1)
\$ 2,775,689 (Option 2)
\$ 2,797,149 (Option 3)
\$ 2,991,061 (Option 4)
\$13,590,261 (Total)

Proposals:

| Offerors | Technical Ranking | MBE Commitment | Price | Overall Ranking |
|---|--------------------------|-----------------------|-----------------|------------------------|
| Taylor Made Transportation Baltimore, MD | 2 | 20% | \$13,590,261 | 1 |
| Charter Linkz Staten Island, NY | 3 | 4% | \$13,335,400 | 2 |
| DTS Worldwide Transportation Burtonsville, MD | 1 | 20% | \$14,457,327.18 | 3 |
| RTW Management Salt Lake City, UT | 4 | 20% | \$17,267,644 | 4 |

MBE Participation Goal: 20%

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REVISED

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

Remarks: Due to the consistent increase in enrollment, students attending Morgan State University were assigned to reside in off-campus housing facilities, including H.H. Midtown, The Altus, Towson Town Place, Morgan View/Marble Hall, and the Enolia Apts. Off-campus residential transportation service has been solicited to transport students to and from the campus to participate in collegiate life. Services are to be provided to supplement the University's existing campus shuttle bus program.

Taylor Made Transportation Services, Inc. (TMT) is recommended for the award of the shuttle services contract at Morgan State University based on a comprehensive best-value evaluation. TMT's proposal met all technical, compliance, and MBE requirements. The company demonstrated a robust service plan, sound operational execution, and precise alignment with Morgan State's priorities. Its pricing reflects both fiscal responsibility and a reliable transportation model tailored to the University's needs.

Given the proposal's overall strength—particularly its full MBE compliance, cost efficiency, and operational readiness—TMT represents the best value to Morgan State University and the State of Maryland. It is therefore recommended that the University award the contract to Taylor Made Transportation Services, Inc. at a firm-fixed price of \$13,590,291.

Fund Sources: Auxiliary

Resident Business: Yes

MD Tax Clearance: 25-2656-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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REVISED

*Contact: Nehemiah Yisrael 443-885-3966
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**20. MORGAN STATE UNIVERSITY
*New Science Center Phase II –
Construction Management Services
GMP-B***

Contract ID: New Science Center Phase II
DCM-SCIC2-23-1CM

Recommendation: Approve Guaranteed Maximum Price Contract “B” (GMP-B) and full cash expenditure approval for the New Science Center Phase II: Construction of the New Science Center.

Prior Approvals: Secretary’s Agenda, Item 14 (4/19/2023) Contract Approval with Cash Expenditure Limitation of \$800,000
Secretary’s Agenda, Item 29 (7/5/2023) Cash Expenditure Limitation increased to \$1,107,203
Secretary’s Agenda, Item 13 (11/20/2024) GMP-A Full Contract Approval and Cash Expenditure Limitation increased to \$6,383,778

Award: Barton Malow Builders
Baltimore, Maryland

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

| | | |
|-------------------------|--------------------------------------|---------------------|
| Contract Amount: | Contract Approval (Pre-Construction) | \$ 1,107,203 |
| | MSU Authorized Changes | \$ 291,700 |
| | GMP-A | \$ 4,984,875 |
| | <u>GMP-B (this Item)</u> | <u>\$ 4,955,896</u> |
| | Total Contract Amount | \$ 11,339,674 |

MBE Participation Goal: 45.00%

MBE Participation-GMP A: 17.54%

MBE Participation-GMP B (this Item): 55.96%

MBE Participation-Cumulative to Date 36.09%

MBE Compliance- Total Paid to Date: 100%

Remarks: GMP-B is the second of many GMP contracts to be issued for the construction of the New Science Center. Work in GMP-B includes, but is not limited to, installation of the site utilities (storm, water, sanitary, electric) and demolition of the existing Baltimore City stormwater tunnel. Fourteen bidders were solicited; however, only four firms provided a competitive and responsive bid.

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20. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

Each GMP has a separate MBE participation goal based on the availability of MDOT-certified firms. A total project participation goal of 45.00% has been established and is expected to be met by the end of all the GMPs combined. GMP-B includes MBE firm participation of 55.96% with a cumulative project total of 36.09%. To date, payments made to MBE firms are 100% of the total payments to date made to the prime firm, Barton Malow Builders/Warren-Builds.

This request is for the Board of Public Works to approve the full contract amount and full cash expenditure of GMP-B, for a cumulative cash expenditure of \$11,339,674 to date (inclusive of all prior approvals to date). The design is approximately 50% complete; the University will return to the board for approval for future GMPs as they will be released in stages, while the design progresses.

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

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

Fund Source: MCCBL 2024 Item # 156 (MCCBL 24156): Provide funds to complete design and begin construction of the New Science Center, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project: \$4,955,896.

Resident Business: No

MD Tax Clearance: 25-2608-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Contact: Michael J. Frenz 410-333-1560
mfrenz@mdstad.com

21. **MARYLAND STADIUM AUTHORITY**
Baseball Stadium Bonds Series 2025B

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority issuing bonds in a principal aggregate amount not to exceed \$275 million. The proceeds of the Bonds will partially finance certain capital projects at Oriole Park at Camden Yards, fund capitalized interest, fund reserves for emergency repairs and capital works funds, and pay the costs of issuance of the Bonds.

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

Remarks: The Authority expects to issue the Baseball Stadium Series 2025B Bonds as taxable bonds in a principal amount not to exceed \$275 million and designated as the Baseball Stadium Taxable Revenue Series 2025B (the "Series 2025B Bonds").

The approval of this Item will authorize the Stadium Authority to issue up to \$275 million of bonds as Series 2025B (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 the Baseball Stadium;
- Fund a debt service fund; and
- Fund a reserve for future emergency repairs and capital works.

Approval of this Item includes approval of the following:

- The Comprehensive Plan of Financing, which was approved by the Stadium Authority Board on May 6, 2025 and submitted to the fiscal committees of the General Assembly for review and comment on May 7, 2025;
- Resolution of the Board of Public Works approving this bond issuance.

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REVISED

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

Remarks (cont'd): Pursuant to Sections 10-601 et seq. of the Economic Development Article (“EC”) of the Annotated Code of Maryland, as amended (the “Act”), the Maryland Stadium Authority (the “Authority”) is authorized to issue bonds at any time for any of its corporate purposes. Specifically, EC Section 10-628(b) of the Act authorizes the Authority to issue and have outstanding up to \$1.2 billion face amount of bonds (whether taxable or tax exempt) to be divided equally between M&T Bank Stadium (the “Football Stadium”) and Oriole Park at Camden Yards (the “Baseball Stadium” and with the Football Stadium, the “Stadiums”). Bonds may be issued to finance construction, renovation, and related expenses for construction management, professional fees, and contingencies of the Stadiums, and sports facilities (as defined in the Act) related thereto.

Chapter 112 (HB 524 Session 2023) amended the Act by, among other things, creating separate funds for bonds issued for the Stadiums for the purpose of receiving lottery deposits pursuant to State Government Article Section 9-120, and managing debt obligations in connection with bonds issued for each Stadium. Section 10-629 of the Act requires the Authority’s debt service payment obligations with respect to the Series 2025 Bonds be secured by, and payable from, the property or receipts of the Authority which may include taxes, fees, charges or other revenues payable to the Authority, or any combination thereof. The Authority expects the Series 2025 Bonds will be solely secured by, and payable from, the Camden Yards Baseball Sports Facility Supplemental Financing Fund (see EC § 10-652.2). The Authority remains below its \$600 million debt limit [...].

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
August 6, 2025



REVISED

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

22. **MARYLAND STADIUM AUTHORITY**
Harry Grove Stadium Improvements
Design-Build (D/B) Services

Contract ID: MILB-003

Recommendation: Approve the award of Guaranteed Maximum Price (GMP) Package No. 3 for the Harry Grove Stadium Improvements Project in Frederick.

Contractor: The Whiting-Turner Contracting Company
Baltimore, MD

Prior Approvals: Secretary's Agenda, Item 13 (January 3, 2024)
Secretary's Agenda, Item 18 (March 19, 2025)
Secretary's Agenda, Item 13 (May 7, 2025)

Project: Design and construction of improvements to Harry Grove Stadium

Bid Package Description: GMP Package #3 – Final Cleaning, Air Barrier, Millwork, Lockers, Doors/Frames/Hardware, Glass/Glazing, Overhead Doors, Drywall/Acoustical, Painting, Flooring, Epoxy, Misc. Accessories, Signage, Appliances, Athletic Specialties, Batters Eye, Bullpen Canopies, Furnishings, Window Treatments, Landscaping, Asphalt Paving and Site Concrete trade packages

Procurement Method: Competitive Sealed Proposals

Term: 1/7/2024 – 12/31/2026

Pre-Construction Amount: \$ 978,107.08
GMP Package #1: \$ 13,202,043.19
GMP Package #2: \$ 13,438,446.35
GMP Package #3 (this Item): \$ 7,549,299.65
Revised Amount: \$35,167,896.27

BOARD OF PUBLIC WORKS
SECRETARY'S
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REVISED

22. MARYLAND STADIUM AUTHORITY (cont'd)

MBE Participation (this Item): **36.76%**

MBE Participation (Cumulative GMP 1-3): 46.06%

MBE Subgoals: African American 8%; Women 11%

MBE Compliance (Construction Services): 4.54%

Remarks: The Board approved the contract with The Whiting-Turner Contracting Company for design and pre-construction services at its meeting on January 3, 2024 (Secretary's Agenda, Item 13). The Authority represented as part of that approval that it would return to the Board with a recommendation to modify the design and pre-construction contract upon negotiating an acceptable GMP.

The procurement process for this GMP proceeded as follows:

On May 16, 2025, The Whiting-Turner Contracting Company advertised the Final Cleaning, Air Barrier, Millwork, Lockers, Doors/Frames/Hardware, Glass/Glazing, Overhead Doors, Drywall/Acoustical, Painting, Flooring, Epoxy, Misc. Accessories, Signage, Appliances, Athletic Specialties, Batters Eye, Bullpen Canopies, Furnishings, Window Treatments, Landscaping, Asphalt Paving and Site Concrete packages for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, MSA's website, Whiting-Turner's website and via direct solicitation utilizing Building Connected.

The Whiting-Turner Contracting Company hosted an MBE Outreach session featuring this project on May 16, 2025.

The Whiting-Turner Contracting Company conducted an onsite Pre-Bid Conference for interested bidders on May 21, 2025.

On June 2, 2025 competitive sealed trade contractor bids were received and opened using the DB's online bidding system. Starting June 9, 2025, post-bid scope review meetings were conducted to ensure the bids were both responsive and complete. The post bid scope review meetings were conducted virtually.

The identified MBE goals are for the construction phase as a whole and are not specific to just this GMP Package submission. The Whiting-Turner Contracting Company has a commitment of 46.06% overall MBE participation with 8.31% African American and 11.17% Women Owned Business (Combined GMP #1-3) for the construction phase of the Project.

BOARD OF PUBLIC WORKS
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REVISED

22. MARYLAND STADIUM AUTHORITY (cont'd)

Remarks (cont'd):

MSA does not anticipate presenting additional future GMP submissions to the Board of Public Works.

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

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

Sports Entertainment Revenue Bonds Series 2025
Secretary's Agenda, Item 10 (4/23/2025)

Tax Compliance No.: 25-2616-111

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
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Contacts: Amy Grasso 443-679-6529 amy.grasso@maryland.gov
Myriem Seabron 443-679-6965 myriem.seabron@maryland.gov

23. BOARD OF PUBLIC WORKS
Department of Housing and Community Development
Compensation to Erroneously Confined Individual
Mr. Tavon Tull

Recommendation: The Department of Housing and Community Development recommends approval of payment of \$99,720 to resolve all claims for housing benefits of claimant, Mr. Tavon Tull, as ordered by the Office of Administrative Hearings, *In the Matter of the Wrongful Conviction of Tavon Tull v. Board of Public Works*, Maryland Office of Administrative Hearings, OAH No. BPW-WLA-02-25-04126.

Authority: Sections 12-404 and 12-501, State Government Article, Annotated Code of Maryland; Section 10-501, State Finance & Procurement Article, Annotated Code of Maryland

Request Amount: \$99,720

Fund Source: General Funds (\$99,720 DHCD – Rental Services Division)

Appropriation Codes: S00A2505

Requesting Agency's Remarks: DHCD requests and recommends Board approval to pay \$99,720 to resolve all claims for housing benefits made by Mr. Tull under the Walter Lomax Act as in the best interest of the State.

If this payment is approved, DHCD will make an electronic funds transfer to Mr. Tull, in the amount of \$99,720.

See also Secretary Item 4 on this August 6th, 2025 agenda for related item requesting approval for the award of payment of a compensation award and attorneys' fees.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



Contact: Katie M. Pennell 410-576-6587
kpennell@oag.state.md.us

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

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval of payment to resolve all claims, including claims for attorneys' fees and costs, in the matter of *Justin Diven v. Russell Souders, et. al.*, United States District Court for the District of Maryland, No. 1:21-cv-01276-BAH.

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

Request Amount: \$50,000

Fund Source: 100% General Funds

Appropriation Codes: Q00A0101

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$50,000.00 to settle all claims, including attorneys' fees, in the lawsuit as in the best interest of the State.

If this settlement is approved a check should be issued payable to "Justin Diven c/o Williams & Connolly LLP" in the amount of \$50,000.00. The check should be delivered to Katie M. Pennell, Assistant Attorney General, Office of the Attorney General of Maryland, 200 Saint Paul Place, 19th Floor, Baltimore, Maryland 21202, who will deliver the check and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



Contact: Merrilyn E. Ratliff 410-585-3947
merrilyn.ratliff@maryland.gov

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

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendants in the matter of *Arlinda Robinson, et al. v. David Pytlewski, M.D., et al.*, United States District Court for the District of Maryland, No. 8:19-cv-1025-DLB.

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

Request Amount: \$150,000

Fund Source: General Funds

Appropriation Codes: Q00A0101

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$150,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to "Arlinda Robinson as Personal Representative of the Estate of James Robinson and Furman Honick Law" in the amount of \$150,000. The check should be delivered to Merrilyn E. Ratliff, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland 21215 who will deliver it to plaintiffs' attorney and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



Contact: Jennifer A. DeRose 410-576-6318
jderose@oag.state.md.us

26. **UNIVERSITY OF MARYLAND**
General Miscellaneous

Recommendation: The University of Maryland College Park, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against all defendants in the matter of *University of Maryland Students for Justice in Palestine v. Board of Regents of the University System of Maryland, University of Maryland, College Park, and Darryll Pines*, United States District Court for the District of Maryland, originally No. 8:24-cv-02683-PJM, now No. 8:24-cv-02683-TDC.

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

Request Amount: \$100,000

Fund Source: Agency Funds

Appropriation Codes: R30B22

Requesting Agency's Remarks: The University of Maryland College Park and the Office of the Attorney General recommend paying \$100,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to "CAIR Legal Defense Fund" in the amount of \$100,000. The check should be delivered to Jennifer A. DeRose, Assistant Attorney General, Office of the Attorney General of Maryland, 200 St. Paul Place, 17th Floor, Baltimore Maryland 21202, who will deliver it to plaintiffs' attorney and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



Contacts: Gregory Hare 301-429-7775 gregory.hare@maryland.gov
Brien O'Toole 301-429-7761 brien.otoole@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov

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

Recommendation: That the Board of Public Works approves lending general obligation bond proceeds as described.

Borrower: Somerset Jefferson LLC

Project: Somerset Jefferson
1231 Jefferson Street, Baltimore 21202
Baltimore City

Authority: §§ 4-101 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended.

The Partnership Rental Housing Program (PRHP) shall provide financing for rental housing that will be occupied by individuals with incomes of 60% or less of the Area Median Income (AMI). The loan will be issued from CDA to the Borrower in the approximate amount of \$500,000 for a term of 40 years and secured with a Deed of Trust.

Amount: \$500,000

Fund Source: MCCBL 2021 – Partnership Rental Housing Program

Collateral: Deed of Trust

Description: The Project consists of the new construction of a thirty-six (36) unit housing development that will offer units for families. The Project is sponsored by Mission First Housing Development Corporation and The Henson Development Company. The apartment units are a mix of two- and three-bedroom units which are restricted to households earning 30% and 60% or less of the AMI with 7 units priced at market rate.

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025**



**27. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (cont'd)
*Partnership Rental Housing Works Program***

Project Funding Sources:

| | |
|--|---------------------|
| Partnership Rental Housing Program (<i>this Item</i>) | \$ 500,000 |
| Private Loan | \$ 4,395,000 |
| Tax Credit Equity | \$12,000,000 |
| Rental Housing Program Funds | \$ 2,000,000 |
| HOME (Non-CDA) | \$ 750,000 |
| Sellers Note | \$ 700,000 |
| HABC ARPA Funds | \$ 773,536 |
| MEEHA EmPower Funds | \$ 79,200 |
| 45L Energy Credits | \$ 180,000 |
| <u>Deferred Developer Fee</u> | <u>\$ 436,754</u> |
| Total | \$21,814,490 |

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning on January 18th, 2024.

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

1. Mechanical systems will be high efficiency units with programmable thermostats.
2. All appliances will be Energy Star qualified.
3. All windows will be Energy Star qualified.
4. All faucets and bath fixtures will use water sense labeled products.

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



Contacts: Gregory Hare 301-429-7775 gregory.hare@maryland.gov
Mike Haloskey 301-429-7523 michael.haloskey@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov

28. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Neighborhood BusinessWorks Program

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development's request to provide a loan for the project described below.

Loan Authority: Neighborhood Business Development Program
§§ 6-301 through 6-311, Housing and Community Development Article
Annotated Code of Maryland; COMAR 05.13.01

Established in 1995, the *Neighborhood Business Development Program (NBW)*, now operating as *Neighborhood BusinessWorks*, is a Smart Growth tool for revitalization through business creation or expansion in designated revitalization areas.

Borrower: Crown Cork Redevelopment, LLC or Entity TBD

Project Property: 4401 Eastern Avenue, Baltimore, MD 21224

Loan Amount: \$5,000,000

Fund Source: MCCBL of 2022: *Provide funds for grants and loans to fund community-based economic development activities in revitalization areas designed by local governments.* Item SA24(B).

Collateral: Deed of Trust and assignment of rents and leases on project property

Project Description: Crown Cork Redevelopment, LLC—a joint venture between Cross Street Partners and SHIFT Catalyst—is seeking \$5 million in subordinate financing through the Neighborhood BusinessWorks (NBW) Program to support the acquisition and initial redevelopment of the historic Crown Cork & Seal campus in Southeast Baltimore. Spanning 19 acres and over 350,000 square feet of leasable space, this iconic former industrial site is currently home to more than 135 artists, makers, and creative manufacturers. The project represents one of the city's most significant adaptive reuse opportunities and aligns strongly with state priorities for neighborhood revitalization, job creation, and sustainable development.

NBW funds will be used to support acquisition costs and critical interior improvements, including the buildout of new studio spaces and modernization of existing tenant areas

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
August 6, 2025



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

Project Description (cont'd):

Planned upgrades will incorporate energy-efficient features such as LED lighting, low-flow plumbing fixtures, and HVAC system replacements, with a geothermal feasibility study also underway. These improvements are designed to boost occupancy, increase operating income, and stabilize the asset in preparation for long-term redevelopment. The redevelopment is expected to retain 270 existing jobs, create 30 new full-time positions, and generate 15 construction jobs in the initial phase.

Nestled between four of Baltimore's fastest growing residential neighborhoods, the former manufacturing headquarters of Crown Cork & Seal (the "Property") is one of the largest remaining redevelopment opportunities in Baltimore. The Sponsor has a two-pronged approach for the site. The first will boost net operating income by increasing rents, eliminating vacancy and enhancing operational efficiency to attract new tenants. The second will prepare the site for long term redevelopment by refining a master plan in conjunction with stakeholders and surrounding community.

Located within a Sustainable Community, Priority Funding Area, and designated Opportunity Zone, the project is strategically positioned to deliver high-impact economic and cultural outcomes for Southeast Baltimore. The long-term vision includes transforming the campus into a mixed-use destination with creative workspaces, retail, residential units, and community gathering spaces—blending historic preservation with modern redevelopment.

The sponsor team has a proven track record of delivering complex, mission-driven projects that combine public-private partnerships and community engagement. Notable past projects include the Hoen Lithograph Building, the Lion Brothers Building, and The Packing House in Cambridge. With a total capital stack of \$24.8 million—leveraging private equity and financing from Enterprise Community Loan Fund—this project represents a catalytic investment in Baltimore's creative economy and a major step toward inclusive, sustainable neighborhood transformation.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
 SECRETARY'S ACTION AGENDA
 APPENDIX
 August 6, 2025



APP 1

*Contact: Jamaal Turner 410-767-8374
 Jturner5@mdot.maryland.gov*

A1. MARYLAND DEPARTMENT OF TRANSPORTATION
Maryland Transit Administration

Contract Title: LTR Clipper Mill Grade Crossing
 T-2637-0150 ADPICS: T26370150

Contract Type: Construction

Contract Description: This is an emergency procurement of polyurethane foam injection services to perform interim structural repairs at the Light Rail (LTR) Clipper Mill Grade Crossing to restore structural integrity and to avoid full suspension.

Procurement Method: Emergency

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Amtrac Railroad Contractors of Maryland, Inc., Hagerstown, MD | \$72,000 |
| Brawner Builders, Inc., Hunt Valley, MD | \$148,429 |
| Hawkeye Construction, LLC., Cockeysville, MD | \$153,665 |

Award: Amtrac Railroad Contractors of Maryland, Inc.
(Certified Minority Business Enterprise and Small Business)

Amount: \$72,000

Term: 6/30/2025 – 7/3/2025

Date Emergency Declared: 6/20/2025

Contract Award Date: 6/27/2025

Date Emergency Reported: 7/11/2025

MBE / VSBE Participation: 0% / 0%

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

Appropriation Code: J05H0105

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
August 6, 2025



APP 2

A1. MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)

Remarks: Nature of Emergency: The Maryland Transit Administration (MTA) Light Rail Maintenance of Way team has identified and reported vertical movement and settlement of the light rail tracks at the Clipper Mill Grade Crossing. Subsequent inspections confirmed significant subgrade loss beneath Track 2, and failed underdrains that are in place to convey stormwater beneath the slab that supports the rails. Currently, both northbound and southbound light rail trains are using Track 1 while Track 2 remains closed.

This results in delays that extend across the entire Light Rail line and fewer trains able to operate for the 20,000 daily commuters who depend on the full span of stops of the light rail service to go to work, school, medical appointments, and other activities. Furthermore, failure to act promptly may lead to further structural void deterioration, potentially compromising Track 1. If this occurred it would result in full disruption of Light Rail service between Falls Road and North Avenue stations, with even greater impacts to Light Rail service and its patrons.

Basis for Selection: Given that time was of the essence and this repair required immediate and around-the-clock work to ensure the safety of the traveling public, a formal competitive solicitation could not be conducted. An emergency was declared, and MTA contacted three vendors known to be capable of providing these services to encourage competitive pricing. Of the three bids received for this emergency procurement, Amtrac Railroad Contractors of Maryland, Inc. (Amtrac) provided the lowest price. MTA confirmed that Amtrac could complete the work at the pricing offered and is a qualified and experienced vendor that has successfully completed construction work for the MTA in the past. Although no MBE or VSBE participation goal was established for this contract, Amtrac Railroad Contractors of Maryland, Inc. is a Certified Minority Business Enterprise and Small Business in addition to being a resident Maryland business.

Resident Business: Yes

Tax Clearance: 25-2594-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
August 6, 2025



DNR 1

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

1A. **PROGRAM OPEN SPACE LOCAL SHARE**
COMMUNITY PARKS AND PLAYGROUNDS PROGRAM
Allegany County

Recommendation: Approval to commit \$254,469 for the following **development** projects.

1. Frostburg Depot Decking Replacement - \$37,413.90

Allegany County
POS #7872-1-489 MD20250507-0313

Background: Replace the existing deteriorating wooden decking at the Frostburg Depot Station. Project includes demolition and construction of a new wooden, accessible walkway.

Fund Source: Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017
Program Open Space Local
Source Code: 18011 \$71.03

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$10,781.19

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$26,561.68

2. Maryland Avenue Ballfield Basketball Court Resurfacing - \$45,000.00

Town of Westernport
POS #7876-1-490 MD20250515-0329

Background: Construct improvements at the Maryland Avenue Ballfield basketball courts.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$45,000.00

Board of Public Works
Department of Natural Resources – Real Property
Supplement
August 6, 2025



1A. **PROGRAM OPEN SPACE LOCAL SHARE**
COMMUNITY PARKS AND PLAYGROUNDS PROGRAM (cont'd)
Allegany County

3. Maryland Avenue Ballfield New Playground Equipment - \$54,000.00

Town of Westernport
POS #7878-1-491 MD20250521-0348

Background: Replace the existing equipment with new playground equipment consistent with National Playground Safety Standards and the Americans with Disabilities Act at the Maryland Avenue Ballfields.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$54,000.00

4. Luke Legacy Park Rubber Mulch - \$9,000.00

Town of Luke
POS #7879-1-492 MD20250523-0356

Background: Purchase and install rubber mulch for the playground for increased safety and play at Luke Legacy Park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$9,000.00

5. Oldtown Ballfield Walking Track - \$7,740.00

Allegany County
POS #7881-1-494 MD20250608-0399

Background: Refurbish the existing walking track around the Oldtown ballfields for use by the general public.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$7,740.00

Board of Public Works
Department of Natural Resources – Real Property
Supplement
August 6, 2025



1A. **PROGRAM OPEN SPACE LOCAL SHARE**
COMMUNITY PARKS AND PLAYGROUNDS PROGRAM (cont'd)
Allegany County

6. Flintstone Community Park Fencing Replacement - \$16,002

Allegany County
POS #7894-1-497 MD20250624-0442

Background: Replace the existing backstop fencing and add new dugout and base line fencing at Flintstone Community Park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$16,002.00

7. Iron Furnace Park Amenities - \$10,314

Town of Lonaconing
POS #7895-1-498 MD20250624-0443

Background: Purchase and install benches and picnic tables at Iron Furnace Park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$10,314.00

8. Baker Park Soccer Field Lighting Upgrade - \$75,000

Town of Midland
CPP #7846-1-488 MD20250528-0358

Background: Install two new light poles with high efficiency bulbs for the soccer field at Baker Park.

Fund Source: Maryland Consolidated Capital Bond Loan of 2025, Chapter 603, Acts of 2025
Community Parks and Playgrounds Program
General Obligation Bonds \$75,000.00

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
August 6, 2025



DNR 4

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

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

Recommendation: Approval to commit \$694,950 for the following **development** project.

Sharp Road Park Improvements - \$694,950.30

Caroline County

POS #7873-5-228 MD20250512-0321

Background: Plan, design and construct a new baseball field and a new softball field with associated irrigation, dugouts, backstop and lighting, a small soccer field, parking with ADA access, signage, and other site amenities.

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

Program Open Space Local

Source Code: 23002 \$215,165.55

Outdoor Recreation Land Loan 24011, Chapter 101, Acts of 2023

Program Open Space Local

Source Code: 24011 \$352,326.00

Outdoor Recreation Land Loan 25011, Chapter 716, Acts of 2024

Program Open Space Local

Source Code: 25011 \$127,458.75

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
August 6, 2025



DNR 5

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

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

Recommendation: Approval to commit \$43,849 for the following **development** project.

New Windsor Skate Park Lighting - \$43,849.80
Town of New Windsor
POS #7889-6-452 MD20250608-0400

Background: Purchase and install LED lighting systems for the New Windsor Skate Park.

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$43,849.80

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
August 6, 2025



DNR 6

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

4A. **COMMUNITY PARKS AND PLAYGROUNDS PROGRAM**
Dorchester County

Recommendation: Approval to commit \$228,790 for the following **development** project.

Secretary Town Park - Tennis Court Rehabilitation Project - \$228,790

Town of Secretary

CPP #7852-9-204 MD20250529-0372

Background: Resurface two tennis courts and add pickleball lines, install surrounding fencing, benches, and other site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan of 2025, Chapter 603, Acts of 2025
Community Parks and Playgrounds Program
General Obligation Bonds \$228,790.00

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
August 6, 2025



DNR 7

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

5A. COMMUNITY PARKS AND PLAYGROUNDS PROGRAM
Montgomery County

Recommendation: Approval to commit \$225,000 for the following **development** project.

Fallsgrove Park - Playground Replacement - \$225,000
City of Rockville
CPP #7861-15-746 MD20250529-0372

Background: Replace outdated playground equipment with new equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act. The project also includes making the entrance ADA compliant and adding benches and associated site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2020, Chapter 537, Acts of 2020
Community Parks and Playgrounds Program
Source Code: 20314 \$31,083.66

Maryland Budget Bill, Chapter 484, Acts of 2022
Community Parks and Playgrounds Program
FY 2023 PAYGO General Funds \$46,667.85

Maryland Consolidated Capital Bond Loan of 2023, Chapter 102, Acts of 2023
Community Parks and Playgrounds Program
General Obligation Bonds \$28,986.91

Maryland Consolidated Capital Bond Loan of 2025, Chapter 603, Acts of 2025
Community Parks and Playgrounds Program
General Obligation Bonds \$118,261.58

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
August 6, 2025



DNR 8

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

6A. **COMMUNITY PARKS AND PLAYGROUNDS PROGRAM**
Prince George's County

Recommendation: Approval to commit \$224,246 for the following **development** project.

Wilson Park - Playground Replacement - \$224,246
City of Laurel
CPP #7863-16-887 MD20250529-0376

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

Fund Source: Maryland Consolidated Capital Bond Loan of 2025, Chapter 603, Acts of 2025
Community Parks and Playgrounds Program
General Obligation Bonds \$224,246.00

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
August 6, 2025



DNR 9

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

7A. **COMMUNITY PARKS AND PLAYGROUNDS PROGRAM**
Wicomico County

Recommendation: Approval to commit \$179,270 for the following **development** project.

Woodcock Park – Playground Replacement - \$179,270
City of Salisbury
CPP #7867-22-299 MD20250529-0378

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

Fund Source: Maryland Consolidated Capital Bond Loan of 2025, Chapter 603, Acts of 2025
Community Parks and Playgrounds Program
General Obligation Bonds \$179,270.00

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
August 6, 2025



DNR 10

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

8A. **COMMUNITY PARKS AND PLAYGROUNDS PROGRAM**
Worcester County

Recommendation: Approval to commit \$267,140 for the following **development** project.

Northside Park Playground - 5 to 12-Year-Old - Phase 2 - \$267,140

Town of Ocean City

CPP #7869-23-288 MD20250529-0380

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

Fund Source: Maryland Consolidated Capital Bond Loan of 2025, Chapter 603, Acts of 2025
Community Parks and Playgrounds Program
General Obligation Bonds \$267,140.00

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
August 6, 2025



DNR 11

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

9A. **GREENSPACE EQUITY PROGRAM**
Prince George's County

Recommendation: Approval to commit \$217,382 for the following **development** project.

Bladensburg Community Farm - \$217,382
Engaged Community Offshoots, Inc.
GEP# GEP-16-1 MD20250327-0230

Background: Create a multi-generational growing space and outdoor classroom for the two elementary schools adjacent the site.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Greenspace Equity Program
Source Code: 25014 \$217,382

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
August 6, 2025



DNR 12

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

10A. RURAL LEGACY PROGRAM FUNDS

Charles County

Recommendation: Approval to grant \$405,494.76 to **The County Commissioners of Charles County**, from Rural Legacy Funds to acquire a 109.97-acre conservation easement.

Nanjemoy-Mattawoman Forest Rural Legacy Area – Friedburg Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 14A (12/1/2021) \$1,111,942 for FY 2022

Project Description: Acquisition of this conservation easement will protect 109.97 acres of agricultural and forested land. The easement will also protect forested and grassed buffers of approximately 500 linear feet along an unnamed tributary to the Potomac River. This Rural Legacy easement, RL No. 35569, will be held by the County Commissioners of Charles County.

Easement Value: \$511,486.97 (\$4,651.15 per acre)

Purchase Price: \$384,909.00 (\$3,500.13 per acre)

| | | |
|-------------------------------|-----------------|--------------------|
| Total Other DNR Costs: | Administrative: | \$11,547.27 |
| | Incidental: | \$ 3,264.85 |
| | Compliance: | <u>\$ 5,773.64</u> |
| | | \$20,585.76 |

Amount Requested: \$405,494.76

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Rural Legacy Program
Source Code: 23003 \$405,494.76

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
August 6, 2025



DNR 13

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

11A. PROGRAM OPEN SPACE STATE SHARE
PARK SYSTEM CAPITAL IMPROVEMENTS AND ACQUISITION FUND
Montgomery County (Duffy)

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

Description: This entirely forested property will be managed by the Maryland Park Service as an addition to Patuxent River State Park. The property contains a perennial stream and wetlands, providing water quality protection in the Brighton Dam watershed. Acquisition will protect Forest Interior Dwelling Species habitat and expand public recreational opportunities for hiking, birding, hunting, and equestrian trail riding.

POS Scoring System: 90 out of 100 **Targeted Ecological Area:** Yes

Grantor: Robert Gale Duffy and Frances Shea Duffy

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

Property: 54.17+/- acres, unimproved, POS No. 35375

Price: \$580,000

Appraisals: \$596,000 (3/27/25) – Phillip C. Elliott
\$530,000 (3/13/25) – David N. Lamb
All appraisals reviewed by Gary Leak, Review Appraiser

Stabilization funds: \$58,000
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).

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$58,000

Budget Bill 2024, Chapter 101, Acts of 2023
Park System Capital Improvements and Acquisition Fund
Source Code: 23000 \$580,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
August 6, 2025



DNR 14

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

12A. MARYLAND ENVIRONMENTAL TRUST

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

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

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

Property: Baltimore County Tax Map 59, parcels 32, 33, 37 and 220 (117.51 acres)
Greenspring Avenue, Lutherville-Timonium;
Legislative District 11B

Grantor: Stiles Colwill and Jonathan Gargiulo

Grantee: Maryland Environmental Trust

Purchase Price: \$0

Fund Source: Donation

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
August 6, 2025



DNR 15

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

13A. MARYLAND ENVIRONMENTAL TRUST

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

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

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

Property: Baltimore County Tax Map 59, parcel 43 (8.10 acres)
Greenspring Avenue, Lutherville-Timonium;
Legislative District 11B

Grantor: Stiles Colwill and Jonathan Gargiulo

Grantee: Maryland Environmental Trust

Purchase Price: \$0

Fund Source: Donation

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
August 6, 2025



DNR 16

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

14A. MARYLAND ENVIRONMENTAL TRUST

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

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

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

Property: Queen Anne’s County Tax Map 73, Parcel 784 (42.23 acres)
300 Wye Island Road, Queenstown;
Legislative District 36

Grantor: Jeff and Beth Horstman

Grantees: Maryland Environmental Trust and Eastern Shore Land Conservancy, Inc.

Purchase Price: \$0

Fund Source: Donation

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
August 6, 2025



DNR 17

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

15A. **TIMBER SALE**
Allegany County

Recommendation: That the Board of Public Works approve this timber sale of 190,169 board feet of sawtimber, and 176 cords of pulpwood, which will be conducted in Compartment 48 off Dug Hill Road in Green Ridge State Forest.

Green Ridge State Forest
21.5 acres /Compartment 48 (GR-03-25)

Description: This will be a Variable Retention harvest in Compartment 48. The harvest will retain 10% of the original stand in patches and retain legacy trees. Healthy dominant and codominant trees have been retained as seed trees to benefit wildlife, and for aesthetic values. All serviceberry, white pine and dogwood will be retained. After the harvest, the stand will be left to regenerate naturally.

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

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

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

Bids:

| | | |
|-----------------------------------|----|-------------|
| Cessna Brothers Logging | PA | \$60,317.00 |
| American Hardwood Industries, LLC | VA | \$55,154.81 |
| McCusker Logging | MD | \$45,100.00 |

Award: Cessna Brothers Logging

Amount: \$60,317.00

Estimated Value: \$58,733.34

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
August 06, 2025**

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| 3 - 4 | Maryland Transportation Authority (MDTA) | 7 - 10 |
| 5 | Maryland Port Administration (MPA) | 11 - 12 |
| 6 - 10 | Maryland Transit Administration (MTA) | 13 - 26 |
| 11 | Motor Vehicle Administration (MVA) | 27 - 29 |
| 12 - 16 | State Highway Administration (SHA) | 30 - 39 |

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 1

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

1-M-OPT. MARYLAND AVIATION ADMINISTRATION
Renewal Option - Maintenance

Contract ID: Maintenance and Continuing Support of the Consolidated Dispatch Center Systems at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; MAA-MC-22-014

EPICS No.: CO428985

Contract Approved: MDOT 1-M. 08/23/2023

Contract Description: Provide on-going support and continuing maintenance of the Intergraph 911 call processing, computer aided dispatching and “airport emergency systems” integration platform at the BWI Thurgood Marshall Airport Dispatch Center.

Option Description: Exercise the first of three, one-year renewal options.

Award: Intergraph Corporation dba Hexagon Safety & Infrastructure
Madison, AL

Original Contract Term: 09/10/2023 – 09/09/2025 (two years w/three, one year renewal options)

Option Term: 09/10/2025 – 09/09/2026 (one year)

Original Amount: \$ 4,550,653.35

Option Amount: \$ 1,524,017.46

Prior Options/Mods: None

Total Contract Amount: \$ 6,074,670.81

Percent +/- Change (this item): 33.49%

Total Percent +/- Change: 33.49%

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 2

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

Performance Security: 100% Performance Bond (Annualized)

Hiring Agreement Eligible: No

Requesting Agency Remarks: Hexagon Safety & Infrastructure has satisfactorily provided on-going support and continuing maintenance of the Intergraph 911 call processing, computer aided dispatching and “airport emergency systems” integration platform at the BWI Thurgood Marshall Airport Dispatch Center. In accordance with COMAR 21.05.05.02, the sole source procurement was determined to be needed due to the proprietary nature of the unique components of the System.

These components comprise a highly integrated array of systems supporting first responders, 911 emergency call taking, dispatching and fire station alerting functions. This Intergraph platform integrates many public safety, security and life safety systems and functions including Fire Detection and Alarm Monitoring, Closed Circuit Television System, Controlled Access Security System, Crash Notification, Mass Notification System, Instant Recall and Recording, Maryland Emergency Medical Services, Anti-Hijack, Terminal Evacuation System, Pre-Arrival Medical Instructions and Fires Station Alerting.

This contract allows for three one-year renewal periods at fixed rates established at the time of contract award. When the original project was approved in 2023, the renewal maintenance costs were compared to the pricing proposed in the base term. The renewal maintenance cost, which include Computer Aided Dispatch (CAD) maintenance services, a hardware refresh, and an extended warranty on existing equipment, increased by less than 3% over the base prices for the continuation of the maintenance services. Based on the price analysis conducted, the Maryland Aviation Administration determined the renewal price to be fair and reasonable.

The Procurement Review Group reviewed the contract’s scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-owned Small Business Enterprise (VSBE) goals. MBE and VSBE goals were not established due to the proprietary nature of the procurement.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I0002

Resident Business: Yes

MD Tax Clearance: 25-2495-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 3

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

2-S-MOD. MARYLAND AVIATION ADMINISTRATION
RETROACTIVE Modification - Service Contract

Contract ID: Financial Planning and Analysis at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-SV-21-003, A/B/C*
EPICS No.: CO425188

Contract Approved: MDOT 4-S, 12/16/2020

Contract Description: Provides comprehensive on-call airport financial related services for the Maryland Aviation Administration’s (MAA) Office of Finance for BWI Thurgood Marshall and MTN Airports. Services include airport demand forecasting; financial analyses; comparative surveys; financial reporting; development of strategies; and cost analyses. Also included are the development and/or negotiation of new Airline Use and Lease Agreements, Bond Offerings and Assessments.

Retroactive Modification Description: MAA is requesting the Board of Public Works (BPW) to ratify payment of compensation to the Contractors, LeighFisher, Inc. and Unison Consulting, Inc., who provided services beyond the contract authority in the aggregate amount of \$57,583.

| | | |
|----------------|--|--------------|
| Awards: | LeighFisher, Inc. San Francisco, CA | (Contract A) |
| | Frasca & Associates, LLC New York, NY | (Contract B) |
| | Unison Consulting, Inc. Chicago, IL | (Contract C) |

Original Contract Term: 12/28/2020 – 01/06/2026 (1,835 Calendar Days)

Modification Term: 10/01/2024 – 04/02/2025 (**Retroactive: 183 days**)

Original Amount: \$1,750,000.00

Modification Amount: \$ 4,710.00 Contract A
\$52,873.60 Contract C

Prior Mods: \$550,000.000 (Mod No. 1: Additional funding for contract continuity; MDOT 4-S-MOD, 01/03/2024)

Total Contract Amount: \$2,357,583.60

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 4

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

Percent +/- Change (this Item): 3.2%

Overall Percent +/- Change: 34.7%

Procurement Method: Competitive Sealed Proposal

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 0%

MBE/VSBE Compliance: 0% / 0% LeighFisher, Inc.
8.89% / 0% Frasca & Associates, LLC
6.69% / 0% Unison Consulting, Inc.

Performance Security: None

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The MAA seeks approval of a retroactive contract modification to pay the Contractor for services performed beyond the contract authority.

On December 16, 2020, the BPW approved Contract MAA-SV-21-003, Financial Planning and Analysis Services at BWI Thurgood Marshall and MTN Airports. This contract had a term of five years beginning on December 28, 2020, for an amount not-to-exceed \$1,750,000.00 and was awarded to three firms: Frasca & Associates, LLC, Unison Consulting, Inc., and LeighFisher, Inc.

In 2023, it was discovered that the funds were getting low on existing Contract MAA-SV-21-003. Therefore, on March 15, 2023, solicitation MAA-SV-24-002, Financial Planning and Analysis Services at BWI Thurgood Marshall and MTN State Airports was advertised with proposals due on May 24, 2023. After issuing the Notice of Recommended Award, an error was discovered in the solicitation documents. Therefore, in accordance with the Code of Maryland Regulations 21.06.02.02, Cancellation of Invitations for Bids or Request for Proposals, MAA rejected all proposals and cancelled the procurement on November 17, 2023.

On January 03, 2024, the BPW approved Modification No. 1 for Contract MAA-SV-21-003, which added \$550,000 to the current contract authority. On January 29, 2024, a new solicitation, MAA-SV-25-004, Financial Planning and Analysis Services at BWI Thurgood Marshall and MTN State Airports was advertised.

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

Requesting Agency Remarks (cont'd):

In October 2024, MAA was finalizing the recommendation for award of the new contract MAA-SV-25-004, however, the existing contract's authority was near exhausted. In October 2024, MAA stopped almost all consultant work to avoid exceeding the contract authority. However, MAA was in the middle of a critical bond sale for the remaining funds to complete the A/B Connector and Baggage Handling System Project, which is currently under construction. Delaying the bond sale would have been detrimental to the A/B Connector and Baggage Handling System Project as there would be insufficient Transportation Trust Fund funding to make payments to the construction contractors actively on site. The consultant's support under MAA-SV-21-003 was essential to continue a critical document required for the bond sale, Report of Airport Consultants, as well as provide financial modeling assistance in facilitating other materials required for the sale. As a result, MAA continued to allow services to be provided on the contract to ensure execution of the bond sale in November 2024. In addition, MAA expended \$53,000.00 on the Aviation Facilities Company (cargo facilities management) Supplemental Contract negotiation. MAA was in the middle of the negotiation and services were needed to complete it before the contract expired. This Supplemental Contract provided the cost structure in which a key cargo facility building reverted back to MAA.

MAA was unable to achieve the Minority Business Enterprise (MBE) participation goal due to reduced subcontracting opportunities on the tasks assigned to the Prime Contractor. Frasca was tasked with assisting MAA with Capital amortization work and had intended to use an MBE subcontractor who specialized in these calculations, but calculations were not required. LeighFisher was primarily tasked with assisting MAA in the revenue bond sale which had no subcontracting opportunities, and the PFC Applications task was re-assigned to Frasca. Unison was primarily tasked with assisting MAA with financial analysis and utilized their subcontractor.

MAA is seeking \$57,583.60 in retroactive authority to pay the two final invoices on this contract. No additional billing will be done on this contract after these two invoices. MAA has completed the procurement for the new financial planning and analysis contract, MAA-SV-25-004 which was approved by the Treasurer's Office and effective November 27, 2024. All future services will be performed under the new contract.

RETROACTIVE approval is requested pursuant to § 11-204(c) State Finance & Procurement Article. The Maryland Department of Transportation (MDOT) has determined that this 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 TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 6

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

Fund Source: 100% Special (Transportation Trust Funds)
Appropriation Code: J06I0002
Resident Business: No
MD Tax Clearance: 24-1953-0101 LeighFisher, Inc
24-1954-0000 Frasca & Associates, LLC
24-1952-0111 Unison Consulting, Inc.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 7

Contact: Jeffrey P. Davis 410-537-7832
jdavis8@mdta.state.md.us

**3-M. MARYLAND TRANSPORTATION AUTHORITY
*Maintenance Contract***

Contract ID: Maintenance, Repair, Replacement and Inspection of Overhead and Building Doors;
MT-00211341

Contract Description: This contract provides Maintenance, Repair, Replacement & Inspection of Overhead Building and Building Doors for the Maryland Transportation Authority (MDTA).

Award: Miner, LTD dba Bob’s Overhead Door Repair & Service, LLC
Essex, MD

Contract Term: 09/01/2025 - 08/31/2028 (three years w/one, two-year renewal option)

Amount: \$ 450,000.00 NTE (three years)
\$ 300,000.00 NTE (two-year renewal option)
\$ 750,000.00 NTE Total (five years)

Procurement Method: Competitive Sealed Bidding

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Miner LTD dba Bob’s Overhead Door Repair & Service, LLC Essex, MD | \$750,000.00 |
| Callahan Construction Edgewater, MD | \$754,500.00 |
| Kramer & Sons Edgewater, MD | \$1,047,000.00 |
| Overhead Door Company Baltimore, MD | \$1,385,000.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 8

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

Requesting Agency Remarks: The Maryland Transportation Authority (MDTA) issued this Invitation for Bids (IFB) to procure Maintenance, Repair, Replacement and Inspection of Overhead and Building Doors. Overhead Door Repair Services are not offered by Maryland Works. The solicitation was advertised on e-Maryland Marketplace Advantage (eMMA) on November 18, 2024, as an Invitation for Bids (IFB). Eleven companies were direct solicited via emails. A copy of the solicitation was also sent to the Governor's Office of Small, Minority & Women Business Affairs. A total of 150 companies were notified through eMMA. Bids were due on January 16, 2025, and the MDTA received five bids.

Of the five bids received, one bid was rejected for failing to provide adequate minimum qualifications. No protest was received. Miner LTD dba Bob's Overhead Door Repair & Service, LLC, was determined to be the responsive and responsible Bidder with the lowest total overall price and therefore is being recommended for award of this contract.

Areas of work include inspections, repairs, adjustments and preventive maintenance services on overhead doors, commercial doors with closures, and building doors, in accordance with the Contract specifications. Contractor shall furnish supplies, equipment, parts, tools, and personnel to conduct inspections, repairs, adjustments, and preventive maintenance services on MDTA's overhead doors, commercial doors with closures, and building doors. There is no guaranteed maximum or minimum amount of work to be performed under this contract.

Minority Business Enterprise (MBE) and Veteran Small Business Enterprise (VSBE) goals were not established for this contract, because there were no sub-contractable opportunities.

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

Fund Source: 100% Special (Toll Revenue)
Approp. Code: J00.J00.41

Resident Business: Yes
MD Tax Clearance: 25-2254-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 9

Contact: Jeffrey P. Davis 410-537-7832
jdavis8@mdta.state.md.us

4-M. MARYLAND TRANSPORTATION AUTHORITY
Maintenance Contract

Contract ID: Janitorial Services - MDTA's Baltimore Harbor Tunnel (BHT) & Fort McHenry Tunnel (FMT) Facilities; *MT-00211460*

Contract Description: This contract provides comprehensive janitorial services including supervision, supplies, labor, and equipment at Maryland Transportation Authority (MDTA)'s BHT & FMT Facilities in Baltimore, MD.

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

Contract Term: 09/01/2025– 08/31/2028 (three years w/one, two-year renewal option)

Amount: \$ 759,679.34 NTE (three years)
\$ 534,821.31 NTE (two-year renewal option)
\$1,294,500.65 NTE Total (five years)

Procurement Method: Preferred Provider

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbent: Lyles Cleaning Services LLC; Ijamsville, MD

Requesting Agency Remarks: National Center on Institutions and Alternatives, Inc. (NCIA) is a certified Community Service Provider under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on June 26, 2025.

Preferred Provider Programs do not warrant establishing Minority Business Enterprise (MBE) nor Veteran-Owned Small Business Enterprise (VSBE) participation goals. Therefore, no MBE/VSBE goals were established. A provision was included in the contract requiring the Vendor to be compliant with the Green Purchasing Committee's specifications for environmentally preferable janitorial supplies. The contractor is required to purchase available cleaning supplies from Blind Industries of Maryland. NCIA has confirmed the contract price and accepted the terms and conditions.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 10

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

Requesting Agency Remarks (cont'd):

The Provider will furnish all labor, equipment and supplies for comprehensive janitorial services. Services include daily cleaning and general disinfecting of surfaces as well as periodic cleaning services for carpets, various types of floors and windows.

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

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00.41

Resident Business: Yes

MD Tax Clearance: 25-2441-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 11

Contact: Trisha O'Neal 410-385-4849
toneal3@marylandports.com

5-C-MOD. MARYLAND PORT ADMINISTRATION
Modification - Construction

Contract ID: Agency-wide Facilities Improvement; 519817
EPICS No.: CO428160

Contract Approved: MDOT 5-C; 09/20/2023

Contract Description: This contract provides for agency-wide facilities improvement, provided as needed on a work-order basis, at Maryland Port Administration (MPA) facilities.

Modification Description: This Modification No. 2 will provide for additional funds to allow for critical repairs to be performed under the current contract.

Award: Baltimore Contractors, Inc.; Glen Burnie, MD
(Certified Small Business)

Original Contract Term: 10/05/2023 – 10/04/2026

Modification Term: 08/28/2025 – 10/04/2026

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

Modification Amount: \$ 3,500,000 NTE

Prior Options/Mods: \$ 0 (Modification No. 1: to correct a clerical error in the specification 01500 document; MPA Delegated Authority 12/18/2023)

Revised Total Contract Amount: \$13,500,000 NTE

Percent +/- Change: 35%

Overall Percent +/- Change: 35%

Original Procurement Method: Competitive Sealed Proposals (SBR-designated)

MBE/VSBE Participation: 20% / 0%

MBE/VSBE Compliance: 9.44% / 0%

Performance Security: Payment and Performance Bonds renewable annually at one third of the contract value

5-C-MOD. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks: This work under this modification will include the following work at Dundalk Marine Terminal: replacement of the existing 200 KW outdoor diesel generator set serving the Dunmar Building; the replacement and rehabilitation of the ejector pit in Building 91A; roof replacement and exterior repairs at the Dunmar Building; the investigation of roof leaks for future repairs of Shed 4 at Dundalk Marine Terminal; and the investigation of Shed 11B sprinkler pipes for future repairs at South Locust Point Marine Terminal.

This modification will provide critical support for maintaining operational integrity, safety, and efficiency at MPA terminals. Upgrading and repairing facilities promotes uninterrupted cargo movement, fosters maritime commerce, and enhances the port's capacity to meet contemporary logistics demands. These enhancements directly contribute to the economy by strengthening supply chains, attracting commercial investment, creating jobs, and enhancing the port's competitiveness in national and global trade networks.

The work orders that will be completed with the additional funding were not planned for, and therefore not budgeted, at the time the solicitation was prepared for this contract. These critical repairs were identified during MPA's asset management program's annual inspection. It is not feasible to wait until the replacement contract is awarded as this would delay the start of these work orders by at least two years.

Although Baltimore Contractors Inc.'s MBE compliance is currently at 9.44%, the contractor is currently working on eight work orders, three of which have MBE subcontracting participation, which will increase the MBE compliance to 15.21% once the work orders are completed. In addition, Baltimore Contractors, Inc., has committed to 20% MBE participation for the additional work under this modification that has a NTE value of \$3,500,000.

The Maryland Port Commission approved the modification of this contract on July 1, 2025.

Fund Source: 100% Special (Transportation Trust Fund)
Approp. Code: J03D0002
Resident Business: Yes
MD Tax Clearance: 25-2249-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 13

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

6-AE. MARYLAND TRANSIT ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Safety Management Systems (SMS) Services; *AE-23-003-D*
EPICS No.: AE23003D

Contract Description: One of five indefinite delivery/indefinite quantity, work-order based contracts to provide safety management systems services for the Maryland Transit Administration (MTA) in support of major projects.

Award: K&J Safety and Security Consulting Services, Inc.
Cantonment, FL
(Certified Disadvantaged Business Enterprise and Small Business Enterprise)

Contract Term: 08/28/2025 – 08/27/2030 (five years)

Amount: \$12,000,000 NTE

Procurement Method: Qualification Based Selection

Proposals:

| <i>Offerors</i> | <i>Technical Proposal Rating (Max 1500) (Rankings)</i> | <i>NTE Price</i> |
|---|--|---|
| AECOM Technical Services, Inc. Baltimore, MD | 1317.5 (1) | BPW 07/02/2025 MDOT 8-AE Contract A |
| dss+ Transportation LLC Baltimore, MD | 1316.25 (2) | BPW 07/02/2025 MDOT 8-AE Contract B |
| WSP-Gannett Fleming AE-23-003-Joint Venture Baltimore, MD | 1291.25 (3) | Contract C \$12,000,000 NTE |
| K&J Safety and Security Consulting Services, Inc. Cantonment, FL | 1288.75 (4) | Contract D \$12,000,000 NTE |
| Jacobs Engineering Group Inc. Baltimore, MD | 1107.5 (5) | BPW 07/02/2025 MDOT 8-AE Contract E |

REVISED

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

Living Wage Eligible: No

DBE/VSBE Participation 47% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Incumbents: WSP USA Inc. / Gannett Fleming, Inc. – JV; Baltimore, MD
 AECOM Technical Services, Inc.; Arlington, VA
 Jacobs Engineering Group, Inc.; Colorado Springs, CO
 ADS Systems Safety Consulting, LLC; Brookeville, MD

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace Advantage (eMMA) on November 7, 2023. A total of 945 firms were notified via eMMA, of which 220 were certified DBEs. Additionally, a total of 50 firms were directly solicited via email. The initial Expression of Interest for Professional Services AE-23-003 – A, B, C, D & E was advertised for six indefinite delivery/indefinite quantity contract awards and while MTA anticipated six awards, there were only five submissions. MTA reserved the right to modify the number of awards as appropriate. All five firms were selected for an award after their technical proposals were evaluated, scored, and ranked, and after their price proposals were reviewed. One of the five awards is being presented for approval.

Each contract awarded under this contract series provides safety management systems services on a work order basis. Each awardee is required to provide systems safety engineering support for capital projects, database enhancement and administration support, fire and life safety support, safety management system support, environmental engineering and management support, safety and security management plans, emergency preparedness and management support, construction safety and inspection support, quality assurance, worker's compensation / US Department of Transportation compliance.

The MTA Procurement Review Group reviewed the contract scope of work to determine the DBE participation goal, and a 26% participation goal has been established for these contracts. K&J Safety and Security Consulting, Inc. is a Certified Small Business Enterprise (SBE) and Disadvantaged Business Enterprise (DBE). K&J has committed to exceeding 26% DBE participation, with a 47% goal.

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 15

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

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

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 25-2083-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025**



MDOT 16

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

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

Contract ID: Bus Phillips Lot Temporary Bus Parking; T-2057-0150
EPICS No.: T20570150

Contract Description: This Contract is for the construction of a bus facility storage lot with provisions for future electric bus charging facilities: construction to accommodate electric buses and articulated buses.

Award: Urban N Zink Contractor, Inc.; Chase, MD

Contract Term: 365 Calendar Days from Notice-to-Proceed

Amount: \$6,940,068.43 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|-----------------|
| Urban N Zink Contractor, Inc. Chase, MD | \$6,940,068.43 |
| Nichols Contracting, Inc. Columbia, MD | \$7,812,000.00 |
| P. Flanigan & Sons, Inc. Baltimore, MD | \$9,677,682.00 |
| Brawner Builders, Inc. Hunt Valley, MD | \$11,311,092.00 |

Living Wage Eligible: No

DBE/VSBE Participation: 21.34% / 0%

Performance Security: Payment and Performance Bonds 100% of the Contract amount

Hiring Agreement Eligible: No

Incumbent: None

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

Requesting Agency Remarks: The solicitation was advertised via eMaryland Marketplace Advantage (eMMA) on October 25, 2024, as an Invitation for Bid (IFB), and 11 vendors were directly solicited via email and telephone. The bid due date was February 25, 2025. On the date of the bid opening, four bids were received via the eMMA portal, where Urban N Zink Contractor, Inc. was identified as the apparent low bidder.

This contract provides for the construction of a bus storage facility located on MTA property at 1430, 1500, and 1650 S. Monroe Street, directly across from the MTA Bush Division Bus Maintenance Facility in Baltimore City. The new parking lot is necessary for bus parking during renovations and repairs at MTA Bus Maintenance Division locations, as well as for the future charging of electric buses and non-revenue vehicles.

The current project includes the construction of infrastructure for future bus charging, enhanced security and safety measures, a paved parking area for buses, and a new stormwater management facility. The lot will be designed to accommodate at least 80 electric buses and four articulated buses, with provisions for future electric bus charging facilities.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals. A 21.33% DBE goal was established for this contract. Urban N Zink Contractor, Inc. has committed to exceeding the 21.33% participation by 0.01% with a 21.34% goal. No VSBE participation goal was established for this contract.

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

Approp. Code: J05-H0105

Resident Business: Yes

MD Tax Clearance: 25-0561-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 18

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

8-GM. MARYLAND TRANSIT ADMINISTRATION
General Miscellaneous

Contract ID: Commuter Bus Routes 505, 705, and 715/725; OPS-25-035-SR A, B, C
EPICS No.: OPS2535SRA, OPS2535SRB, OPS2535SRC

Contract Description: These contracts secure the services of a bus company to operate Maryland Transit Administration (MTA) Commuter Bus services for Routes 505, 705, and 715/725 on peak hours Monday through Friday.

| | | |
|----------------|---|-------------------------------|
| Awards: | Atlantic Coast Charters, Inc. Linthicum, MD <i>(Certified Small Business)</i> | Contract A (Route 505) |
| | Keller Transportation, Inc. Waldorf, MD | Contract B (Route 705) |
| | Keller Transportation, Inc. Waldorf, MD | Contract C (Route 715/725) |

Contract Term: 08/28/2025 - 08/31/2025 (Mobilization Period)
09/01/2025 - 08/31/2030 (five years w/ one, two-year renewal option)

| | | |
|----------------|------------|---|
| Amount: | Contract A | \$ 8,000.00 (Mobilization) \$ 9,102,189.10 (Base: five years) <u>\$ 4,002,566.90 (Renewal Option: two years)</u> \$ 13,112,756.00 NTE Aggregate Total |
| | Contract B | \$ 8,000.00 (Mobilization) \$ 11,365,419.87 (Base: five years) <u>\$ 4,741,212.04 (Renewal Option: two years)</u> \$ 16,114,631.91 NTE Aggregate Total |
| | Contract C | \$ 8,000.00 (Mobilization) \$ 14,381,380.42 (Base: five years) <u>\$ 5,992,505.27 (Renewal Option: two years)</u> \$ 20,381,885.69 NTE Aggregate Total |

Procurement Method: Competitive Sealed Bidding

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 19

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

Bids:

| Contract A – Route 505 | |
|--|---|
| Bidders | Amounts |
| Atlantic Coast Charters, Inc. Linthicum, MD | \$ 8,000.00 (Mobilization) \$ 9,102,189.10 (Base) <u>\$ 4,002,566.90 (Renewal Option)</u> \$13,112,756.00 Total NTE |
| Eyre Bus Service, Inc. Glenelg, MD | \$ 8,000.00 (Mobilization) \$ 10,360,245.67 (Base) <u>\$ 4,551,094.55 (Renewal Option)</u> \$14,919,340.22 Total NTE |

| Contract B – Route 705 | |
|--|--|
| Bidders | Amounts |
| Keller Transportation, Inc. Waldorf, MD | \$ 8,000.00 (Mobilization) \$ 11,365,419.87 (Base) <u>\$ 4,741,212.04 (Renewal Option)</u> \$ 16,114,631.91 Total NTE |
| Academy Express, L.L.C. Hoboken, NJ | \$ 8,000.00 (Mobilization) \$ 11,782,850.69 (Base) <u>\$ 5,138,591.60 (Renewal Option)</u> \$ 16,929,442.29 Total NTE |
| Dillon's Bus Lines, LLC Hanover, MD | \$ 8,000.00 (Mobilization) \$ 16,227,260.20 (Base) <u>\$ 7,458,867.56 (Renewal Option)</u> \$ 23,694,127.76 Total NTE |

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 20

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

Bids (cont'd):

| Contract C – Route 715/725 | |
|--|--|
| Bidders | Amounts |
| Keller Transportation, Inc. Waldorf, MD | \$ 8,000.00 (Mobilization) \$ 14,381,380.42 (Base) <u>\$ 5,992,505.27 (Renewal Option)</u> \$ 20,381,885.69 Total NTE |
| Academy Express, L.L.C. Hoboken, NJ | \$ 8,000.00 (Mobilization) \$ 14,861,204.60 (Base) <u>\$ 6,468,462.93 (Renewal Option)</u> \$ 21,337,667.53 Total NTE |
| Dillon’s Bus Lines, LLC Hanover, MD | \$ 8,000.00 (Mobilization) \$ 19,485,847.92 (Base) <u>\$ 8,954,859.53 (Renewal Option)</u> \$ 28,448,707.45 Total NTE |

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

Performance Security: \$100,000 (for each contract)

Hiring Agreement Eligible: No

Incumbents: Atlantic Coast Charters, Inc.; Linthicum, MD
Contract A (Route 505)

Keller Transportation, Inc.; Waldorf, MD
Contract B (Route 705)

Keller Transportation, Inc.; Waldorf, MD
Contract C (Route 715/725)

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

Requesting Agency Remarks:

The routes are as follows:

- Contract A (Route 505)* Provides service between Hagerstown MVA, Myersville Park & Ride, Shady Grove Metro and Rock Spring Business Park.
- Contract B (Route 705)* Provides service between Charlotte Hall/Waldorf to Washington D.C.
- Contract C (Route 715/725)* Route 715 provides service between Charlotte Hall/Waldorf to Washington D.C. and Route 725 provides service between California and Charlotte Hall to Washington DC.

This solicitation was advertised via eMaryland Marketplace Advantage on March 10, 2025, and six vendors were directly solicited via email. On March 18, 2025, a total of six vendors attended a pre-bid conference, bid opening occurred on the same day bids were due, May 1, 2025.

Route 505 (Contract A) received two bids; Route 705 (Contract B) received three bids; and Route 715/725 (Contract C) received three bids.

The solicitation is considered competitive, as two or more bids were received for each route, and the MTA deemed each low bidder responsible and their bid responsive for contract award.

The MTA Procurement Review Group reviewed the scope of work to determine the MBE participation goal. A 5% MBE participation goal was established, and Atlantic Coast Charters, Inc. and Keller Transportation, Inc. have committed to meeting the 5% goal. A VSBE goal was not established, as this contract only has one subcontractable component. Atlantic Coast Charters, Inc., is a State Certified Small Business.

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 22

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

Fund Source: 100% Special (Transportation Trust Fund)
Approp. Code: J05H0105
Resident Businesses: Yes
MD Tax Clearances: 25-1713-0111 Atlantic Coast Charters, Inc. (Contract A)
25-1714-0110 Keller Transportation, Inc. (Contract B)
25-1715-0110 Keller Transportation, Inc. (Contract C)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 23

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

**9-M. MARYLAND TRANSIT ADMINISTRATION
*Maintenance Contract***

Contract ID: Rebid for Repair and Maintenance of MTA Bus Tires; *OPS-23-008-MT B*
EPICS No.: OPS2308MTB

Contract Description: This contract provides for the repair and maintenance of leased tires, including labor and personnel, for the Maryland Transit Administration (MTA) fleet of buses & mobility vehicles.

Award: Bridgestone Americas Tire Operations, LLC
Nashville, TN

Contract Term: 08/28/2025* – 08/27/2030 (**or earlier upon BPW approval*)
(five years)

Amount: \$10,119,094.74 NTE

Procurement Method: Competitive Sealed Bids

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|-----------------|
| Bridgestone Americas Tire Operations, LLC Nashville, TN | \$10,119,094.74 |
| Michelin North America, Inc Greenville, SC | \$11,703,248.56 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: Michelin North America, Inc.; Greenville, SC

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 29, 2024, as an Invitation for Bid (IFB); 188 vendors were solicited, and an additional three vendors were directly solicited via email. The bid due date was August 21, 2024. On the date of the public bid opening, two bids were received from Michelin North America, Inc. and Bridgestone Americas Tire Operations, LLC, which was identified as the apparent low bidder (ALB).

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 24

9-M. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The Procurement Officer conducted an initial review of the apparent low bid and determined that the bid was responsive, and bidder was responsible. When comparing the price to the Engineer's Estimate, the bid came in approximately 1% higher, and the MTA is recommending award to Bridgestone Americas Tire Operations, LLC.

This contract includes the repair, maintenance, and leasing of new transit steel-belted radial tubeless tires, which are branded with unique serial numbers. Repairs are covered under a monthly service charge, include labor and personnel to perform the tire repairs, mounting and de-mounting of tires on wheels, balancing of the tire/wheel assembly, and other related work to complete repairs. This contract provides leasing of new bus tires, repair, and maintenance services for the MTA's fleet of buses and mobility vehicles. It does not include repair and maintenance of MTA non-revenue fleet tires.

The services provided are critical to ensure all bus tires are in a safe, appropriate condition for the urban transit environment in which the MTA operates and to meet Federal, State, and Local laws, ordinances, and regulations.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE goals. Due to the single element of work articulated in this contract, no MBE goal was established for this contract.

Fund Source: 100% Special (Transportation Trust Fund)
Approp. Code: J05H0102
Resident Business: Yes
MD Tax Clearance: 25-2081-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 25

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

**10-M. MARYLAND TRANSIT ADMINISTRATION
*Maintenance Contract***

Contract ID: REBID Bus Wrap Maintenance; OPS-24-035-MT
EPICS No.: OPS24035MT

Contract Description: The purpose of this contract is to provide on an as-needed basis, for the installation, removal, and maintenance of bus graphics for a period of three years.

Award: Absolute Perfection Inc.; Sykesville, MD

Contract Term: 08/28/2025* – 08/27/2028 (*or earlier upon BPW approval)
(three years)

Amount: \$594,894.07
~~\$594,849.07~~

See next page for
Record Correction
Letter dated
8/19/25

Procurement Method: Competitive Sealed Bidding

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Absolute Perfection, Inc. Sykesville, MD | \$594,849.07 |
| PCFix, Inc. DBA Kwik Signs Beltsville, MD | \$771,510.00 |
| Timsco Inc. Temple Hills, MD | \$819,666.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 19, 2024, as an Invitation for Bid (IFB); over 150 vendors were solicited, and an additional two vendors were direct solicited via email.



Wes Moore
Governor
Aruna Miller
Lieutenant Governor
Paul J. Wiedefeld
Secretary
Holly Arnold
Administrator

Accepted 8/26/2025- JTG

John Gontrum

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT MTA OFFICE OF PROCUREMENT; DIRECTOR JAMAAL TURNER
SUBJECT: NOTICE OF CORRECTION – MDOT 10-M 08/06/2025, BPW MEETING
DATE: AUGUST 19, 2025

PURPOSE OF MEMORANDUM

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

The basis for change: Clerical error.

MTA is requesting to make a correction to the original contract amount on the Maryland Department of Transportation action agenda item previously approved by the Board of Public Works. hhhh

MDOT Agenda 08/06/2025, Item 10-M

Original Contract Amount: \$594,894.07
Corrected Contract Amount: \$594,849.07

Thank you for your attention to this matter. If additional information is required, please do not hesitate to contact me at 410-767-8374 or jturner5@mdot.maryland.gov

Requested by:



2025-08-19

Jamaal Turner, CPPB
Director, Office of Procurement
MDOT MTA

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



10-M. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The bids were initially due on August 8, 2024, and Addendum No. 1 was issued on July 22, 2024, extending the bid due date to August 21, 2024. On August 21, 2024, the day of the bid opening, three bids were received, including Absolute Perfection, Inc., which was identified as the apparent low bidder.

The Procurement Officer conducted an initial review of the apparent low bid and determined that the bid was responsive, and that the bidder was responsible. When comparing the price to the Engineer's Estimate, the bid came in approximately 32% lower. The MTA confirmed Absolute Perfection, Inc.'s bid. They are the incumbent and have satisfactorily performed the contract. The MTA is confident in their ability to effectively facilitate the contract duties at the listed price. The Project Manager reviewed the information provided and agreed with the decision to move forward with Absolute Perfection, Inc.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE goals, as well as a Small Business Preference or Reserve designation. A 10% MBE participation goal was established for this contract and Absolute Perfection, Inc. has committed to achieving this goal. No VSBE participation goal was established for this contract.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 25-1868-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025**



MDOT 27

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

**11-C. MOTOR VEHICLE ADMINISTRATION
*Construction Contract***

Contract ID: The Motor Vehicle Administration (MVA) On Call Facility Repairs and Renovations; *V-MUL-26004-C*
EPICS No.: VMUL26004C

Contract Description: Small Business Reserve Designated, master contract for on-call facility repairs and renovations at various MVA Facilities, including Branch Offices, Express Service Locations, and VEIP Stations to furnish all equipment, labor, materials and necessary to perform repairs and renovation. Services will be performed through individual assignment of work issued under the terms of the contract.

Awards: Baltimore Contractors, Inc.; Glen Burnie, MD
(Certified Small Business)

Blackrock Development Management Co. LLC; Landover, MD
(Certified Minority Business Enterprise and Small Business)

Superior Facilities Management Services, LLC; Bethesda, MD
(Certified Minority Business Enterprise and Small Business)

Contract Term: 09/01/2025* – 08/31/2028 *(*or earlier upon BPW approval)*
(three years, w/two, one-year renewal options)

Amount: \$2,400,000.00 NTE (Base Contract: three years)
\$ 800,000.00 NTE (Renewal Option No. 1: one year)
\$ 800,000.00 NTE (Renewal Option No. 2: one year)
\$4,000,000.00 NTE (Aggregate Total, Five)

Procurement Method: Master Contracting *(SBR-Designated)*

Bids:

| <i>Bidders</i> | <i>Average Regular Hourly Rate (\$)</i> |
|--|---|
| Baltimore Contractors, Inc. Glen Burnie, MD. | \$50.29 |
| Blackrock Development Management Co. LLC. Landover, MD. | \$54.79 |
| Superior Facilities Management Services (SFMS), LLC Bethesda, MD. | \$63.23 |

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



11-C. MOTOR VEHICLE ADMINISTRATION (cont'd)

Bids (cont'd):

| <i>Bidders</i> | <i>Average Regular Hourly Rate (\$)</i> |
|--|---|
| Delta General Services, Inc. Glen Burnie, MD. | \$77.85 |
| S&J Builders, Inc. Crofton, MD | \$86.09 |
| Hayes Construction Company Glen Burnie MD | \$88.43 |
| Stratified, Inc. Washington DC | \$103.74 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 29% / 0% - Baltimore Contractors, Inc.
45.50% / 0% - Blackrock Development Management Co. LLC.
29% / 0% - SFMS, LLC.

Performance Security: Performance and Payment Bonds will be required on applicable assignment of work.

Hiring Agreement Eligible: Yes

Incumbents: Baltimore Contractors, Inc.; Glen Burnie, MD
JB Contracting, Inc.; Beltsville, MD
SFMS, LLC; Bethesda, MD

Requesting Agency Remarks: On May 9, 2025, a Small Business Reserve (SBR) solicitation for on-call facility repairs and renovations at various MVA locations was advertised on the eMaryland Marketplace Advantage (eMMA). A total of 2,025 vendors were notified through eMMA, and nine additional vendors were directly solicited. By the bid closing date on June 3, 2025, seven bids were received through the eMMA portal, and one bid was submitted via email, resulting in a total of eight submissions. The email submission was disqualified for failure to comply with the instructions outlined in the Invitation for Bids. This contract includes a range of on-call services, including structural, architectural, mechanical, HVAC, and electrical work. The three firms offering the lowest overall hourly rates for the required labor categories were selected for award. All three firms were determined to have provided responsive bids and be responsible bidders. Two of the three bidders selected for contract award are incumbents.

The MVA Procurement Review Group evaluated the contract's scope to determine opportunities for MBE and VSBE participation goals and to consider Small Business Preference or Reserve designation. The procurement was designated as an SBR, and a 29% MBE participation goal was established for this contract. Baltimore Contractors Inc. and SFMS, LLC have committed to achieving the 29% MBE goals.

11-C. MOTOR VEHICLE ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The vendor Blackrock Development Management Co., LLC exceeded the 29% MBE goal by 16.50%, resulting in a total MBE participation goal of 45.50%. No VSBE participation goal was established for this contract.

For secondary competition the MVA procurement officer will send a Purchase Order Request for Proposal (PORFP) to all approved Master Contractors on the on-call contract for the requested services. It includes project details such as work description, invoicing, deadlines, pricing type, performance period, MBE requirements, and any conflict-of-interest affidavit.

The contractors must respond by the due date with either: A full proposal (covering how they will meet requirements, performance schedule, use of subcontractors, MBE documents, and pricing), or A Feedback Form explaining why they won't submit a bid. The PORFP will be awarded to the responsible Contractor whose responsive bid best meets the requirements and evaluation criteria based on lowest price or best overall value. Once selected, the Procurement Officer will issue a Purchase Order (PO), and the Contractor must provide any applicable performance and payment bonds.

The three selected firms are Maryland Resident Certified Small Businesses.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J04E0003

Resident Business: Yes - Baltimore Contractors, Inc.
Yes - Blackrock Development Management Co., LLC.
Yes – SFMS., LLC.

MD Tax Clearance: 25-2268-1111 - Baltimore Contractors, Inc.
25-2198-0000 - Blackrock Development Management Co., LLC.
25-2199-0110 – SFMS., LLC.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 30

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

12-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Tractor Median and Roadside Mowing, Trimming and Litter Pick Up Along I-695 Inner and Outer Loop Exit 21 to Exit 26 Baltimore. District 4; 427DH69526RSB
EPICS No.: 427DH69526

Contract Description: Provide tractor median and roadside mowing, trimming and litter pick up along I-695 inner and outer loop exit 21 to exit 26 Baltimore County- District 4.

Award: Manuel Landscaping, Inc; Owings Mills, MD
(*Certified Small Business*)

Contract Term: 08/28/2025* – 12/31/2026 (*or earlier upon BPW approval)
(one year, four months, four days)

Amount: \$292,600.00

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

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Manuel Landscaping, Inc Owing Mills, MD | \$292,600.00 |
| DYMI Group, Inc Hanover, MD | \$330,133.35 |
| PLWMS DBA Patriot Natural Resources Beallsville, MD | \$478,500.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbent: Same

Requesting Agency Remarks: This solicitation was originally advertised on June 6, 2023. Bids were opened on July 13, 2023, and all bids were rejected. The received bids were extremely higher than engineer’s estimate (Low bidder – 158.75% & second bidder – 190.13% above the Engineer’s Estimate). The rejection action was determined to be fiscally advantageous or otherwise was in the State’s best interest per COMAR 21.06.02.02.C(1).

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

Requesting Agency Remarks (cont'd):

The solicitation was readvertised on eMaryland Marketplace Advantage (eMMA) on January 28, 2025, notifying 248 potential contractors, 157 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. SHA directly solicited 10 contractors. Four bids were received and opened on February 27, 2025. One bid was withdrawn. There were no protests filed for this contract.

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

SHA has confirmed Manuel Landscaping, Inc'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, Small Business Preference 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 geographical work area certified with the NAICS code to perform the work. The number of MDOT-certified MBE firms notified through eMMA is not based on geographical filter. 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: 25-1661-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025**



MDOT 32

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

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

Contract ID: Spot Litter Pick-Up at Various Locations Along I-695 & I-83 - Baltimore County.
District 4; 4323H41427SB
EPICS No.: 4323H41427

Contract Description: Provide spot litter pick-up at various locations along I-695 & I-83 - Baltimore County- District 4.

Award: Merit Investment & Logistics, LLC; Baltimore, MD
(*Certified Small Business*)

Contract Term: 08/28/2025* – 12/31/2027 (*or earlier upon BPW approval)
(two years, four months, four days)

Amount: \$272,240.00

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

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Merit Investment & Logistics, LLC Baltimore, MD | \$272,240.00 |
| Waste Collection Resolve, LLC Baltimore, MD | \$300,320.00 |
| The Sisters Janitorial Services, Inc. Owings Mills, MD | \$308,900.00 |
| MCNA, LLC Rockville, MD | \$403,146.90 |
| Unified Solutions Services, LLC Columbia, MD | \$432,300.00 |
| RCR Investment Corporation, Inc. Cockeysville, MD | \$483,000.00 |
| C & C Management Group, Ltd. Clarksburg, MD | \$581,900.00 |
| Dixon Enterprises, LLC Owings Mills, MD | \$666,000.00 |
| New Age Contracting Services, LLC Hughesville, MD | \$674,720.00 |

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 33

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbent: C & C Management Group, Ltd; Clarksburg, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on November 26, 2024, notifying 789 potential contractors, 162 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 20 contractors. Eleven bids were received and opened on January 16, 2025. The apparent low bidder withdrew their bid due to a mistake made in item 6001 (Litter Pickup Crew). One firm was rejected due to an unreasonable price on item 6001 (Litter Pickup Crew). There were no protests filed for this contract.

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 Merit Investment & Logistics, 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, Small Business Preference 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 geographical work area certified with the NAICS code to perform the work. The number of MDOT-certified MBE firms notified through eMMA is not based on geographical filter. No VSBE participation goal was set for this contract 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: 25-0658-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 34

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

14-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Full Width Litter Pickup at Various Locations in the Owings Mills Shop Area - Baltimore County. District 4; 4323MB1427RSB
EPICS No.: 4323MB142R

Contract Description: Provide full width litter pickup at various locations in the Owings Mills shop area - Baltimore County- District 4.

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

Contract Term: 08/28/2025* – 12/31/2027 (*or earlier upon BPW approval)
(two years, four months, four days)

Amount: \$699,625.00

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

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| C & C Management Group, Ltd. Clarksburg, MD | \$699,625.00 |
| Get It Right, LLC Beltsville, MD | \$779,375.00 |
| MCNA, LLC Rockville, MD | \$904,553.50 |
| Unified Solutions Services, LLC Columbia, MD | \$957,000.00 |
| Waste Collection Resolve, LLC Baltimore, MD | \$993,250.00 |
| Robinson & Young Construction Corporation Silver Spring, MD | \$1,051,250.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 35

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

Incumbent: Prime Construction Engineering, LLC; Baltimore, MD

Requesting Agency Remarks: This solicitation was originally advertised on July 30, 2024. Bids were opened on August 29, 2024, and the contract was approved by the Board of Public Works on November 20, 2024. The contractor was not able to perform the work and was terminated for default on March 24, 2025, in accordance with Maryland Code of Regulation (“COMAR”) 21.07.02.07 and (GP)-8.08 Termination for Default. The contract was readvertised on eMaryland Marketplace Advantage (eMMA) on April 1, 2025, notifying 162 potential contractors, 157 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 10 contractors. Seven bids were received and opened on May 1, 2025. One bid was deemed non-responsive for not meeting the minimum bid item. There were no protests filed for this contract.

This project for litter pickup supports the SHA 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 was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS code(s) to perform the project activities. The number of MDOT-certified MBE firms notified through eMMA is not based on geographical filter. 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: 25-1754-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025**



MDOT 36

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

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

Contract ID: Maintenance of Traffic for Inspection of Structures and Highways - Multiple Award
- Statewide; *MOT032028A*
EPICS No.: MOT032028A

Contract Description: One of two work order-based contracts to provide maintenance of traffic for inspection of structures and highways - Multiple Award – SHA Statewide

Award: Professional Facility Services, LLC (Contract A)
New Carrollton, MD
(Certified Minority Business Enterprise)

Contract Term: 08/28/2025* – 05/25/2028 (*or earlier upon BPW approval)
(two years, eight months, 28 days)

Amount: \$3,683,212.50

Procurement Method: Competitive Sealed Bidding

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|--|
| Professional Facility Services, LLC New Carrollton, MD | \$3,683,212.50 Contract A |
| Titan Industries Services, Inc Baltimore, MD | BPW 07/16/2025 MDOT 9-M Contract B |

Living Wage Eligible: No

MBE/VSBE Participation: 30% / 0%

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

Incumbent: AB Construction, Inc.; Lanham MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on February 11, 2025, notifying 1149 potential contractors, 215 of which were MDOT-certified Minority Business Enterprises (MBEs). The advertisement was for a State Highway Administration (SHA) statewide multi award contract to award two contracts, for maintenance of traffic for inspection of structures and highways. SHA directly solicited 10 contractors.

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

Requesting Agency Remarks (cont'd):

Six bids were received and opened on March 27, 2025. Maryland Works granted a waiver for these services. A protest was electronically sent on April 1, 2025, from Titan Industrial Services indicating that the bid of the apparent low bidder be rejected based on unreasonable and unrealistic prevailing wage rate quotation in their bid. They also stated that the bid submitted by Professional Facility was unbalanced due to the hourly wage listed for the Traffic Foreman.

The protest was later withdrawn on April 2, 2025. Of the six bids received, two were deemed non-responsive and two were rejected. One bid was deemed non-responsive because it exceeded the maximum allowable participation by the prime contractor of 50% towards satisfying the MBE goal, and the other bid was deemed non-responsive because they were unsuccessful in their MBE waiver application. Additionally, the two bids that were rejected were due to high percentage deviation from the engineer's estimate respectively (90.39% and 111.52% over the engineer's estimate).

This Maintenance of Traffic contract is for safety support of the traveling public.

SHA has confirmed Professional Facility Services, LLC's bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal, Small Business Preference as well as a Small Business Reserve designation. A 30% MBE goal has been set for this project. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0101

Resident Business: Yes

MD Tax Clearance: 25-1010-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
August 6, 2025



MDOT 38

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

16-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

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

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

Property: MC# 25-2935
Ella B. Barnes, Et Al – Parcels 2 & 3 (± 9.549 acres), located east of MD Route 26 (Liberty Road), and south of MD Route 27 (Ridge Road) in Taylorsville, Carroll County.

Grantor: State of Maryland, SHA

Grantee: Jeffrey L. Harrison and Sue A. Harrison, joint tenants with rights of survivorship

Consideration: \$220,300

Appraised Value: Parcel 2 – Assembled for Agricultural Use
\$20,675 – Melody C. Campbell, (Selected)
\$27,450 – Melville Patrick Peters, (Approved)

Parcel 2 – Assembled for Commercial Use
\$203,150 – Melody C. Campbell, (Selected)
\$149,100 – Melville Patrick Peters, (Approved)

Parcel 3 – Assembled for Residential Use
\$5,000 – Melody C. Campbell, (Selected)
\$125,000 – Melville Patrick Peters, (Approved)

Parcel 3 – Assembled for Agricultural Use
\$83,500 – Melville Patrick Peters, (Selected)
\$74,550 – Melody C. Campbell, (Approved)

Wesley A. Barkley, Review Appraiser

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on March 18, 2025. The 45-day review period expired on May 5, 2025.

16-RP. STATE HIGHWAY ADMINISTRATION (cont'd.)

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20231215-0924. It is recommended to declare the +/- 13.44 acres—located on the southwest side of MD Route 26, near the intersection of MD Route 27 in Mt. Airy, Carroll County—surplus to the needs of the State upon consideration of the Maryland Department of the Environment’s qualifying comments. None of the local or state agencies that provided review comments expressed an interest in acquiring the properties.

Requesting Agency Remarks: In 1959, SHA acquired the subject property in conjunction with the MD Route 27 Taylorsville Bypass. Due to surrounding zoning changes, the property was divided into two parcels. Parcel 2 will be conveyed for \$110,150 which falls within the range of selected commercial/ agricultural zoned assemblage values. It will be sold subject to a total revertible slope easement area of 0.133 acres (to be retained by SHA). Parcel 3 will be conveyed for \$110,150 which exceeds the range of the selected residential/ agricultural zoned assemblage values.

SHA proposes to convey the subject property (parcels 2 & 3) to the adjoining owners (Jeffrey L. Harrison and Sue A. Harrison) through a combined sealed bid sale of \$220,300 which falls within the range of selected appraised values.

BOARD OF PUBLIC WORKS

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**

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| <i>21 - 23</i> | <i>Architecture and Engineering</i> | <i>25 - 32</i> |
| <i>24 - 26</i> | <i>Construction</i> | <i>33 - 37</i> |
| <i>27 - 32</i> | <i>Services</i> | <i>38 - 53</i> |
| <i>33 - 35</i> | <i>Information Technology</i> | <i>54 - 70</i> |
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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



*Contact: Chinweike Eseonu 443- 467-1524
chinweike.eseonu@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 Directors of B’More Clubhouse, Inc.

B’More Clubhouse (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the B’More Clubhouse, including an elevator.”

*Maryland Consolidated Capital Bond Loan of 2024 (LSI– Chapter 720, Acts of 2024)
DGS Item 24-453, (SL-087-240-038) \$ 50,000*

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|------------------------------|
| Background: | Total Project | \$ 350,000 |
| | 24-453 (This Action) | \$ 50,000 (Non-match) |
| | Local Cost | \$ 300,000 |

(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 construction of an elevator, so that all programming is accessible to all members.

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
August 6, 2025**



REVISED

*Contact: Chinweike Eseonu 443- 467-1524
chinweike.eseonu@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 Brunswick Potomac Foundation, Inc.

Brunswick Heritage Museum Building (*Frederick County*).

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new facade for the Brunswick Heritage Museum [...]

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-191, (SL-340-220-038) \$ 100,000*

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$ 100,000 |
| | 22-191 (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 involve the historic restoration of the façade at 40 West Potomac Street. Constructed in 1904, the building exhibits deteriorating masonry that requires significant repair to preserve its structural integrity and historical character.

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
August 6, 2025



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

- 4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 5. This project may include the refurbishment and expansion of the Maryland Theatre and Barbara Ingram School for the Arts to students who participate in arts and humanities education.

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
August 6, 2025**



*Contact: Chinweike Eseonu 443- 467-1524
chinweike.eseonu@maryland.gov*

10-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Trustees of Loyola University Maryland, Inc.

Maryland Independent College and University Association – Loyola University Maryland (Baltimore City)

“For the design, construction, and equipping of the renovation of the Donnelly Science Center, subject to the requirement that the grantee provide an equal and matching fund for this purpose. Notwithstanding the provisions of Section 1(5) of this Act, the matching fund may consist of funds expended prior to the effective date of this Act.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 120, Acts of 2023)
DGS Item 23-G003, (SL-197-230-038) **\$ 5,250,000***

Matching Fund: The Board of Trustees of Loyola University Maryland, Inc. has submitted evidence that it has \$5,250,000 in a financial institution to meet the matching fund requirement for this project.

| | | |
|--------------------|------------------------------|-----------------------------|
| Background: | Total Project | \$ 74,480,823 |
| | 23-G003 (This Action) | \$ 5,250,000 (Match) |
| | Local Cost | \$ 69,230,823 |

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.



**DEPARTMENT OF GENERAL SERVICES
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10-CGL. CAPITAL GRANTS AND LOANS (cont'd)

4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the renovation of and construction of a new addition to the Donnelly Science Center. Teaching laboratories, research labs and other teaching spaces to support the University's new Nursing program will be constructed.

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
August 6, 2025**



*Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@maryland.gov*

11-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works enter into grant agreements for the following grants:

Board of Directors of the Plantation Park Heights Urban Farm, Inc.

Plantation Park Heights Urban Farm (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the AgriHoodBaltimore facility, located in Baltimore City. ”

*Maryland Consolidated Capital Bond Loan of 2020 (LSI– Chapter 537, Acts of 2020)
DGS Item 20-G044; as amended by Chapter 576, Acts of 2021 (SL-223-200-038)*

\$ 100,000

*Maryland Consolidated Capital Bond Loan of 2020 (LHI– Chapter 537, Acts of 2020)
DGS Item 20-G154; as amended by Chapter 576, Acts of 2021 (SL-223-200-038)*

\$ 150,000

Matching Fund: No match is required.

| | | |
|--------------------|------------------------------|-------------------------------|
| Background: | Total Project | \$ 250,000 |
| | 20-G044 (This Action) | \$ 100,000 (Non-Match) |
| | 20-G154 (This Action) | \$ 150,000 (Non-Match) |
| | Local Cost | \$ 0 |

(Prior Actions: None)

Remarks:

1. The matching fund requirement for these grants was removed by House Bill 1374, Acts of 2021, Chapter 576, effective June 1, 2021.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.



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

5. This project may include the renovation and equipping of the newly purchased farmhouse, including the replacement of all windows and floors and repairs to the roof. The Farm uses the house on the project property as a break/rest space and interior teaching space for training and workforce development.

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
August 6, 2025**



REVISED

*Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@maryland.gov*

13-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 Adventist Healthcare Fort Washington Medical Center, Inc.
Fort Washington Medical Center (Prince George’s County)

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

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 220 (SL-062-200-038) \$ 3,542,000

Matching Fund: No match is required.

| | | |
|--------------------|------------------------------|---------------------------------|
| Background: | Total Project | \$ 5,544,103 |
| | 22-220 (This Action) | \$ 3,542,000 (Non-match) |
| | 21-267 (Prior Action) | \$ 700,000 (Non-match) |
| | 20-249 (Prior Action) | \$ 500,000 (Non-match) |
| | Local Cost | \$ 802,103 |

(Prior Actions: 2/16/22 Agenda, 7-CGL; 5/5/2021 Agenda, 16-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 purchase of new equipment.

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
August 6, 2025**



*Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@maryland.gov*

19-CGL. CAPITAL GRANTS AND LOANS

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

Asian American Healthcare Center, Inc.

Asian American Healthcare Center (Howard County)

“for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Asian American Healthcare Center’s new location.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-396 (SL-137-240-038) \$ 400,000*

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$ 400,000 |
| | 24-396 (This Action) | \$ 400,000 (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 purchase of a facility as AAHC's permanent clinic space. The new facility will ensure AAHC’s expansion of its medical services and community public health education activities from its current level.

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
August 6, 2025**



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

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

Recommendation: That the Board of Public Works approve the following:

1. Way Station, Inc. (WSI) as a Transferee for the Right of Recovery recorded for the property, located at 1419 Madison Park Drive, Glen Burnie, MD 21061 from Transferor/Grantee, Omni House Behavioral Health System, Inc. (OMNI), pursuant to Md. Code Health- Gen. §24-606;
2. The release of the OMNI Right of Recovery, contingent on the transfer and recording of a new Right of Recovery by WSI.

Background:

On August 29, 2001 the BPW approved a grant to OMNI in the amount of \$250,000.00 to assist OMNI in the acquisition of the property.

In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, OMNI recorded a State's Right of Recovery (ROR) on the Property among the Land Records of Anne Arundel County, in Liber 107595, Page 475. Said ROR is set to expire on September 6, 2031.

WSI will continue to provide the services for which the grant funds were disbursed to OMNI, without any interruption in services. WSI would qualify as an applicant under the Md. Code Health- Gen. §24-601, et. seq. and is requesting approval for the transfer of the Right of Recovery, and is requesting the release of the OMNI ROR, contingent on the execution of a new ROR by WSI, to expire on September 6, 2031.

Remarks:

1. Grantee provides supportive housing services for individuals with serious and persistent mental illness.
2. In accordance with § 24-606(c) of the *Health-General Article of the Annotated Code of Maryland*, the Board's approval is required for transfer of the Right of Recovery on the property.
3. There is no funding associated with this item.

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
August 6, 2025



REVISED

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

21-AE. ARCHITECTURE AND ENGINEERING
Department of General Services

Contract ID: Revolutionary War Memorial for Black Soldiers, Maryland State House;
BA-491-250-001

ADPICS No.:H00B6600012

Contract Description: Development of a monument on the grounds of the Maryland State House to honor African American soldiers who served in the Revolutionary War.

Awards: CHLA Landscape Architects (Campion Hruby Landscape Architects); Annapolis, MD

Contract Term: 480 Calendar Days

Amount: \$90,962

Procurement Method: Exempt - For the Support of the Arts on behalf of the Maryland State Arts Council, State Finance and Procurement Article 11-203 (a) (1) (ii), in conjunction with requirements under the Renovation of Historic Structures State Finance and Procurement Article 11-203 (a) (1) (xviii)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: No

Requesting Agency Remarks: On July 27, 2023, the State House Trust approved a concept to place a memorial to honor African American soldiers who served in the Revolutionary War on the grounds of the State House. The monument aims to honor and acknowledge the overlooked history of the African American community in early Maryland, the majority of whom were free Blacks.

In collaboration with the Commission on Artistic Property (of the Maryland State Archives), the Department of General Services, and the Maryland Public Art Commission (of the Maryland State Arts Council), a national call to artists was issued via a Request for Qualifications (RFQ) from artists or teams of artists to design and create a memorial to honor Black Patriots who served in the Revolutionary War.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

Agency Remarks (cont'd):

Applications received in response to the RFQ were evaluated by staff of the Maryland Public Art Commission and those deemed eligible based on advertised criteria were advanced to the Monument Advisory Committee (MAC) which was established to evaluate artist proposals and select a single concept for the development of the monument. Four teams of artists were ultimately selected by the MAC as semi-finalists and were invited to develop artwork concept proposals for the Committee's review.

Subsequent to the semi-finalist presentations of their respective concepts, the MAC, in consultation with staff of the Maryland Public Art Commission, Maryland State Archives, and Maryland Department of General Services, ultimately selected Branly Cadet, Sculptor to enter into a contract with the Department of General Services to execute the winning design concept. Mr. Cadet's concept was deemed most responsive to the stated goals of the RFQ. An item for Mr. Cadet's contract was submitted to the Board for its consideration.

This item represents a consultant contract to provide architectural and engineering services to support the artist in development of the site upon which the monument will exist. The consultant team will develop grading, landscaping, hardscaping, lighting and irrigation system engineering concepts and designs in concert with the selected artist who does not possess the expertise to provide these necessary services for the complete development of the monument site.

Over 150 Maryland African Americans, a minority of whom were enslaved people, are known to have enlisted and served in the Revolutionary War. Their existence and contribution have been largely unknown in Maryland's public history. With the 250th anniversary of the signing of the Declaration of Independence in 2026, and in coordination with the MD250 Commission, Maryland has the opportunity to honor these soldiers and their military service to the creation of this nation. The concept for such a memorial artwork was initially proposed by Steven X. Lee, the author of 'The Story of Mr. Thomas Carney - A Maryland Patriot of the American Revolutionary War.' Carney was one of many Maryland African Americans, who enlisted and served in integrated units during the Revolutionary War. Just like their white counterparts, the Black Patriots traveled with an army that included free and enslaved women and children who were integral to its functioning. Their contributions have been overlooked in historical narratives. Their legacy is but one of the omitted chapters in the heritage of early Maryland's extensive Black community.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025



REVISED

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

22-AE. ARCHITECTURE AND ENGINEERING
Department of General Services

Contract ID: Revolutionary War Memorial for Black Soldiers, Maryland State House; BA-491-250-001
 ADPICS No.: H00B6600013

Contract Description: Development of a monument on the grounds of the Maryland State House to honor African American soldiers who served in the Revolutionary War.

Award: Branly Cadet Sculptor, LLC; Oakland, CA

Contract Term: 480 Calendar Days

Amount: \$311,500

Procurement Method: Exempt - For the Support of the Arts on behalf of the Maryland State Arts Council, State Finance and Procurement Article 11-203 (a) (1) (ii), in conjunction with requirements under the Renovation of Historic Structures State Finance and Procurement Article 11-203 (a) (1) (xviii)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: No

Requesting Agency Remarks: On July 27, 2023, the State House Trust approved a concept to place a memorial to honor African American soldiers who served in the Revolutionary War on the grounds of the State House. The monument aims to honor and acknowledge the overlooked history of the African American community in early Maryland, the majority of whom were free Blacks.

In collaboration with the Commission on Artistic Property (of the Maryland State Archives), the Department of General Services, and the Maryland Public Art Commission (of the Maryland State Arts Council), a national call to artists was issued via a Request for Qualifications (RFQ) from artists or teams of artists to design and create a memorial to honor Black Patriots who served in the Revolutionary War. Applications received in response to the RFQ were evaluated by staff of the Maryland Public Art Commission and those deemed eligible based on advertised criteria were advanced to the Monument Advisory Committee (MAC) which was established to evaluate artist proposals and select a single concept for the development of the monument.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

Agency Remarks (cont'd):

Four teams of artists were ultimately selected by the MAC as semi-finalists and were invited to develop artwork concept proposals for the Committee's review. Each of the semi-finalist teams were awarded stipends of \$5000 to produce their concepts and presentations to the MAC. Subsequent to the semi-finalist presentations of their respective concepts, the MAC, in consultation with staff of the Maryland Public Art Commission, Maryland State Archives, and Maryland Department of General Services, ultimately selected Branly Cadet, Sculptor to enter into a contract with the Department of General Services to execute the winning design concept. Mr. Cadet's concept was deemed most responsive to the stated goals of the RFQ.

Over 150 Maryland African Americans, a minority of whom were enslaved people, are known to have enlisted and served in the Revolutionary War. Their existence and contribution have been largely unknown in Maryland's public history. With the 250th anniversary of the signing of the Declaration of Independence in 2026, and in coordination with the MD250 Commission, Maryland has the opportunity to honor these soldiers and their military service to the creation of this nation. The concept for such a memorial artwork was initially proposed by Steven X. Lee, the author of 'The Story of Mr. Thomas Carney - A Maryland Patriot of the American Revolutionary War.' Carney was one of many Maryland African Americans, who enlisted and served in integrated units during the Revolutionary War. Just like their white counterparts, the Black Patriots traveled with an army that included free and enslaved women and children who were integral to its functioning. Their contributions have been overlooked in historical narratives. Their legacy is but one of the omitted chapters in the heritage of early Maryland's extensive Black community.

The purpose of the proposed monument is to honor these unsung Patriots who were members of the Continental Army community and to expand public understanding of the people who contributed to the fight for American independence. This Monument will celebrate the contributions of Maryland's free Black population to our State and Country through figurative depictions and the selected artist's interpretation. The monument will be located on the southeast lawn of the State House, in front of the original 18th century entrance to the building. No MBE/ VSBE participation was included because the **contract has no subcontracting opportunities.**



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

Fund Sources: MCCBL 2024 *Revolutionary War Memorial for Black Soldiers*, \$250,000 Provide funds to design and construct a new monument that honors Black Revolutionary War soldiers. Item 177- **\$226,000**

MCCBL 2025 *Revolutionary War Memorial for Black Soldiers*, \$1,000,000 Provide funds to design and construct a new monument that honors Black Revolutionary War soldiers. Item 158- **\$ 85,500**

Resident Business: No

MD Tax Clearance: 25-2465-0000

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
August 6, 2025**



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

23-AE-MOD. ARCHITECTURE AND ENGINEERING MODIFICATION
Department of General Services

Contract ID: District Court of Maryland Master Plan; *BC-000-240-003*
ADPICS No.: COL06977, CTR019371

Contract Approved: DGS-7-AE, 10/16/2024

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

Modification Description: Increase the contract amount to include the Bel Air District Court.

Award: Dewberry Architects Inc.; Fairfax, VA

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

Modification Term: No additional time is required

Original Contract Amount: \$2,316,123.12

Modification Amount: \$167,339.59

Prior Options/Mods: N/A

Total Contract Amount: \$2,483,462.71

Percent +/- (this item): 7.22%

Total Percent Change: 7.22%

Original Procurement Method: Qualification Based Selection

MBE/VSBE Participation: 33.68% / 0%

MBE/VSBE Compliance: 30.55% / 0%

Performance Security: No



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

Requesting Agency Remarks: The Bel Air District Court was included in the original scope for the Master Plan, however, it was determined during the fee negotiation that a full assessment of the facility was not required due to an upcoming project to replace it. Once the Master Plan project was underway, DCM notified the consultant that the Bel Air replacement project was put on hold due to land acquisition issues. DCM directed the consultant to perform a full assessment on the Bel Air District Court due to the Bel Air replacement project being put on hold. This modification covers the cost to complete a full assessment in lieu of the partial assessment originally agreed upon during the fee negotiations.

MBE compliance is based on performance of work invoiced to date. The consultant team has achieved 30.55% of the MBE participation of the established 33.68% contracting MBE goal on work invoiced to date. The remaining percentage will be completed with additional work that has not started due to the project schedule. In addition, there are other invoices that are being processed and not included in the total amount paid.

Fund Source: 100% General Funds

Approp. Code: C00 40501 0821

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
August 6, 2025**



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

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

Contract ID: Tower Hill Rehabilitation at Green Ridge State Forest; *P-010-210-010*
ADPICS No.: 001B6600052

Contract Description: Rehabilitate/restore the Forestry Tower at Green Ridge State Forest in Allegany County. This includes the repair of stairs, replacement of handrails, replacement of stair treads and landings to allow for safe access from grade to the top of the tower; repair of the tower cabin with replacement of windows and trim, and roof repairs; and addressing other deficiencies.

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

Contract Term: 120 Calendar Days

Amount: \$730,700

Procurement Method: Competitive Sealed Bidding

Bids:

| Bidders | Amounts |
|---|----------------|
| Warwick Supply & Equipment, Co. Inc.; Hunt Valley, MD | \$730,700 |
| County Welding; Marlboro, MD | \$767,490 |
| Patton Construction Company; Lanham, MD | \$772,553 |
| Grassfield Construction, LLC; Bethesda, MD | \$789,000 |
| Modern Construction Services, Inc.; Essex, MD | \$840,000 |

MBE/VSBE Participation: 10% / 5%

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

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



*Contact: Heather Mohney 410-260-8056
heathera.mohney@maryland.gov*

25-C. CONSTRUCTION CONTRACT

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

Authority: State Finance and Procurement Article,
Annotated Code of Maryland, § 13-113; COMAR 21.05.13.06
Procurement Method: Task Order under Master Contract

1.0 Master Contract: *General Construction and Related Services, Statewide*
Contract No.: DGS-23-306-IQc
Approved: DGS 15-C, 05/01/2024
Term: 05/16/2024 - 05/15/2029
**As of publication, the remaining balance of this master contract is \$971,540,158.*

1.1 Using Agency: Department of Natural Resources
Description: **SBR Designated** - Windows, doors, and gutter replacements at buildings 305 and 306 at Matapeake Property in Queen Anne's County, EC25-09501-33/BPM048982
Award: Stratified Inc.; Washington, DC (Certified Small Business)
Number of Qualified Master Contractors: 10 (SBR - Designated)
Number of Bids: 3
Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Stratified Inc.; Washington, DC | \$278,547.02 |
| Hawkeye Construction LLC; Cockeysville, MD | \$284,133.00 |
| Hayes Construction Co.; Phoenix, MD | \$509,880.00 |

Amount: \$278,547.02
Term: 90 Calendar Days
MBE/VSBE Participation: 15% / 1%
Resident Business: Yes
Fund Source: 100% Parks Services - Critical Maintenance
Agency Remarks: Four bids were received for this solicitation; however, one bid was submitted by a non-master contractor and was rejected.

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
August 6, 2025



REVISED

*Contact: Tyler Williams 410-260-8090
 tyler.williams1@maryland.gov*

26-C. CONSTRUCTION CONTRACT

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

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

Procurement Method: Task Order under Master Contract

1.0 Master Contract: *General Construction and Related Services, Statewide*
 Contract No.: DGS-23-306-IQc
Approved: DGS 15-C, 05/01/2024
Term: 05/16/2024 - 05/15/2029
**As of publication, the remaining balance of this master contract is \$971,540,158.*

1.1 Using Agency: Department of Natural Resources
Description: **SBR Designated** - Resurface Beach Service Road at Calvert Cliffs State Park in Calvert County.; P-064-240-010/BPM048173
Award: Warwick Supply & Equipment Co., Inc; Hunt Valley, MD (MBE) (Certified Small Business)

Number of Qualified

Master Contractors: 18 (SBR - Designated)

Number of Bids: 2

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Warwick Supply & Equipment Co., Inc.; Hunt Valley, MD | \$299,760 |
| Stratified, Inc.; Washington, DC | \$299,900 |

Amount: \$299,760

Term: 60 Calendar Days

MBE/VSBE Participation: 25% / 2.92%

Resident Business: Yes



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

26-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: 100% Parks Services - Critical Maintenance

Agency Remarks: Three bids were received for this solicitation; however, one bid was received from a non-master contractor and was rejected.

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
August 6, 2025**



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

**27-S. SERVICES CONTRACT
*Department of Public Safety and Correctional Services***

Contract ID: American Sign Language Interpreter Services for Maryland Correctional Institution - Jessup (MCI-J); *BPM048845*
ADPICS No.: Q00B6600005

Contract Description: American Sign Language (ASL) interpretation, transliterating, and translating services for Incarcerated Individuals in custody at the Maryland Correctional Institution - Jessup (MCI-J) to support the provisions of a settlement agreement.

Awards: Sign Language USA, Incorporated; Mclean, VA
(Certified Small Business)

Contract Term: 09/01/2025 - 08/31/2030

Amount: \$2,271,400

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

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Sign Language USA, Inc.; McClean, VA | \$2,271,400 |
| Deafinitions & Interpreting, LLC; Bear, DE | \$2,525,900 |
| Deaf Services Unlimited; Des Moines, IA | \$2,591,096 |
| Three Signs, LLC; Severna Park, MD | \$2,661,200 |
| Stuart B. Consultants, Inc; Chevy Chase, MD | \$2,862,160 |
| The Kyle Duarte Company; Linden, VA | \$3,078,700 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



27-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on April 29, 2025. Ten bids were received and opened on May 27, 2025. Four bids were rejected because of various incurable errors in the submissions. Sign Language USA, Incorporated has been found responsible and its bid responsive. The bid pricing has been confirmed.

This procurement supports compliance with the Department's obligations under the settlement agreement Jarboe, et al. v. Maryland Department of Public Safety and Correctional Services, et al. (U.S. District Court Case No 1:12-cv-00572-ELH). This settlement agreement requires the Department to ensure that appropriate auxiliary aids and services, including qualified interpreters, are available to incarcerated individuals who are deaf or hard-of-hearing. These services are essential to ensure equal access to programs and services such as orientation, medical treatment, disciplinary proceedings, and rehabilitative, educational, or transitional activities, in accordance with Title II of the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973.

Fund Source: 100% General Funds

Approp. Code: Q00 S0202

Resident Business: No.

MD Tax Clearance: 25-1972-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025



REVISED

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

28-S. SERVICES CONTRACT
Department of Health, Maryland Board of Physicians

Contract ID: Maryland Board of Physicians Peer Review; OCMP 24-22257
 ADPICS No.: M00B5600643

Contract Description: Expert reviewer, consultation, and testimony services to assist the Maryland Board of Physicians in understanding the findings in cases of alleged Maryland Medical Practice Act violations. These services must be provided by licensed healthcare providers specializing in a specialty comparable to that of the healthcare provider under investigation.

Award: Livanta, LLC; Columbia , MD

Contract Term: 09/01/2025 - 08/31/2030 (w/two 1-year renewal options)

Amount: \$ 2,566,561.31 (Base Term)
 \$ 560,420.40 (Renewal Option #1)
 \$ 577,233.01 (Renewal Option #2)
 \$ 3,704,214.72 Total

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

Bid:

| Bidder | Amount |
|-----------------------------|-----------------|
| Livanta, LLC; Columbia , MD | \$ 3,704,214.72 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The Maryland Department of Health respectfully request approval for the Single Bid award for the Maryland Board of Physicians Peer Review. A notice of the availability of the Invitation for Bids (IFB) was advertised on eMaryland Marketplace Advantage (eMMA) on July 1, 2024. The solicitation was sent directly to 11 prospective vendors. One bid was received. Livanta, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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August 6, 2025**



REVISED

28-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

This is a firm fixed-price contract with estimated (not guaranteed) quantities of services. The total contract amount represents a not-to-exceed ceiling, but actual payments depend on the number of services requested and delivered.

This contract recruits physicians and physician assistants to determine whether the practitioners under investigation (physicians, physician assistants, and certain allied health practitioners) violated any provisions of the Maryland Practice Act as cited in §14-404 of the Health Occupations Article, Annotated Code of Maryland.

The Maryland Board of Physicians is authorized to discipline physicians when there is a preponderance of evidence of a failure to meet appropriate standards of quality medical and surgical care or a failure to keep adequate medical records.

The Maryland Board of Physicians requires the services of physician peer reviewers, board certified in various specialties, to render expert opinions as to whether the care rendered by the physician under review met the standards of quality care and/or whether the physician kept adequate medical records. These opinions/reports will be presented to and assist the Board of Physician members in voting on appropriate case disposition. Also, these peer reviewers may also be required to consult with the Board of Physician’s administrative prosecutors; as well as testify as expert witnesses at a hearing that may ensue from their expert opinion.

The price has been determined to be fair and reasonable. The proposed pricing has been evaluated against historical contract data. The previous contract was priced at \$2,324,098.25 and the contractor has reduced its rates annually by approximately 30%.

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

Fund Source: 100% Special Funds (Licensure Fees)
Approp. Code: M00.B01.06

Resident Business: Yes ***MD Tax Clearance:*** 25-2309-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



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

**29-S. SERVICES CONTRACT
*Department of Health, Office of Eligibility Services***

Contract ID: Medicaid Eligibility Staff Placement; CTR023818
ADPICS No.: M00B6600105

Contract Description: Medicaid Eligibility Staff that will supplement existing resources in support of Medicaid Eligibility Determination services for Modified Adjusted Gross Income (MAGI) and Non-MAGI applicants and recipients of Medicaid. The contract includes between five and 15 temporary staff members.

Award: Priority One Staffing Services, Inc.; Towson, MD
(MBE) (Certified Small Business)

Contract Term: 09/01/2025 - 08/31/2027 (w/two 1-year renewal options)

Amount: \$ 890,448 NTE (Base Term)
\$ 468,624 NTE (Renewal Option #1)
\$ 483,600 NTE (Renewal Option #2)
\$1,842,672 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Priority One Staffing Services; Towson, MD | \$1,842,672.00 |
| AlxTel, Inc.; Silver Spring, MD | \$2,428,192.00 |
| 22 nd Century Technologies Inc.; McLean, VA | \$2,700,464.00 |
| All-Pro Placement Service, Inc.; Cockeysville, MD | \$2,808,000.00 |
| evolution grp; Silver Spring, MD | \$2,912,000.00 |
| LanceSoft, Inc.; Herndon, VA | \$3,034,304.00 |
| Larods Medical Services; Hanover, MD | \$3,063,632.00 |
| J29, Inc.; Millersville, MD | \$3,235,778.00 |
| Public Consulting Group LLC; Boston, MA | \$3,454,880.00 |
| Infojini Inc.; Columbia, MD | \$3,488,550.67 |
| D.H. Porter Enterprises LLC 'DBA' Staffing Etc.; Lanham, MD | \$3,629,600.00 |
| Mfinite Consulting LLC; Severn, MD | \$3,708,016.00 |
| Compunnel Software Group, Inc.; Princeton, NJ | \$4,368,000.00 |



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

Living Wage Eligible: Yes

MBE/VSBE Participation: 25% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on March 24, 2025. Thirteen bids were received and opened on May 21, 2025. Priority One Staffing Services, Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

In September 2024, DGS confirmed that Department of Budget and Management (DBM) certification was not required. Additionally, the workload resulting from the Affordable Care Act remains significant, necessitating the ongoing maintenance of sufficient staffing resources to ensure consumers can access essential health benefits and services in a timely manner. The Office of Eligibility Services has requested additional PINS to utilize in lieu of this contract, which have been systematically denied by the DBM.

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

Approp. Code: 17.01.03

Resident Business: Yes

MD Tax Clearance: 25-2029-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



*Contact: Kim Sizemore 410-536-3726
ksizemore@mdot.maryland.gov*

**30-S-MOD. SERVICES MODIFICATION
*Department of Transportation, The Secretary's Office***

Contract ID: Environmental Programming Consultant Services; *MDOT-OE-23*
ADPICS No.: COL04172

Contract Approved: DGS 21-S, 03/09/2022

Contract Description: Transportation Policy Environmental Program Consultant Services

Modification Description: Add funds in support of current and upcoming work order-based projects, State initiatives, and leadership needs, including agency-wide compliance for the Environment and Sustainable Transportation Program (ESTP).

Award: ICF Incorporated, LLC; Rockville, MD

Original Contract Term: 04/01/2022 - 03/31/2027

Modification Term: 08/28/2025* - 03/31/2027 (*Or earlier upon BPW approval)

Original Contract Amount: \$4,999,448.30 NTE

Modification Amount: \$6,000,000.00 NTE

Prior Options/Mods: \$0 (Mod #1: To identify and designate key personnel and non-key personnel resources for 11 of the 13 positions; Delegated Authority - MDOT, 11/02/2022)

Total Contract Amount: \$10,999,448.30

Percent +/- (This Item): 120.01%

Total Percent Change: 120.01%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



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

MBE/VSBE Participation: 15% / 0%

MBE/VSBE Compliance: 17.18% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: This contract supports: Compliance, with federal and state environmental statutes, water quality, climate, resilience and, adaptation, light/medium/heavy-duty vehicle electrification and infrastructure deployment, active transportation, recreational trail development, micro-mobility, and federal and state legislative environmental requirements.

The current work for modal agencies such as State Highway Administration and Maryland Transit Administration has included: US Department of Transportation grant applications and grant support, environmental compliance programs across MDOT, natural resources analysis, climate change planning and project development support, vehicle and fleet electrification planning and project development, air quality conformity and mitigation, the federal formula and grant programs, bikeways grant program design and support, the zero-emission electric vehicle infrastructure council or ZEEVIC, and water quality improvements.

The Maryland Department of Transportation Office of the Secretary (TSO) seeks approval to increase funding for the Environment Planning Consulting Services Contract to ensure the continuation of services on critical projects including agency-wide compliance, and the Environment and Sustainable Transportation Program (ESTP). In addition, the funding increase will support initiatives identified in February 2024, Moore-Miller Administration's State Plan for making Maryland a Leader in Clean Energy and the Greenest State in the Country, the June 2024 Leadership by State Government: Implementing Maryland's Climate Pollution Reduction Plan Executive Order, the July 2025 Valuing Opportunity, Inclusion, and Community Equity (VOICE) Executive Order, and other recent state directives.

The increase in total contract amount is requested as a result of the State of Maryland's increased emphasis on understanding and reducing MDOT's impact on the environment. An expansion of MDOT TSO's Office of the Environment (OE) by roughly triple that of its size when the contract was originally awarded has led to greater demand for the contract's services; while the scope of work remains the same the demand for services has increased.



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

Agency Remarks (cont'd):

Moreover, due to ambitious State of Maryland environmental goals, OE has launched additional projects and initiatives that require highly specialized technical support in which the Contractor is able to address OE's needs. Due to the nature of this highly specialized work, MDOT TSO OE is unable to address the increased demand with in-house staff capacity.

Current and ongoing projects include the following:

- Implementation of the Maryland's Climate Pollution Reduction Plan's transportation components and development of a new Zero-Emissions Vehicle Infrastructure Plan pursuant to Governor Moore's June 2024 Climate Executive Order.
- Implementation, in collaboration with modal agencies, of key federal formula and grant programs including the National Electric Vehicle Infrastructure program, the Carbon Reduction Program, the Climate Pollution Reduction Grant for the multi-state Clean Corridor Coalition, the Charging and Fueling Infrastructure grant for the multi-state Charging Ahead Partnership, and the Congestion Mitigation and Air Quality improvement program.
- Implementation of state investment programs including a major solar array deployment initiative in collaboration with the Maryland Energy Administration as well as the Urban Tree grant program.
- Implementation of active transportation programs in collaboration with modal agencies and other state agencies including the Complete Streets initiative, the Kim Lamphier Bikeways grant program, the Maryland State Trails Strategic Plan, and the Maryland Sidewalk Data Collaboration.
- MVA National Pollutant Discharge Elimination System (NPDES) annual compliance reporting and Compliance Focused Environmental Management System (CFEMS) support.
- US Fish and Wildlife Service (USFWS) Monarch Butterfly Candidate Conservation Agreements with Assurances (CCAA) support to protect endangered species from construction and maintenance projects.
- MDTA Environmental Management System and environmental compliance support.
- Dedicated subject matter expert (SME) providing environmental subject matter expertise and technical support to the MDOT Office of Environment and the Office of Active Transportation and Micro-mobility.



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

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

Approp. Code: A0103

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



*Contact: Anthonia Chuku 410-468-2374
anthonia.chuku3@maryland.gov*

**31-S-MOD. SERVICES MODIFICATION
*Maryland Insurance Administration***

Contract ID: Examination and Pre-Licensing Services; *MIA-PL-19-001*
ADPICS No.: COL02479

Contract Approved: DGS 19-S, 07/01/2020

Contract Description: Provide assistance with the development, preparation, validation, administration, revision, and scoring of examinations to be administered to candidates for certain license classes and lines of authority, and with the review evaluation, banking, and auditing of pre-licensing courses, as well as the evaluation of providers and instructors.

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

Award: Prometric, LLC; Baltimore, MD

Original Contract Term: 10/01/2020 - 09/30/2025

Modification Term: 10/01/2025 - 09/30/2026

Original Contract Amount: \$3,020,400

Modification Amount: \$ 620,000

Prior Options/Mods: \$ 50,000 (Mod #1: Add Spanish exams. Delegated Authority - MIA, 11/16/2022)

Total Contract Amount: \$3,690.400

Percent +/- (this item): 20.53%

Total Percent Change: 22.18%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 13.4% / 0%

MBE/VSBE Compliance: 17.78% / 0%



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

Performance Security: No

Requesting Agency Remarks: The RFP for the replacement contract was advertised on June 23, 2025. The procurement timeline has influenced MIA's ability to award a new contract prior to the expiration of the current contract.. This extension will provide sufficient time to complete the new procurement and prevent any lapse in service when the current contract expires. MIA procurement initiated the RFP draft on time to solicit a new procurement in April of 2024. The Procurement timeline required to draft an RFP up to the award of the contract is a significant factor that played into the request for modification of the current contract. The delays in completing a new contract before the current contract expires stems from a multitude of factors, broadly categorized as those within and beyond MIA's control. Some common delay causes include Procurement backlogs due to shortage of MIA Procurement Staff, OSP delay in the review of the draft RFP and approval of the RFP for publication (beyond the procurement schedule required) at all stages and other administrative delays. The RFP was submitted to OSP on time. MIA Procurement sent the RFP to OSP on Tuesday, March 25, at 1:24 PM, and OSP approved it on Wednesday, June 18, at 1:19 PM. Additionally, MIA did not have a Procurement Officer available to finalize the RFP draft that was initiated in April 2024. The Procurement Officer returned to work after an extended FMLA leave in late December. The AAG review policy at MIA also plays a role in this process, as AAG reviews typically take several weeks or more to complete.

All these administrative factors contributed to the prolonged timeline for completion.

The timeline for awarding a contract in response to any RFP solicitation depends upon several factors, including, for example, the time for evaluation of proposals received, and time needed to secure any required approvals of the recommended contract award. Typically, it takes approximately 12 months from the date the RFP is published.

This Modification #II is to extend the current contract with Prometric for an additional one (1) year (from 9/30/2025 to 9/30/2026) to allow time to complete a new procurement for a replacement contract. Allowing a lapse in examination contracts would prevent the MIA from performing these functions and it would have a negative impact on potential licensees and Maryland citizens..

This contract is a pass-through contract. The end user pays Prometric directly for services at the pre-determined and pre-approved per-course or per-exam fee. The MIA is mandated by Sections 10104 – 10-109 of the Insurance Article of the Maryland Annotated Code to conduct examinations for obtaining an insurance license. The MIA is also responsible for the review, approval, and monitoring of pre-licensing education courses.



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

Agency Remarks (cont'd):

Two distinctive services are being provided under the contract: examination services and pre-licensing education services. The provision of examination services is one of the statutory requirements for licensure of a resident insurance producer. The examination services consist of: the development of examination questions, the administration of the examinations, including scheduling of the exams and collection of exam fees, scoring of the examination questions, the prompt notification of the candidate as to the exam results, and the electronic notification of the exam results to the Maryland Insurance Administration. The other distinct service covered by the contract is the reviewing of pre-licensing education courses, which are a prerequisite for the candidate taking the licensing examination.

Fund Source: 100% Special Funds (Fees Paid by the Applicant)

Approp. Code: Z0101

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025



REVISED

*Contact: Anthony Fugett 410-767-3046
 anthony.fugett@maryland.gov*

32-S-MOD. SERVICES MODIFICATION
RETROACTIVE - Department of Budget and Management,
Central Collection Unit

Contract ID: Statewide Debt Collection Services; F10B2600023
 ADPICS No.: CTR012963, F10B2600023, ~~COK86481~~
 COL05019

See next page for
 Record Correction
 Letter dated
 8/27/25

Contract Approved: DGS, 30-S, 05/17/2023

Contract Description: Debt collection services of delinquent debts owed to the State other than taxes, child support, and certain other debts listed by statute. Typical debts are college tuition and fees, a small number of student loans, public assistance and food stamps overpayments, Parole and Probation restitution/Supervisory Fees/Court accounts, reimbursements for damage to State property, bounced checks, reimbursement for care at the State hospitals, unpaid workers' compensation insurance premiums, Home Improvement Commission awards, Motor Vehicle Administration fines, toll violations, and environmental fines.

Modification Description: **RETROACTIVE** approval for additional total funds of \$1,296,500.00, this includes a Retro-Amount of \$372,000 to cover invoices completed by August 6, 2025, and to pay out the remaining \$924,500.00 will be used to continue services until May 31, 2026.

Award: Harris and Harris, Ltd; Chicago, IL

Original Contract Term: 06/01/2023 - 05/31/2026 (w/one 2-year renewal option)

Modification Term: 04/15/2025 - 08/06/2025 (**Retroactive**)
 08/07/2025 - 05/31/2026 (Proactive)

Original Contract Amount: \$385,143

| | | |
|-----------------------------|-------------------------------------|-------------------------|
| Modification Amount: | \$ 372,000 (Retroactive) | \$309,000 (Retroactive) |
| | \$ 924,500 (Proactive) | \$987,500 (Proactive) |
| | \$1,296,500 | \$1,296,500 |

Prior Options/Mods: \$0 (MOD #1: Extension 06/12/2025 - 05/31/2026 DGS 31-S-MOD, 05/21/2025)

Total Contract Amount: \$1,681,643



Maryland

DEPARTMENT OF GENERAL SERVICES

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

August 27, 2025

Accepted 8/29/2025- JTG

John Gontrum

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

SUBJECT: Record Correction – August 6, 2025, Board of Public Works Action Agenda, Item 32-S-MOD

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 – August 6, 2025, DGS 32-S-MOD

Statewide Debt Collection Services, Master Contract No. F10B2600023 / CTR012963

FROM: ADPICS No.: COK86481
TO: ADPICS No.: COL05019

FROM: **Modification Amount:** \$ 372,000 (Retroactive)
\$ 924,500 (Proactive)
\$1,296,500

TO: **Modification Amount:** \$ 309,000 (Retroactive)
\$ 987,500 (Proactive)
\$1,296,500

Reason: Clerical errors were discovered. The original BPW agenda included an incorrect change order number, and the retroactive and proactive modification amounts were incorrect.

Sincerely,

Kareen Davis

Kareen Davis
Senior Procurement Director, Procurement Operations Bureau
DGS, Office of State Procurement



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025



REVISED

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

Agency Remarks (cont'd):

Percent +/- (This Item): 336.6%

Total Percent Change: 336.6%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 20% / 5%

MBE/VSBE Compliance: 28.49% / 0%

Fund Source: 100% General Funds

Approp. Code: N00G0001

Resident Business: Yes

Living Wage Eligible: Yes

Performance Security: \$250,000 Surety Bond

Requesting Agency Remarks: The Central Collection Unit (CCU) is responsible for the collection of nearly all delinquent debts, claims, and accounts due to the State other than the majority of taxes owed to the State, child support, and certain debts listed by statute. Typical debts include college tuition and fees, a small number of student loans, public assistance and food stamp overpayments, Parole and Probation restitution/Supervisory Fees/Court accounts, reimbursements for damage to State property, bounced checks, reimbursement for care at the State hospitals, unpaid workers' compensation insurance premiums, Home Improvement Commission awards, Motor Vehicle Administration fines, toll violations, and environmental fines. State agencies refer to CCU an average of 295,000 new debts with an average dollar value of \$250 million. Due to the large volume of debts referrals, approximately 92,000 (excluding toll-violation) debts per year with a dollar value of \$ 132.0 million are referred to an outside collection service.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

Agency Remarks (cont'd):

MDTA referrals increased significantly after the award of the contract. At the award there were just over 4.3 million accounts placed for collection. Since the resumption of referrals, the inventory increased by an additional 16.3 million accounts. In April of this year we determined that we would require additional funding for the service contract and placed an item on the May 21st BPW meeting to add additional funds. In June we discovered that there was an administrative error, and the funds were not added. The error required us to seek approval retroactively.

Accounts referred to the outside collection agency typically consist of 85% in-state accounts and 15% out-of-state accounts. CCU normally refers debts to the Contractor after six-months of unsuccessful collection efforts by CCU. Debts are referred monthly via electronic files. The Contractor, as the primary outside collection agency, is authorized to make collection efforts for six months before returning uncollected accounts by electronic media to CCU. The contractor's role is pivotal to ensure thorough and effective collection procedures are utilized in a manner calculated to achieve maximum recovery from debtors.

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.

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
August 6, 2025**



*Contact: Brady Fitzgerald 301-429-7963
brady.fitzgerald1@maryland.gov*

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

Contract ID: Happy Software, SAAS Services; CTR023482
ADPICS No.: S00B5600081

Contract Description: Software license, enhancement, and customization to support U.S. Department of Housing and Urban Development (HUD) funded programs. Includes software licenses, maintenance, and support for the ongoing use of proprietary Section 8 System Suite, and an enhancement to convert the suite to a cloud-based solution.

Awards: MRI Software, LLC; Solon, OH

Contract Term: 09/01/2025 - 08/31/2028

Amount: \$281,307.70

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: When DHCD originally procured the software in 2009, there was no cloud-based option available at that time. Since then, DHCD has identified business needs relating to its partner agencies which necessitates this as a business decision for optimal efficiency. From a technical standpoint, a cloud-based solution also allows much more scalability than hosting it on-site, reduces capital expenditures for infrastructure, and provides more cost efficiency. It also ensures optimal security and updates statuses with the systems and removes a point of vulnerability with internal DHCD networks for threat actors to attack.

The Department uses the Section 8 System Suite to transmit household eligibility information, including the amount of assistance and inspection status, to the U.S. Department of Housing and Urban Development. This software is principally used in the Department's Eastern Shore Regional office and is also used to manage the Money Follows the Person Bridge Subsidy Program.



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

Agency Remarks (cont'd):

The Department has developed highly specialized programmatic interfaces between the Section 8 System Suite and the State FMIS accounting system to facilitate correct vendor payments for voucher recipients. The programmatic payment interface is unique to the Section 8 System Suite, and support can only be obtained directly from the owner of this proprietary software.

The price has been determined to be fair and reasonable. DHCD compared the proposed annualized cost of MRI Software, LLC at \$88,552.57 (based on a total of \$281,307.70 over three years) to other industry providers. Comparable software solution costs that DHCD compared this contract to ranged from approximately \$65,000 per year to \$205,000 per year. While each of these software solutions is unique and MRI Software, LLC's price is not lowest of the prices encountered by DHCD, their price is well within a competitive range and offers significant value due to its proprietary integration with existing financial systems and its ability to meet HUD program requirements. The critical nature of the custom interfaces and the benefit of transitioning to a more scalable and secure cloud-based environment will be of great benefit to the State.

The Department of Housing and Community Development implements housing policies that promote and preserve homeownership, increasing and maintaining the supply of affordable housing, and encouraging the growth and sustainability of our cities and towns through community development and revitalization.

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

Fund Source: 100% Federal Funds

Approp. Code: S00A2505

Resident Business: No

MD Tax Clearance: 25-1451-1101

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
August 6, 2025**



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

**34-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Health***

Contract ID: Electronic Vital Records Registration System Project Resources; OCMP-2524662
ADPICS No.: COL10536

Contract Approved: DGS 25-IT,01/29/2025

Contract Description: Provide technical resources providing implementation and support for the Integrated Electronic Vital Records Registration System (EVRRS) includes project management, programming, development of security operations, and reporting.

Modification Description: Extend the contract to ensure continuity of critical technical and project management resources while the Maryland Department of Health (MDH) transitions institutional knowledge from current personnel to the Agile Teams 2.0 contract.

Award: Skyline Technology Solutions, LLC; Glen Burnie, MD,

Original Contract Term: 10/01/2024 - 06/30/2025

Modifications Term: 08/16/2025 - 02/16/2026

Original Contract Amount: \$1,711,125

Modifications Amount: \$1,141,494

Prior Options/Mods: \$50,000 (Mod #1: Extension 06/30/2025 - 07/31/2025 Delegated Authority - MDH, 06/20/2025)
\$50,000 (Mod #2: Extension 08/01/2025 - 08/15/2025 Delegated Authority - MDH, 07/11/2025)

Total Contract Amount: \$2,952,619

Percent +/- (This Item): 66.71%

Total Percent Change: 72.55%

Original Procurement Method: Sole Source Continuity of Services



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

MBE/VSBE Participation: 25% / 0%

MBE/VSBE Compliance: 33.17% / 0%

Performance Security: No

Requesting Agency Remarks: The request is for a modification to an existing sole source contract with Skyline Technology Solutions, LLC to extend support for the Electronic Vital Records Registration System (EVRRS), a Major IT Development Project. The modification is necessary to maintain continuity of critical technical and project management resources while MDH works to transition to the statewide Agile Teams 2.0 contract.

The EVRRS implementation project team successfully launched several critical applications, including the modernized Electronic Birth Registration System (EBRS), Work Order Management System (WOMS), and Birth Vital Records Business Intelligence System (VRBIS). The team is currently developing and releasing ongoing bug fixes and improved features for these newly implemented systems. The team has also completed Geocoding for EBRS and the Electronic Death Registration System (EDRS) that was deployed in Q1 2024. Maryland’s Senate and House bills SB0267/HB0230, passed during the 2024 legislative session, allows the Maryland Motor Vehicle Administration (MVA) sites to issue death certificates in addition to birth certificates effective October 1, 2024. The team has worked with MVA’s IT team to integrate MVA’s systems to allow for issuance directly. Additionally, as part of the National Vital Statistics System (NVSS) Modernization initiative, the team has worked with the Centers for Disease Control and Prevention (CDC) on implementing the Fast Healthcare Interoperability Resources (FIHR) for death, which will support improving the timeliness of transferring Maryland death data to the CDC.

Fund Source: 100% Federal Funds

Approp. Code: 17.01.08

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
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August 6, 2025



REVISED

*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

35-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 \$632,053,962.50.*

1.1 Using Agency: Department of Health
Description: Contract furnishes technical support for Electronic Data Interchange Transaction Processing System (EDITPS) Operation Support and Maintenance for the Medicaid Management Information System (MMIS). Provides the required resources for support and maintenance of the legacy production; *OPASS 16-15834*.
Option Description: Exercise six-month renewal option, Mod. #1, DGS 32-IT 1.3, 07/22/2020 .
Award: Group Z Inc., Columbia, MD
(MBE) (Certified Small Business)
Original Term: 09/01/2016 - 08/31/2019
Option Term: 09/01/2025 - 02/28/2026
Original Amount: \$4,888,166
Option Amount: \$1,001,644.80
Prior Mods/Options: \$1,728,085 (Renewal Option #1: 09/01/2019 - 08/31/2020 DoIT 11-IT 1.1, 08/14/2019)
\$1,779,939 (Renewal Option #2: 09/01/2020 - 08/31/2021 DGS 32-IT 1.3, 07/22/2020)
\$1,779,939 (Mod. #1: Extension 09/01/2021 - 08/31/2022 and a add six month renewal option; DGS 49-IT 1.3, 06/02/2021)
\$1,833,291 (Mod. #2 Extension 09/01/2022 - 08/31/2023 DoIT 64-IT 1.3, 06/08/2022)



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35-IT. INFORMATION TECHNOLOGY (cont'd)

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

\$3,833,274 (Mod. #3 Extension 09/01/2023 - 08/31/2025
DGS 15-IT 1.1, 08/02/2023)

Total Contract Amount: \$16,844,338.80

MBE/VSBE Participation: 40.09% / 0%

MBE/VSBE Compliance: 42.52% / 0%

Resident Business: Yes

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

Remarks: When the last EDITPS contract extension was executed in 2023 MDH put a hold on development of a replacement contract and decided to migrate the MDH on-prem hosted EDITPS system to the MDTHINK platform. MDH also began working with DHS on a plan for the MDTHINK team to develop a new replacement EDITPS application on MDTHINK. Before development was final, a decision was made by MDH leadership to halt development planning and to migrate the MDTHINK hosted EDITPS system to the MDH Data Center at Tierpoint for hosting the MDH EDITPS. MDH also decided to utilize the DGS Agile 2 master contract to execute a work order request for a replacement of the MDH EDITPS contract.

1.2 *Using Agency:* Department of Assessments and Taxation

Description: Convert legacy mainframe code to a modern computer language, such as JAVA or C++, JAVA is preferred, and move the system to a cloud-based platform in order to enhance security, improve flexibility, ensure sufficient data redundancy, and lower maintenance costs; *E50B1600005*.

Awards: ADITI LLC; Columbia, MD
Serigor Inc.; Baltimore, MD (MBE) (Certified Small Business)
Select Computing Inc.; Minneapolis, MN

Number of Qualified

Master Contractors: 614 (Functional Area II)

Number of Proposals: 8

Proposals:



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35-IT. INFORMATION TECHNOLOGY (cont'd)

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

| Offerors | Technical Rankings | Financial Offers (Rankings) | Overall Rankings |
|---|---------------------------|------------------------------------|-------------------------|
| ADITI LLC; Columbia MD | 1 | \$452,994.20 (5) | 1 |
| Select Computing Inc.; Minn. MN | 2 | \$297,759.20 (3) | 2 |
| Serigor; Baltimore MD | 3 | \$595,000.00 (6) | 3 |
| Infosys Public Service Inc.; Rockville MD | 4 | \$975,120.00 (8) | 4 |
| Mansi Corporation; Greenbelt MD | 5 | \$125,000.00 (1) | 5 |
| Innovative Management Consulting LLC; Fort Washington MD | 6 | \$399,000 .00 (4) | 6 |
| Deloitte Consulting LLP, 500 East Pratt Street; Baltimore MD | 7 | \$609,000.00 (7) | 7 |
| Vtech Solutions INC., 1100 H Street NW Suite 850; Washington DC | 8 | \$267,000.00 (2) | 8 |



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35-IT. INFORMATION TECHNOLOGY (cont'd)

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

Public and/or private companies verified the Master Contractors' experience of the work requirements.

Responses to the TORFP were clear, concise and professionally written.

MBE 15% subgoal was met with the contractor's technical submission.

Part One:

1. Perform a Proof of Concept on the Service of Process subset of actual MBES code. This should be a full-scale POC that includes datasets as well as code for testing to ensure the system can be converted as planned.
2. Perform a complete Assessment of the rest of SDAT's MBES system and develop a Plan to convert the rest of the system.

Part Two:

1. The one awarded contractor will complete the conversion of the MBES system, in accordance with the Plan developed under Part One. This is also contingent on the Proof of Concept being successful.

SDAT is charged with the recording and maintaining of all business entity Charter Filings for any business wishing to do business in the State of Maryland. These documents include charters for Maryland corporations and qualifications and registrations for foreign corporations. The Charter division encompasses service of process functions, requests for copies of documents, Uniform Commercial Code (UCC) filings, and issuance of certificates of good standing. The unit is also the custodian of Ground Rent Filings. SDAT is also charged with assessing business personal property, utility personal property, and franchise tax payments. All of the aforementioned functions are processed through the MBES.



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35-IT. INFORMATION TECHNOLOGY (cont'd)

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

The Department is also responsible for other functions, such as real property assessments and the issuance of tax credits, that are administered through systems other than MBES.

1. Maryland Business Entity System is a major system SDAT uses within the Annapolis Data Center (ADC) mainframe system and is composed of nine (9) subsystems: Charter Filings, UCC, Rate Stabilization, Service of Process, Transfer of Controlling Interest, Personal Property Filings, Ground Rent Redemptions, and Ground Rent Registrations. The Service of Process subsystem will be the focus of the proof of concept, since its coding is the least entangled with other subsystems. The ninth subsystem is an accounting component that generates files that are dropped into FMIS (the State Accounting System). Various API calls and stored procedures are also used to interact with other systems; including Maryland Business Express (Charter's online filing portal and search). The Charter division is the central repository of all records of business entity information and filings (charters, limited liability companies, limited partnerships and business trusts). This division provides resident agent information for service of process on these entities and accepts service in certain circumstances on their behalf. It also records trade names. Approximately 286,038 Charter documents, trade name filings, and copies and certificates of status were processed and approved in FY21. The UCC division is the place of filing for most financing statements under the Uniform Commercial Code. Roughly 50,000 filings are processed per year. All legal entities are required to submit an Annual Report, and legal and non-legal entities that own, lease, or use personal property are required to submit a personal property return. Approximately 380,000 of these documents were submitted in FY21.

2. Personal property assessments are calculated based upon the information contained in the returns and certified to each of the 23 counties, Baltimore City and incorporated towns in Maryland. Assessments for the current tax year are sent to the taxing jurisdictions bi-monthly starting July 1 of each year. The taxing jurisdictions then issue tax bills and collect the associated monies.



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35-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Agile Team Resources; F50B2600034 (cont'd)*

Proposals:

4 Application Development, Advanced Technology (Senior)

| <i>Offeror</i> | <i>Candidate</i> | <i>Technical Ranking</i> | <i>Candidate Hourly Rate</i> | <i>Financial Offeror (Rankings)</i> | <i>Overall Ranking</i> |
|--|-------------------------|---------------------------------|-------------------------------------|--|-------------------------------|
| 4A Consulting, LLC Ellicott City, MD | #1 | 1 | \$92.82 | \$308,764.50 (2) | 1 |
| 4A Consulting, LLC Ellicott City, MD | #2 | 2 | \$92.82 | \$308,764.50 (2) | 2 |
| Elegant Enterprise-Wide Solutions, Inc. Aldie, VA | #1 | 3 | \$92 | \$306,240 (1) | 3 |
| Elegant Enterprise-Wide Solutions, Inc. Aldie, VA | #2 | 4 | \$92 | \$306,240 (1) | 4 |

****Technical rankings were weighted greater than financial proposals***



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35-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 Agile Team Resources; F50B2600034 (cont'd)

Proposals (cont'd):

1 Applications Development Expert

| Offeror | Candidate | Technical Ranking | Candidate Hourly Rate | Financial Offeror (Rankings) | Overall Ranking |
|--|------------------|--------------------------|------------------------------|-------------------------------------|------------------------|
| Tetrus Corporation, East Brunswick, NJ | #1 | 1 | \$106 | \$354,750 (1) | 1 |

**Technical rankings were weighted greater than financial proposals*

Amount:

Elegant Solutions \$182,160 (Base Term)
 (Two Senior Positions) \$368,280 (Renewal Option #1)
 \$62,040 (Renewal Option #2)
 \$612,480 NTE Total

4A Consulting \$183,783.60 (Base Term)
 (Two Senior Positions) \$371,250 (Renewal Option #1)
 \$62,495.40 (Renewal Option #2)
 \$617,529 NTE Total

Tetrus Corporation \$104,940 (Base Term)
 (One Expert Position) \$213,840 (Renewal Option #1)
 \$35,970 (Renewal Option #2)
 \$354,750 NTE Total



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35-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Agile Team Resources; F50B2600034 (cont'd)*

Term: 08/28/25* – 02/06/26, (w/one 1-year and one 2-month renewal options)
(*Or earlier upon BPW approval)

MBE/VSBE Participation: 0% / 0%

Resident Business: 1 of 3 4A Consulting

Fund Source: 100% General Funds

Agency Remarks: A total of 31 resumes were received. Eleven candidates meet the minimum qualification, 20 candidates were disqualified after resumes were prescreened for minimum qualifications. Nine candidates were interviewed; one master contractor responded to the interview invitation late; another candidate did not attend the interview. Of the nine candidates interviewed, one candidate was found susceptible for award for the position of Applications Development Expert, based on the evaluation criteria. Two candidates were found susceptible for award for the position of Application Developer, Advanced Technology Seniors. Two candidates who were interviewed for the expert position were better suited for the Senior position and were found susceptible for award for the position of Application Developer, Advanced Technology Senior.

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



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35-IT. INFORMATION TECHNOLOGY (cont'd)

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

3.2 *Using Agency:* Department of Transportation, The Secretary's Office
Description: Rocket Software Mobius View support and maintenance which houses MSTARs and EPICS reports, on two servers, production and test; *J01P4600065, CTR023730.*

Award: Advanced Computer Concepts Inc; McLean, VA (MBE)
 (Certified Small Business)

Number of Qualified

Master Contractors: 6

Number of Bids: 2

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Advanced Computer Concepts Inc; McLean, VA | \$2,331,249.91 |
| Zones LLC; Auburn, WA | \$2,354,447.42 |

Amount: \$2,331,249.91

Term: 08/28/2025* - 08/26/2026
 (*Or earlier upon BPW approval)

MBE/VSBE Participation: 0% / 0%

Resident Business: No

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

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



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35-IT. INFORMATION TECHNOLOGY (cont'd)

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

- 3.3 *Using Agency:*** Department of Health, Office of Enterprise Technology
Description: Non-Medicaid Adobe Enterprise licenses. Includes Adobe Acrobat Pro and Adobe Standard DC for PDF creation, editing, and management, Adobe Creative Cloud for website and mobile app design, Adobe InDesign for desktop publishing and layout, Adobe Photoshop for image editing and manipulation, Adobe Premier Pro for video editing and post-production, and Adobe Stock Large for access to high-quality digital assets for creative projects; *M00P6600006*.

Award: Advanced Computer Concepts; McClean, VA (MBE)
 (Certified Small Business)

Number of Qualified

Master Contractors: 13

Number of Bids: 3

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Advanced Computer Concepts; McClean, VA | \$247,227.77 |
| En-Net Services LLC; Frederick, MD | \$ 248,695.91 |
| Applied Technology Services, Inc.; Middle River, MD | \$249,845.90 |

Amount: \$247,227.77

Term: 08/28/2025* - 08/25/2026
 (*Or earlier upon BPW approval)

MBE/VSBE Participation: 0% / 0%

Resident Business: No

Fund Source: 100% Reimbursable (All MDH Programs)

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



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REVISED

35-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 *Master Contract:* *Desktop, Laptops and Tablets 2015*

Contract No. 060B5400007

Approved: *DOIT 1-IT, 07/16/2015*

Term: *07/22/2015 - 07/21/2027*

****As of publication, the remaining balance of this master contract is \$143,089,253.87.**

4.1 *Using Agency:* Maryland Transportation Authority

***Description:* SBR- Designated - Purchase 105 Panasonic Toughbooks, heavy duty laptops for the MDTA Police. Includes five-year extended warranty; J01B5600034/CTR023155.**

***Award:* Advanced Computer Concepts Inc, Mclean, VA
(Certified Small Business) (MBE)**

Number of Qualified

***Master Contractors:* 6**

***Number of Bids:* 3 (Certified Small Businesses)**

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Advanced Computer Concepts Inc.; McLean, VA | \$485,355.30 |
| En-Net Service LLC.; Frederick, MD | \$497,711.25 |
| USC- Canterbury Corp.; Stevensville, MD | \$503,602.00 |

***Amount:* \$485,355.30**

***Term:* Anticipated delivery date - 10/06/2025**

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

***Resident Business:* No**

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

**36-M. MAINTENANCE CONTRACT
*State Police***

Contract ID: Total Facilities Maintenance Services - Pikesville Forensic Laboratory;
W00R5600032, CTR023586
ADPICS No. 001B6600029

Contract Description: Total facilities maintenance services for Pikesville Forensic Laboratory in Pikesville.

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

Contract Term: 09/01/2025 - 08/31/2028 (w/two 1-year renewal options)

Amount: \$2,600,703.71 NTE (Base Term)
\$ 846,189.65 NTE (Renewal Option #1)
\$ 872,854.29 NTE (Renewal Option #2)
\$4,319,747.65 NTE Total

Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Yes

Performance Bond: No

Requesting Agency Remarks: Falcon Solutions, LLC; Severna Park, MD is a Community Service Provider, under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on May 29, 2025. Falcon Solutions, LLC has confirmed the contract price and accepted the terms and conditions. The supplies to support this contract will be purchased through the Blind Industries & Services of Maryland (BISM). Falcon Solutions, LLC is a certified MBE firm.



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36-M. MAINTENANCE CONTRACT (cont'd)

Fund Source: 100% General

Approp. Code: 0812

Resident Business: Yes

MD Tax Clearance: 25-1879-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

37-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.

A) As to items 1 through 5, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.

B) As to items 6 through 14, 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. Note that as to Items 8,10 and 13, the unrestricted lot will be a building envelope that will not be subdivided from the farm.

C) As to items 15 through 19, the Grantor is waiving the right to request any additional lots.



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37-RP. REAL PROPERTY (cont'd)

| <u>Grantor</u> | <u>Property</u> | <u>Price</u> | | |
|-----------------------------------|-------------------|----------------------|------------------|--|
| <u>FAMILY LOTS</u> | | | | |
| <u>Anne Arundel County</u> | | | | |
| 1. Dean Garretson, Jr., et al. | 48.79 Acres | \$465,750.00 | | |
| 02-25-04 | Less 1 acre | \$9,745.76/acre | | |
| | Per Dwelling | | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) | |
| a. Peters (fee) | \$621,000.00 | \$20,783.97 | \$600,216.03 | |
| b. Campbell (fee) | \$564,000.00 | \$20,783.97 | \$564,000.00 | |
| Review Appraiser: Kelleher | | | | |
| <u>Baltimore County</u> | | | | |
| 2. Thomas Pierce | 42.5833 Acres | \$574,874.55 | | |
| 03-25-05 | | \$13,500.00/acre | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) | |
| a. Lefort (Staff) | \$830,000.00 | \$28,475.44 | \$801,524.56 | |
| b. Belinko (fee) | \$916,000.00 | \$28,475.44 | \$887,524.56 | |
| c. Cline (fee) | \$639,000.00 | \$28,475.44 | \$610,524.56 | |
| Review Appraiser: Lefort | | | | |
| <u>Harford County</u> | | | | |
| 3. Debra Schafer | 51.47 Acres | \$416,400.00 | | |
| 12-24-04 12-25-04 | Less 1 acre | \$8,250.45/acre | | |
| | Per Dwelling | | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) | |
| a. Kelleher (Staff) | \$555,200.00 | \$6,877.65 | \$548,322.35 | |
| b. Campbell (fee) | \$500,000.00 | \$6,877.65 | \$493,122.35 | |
| c. Cadell (fee) | \$641,000.00 | \$6,877.65 | \$634,122.35 | |
| Review Appraiser: Kelleher | | | | |
| 4. Jeffrey Schucker | 47.45 Acres | \$379,500.00 | | |
| 12-24-05 12-25-05 | Less 1 acre | \$8,170.08/acre | | |
| | Per Dwelling | | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) | |
| a. Campbell (fee) | \$506,000.00 | \$1,516.29 | \$504,483.71 | |
| b. Cadell (fee) | \$562,000.00 | \$1,516.29 | \$560,483.71 | |
| Review Appraiser: Lefort | | | | |



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37-RP. REAL PROPERTY (cont'd)

Washington County

| | | | |
|-------------------------|-------------------|----------------------|------------------|
| 5. M&B DeBaugh | 165.57 Acres | \$1,234,500.00 | |
| 21-25-01 | Less 1 acre | \$7,501.37/acre | |
| | Per Dwelling | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Bowers (fee) | \$1,646,000.00 | \$163,693.74 | \$1,482,306.26 |
| b. Cline (fee) | \$1,810,000.00 | \$163,693.74 | \$1,646,306.26 |
| Review Appraiser: Enger | | | |

UNRESTRICTED LOTS

Baltimore County

| | | | |
|--------------------------|-------------------|----------------------|------------------|
| 6. E&B Laudenklos | 23.8 Acres | \$309,400.00 | |
| 03-24-03 | | \$13,000.00/acre | |
| 03-25-03 | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Belinko (fee) | \$547,000.00 | \$19,916.47 | \$527,083.53 |
| b. Cline (fee) | \$500,000.00 | \$19,916.47 | \$480,083.53 |
| Review Appraiser: Lefort | | | |

See next page for
Record Correction
Letter dated 1/13/26

Dorchester County

| | | | |
|--------------------------|-------------------|----------------------|------------------|
| 7. J&M Harper | 74.7 Acres | \$336,150.00 | |
| 09-25-05 | | \$4,500.00/acre | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Cadell (fee) | \$598,000.00 | \$112,548.25 | \$485,451.75 |
| b. Dees (fee) | \$596,000.00 | \$112,548.25 | \$483,451.75 |
| Review Appraiser: Lefort | | | |

Kent County

| | | | |
|---------------------------------|-------------------|----------------------|------------------|
| 8. Owings & Sons Business Trust | 107.684 Acres | \$710,014.00 | |
| 14-25-07 | | \$6,593.50/acre | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Peters (fee) | \$1,508,000.00 | \$150,744.98 | \$1,357,255.02 |
| b. Cadell (fee) | \$1,615,000.00 | \$150,744.98 | \$1,464,255.02 |
| Review Appraiser: Andrews | | | |



Maryland Department of Agriculture

Office of the Secretary
Wes Moore, Governor
Aruna Miller, Lt. Governor
Kevin M. Atticks, Secretary
Steven A. Connelly, Deputy Secretary

Maryland Agricultural Land Preservation Foundation

Agriculture | Maryland's Leading Industry
mda.maryland.gov

The Wayne A. Cavley, Jr. Building
50 Harry S Truman Parkway
Annapolis, Maryland 21401

410-841-5860 Baltimore/Washington
410-841-5846 Fax

January 13, 2026

Accepted 1/13/2026- JTG

John Gontrum (signature)

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

Dear Mr. Gontrum:

This is to advise you of the following change to the August 6, 2025, Board of Public Works Action Agenda Item #37-RP previously approved by the Board of Public Works.

FROM:

FAMILY LOTS

Harford County

Table with 4 columns: Item, Acres, Agricultural Value, Easement Value. Includes rows for Debra Schafer (12-24-04) and sub-items a, b, c.

TO:

Table with 4 columns: Item, Acres, Agricultural Value, Easement Value. Includes rows for Debra Schafer (12-25-04) and sub-items a, b, c.

FROM:

FAMILY LOTS

Harford County

Table with 3 columns: Item, Acres, Agricultural Value. Includes rows for Jeffrey Schucker (12-24-05).

| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
|-------------------|-------------------|----------------------|------------------|
| a. Campbell (fee) | \$506,000.00 | \$1,516.29 | \$504,483.71 |
| b. Cadell (fee) | \$562,000.00 | \$1,516.29 | \$560,483.71 |

Review Appraiser: Lefort

TO:

| 4. Jeffrey Schucker | 47.45 Acres | \$379,500.00 | |
|---------------------|-------------------|----------------------|------------------|
| 12-25-05 | Less 1 acre | \$8,170.08/acre | |
| | Per Dwelling | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Campbell (fee) | \$506,000.00 | \$1,516.29 | \$504,483.71 |
| b. Cadell (fee) | \$562,000.00 | \$1,516.29 | \$560,483.71 |

Review Appraiser: Lefort

FROM:

UNRESTRICTED LOTS

Baltimore County

| 6. E&B Laudenklos | 23.8 Acres | \$309,400.00 | |
|-------------------|-------------------|----------------------|------------------|
| 03-24-03 | | \$13,000.00/acre | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Belinko (fee) | \$547,000.00 | \$19,916.47 | \$527,083.53 |
| b. Cline (fee) | \$500,000.00 | \$19,916.47 | \$480,083.53 |

Review Appraiser: Lefort

TO:

| 6. E&B Laudenklos | 23.8 Acres | \$309,400.00 | |
|-------------------|-------------------|----------------------|------------------|
| 03-25-03 | | \$13,000.00/acre | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Belinko (fee) | \$547,000.00 | \$19,916.47 | \$527,083.53 |
| b. Cline (fee) | \$500,000.00 | \$19,916.47 | \$480,083.53 |

Review Appraiser: Lefort

REASON: Clerical Error: Due to a scrivener's error, the file numbers for each of these were incorrect.

Regards,

Michelle Cable
MALPF Executive Director



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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37-RP. REAL PROPERTY (cont'd)

Queen Anne's County

| | | | |
|--|-------------------|----------------------|------------------|
| 9. D &D Patchett | 189.8 Acres* | \$341,862.90 | |
| 17-25-02 | Less 1 acre | \$4,300.00/acre | |
| | Per dwelling | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Belinko (fee) | \$2,417,000.00 | \$77,147.62 | \$2,339,852.38 |
| b. Cadell (fee) | \$2,360,000.00 | \$77,147.62 | \$2,282,852.38 |
| Review Appraiser: Andrews | | | |
| <i>*189.8 acres will be encumbered by the MALPF Easement, but 109.297 acres are already protected by prior restrictions and thus payment will only be made upon 79.503 acres after also subtracting 1 acre for 1 dwelling.</i> | | | |
| 10. Sheubrooks Trust | 50.00 Acres | \$230,000.00 | |
| 17-25-07 | | \$4,600.00/acre | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Belinko (fee) | \$650,000.00 | \$48,787.87 | \$601,212.13 |
| b. Cadell (fee) | \$645,000.00 | \$48,787.87 | \$596,212.13 |
| Review Appraiser: Andrews | | | |
| 11. J & G Schillinger | 134.7 Acres | \$942,900.00 | |
| 17-25-11 | | \$7,000.00/acre | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Cadell (fee) | \$1,818,000.00 | \$165,338.30 | \$1,652,661.70 |
| b. Belinko (fee) | \$2,021,000.00 | \$165,338.30 | \$1,855,661.70 |
| Review Appraiser: Andrews | | | |
| 12. J & G Schillinger | 97.17 Acres | \$388,680.00 | |
| 17-25-12 | | \$4,000.00/acre | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Cadell (fee) | \$1,185,000.00 | \$108,124.38 | \$1,076,875.62 |
| b. Belinko (fee) | \$1,360,000.00 | \$108,124.38 | \$1,251,875.62 |
| Review Appraiser: Andrews | | | |



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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37-RP. REAL PROPERTY (cont'd)

Somerset County

| | | | |
|--------------------------|-------------------|----------------------|------------------|
| 13. P & P Renshaw | 50.238 Acres | \$200,952.00 | |
| 19-25-10 | | \$4,000.00/acre | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Cadell (fee) | \$377,000.00 | \$53,948.67 | \$323,051.33 |
| b. Dees (fee) | \$301,000.00 | \$53,948.67 | \$247,051.33 |
| Review Appraiser: Lefort | | | |

Worcester County

| | | | |
|--------------------------|-------------------|----------------------|------------------|
| 14. Percy Maddux | 130.02 Acres | \$387,060.00 | |
| 23-25-02 | Less 1 acre | \$3,000.00/acre | |
| | Per dwelling | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Cadell (fee) | \$632,000.00 | \$90,177.26 | \$541,822.74 |
| b. Dees (fee) | \$598,000.00 | \$90,177.26 | \$507,822.74 |
| Review Appraiser: Lefort | | | |

LOT WAIVER

Charles County

| | | | |
|-------------------------|-------------------|----------------------|------------------|
| 15. Mausen Homes, LLC | 101.651 Acres* | \$369,750.00 | |
| 08-25-06 | Less 1 Acre | \$3,748.06/acre | |
| | Per Dwelling | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Cline (fee) | \$503,000.00 | \$37,230.68 | \$465,769.32 |
| b. Belinko (fee) | \$554,000.00 | \$37,230.68 | \$516,769.32 |
| Review Appraiser: Enger | | | |

**101.651 acres will be encumbered by the MALPF Easement, but 2 acres are reserved for a non-subdividable building envelope and thus payment will only be made upon 98.651 acres after also subtracting 1 acre for 1 dwelling.*

| | | | |
|--------------------------|-------------------|----------------------|------------------|
| 16. T. Moorehead, et al. | 57.62 Acres | \$191,250.00 | |
| 08-25-07 | Less 1 Acre | \$3,377.78/acre | |
| | Per Dwelling | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Cline (fee) | \$255,000.00 | \$40,262.99 | \$214,737.01 |
| b. Belinko (fee) | \$311,000.00 | \$40,262.99 | \$270,737.01 |
| Review Appraiser: Enger | | | |



DEPARTMENT OF GENERAL SERVICES
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37-RP. REAL PROPERTY (cont'd)

Harford County

| | | | |
|----------------------------|-------------------|----------------------|------------------|
| 17. W & S Ritzel | 14.54 Acres | \$111,750.00 | |
| 12-25-03 | Less 1 Acre | \$8,253.32/acre | |
| | Per Dwelling | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Kelleher (Staff) | \$149,000.00 | \$7,408.67 | \$141,591.33 |
| b. Campbell (fee) | \$123,000.00 | \$7,408.67 | \$115,591.33 |
| c. Cadell (fee) | \$237,000.00 | \$7,408.67 | \$229,591.33 |
| Review Appraiser: Kelleher | | | |

Somerset County

| | | | |
|--------------------------|-------------------|----------------------|------------------|
| 18. Bunting Trust | 118.37 Acres | \$337,500.00 | |
| 19-25-01 | | \$2,851.23/acre | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Dees (fee) | \$450,000.00 | \$81,088.00 | \$368,912.00 |
| b. Cadell (fee) | \$438,000.00 | \$81,088.00 | \$356,912.00 |
| Review Appraiser: Lefort | | | |

Washington County

| | | | |
|-------------------------|-------------------|----------------------|------------------|
| 19. G&D Hendershot | 168.75 Acres | \$1,069,500.00 | |
| 21-25-04 | Less 1 acre | \$6,375.56/acre | |
| | Per dwelling | | |
| | (Appraised Value) | (Agricultural Value) | (Easement Value) |
| a. Enger (Staff) | \$1,426,000.00 | \$163,485.84 | \$1,262,514.16 |
| b. Cline (fee) | \$1,007,000.00 | \$163,485.84 | \$843,514.16 |
| c. Bowers (fee) | \$1,678,000.00 | \$163,485.84 | \$1,514,514.16 |
| Review Appraiser: Enger | | | |



**DEPARTMENT OF GENERAL SERVICES
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37-RP. REAL PROPERTY (cont'd)

| | | |
|---------------------|------------|-----------------------|
| <i>Fund Source:</i> | 10460/1481 | <u>\$8,997,793.45</u> |
| <i>Total:</i> | | \$8,997,793.45 |

Total Acres (TA): **1,674.9063**

TA Less Unpaid Acres and Dwellings: **1,553.6093**

Average Price per Paid Acre: **\$5,791.54**

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*

**38-RP. REAL PROPERTY
*Department of Juvenile Services***

Recommendation: Declare property surplus

Property: 11.18 acres located at 375 Red Clay Drive, Laurel, MD 20724

Grantor: The State of Maryland to the use of the Department of Juvenile Services (formerly the State Department of Public Welfare)

Background: Approval is requested to declare surplus the closed Thomas J. S. Waxter Center located in Laurel, Anne Arundel County, MD 20724. The Waxter Center was closed in January, 2022. Anne Arundel County has expressed interest in acquiring a +/- 1.2 acre portion of the property to cure a small encroachment and has expressed interest in acquiring the balance of the property at a later date.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20220525-0394**. It is recommended to declare the Thomas J. S. Waxter Children's Center, a former youth detention center located at 375 Red Clay Road, Laurel, Maryland 20724 surplus to the needs of the State, upon consideration of the Maryland Department of the Environment's qualifying comments. Anne Arundel County expressed an interest in acquiring a portion of the property.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



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

**39-RP. REAL PROPERTY
*Department of Natural Resources***

Recommendation: Transfer property to St. Mary's County

Prior Board Approval: DGS Item 29-RP dated 12/18/2024

Property: +/- 118,270 sq. ft or 2.715 acres located in St. Mary's County, consisting of Camp Cosoma Road, St. Mary's River State Park in Leonardtown, MD 21401

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

Grantee: St. Mary's County, Maryland

Background: Approval is requested to approve the transfer of a 2.715 acre property located on Camp Cosoma Road from Redbud Road to just beyond Allen Owens Way, including the road right-of-way. The transfer will provide the County Government the ability and responsibility to manage and maintain the road and road right-of-way, enhance access for County residents of Camp Cosoma Road, and provide other necessary services to such residences. It relieves DNR of the responsibility for road management and maintenance.

Consideration: \$1.00

Appraised Value: Thomas A. Weigand – Fee Appraiser – 7-18-2023 - \$29,865
(Recommended)

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20240508-0324**. It is recommended to declare Camp Cosoma Road (from Redbud Drive to just beyond Allen Owens Way) including the Department of Natural Resources (DNR) right of way surplus to the needs of the State, contingent upon consideration of the Maryland Department of the Environment's qualifying comments, to shift road management, maintenance and repairs from the DNR to St. Mary's County. St. Mary's County expressed interest in acquiring the property; a letter from the county is enclosed.



DEPARTMENT OF GENERAL SERVICES
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39-RP. REAL PROPERTY (cont'd)

Legislative Notification: January 27, 2025

Authority: State Finance & Procurement 10-305 (a) (2) and (b) (2) (ii)

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
August 6, 2025**



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

**40-LL. LANDLORD LEASE
*RETROACTIVE – Department of Planning/Maryland Historical Trust***

Recommendation:

1. Ratify the real property lease previously entered into by the Maryland Historical Trust (MHT) as lessor of properties located at the Jefferson Patterson Park Museum property (JPPM); and
2. **Retroactively** approve the below prior lease term; and
3. **Retroactively** approve the prior rental fees received by MHT totaling \$7,000 through August 1, 2025.

Prior Board Action: N/A

Tenant: Patuxent Environmental and Aquatic Research Laboratory
9975 Mackall Road, St. Leonard, MD 20685

Property Location: Jefferson Patterson Park Museum property (JPPM)
9975 Mackall Road, St. Leonard, MD 20685, also known as
Building No. 016 (King’s Reach House)

Space Type: Residential

Lease Type: New/Residential

This Term: 05/15/2025 - 08/01/2025

Annual Rent (Year 1): \$7,000

Full Term Rent Value: \$7,000

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** N/A

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes



**DEPARTMENT OF GENERAL SERVICES
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40-LL. LANDLORD LEASE (cont'd)

Background: The Jefferson Patterson Park & Museum (JPPM) was established following a conveyance from Mary Marvin Breckinridge Patterson to the State of Maryland by deed executed by BPW on behalf of the State dated June 16, 1983. The conveyance, consisting of 512 acres located along the Patuxent River in St. Leonard, was made subject to a Trust Agreement of the same date that provides that the 512-acre property shall “be administered by [MHT] for the benefit of the citizens of the State of Maryland and for the purpose of establishing the Jefferson Patterson Historic Park and Museum”. The Trust Agreement further states that the property shall be used for the purpose of “maintaining, preserving, and promoting interest in historical, archaeological, agricultural, cultural, scenic and environmental significance,” including “recreational use”. Since 1983, JPPM’s acreage has expanded to approximately 560 acres through five separate acquisitions of contiguous properties between 1986 – 2002. JPPM’s lease portfolio currently includes nine (9) properties: five (5) residential properties, two (2) storage facilities, and one (1) agricultural property (125 acres of farmland). At this time, BPW approval is sought for lease considerations for one (1) residential property.

As required by the Trust Agreement, all rental income generated by JPPM’s leasing activities is used to support JPPM’s public mission including: salaries of contractual employees who perform educational programming at the Park, costs related to providing educational programming, and facilities maintenance.

Remarks: This retroactive lease occurred due to the extraordinary time demands placed upon the Morgan State University and JPPM teams and their respective needs to address issues associated with the federal budget cuts implemented earlier this year. The retroactive lease was necessary to provide an ongoing revenue stream for the maintenance of the JPPM properties and to assist Morgan State University's Patuxent Environmental and Aquatic Research Center (PEARL) with housing for their summer interns.

DGS has previously informed MHT of the importance of submitting leases earlier to DGS to avoid retroactive requests. The JPPM leases are managed and signed off for legal form and sufficiency by MHT and are not in the portfolio of leases overseen by DGS. To provide a greater level of support, DGS will schedule a meeting with MHT and will extend an offer to send future reminders for their expiring leases.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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40-LL. LANDLORD LEASE (cont'd)

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.

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
August 6, 2025**



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

**41-LT. TENANT LEASE
*Department of Human Services***

Recommendation: Approve lease renewal

Prior Board Action: DGS 47-LT-OPT, 10/06/2021

Landlord: Jemal's 425 Brightseat, LLC, 665 New York Avenue,
NW, Ste 830, Washington, DC 20001

Property Location: 425 Brightseat Rd, Landover, MD 20785

Space Type: Office (45,000 sq. ft.)

Lease Type: Renewal (*Continued Use*)

This Term: 09/01/2025 - 08/31/2035 (w/ standard 6 month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 09/01/2035 - 08/31/2040

Annual Rent: \$1,012,500 ***Square Foot Rate:*** \$22.50
Estimated Full Term Rent Value: \$11,086,650

Fund Source: 43% General Funds, 57% Federal Funds ***Appropriation Code:*** PCA G0010

Utilities/Custodial Responsibility: Lessor / Lessor

Termination for Convenience Clause: Yes - modified to permit termination after year five,
with 3 months of notice required

*Utility expenses will be paid as cost increases over a base year.

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

Remarks: The agency has occupied this location since 2010 as a full-service office committed to providing family-centered services to children and families in an effort to achieve well-being through ensuring self-sufficiency, support, safety, and permanency. A modification to the termination for convenience provision has been recommended due to the landlord's lender being unable to provide financing for the project. This lease will escalate at 2% annually.



DEPARTMENT OF GENERAL SERVICES
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41-LT. TENANT LEASE (cont'd)

Climate / Sustainability: Energy efficiency improvements for this lease include the continued use of LED lighting and exit signs, replacing HVAC units exceeding 15 years of age, and installation of passive dual-technology motion sensors.

Resident Business: Yes

MD Tax Clearance: 25-0339-0000

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
August 6, 2025**



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

**42-LT. TENANT LEASE
*Department of Disabilities (Headquarters)***

Recommendation: Approve a five (5) year renewal lease

Prior Board Action: DGS 16-LT-MOD, 10/16/2019

Lessee: Maryland Department of Disabilities

Lessor: Redwood Tower Limited Partnership & Carlyle Revolution, LLC.
565 Taxter Road, Suite #301 Elmsford, NY 10523

Property Location: 217 E. Redwood Street, Suite #1300
Baltimore, MD 21202

Space Type: Office w/ client interaction (5,738 NUSF)

Lease Type: Renewal (*continued use*)

Term: 09/01/2025 - 08/31/2030 (w/ standard 6-month hold-over)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 09/01/2030 - 08/31/2035

Annual Rent: \$130,539.50 ***Square Foot Rate:*** \$22.75/ NUSF

Estimated Full Term Rent Value: \$686,150.04

Fund Source: 100% General Funds

Appropriation Code: MDOD HQ 1301 11000

Utilities/Custodial Responsibility: Lessor / Lessor

Termination for Convenience Clause: Yes

*Utility and Custodial expenses will be paid as cost increases over a base year.

Procurement Method: Sole Source
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual §6-605 E



**DEPARTMENT OF GENERAL SERVICES
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42-LT. TENANT LEASE (cont'd)

Remarks: The Department of Disabilities has been leasing this office space since 2014 to advance and advocate for the rights and interests of people with disabilities. The rent for this lease will escalate by 2.5% annually.

Climate/Sustainability: Energy efficiency improvements include replacing all lights with LED fixtures / lamps, installing LED exit signs and emergency lights, ensuring digital programmable thermostats, and setting temperatures to meet State standards. Additionally, the HVAC system will be balanced by a third party

Resident Business: Foreign

MD Tax Clearance: 24-5207-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



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

43-LT-MOD. TENANT LEASE MODIFICATION
Department of State Police

Recommendation: Approve a Supplemental Lease Agreement to renew the existing lease and expand the current location by 2,101 sf

Prior Board Action: DGS 76-LT, 01/08/2020

Lessor: Arundel Overlook Lot 3, LLC,
2560 Lord Baltimore Dr, Baltimore, MD 21244

Property Location: 1523 Signature Dr, Hanover, MD 21076

Space Type: Office (an increase of 2,101 sq. ft. for a total of 32,488 sq. ft.)

Lease Type: Amendment

Original Term: 10/01/2020 – 09/30/2030 (10 years) (w/ 6-month hold-over)

Modified Term: 10/01/2020 – 12/31/2035 (15 years and 3 months) (w/ 6-month hold-over)

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** 01/01/2036-12/31/2040

Modified Annual Rent: \$1,052,611.20 **Square Foot Rate:** \$32.40/SF

Estimated Rent Value 10/01/2020 - 12/31/2025: \$4,509,126.93

Estimated Rent Value 01/01/2026 - 12/31/2035: \$12,420,243.62

Fund Source: 100% General Funds

Appropriation Code: PCA 31171

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes - modified to permit termination after year five, with 9 months of notice required

*Utility expenses will be paid as a direct cost procured by the State.

Original Procurement Method: Sole Source
See COMAR 21.05.05.02(D); DGS Space Mgmt Manual ¶ 6-605 DD



DEPARTMENT OF GENERAL SERVICES
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43-LT-MOD. TENANT LEASE MODIFICATION (cont'd)

Remarks: The agency has occupied this location since 2020. The Department of State Police uses this space as a specialized administrative operations command center, built to support all units within the Criminal Enforcement Division of the Criminal Investigation Bureau. The agency is expanding its current footprint to incorporate an additional suite and reconfiguring the layout of the existing space. The term of the lease is also being modified and extended by an additional five years and three months, with the new rental rate commencing on January 1, 2026. A modification to the termination for convenience provision has been recommended due to the landlord's lender being unable to provide financing for the project. This lease will escalate 3% annually.

Climate / Sustainability: Energy efficiency improvements in the expansion promises for this lease include LED lighting and exit signs, as well as passive dual-technology motion sensors.

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
August 6, 2025**



SUPPLEMENTAL

REVISED

*Contact: Jenna Meinel 410-767-0008
jenna.meinel@maryland.gov*

**44-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Education***

Contract ID: Maryland Accountability and Reporting System (MARS);
ADPICS No.: COL08950

Contract Approved: DGS 20-IT, 01/04/2023

Contract Description: The State of Maryland, federal legislation, and the General Assembly routinely place additional demands on MSDE to increase effective participation in the Nutrition Food Programs. The MARS Intranet site allows MSDE staff to approve applications and claims, research contact information, and send template emails from within MARS. The MARS Internet Portal allows all customers to maintain agency, program, and site applications and agency claims using the internet. This task order is for maintenance of the intranet site.

Modification Description: Extend the contract as a result of the Maryland State Board of Contract Appeals (MSBCA) protest decision.

Award: Canton Group LLC; Baltimore, MD (MBE, SBE)

Original Contract Term: 01/05/2023 - 01/04/2024

Modification Term: 08/08/2025 - 06/30/2026

Original Contract Amount: \$2,028,347.58

Modification Amount: \$2,500,000.00

Prior Options/Mods: \$0 (Mod #1: Extension 01/4/2024- 04/05/2024. Delegated Authority - MSDE - 01/05/2024).
\$50,000.00 (Mod #2: Extension 04/06/2024 - 05/01/2024. Delegated Authority - MSDE - 02/28/2024).
\$1,421,955.00 (Mod # 3: Extension 05/02/2024 - 10/31/2024 DGS 25-IT 05/01/2024)
\$50,000 (Mod #4: Extension 11/01/2024 - 11/20/2024. Delegated Authority - MSDE - 10/31/2024).
\$1,845,940.00 (Mod #5: Extension 11/21/2024 - 06/30/2025 DGS 30-IT 11/20/2024).
\$50,000 .00 (Mod #6, Extension 7/1/2025 – 8/7/2025. Delegated Authority - MSDE - 06/30/2025).

Total Contract Amount: \$5,396,292.58

