

BOARD OF PUBLIC WORKS
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DECEMBER 17, 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
December 17, 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 six individual grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$175,460

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
Carroll	Mehrl C. Adkins, Jr.	MP-2026-2267	\$65,100
	Robert Francis Bowers, IV	MP-2026-2268	\$44,800
Dorchester	Ngunzacung Zathang	NW-2026-2304-B	\$57,260
Frederick	Dialed In Dairy	MP-2026-2234	\$6,700
Queen Anne's	Alice M. Kirby	AT-2026-2236	\$600
	William B. Sharp	AT-2026-2266-P	\$1,000

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WITHDRAWN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
December 17, 2025**



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

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

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

Amount: \$6,386.40

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

County	Recipient	Agreement #	Amount
Washington	John R. Hoffman	UP-2025-2718	\$1,000.00
		UP-2025-2726	\$4,260.80
		UP-2025-2731	\$1,125.60

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

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

BOARD OF PUBLIC WORKS

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

Recommendation: That the Board of Public Works approve reverting the balances on 21 completed or canceled projects under the Maryland Agricultural Cost-Share Program.

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

Amount: \$317,276.71

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

County	Recipient	Agreement #	Amount	Status
Baltimore	Whitelyn Farms, Inc.	AT-2024-2248	\$2,100.00	Canceled
Carroll	Daniel W. Green	MP-2024-2308	\$7,101.62	Completed
		MP-2024-2312	\$16,300.00	Completed
	Evan Z. Staley	MP-2024-2094	\$3,593.15	Completed
	Mark G. Harman	MP-2024-2042	\$24,600.00	Canceled
	Michael J. Johnson	MP-2024-2025-C	\$56,899.86	Completed
		MP-2024-2026	\$1,037.76	Completed
	Timothy L. Hatfield	RS-2024-2145	\$14,200.00	Canceled
		RS-2024-2161	\$34,600.00	Canceled
Tumbleweed Express, Inc.	RS-2024-2699-P	\$2,667.75	Completed	
Frederick	Dialed In Dairy	MP-2024-2763	\$6,700.00	Canceled
	Little Creek Farm LLC	MP-2024-2737-C	\$81,884.19	Completed
	New Design Acres LLC	MP-2024-2166	\$1,407.36	Completed
Garrett	Rolling Vale Farms, Inc.	AT-2024-2734	\$15,518.32	Completed
Harford	Molly Hill Farms LLC	AT-2024-2058-R	\$824.05	Completed

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3. DEPARTMENT OF AGRICULTURE (cont'd)

County	Recipient	Agreement #	Amount	Status
Howard	Ricky Melvin Bauer	RS-2024-2615-C	\$14,654.78	Completed
Kent	Jo Anne H. Shellman	CH-2024-2305	\$4,800.00	Canceled
	Robert G. Eliason	AT-2024-2132	\$5,609.72	Completed
		AT-2024-2133	\$1,576.20	Completed
Prince George's	Chantal N. Brooks	PA-2024-2035	\$6,601.95	Completed
Talbot	Lewis H. Smith, Jr.	CR-2024-2756	\$14,600.00	Canceled

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

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Contact: David Bohannon 410-260-7335
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4. **BOARD OF PUBLIC WORKS**

Grant: Baltimore City Department of Recreation and Parks – Fiscal Year 2026

Recommendation: That the Board of Public Works:

- (1) Enter into a grant agreement between the State and the Mayor and City Council of Baltimore, acting through the Baltimore City Department of Recreation and Parks, to support Team Melo’s developmental basketball opportunities for young scholars;
- (2) Allow the grantee to self-insure grant funded property as may be required under Paragraph 24 of the grant agreement; and
- (3) Disburse FY 2026 operating grant funds to the grantee.

Amount: \$40,000 to be disbursed a lump sum upon Board approval.

Fund Source: State General Fund (D05E01.10)
Budget Bill, Chapter 602 (2025 Laws of Maryland)

Remarks: This is a new operating budget grant to the Baltimore City Department of Recreation and Parks to support Team Melo’s developmental basketball opportunities for young scholars.

The grant agreement was approved by the Baltimore City Board of Estimates at its December 3, 2025 meeting.

Paragraph 15 *Indemnification* of the grant agreement is modified from the standard operating grant agreement to include standard language from the capital grant agreement template for use with local government entities.

Paragraph 24 *Insurance* of the grant agreement requires a grantee to obtain insurance for certain real or personal property acquired with grant funds, but permits the Board of Public Works to allow the grantee to self-insure such property.

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Contact: David Bohannon 410-260-7335
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5. **BOARD OF PUBLIC WORKS**

***Grant: Baltimore City Mayor's Office of Art, Culture, & Entertainment –
Fiscal Year 2026***

Recommendation: That the Board of Public Works:
(1) Enter into a grant agreement between the State and the Mayor and City Council of Baltimore, acting through the Mayor's Office of Art, Culture & Entertainment, and
(2) Disburse FY 2026 operating grant funds to the grantee.

Amount: \$326,456 to be disbursed in a lump sum.

Fund Source: State General Fund (D05E01.10)
Budget Bill, Chapter 602 (2025 Laws of Maryland)

Remarks: This is a new grant to the Baltimore City Mayor's Office of Art, Culture & Entertainment for the Artscape Festival.

The grant agreement was approved by the Baltimore City Board of Estimates at its October 15, 2025 meeting.

Paragraph 15 *Indemnification* of the grant agreement is modified from the standard operating grant agreement to include standard language from the capital grant agreement template for use with local government entities.

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

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

Department of General Services October 2025

Authority: COMAR 21.02.01.05

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

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Contact: Bill Morgante 410-260-7791
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7. **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.

KENT COUNTY

25-0634 **FREDERICK T. LOHR** – To protect and stabilize an eroding shoreline by constructing a stone revetment.
Chestertown, Fairlee Creek
Special conditions: Time of year restriction.

TALBOT COUNTY

23-1110 **GRACE CREEK FARM LLC** – To restore and stabilize eroding shoreline and create intertidal and marsh habitat by constructing a sand containment sill, filling and grading with sand, planting marsh vegetation, and installing reef balls.
Bozman, Leadenham Creek
Special conditions: Time of year restrictions. Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, and constructing vents.
Submerged Aquatic Vegetation (SAV) Removed: 20,473 square feet (0.47 acre)
Wetlands Created: 49,223 square feet (1.13 acres)

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

25-0387 *NEAL E. SULLIVAN* – To reduce shoreline erosion and provide navigable access by constructing a sand containment sill, filling and grading with sand, planting marsh vegetation, removing an existing pier, constructing a timber pier with an “L” shaped platform, finger piers, boatlifts with associated piles, PWC lifts with associated piles, and mooring piles.

Saint Michaels, San Domingo Creek

Special conditions: Time of year restriction. Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, constructing vents, excavated material disposal, and removing an existing pier and associated structures. Restrictions on number of pier slips, lifts, or hoists, total platform area size, and attaching accessory platforms to existing or proposed boat lifts.

Submerged Aquatic Vegetation (SAV) Removed: 7,270 square feet (0.17 acre)

Wetlands Created: 8,000 square feet (0.18 acre)

25-0404 *GRACE CREEK FARM LLC* – To reduce shoreline erosion by constructing low-profile containment sills, backfilling and grading with sand, planting native marsh grasses, and placing oyster reef balls.

Bozman, Leadenham Creek & Grace Creek

Special conditions: Time of year restrictions. Requirements for notifying oyster leaseholders prior to construction, constructing vents, excavated material disposal, acceptance of marsh maintenance plan, and marsh establishment area. Restrictions on disturbing Oyster Leases corner markers.

Submerged Aquatic Vegetation (SAV) Removed: 10,454.4 square feet (0.24 acre)

Wetlands Created: 11,325.6 square feet (0.26 acre)

25-0460 *JAMES TURRELL* – To maintain navigable access by mechanically maintenance dredging an irregularly shaped area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Oxford, Town Creek

Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, maintenance dredging, staking of the dredged area, post dredge bathymetric survey, and obtaining Maryland State Programmatic General Permit (MDSPGP) under the Category A limits.

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Contact: Bill Morgante 410-260-7791
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8. **BOARD OF PUBLIC WORKS**
***Wetlands License - #19-0565 – Suicide Bridge Restaurant
Compensation***

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

1. Grant a wetlands license for a project involving installation of a force main by horizontally directionally drilling under 1,094 linear feet of State Tidal Wetlands; and
2. Assess annual compensation of \$2,735.00 to be deposited into the MDE Wetlands and Waterways Program Fund.

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

- Application received May 13, 2019
- Comment period closed October 1, 2019 & June 1, 2024
- MDE Report and Recommendation received November 24, 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 install a force main under 1,094 linear feet of State Tidal Wetlands. The Wetlands Administrator recommends annual compensation of \$2,735.00 calculated as follows:

1,094 linear feet x \$2.50 per linear foot* of tidal wetland impact = \$2,735.00

*COMAR 23.02.04.15.D(3)(a)

DORCHESTER COUNTY

19-0565 *SUICIDE BRIDGE RESTAURANT* – To connect the Suicide Bridge Restaurant to the wastewater treatment plant operated by the Town of Secretary by horizontally directionally drilling under State tidal wetlands, placing a sewer force main within a conduit, and providing compensation for impacts to State tidal wetlands.
Hurlock & Secretary, Cabin Creek & Warwick River
Special conditions: Time of year restriction. Requirements for annual fee for cables crossing State tidal wetlands, following guidelines set forth in Horizontal Direction Drill (HDD) Good Practices Guidelines 4th Edition, contacting United States Coast Guard, Fifth Coast Guard District, completing and returning frac-out Contingency Plan, providing an Independent Environmental Monitor,

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8. **BOARD OF PUBLIC WORKS** (cont'd)
*Wetlands License - #19-0565 – Suicide Bridge Restaurant
Compensation*

DORCHESTER COUNTY
19-0565 *SUICIDE BRIDGE RESTAURANT*

Special conditions (cont'd):

Monitor responsibilities, providing pre-construction bottom elevations, restoring disturbed tidal wetlands, pre- and post-construction well yield and water quality testing, providing geotechnical data, pre-construction meeting, protocol in event of a frac-out, sealing abandoned drill holes, drilling fluids, if an inadvertent release of drilling fluid or a pollution event occurs, if the Licensee transfers ownership of this pipeline, and evaluating geotechnical data. Restrictions on discharging runoff.

BOARD OF PUBLIC WORKS

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**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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*Contact: Bill Morgante 410-260-7791
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**9. BOARD OF PUBLIC WORKS
*Wetlands License -- #25-0157 – Brian Clark
Mitigation***

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

1. Grant a tidal wetlands license to construct a timber pier with a platform, a finger pier, mooring piles, dredge an area, and
2. Require mitigation in the amount of \$2,966.31 for impacts to shallow water habitat resulting from dredging.

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

- Application received February 14, 2025
- Public comment period ended September 1, 2025
- MDE Report and Recommendation November 5, 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: Dredging an area will result in permanent impacts to 1,433 square feet of shallow water habitat. MDE recommends that the licensee mitigate for the 1,433 square feet of impact to shallow water habitat at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$2,966.31 into the MDE Tidal Wetlands Compensation Fund.

$$1,433 \text{ square feet} \times \$2.07^* \text{ per square foot} = \$2,966.31$$

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

ANNE ARUNDEL COUNTY

25-0157 BRIAN CLARK – To improve navigable access by constructing a timber pier with a “L” shaped platform, a finger pier, and mooring piles, dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Churchton, Carrs Creek

Special conditions: Time of year restriction. Requirements for dredge material transport and disposal, maintenance dredging, staking of the dredged area, post dredge bathymetric survey, and *payment into Tidal Wetland Compensation Fund prior to construction.*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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REVISED

Contact: Bill Morgante 410-260-7791
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10. BOARD OF PUBLIC WORKS

Wetlands License -- #24-1192 – Maryland Port Administration, James Island Restoration
[...]

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

1. Grant a tidal wetlands license to restore James Island for the beneficial use of protecting and restoring the island’s habitat, and
2. **Require a special condition to restore/create 1,097 acres of wetlands.**

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

- Application received November 27, 2024
- Public comment period ended August 15, 2025
- MDE Report and Recommendation November 24, 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.

Special Restoration Condition: Restoring James Island will require the construction of dikes, breakwaters, a bulkhead, piles, dolphins, a pier, and spillway, and will result in permanent impacts to 2,460 acres of bay bottom. MDE recommends that the licensee **replace the values and functions associated with the wetlands to be impacted** by restoring approximately 1,097 acres of wetlands and shoreline features including reefs and reef balls. (COMAR 23.02.04.11.B).

DORCHESTER COUNTY

24-1192 MARYLAND PORT ADMINISTRATION, JAMES ISLAND RESTORATION PROJECT - To restore the remote island habitat and to provide capacity for up to 95 million cubic yards of dredged material by constructing armored dikes, breakwaters, an offloading bulkhead with support piles, dolphins with steel piles and a pile cap, a personnel access pier with gangways and platforms, spillways, tidal inlet box culvert structures and weir structures. To hydraulically dredge areas, hydraulically or mechanically dredge unsuitable soil areas, and remove and place dredged material in a confined cell. To construct shoreline features and a buffer, collect seasonal exterior benthic and sediment samples, and perform geotechnical borings.

Dorchester County, Chesapeake Bay
Special conditions: Time of year restrictions. Requirements for dredged material sampling, installing, marking and maintaining dredged material pipelines, if Licensee does not obtain U.S. Coast Guard approval, submitting a revised

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REVISED

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

DORCHESTER COUNTY (cont'd)

#24-1192 MARYLAND PORT ADMINISTRATION, JAMES ISLAND
RESTORATION PROJECT

Special conditions (cont'd):

application and plans to MDE for a modification, design and construction of stone breakwaters, deploying marine turbidity curtains, constructing the stone toe dike, maintenance dredging, Habitat Development Workgroup, following enforceable state policies and management requirements, establishing marsh elevations, coordination with DNR, compliance with the Programmatic Agreement, developing and providing an Adaptive Management Plan (AMP), A Comprehensive Monitoring Plan, Inadvertent Breach Response Plan, providing As-built plans, Marsh Maintenance Plan, constructing marsh establishment area, monitoring water quality, radio communicator, submitting marsh monitoring reports, submitting annual project status, Time of Year Restriction Boundary Document, submitting final designs, submitting a modification request and final plans, providing finalized plans and a timeline for installation, and constructing nature-based transitional area and/or reef structures prior to dredge material placement. Restrictions on methods and limits of dredged material, discharge from spillway, and dredged sand.

Wetlands Created: 47,785,320 square feet (1,097 acres)

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Contact: Bill Morgante 410-260-7791
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11. **BOARD OF PUBLIC WORKS**

Wetlands License -- #24-1117 – Maryland Transportation Authority (MDTA) Office of Engineering & Construction Mitigation

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

1. Grant a tidal wetlands license to construct a revetment, dredge an area, construct segmented sand containment breakwaters, fill and grade, plant with marsh vegetation, and
2. Require mitigation for impacts to shallow water habitat by restoring 1,508 square feet of substrate with sand fill.

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

- Application received November 1, 2024
- Public comment period ended July 15, 2025
- MDE Report and Recommendation November 5, 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 stone revetment will result in permanent impacts to 1,508 square feet of shallow water habitat. MDE recommends that the licensee mitigate for the 1,508 square feet of impact to shallow water habitat at a 1:1 ratio (COMAR 23.02.04.11.B) by restoring 1,508 square feet of substrate with sand fill.

BALTIMORE COUNTY

24-1117 MARYLAND TRANSPORTATION AUTHORITY (MDTA) OFFICE OF ENGINEERING & CONSTRUCTION – To reduce shoreline erosion by constructing stone revetment, dredging an area, placing sand fill, constructing segmented sand containment breakwaters, filling and grading with sand, and planting marsh vegetation.

Baltimore, Bear Creek

Special conditions: Requirements for dredge material transport and disposal, submitting modification request, design and construction of revetment, marsh establishment area, signing and acceptance of marsh maintenance plan,

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11. **BOARD OF PUBLIC WORKS** (cont'd)
Wetlands License -- #24-1117 – Maryland Transportation Authority (MDTA) Office of Engineering & Construction Mitigation

BALTIMORE COUNTY (cont'd)
24-1117 MARYLAND TRANSPORTATION AUTHORITY (MDTA) OFFICE
OF ENGINEERING & CONSTRUCTION

Special conditions (cont'd):
constructing vents, mitigation, and mitigation site maintenance. Restrictions on use of asphalt rubble in revetment. *License provides no justification or assurance for future dredging.*
Wetlands Created: 26,074 square feet (0.60 acre)

BOARD OF PUBLIC WORKS

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

12. **BOARD OF PUBLIC WORKS**

***Wetlands License -- #25-0913EX – Brett Reeves & William Lawson
Revocation***

Recommendation: The Board of Public Works' Wetlands Administrator recommends that the Board revoke Emergency Tidal Wetlands License No. 25-0913EX issued on October 31, 2025, authorizing the placement of sandbags along approximately 175 linear feet of shoreline along the existing mean high water line (MHWL). After MDE staff conducted a site visit on November 13, 2025, to assist the property owner with the required submission of a Joint Permit Application, MDE staff observed that the sandbag placement (authorized by the Emergency License) were installed significantly landward of the MHWL, making the sandbag placement entirely outside of the State's tidal wetlands jurisdiction.

MDE: The Maryland Department of the Environment concurs with the the recommendation to revoke (November 19, 2025 letter).

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.*

ANNE ARUNDEL COUNTY

Original Approval: Emergency License issued October 31, 2025.

25-0913EX **BRETT REEVES & WILLIAM LAWSON** - To revoke Emergency License #25-0913EX issued on October 31, 2025, to temporarily protect existing infrastructure and the shoreline from erosion and by placing sandbags.

Huntingtown, Chesapeake Bay

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
bill.morgante@maryland.gov

13. BOARD OF PUBLIC WORKS

***Wetlands License -- #24-0158 – George W. Sarvinas
Revocation***

Recommendation: The Board of Public Works' Wetlands Administrator recommends that the Board revoke Tidal Wetlands License No. 24-0158 authorizing the mechanical dredging of an area. The purpose of this action is to revoke Tidal Wetlands License 24-0158 with its accompanying compensation because the licensee, George Sarvinas, 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.*

ANNE ARUNDEL

Original Approval: Secretary's Agenda, Item 6 (10/01/2025) 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 mechanically dredging an area; and (2) require mitigation in the amount of \$7,489.26 for impacts to shallow water habitat and submerged aquatic vegetation (SAV).

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

- Application received February 14, 2024
- Comment period closed June 15, 2025
- MDE Report and Recommendation received August 28, 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.

Mitigation: Mechanically dredging an area will result in permanent impacts to 1,206 square feet of shallow water habitat and SAV. MDE recommends that the licensee mitigate for the 1,206 square feet of impact to shallow water habitat and SAV at a 3:1 ratio (COMAR 23.02.04.11.B) by paying \$7,489.26 into the MDE Tidal Wetlands Compensation Fund calculated as follows:

$$1,206 \text{ square feet} \times 3 \text{ (3:1 ratio)} \times \$2.07 \text{ per square foot} = \$7,489.26$$

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

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

ANNE ARUNDEL COUNTY

24-0158 *GEORGE W. SARVINAS* – To improve navigable access by mechanically dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Arnold, Lake Placid

Special conditions: Time of year restrictions. Requirements for payment into Tidal Wetland Compensation Fund prior to construction, dredge material transport and disposal, maintenance dredging, staking of the dredged area, and post dredge bathymetric survey..

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contacts: Joseph Pulver 301-429-7629 joseph.pulver@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadlr@maryland.gov

14. **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 \$667.

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: Talana Holden & Gregory J. Burley
5001 Alhambra Ave. Baltimore MD 21212
\$667.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contacts: Joseph Pulver 301-429-7629 joseph.pulver@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadlr@maryland.gov

15. **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 \$6,639.

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: Edwards, Justin R
171 Orville Rd. Essex MD 21221
\$6,639.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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*Contacts: Carol Gilbert 410-209-5839 carol.gilbert@maryland.gov
Kevin Baynes 410-209-5823 kevin.baynes@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov*

**16. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
*Fiscal Year 2026 Baltimore Regional Neighborhood Initiative,
Business Façade Improvement Program, National Capital Strategic Economic
Development Fund and Seed Community Development Anchor Institution Projects***

Recommendation: The Department of Housing and Community Development recommends that the Board of Public Works approve 130 project grants for the Baltimore Regional Neighborhood Initiative, Business Façade Improvement Program, National Capital Strategic Economic Development Fund, and Seed Community Development Anchor Institution Fund for Fiscal Year 2026.

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

Awards: See Attachment A

\$9,780,000 - Baltimore Regional Neighborhood Initiative
\$8,700,000 - National Capital Strategic Economic Development Fund
\$5,000,000 - Business Façade Improvement Program
\$3,000,000 - Seed Community Development Anchor Institution Fund
\$26,480,000 Total

Fund Source: MCCBL 2025 and recaptured funds from MCCBL 2021 and 2024 (\$230,000)

Background: The Baltimore Regional Neighborhood Initiative program aims to demonstrate how strategic investment in local housing and businesses can lead to healthy, sustainable communities with a growing tax base and enhanced quality of life within Baltimore City and the inner beltway of Anne Arundel and Baltimore counties.

The Business Façade Improvement Program provides funding to improve the exteriors of businesses located in Maryland Sustainable Communities.

The National Capital Strategic Economic Development Fund supports commercial and residential activities within the target revitalization areas of Prince George’s and Montgomery counties.

The Seed Community Development Anchor Institution Fund provides competitive grants and loans to anchor institutions for community development projects in Sustainable Communities and/or blighted areas of the state.

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

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
1	Baltimore Regional Neighborhoods Initiative (BRNI)	Action Baybrook, Inc.	Annabel Resilient Homes Pilot Project	Construct new affordable resilient homes and incentivize investment.	\$250,000	Baltimore City	46
2	Baltimore Regional Neighborhoods Initiative (BRNI)	Action Baybrook, Inc.	Vacants to Homeowners (V2H) Phase III	Acquisition of vacant and abandoned properties, identified through community engagement for renovation resulting in affordable new homeownership.	\$250,000	Baltimore City	46
3	Baltimore Regional Neighborhoods Initiative (BRNI)	American Communities Trust, Inc.	Tenant Improvements at the Baltimore Pumphouse	Support for Tenant Improvement costs associated with completing buildings at the Baltimore Pumphouse.	\$500,000	Baltimore City	45
4	Baltimore Regional Neighborhoods Initiative (BRNI)	Baltimore Affordable Housing Development, Inc.	South Central Park Construction Project	Hardscaping and fixed elements to support community interaction for Perkins Square and all PSO residents.	\$250,000	Baltimore City	46
5	Baltimore Regional Neighborhoods Initiative (BRNI)	Baltimore Arts Realty Corporation	Westside Open Works	Construction of a new makerspace in West Baltimore to provide resources and economic opportunities for the community through a collaboration between Coppin State University (CSU), Open Works (OW), and Baltimore Arts Realty Corp.	\$500,000	Baltimore City	40

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
6	Baltimore Regional Neighborhoods Initiative (BRNI)	Baltimore Redlining and Blight Elimination CDC	Baltimore City Facade Improvement Project	Façade improvements which will focus on the front-facing areas of West Belvedere Avenue, Park Heights Avenue, West North Avenue, and the Darley Park area.	\$100,000	Baltimore City	40
7	Baltimore Regional Neighborhoods Initiative (BRNI)	Belair-Edison Neighborhood, Inc.	Belair Edison Community Recreation and Resource Center	Acquisition of a vacant church for conversion to a community recreation & resource center to serve the large youth & senior population.	\$200,000	Baltimore City	45
8	Baltimore Regional Neighborhoods Initiative (BRNI)	Bethel Outreach Center, Inc.	Completion of Bethel Empowerment and Wellness Center Building Rehabilitation	Construction of the Bethel Empowerment and Wellness Center, a 20,000 sq. ft. vacant institutional building in Marble Hill.	\$250,000	Baltimore City	40
9	Baltimore Regional Neighborhoods Initiative (BRNI)	Bethel Outreach Center, Inc.	Historic Marble Hill Community Front Facade Program	Creation of a front facade improvement program for existing and legacy homeowners.	\$100,000	Baltimore City	40
10	Baltimore Regional Neighborhoods Initiative (BRNI)	Black Women Build - Baltimore, Inc.	The Etting Street Community Resource Center and Affordable Housing Initiative	Construction of a Community Resource Center will expand skilled trades training and services in West Baltimore.	\$150,000	Baltimore City	40

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
11	Baltimore Regional Neighborhoods Initiative (BRNI)	City Life - Community Builders LTD	Acquisition + Stabilization In East Baltimore	Acquisition and Stabilization of vacant properties in East Baltimore to be rehabbed and sold to low to moderate income families in furtherance of the Whole Block approach to neighborhood revitalization.	\$250,000	Baltimore City	45
12	Baltimore Regional Neighborhoods Initiative (BRNI)	Comprehensive Housing Assistance, Inc.	CHAI/Sinai HUBS	Providing essential repairs and accessibility modifications that helps elderly homeowners in Baltimore City stay in their homes longer.	\$100,000	Baltimore City	41
13	Baltimore Regional Neighborhoods Initiative (BRNI)	Comprehensive Housing Assistance, Inc.	Northwest Baltimore Partnership Spruce Up Grant Program	Providing grants for community-driven capital improvement projects that will support neighborhood beautification, safety, and placemaking efforts.	\$75,000	Baltimore City	41
14	Baltimore Regional Neighborhoods Initiative (BRNI)	Comprehensive Housing Assistance, Inc.	Makerspace at the Pikesville Armory	Building a Workforce Development Makerspace that will transform the historic 14-acre Pikesville Armory.	\$200,000	Baltimore	11B
15	Baltimore Regional Neighborhoods Initiative (BRNI)	Govans Ecumenical Development Corporation	Govans Community Farm	New construction of a multiple purpose pavilion that will be a center for farm activities for the Govans Community Farm that addresses local food and social needs	\$160,000	Baltimore City	43A

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
16	Baltimore Regional Neighborhoods Initiative (BRNI)	Greater Baybrook Alliance	Baybrook Home Buyer Assistance (HBA) Program	Increase home ownership & owner occupancy in Baybrook, by providing forgivable loans to qualified Borrowers, with an additional “Live Near Your Park” incentive for properties on or adjacent to a public park or green space.	\$100,000	Baltimore City	46
17	Baltimore Regional Neighborhoods Initiative (BRNI)	Greater Baybrook Alliance	Brooklyn Park Rehabilitation Program with Arundel Community Development Services, Inc.	Acquisition and rehabilitation of existing housing units in the Arundel Village and Brooklyn Heights communities.	\$200,000	Anne Arundel	12B
18	Baltimore Regional Neighborhoods Initiative (BRNI)	Greater Baybrook Alliance	Baybrook Renewal Opportunity Program (BROP)	The Program acquires, stabilizes, and/or rehabilitates vacant and problematic properties in Baybrook with the aim of mitigating violence in areas with high rates of crime.	\$200,000	Anne Arundel	12B
19	Baltimore Regional Neighborhoods Initiative (BRNI)	Greater Baybrook Alliance	Drink At The Well Phase II	Acquisition of 4710 Pennington Avenue, Drink At The Well’s headquarters, to increase capacity for workforce development, trauma-informed programming, free childcare, and wrap-around support services for female trauma survivors.	\$200,000	Baltimore City	46

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
20	Baltimore Regional Neighborhoods Initiative (BRNI)	Healthy Neighborhood, Inc.	Liberty Legacy Homeowner Repairs	Upgrades such as façade repairs, necessary life/safety improvements, repairs to address deferred maintenance, and investments that improve home values and build wealth.	\$100,000	Baltimore City	41
21	Baltimore Regional Neighborhoods Initiative (BRNI)	Healthy Neighborhood, Inc.	Interest Rate Reduction Grant for Homeowners of Previously Vacant Buildings in Middle Neighborhoods	Reducing mortgage interest rates by three percentage points for homeowners buying former vacant properties that will decrease vacancy, increase homeownership, and stabilize neighborhoods.	\$600,000	Baltimore City	40
22	Baltimore Regional Neighborhoods Initiative (BRNI)	Healthy Neighborhood, Inc.	Liberty Homeownership Downpayment Assistance Grants	Provide downpayment assistance grants for homeowners in the Liberty Corridor neighborhoods of NW Baltimore City.	\$100,000	Baltimore City	41
23	Baltimore Regional Neighborhoods Initiative (BRNI)	Mary Harvin Transformation Center Community Development Corporation	Southern Streams Health and Wellness Center, Phase II	Infrastructure work for the new Southern Streams building that will be a 120,000 sq ft project to provide community health services, job training and wellness programs.	\$400,000	Baltimore City	45

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
24	Baltimore Regional Neighborhoods Initiative (BRNI)	Neighborhood Housing Services of Baltimore, Inc.	Façade Program	Façade improvements for legacy homeowners on three blocks within the Robert W. Coleman Community.	\$100,000	Baltimore City	40
25	Baltimore Regional Neighborhoods Initiative (BRNI)	Neighborhood Housing Services of Baltimore, Inc.	Greater Rosemont Mondawmin Senior Home Repair	Provide emergency grants and accessibility modifications, helping elderly homeowners in the Greater Rosemont Mondawmin (GRM) area safely remain in their homes.	\$100,000	Baltimore City	40
26	Baltimore Regional Neighborhoods Initiative (BRNI)	Neighborhood Housing Services of Baltimore, Inc.	Greater Rosemont Mondawmin (GRM) Spruce-Up and Block Project Initiatives	Providing grants for neighborhood driven capital improvement projects that support beautification, clean-up, and quality-of-life initiatives to promote healthy and sustainable communities.	\$75,000	Baltimore City	40
27	Baltimore Regional Neighborhoods Initiative (BRNI)	Park Heights Renaissance, Inc.	Capital Improvements/Renovations Delta Community Center.	Rehabilitation of the Delta Community Center in the Park Heights community.	\$100,000	Baltimore City	40
28	Baltimore Regional Neighborhoods Initiative (BRNI)	Park Heights Renaissance, Inc.	Choo Smith Youth Empowerment Inc	Renovation of the former Dr. Roland N. Patterson School into a youth and community hub.	\$250,000	Baltimore City	41

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
29	Baltimore Regional Neighborhoods Initiative (BRNI)	Park Heights Renaissance, Inc.	Abe Dua Residences	Construction of affordable multifamily units and integrated supportive housing development located in Park Heights.	\$250,000	Baltimore City	40
30	Baltimore Regional Neighborhoods Initiative (BRNI)	Parks & People, Inc.	Henrietta Lacks Educational Park	Expand Henrietta Lacks Educational Park, a major park asset in the Johnston Square neighborhood of Baltimore City.	\$300,000	Baltimore City	45
31	Baltimore Regional Neighborhoods Initiative (BRNI)	Parks & People, Inc.	Dunbar Pedestrian Connector Project	Increase pedestrian safety, and revitalize a neglected courtyard.	\$300,000	Baltimore City	45
32	Baltimore Regional Neighborhoods Initiative (BRNI)	ReBuild Metro, Inc.	Dallas Street Warehouse Stabilization and Return to Productive Use	Stabilization of a distressed 10,000 square-foot warehouse and renovate it into a usable space for storage and light manufacturing/repairs, returning it to productive use.	\$100,000	Baltimore City	45
33	Baltimore Regional Neighborhoods Initiative (BRNI)	Rebuilding Together Baltimore, Inc.	Low-Income Legacy Home Repair (LILHR)	Home repairs for low-income legacy homeowners in Southwest Baltimore prioritizing addresses in the SWP Housing Action Plan.	\$100,000	Baltimore City	43A

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
34	Baltimore Regional Neighborhoods Initiative (BRNI)	Rehoboth Community Development Corporation	PATAPSCO PLACE III	Create a vibrant, inclusive community and support local revitalization through sustainable development, quality apartment units, and partnerships with community stakeholders.	\$100,000	Baltimore City	46
35	Baltimore Regional Neighborhoods Initiative (BRNI)	Southeast Community Development Corporation	Baltimore Highlands Façade Project	Support for whole block outcomes for the vacant property reduction initiative on the 3400–3800 blocks of Mount Pleasant Ave by providing façade improvement grants to existing homeowners.	\$110,000	Baltimore City	46
36	Baltimore Regional Neighborhoods Initiative (BRNI)	Southeast Community Development Corporation	C.A.R.E. Community Center	Renovate 2206 Mullikin and the yard at 2204 Mullikin into the C.A.R.E. Community Resource Center.	\$35,000	Baltimore City	45
37	Baltimore Regional Neighborhoods Initiative (BRNI)	Southeast Community Development Corporation	St. Elizabeth Adaptive Reuse Project	Purchase and renovate the former St. Elizabeth Roman Catholic Church at 2700 E. Baltimore St to repurpose it as an educational space for Patterson Park Public Charter School’s pre-K expansion.	\$250,000	Baltimore City	46
38	Baltimore Regional Neighborhoods Initiative (BRNI)	Southeast Community Development Corporation	Southeast Baltimore Home Repair Program	Interior and exterior improvements to residential properties in the Ellwood Park, McElderry Park and Baltimore Highlands neighborhoods.	\$100,000	Baltimore City	45

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
39	Baltimore Regional Neighborhoods Initiative (BRNI)	Southeast Community Development Corporation	Milton-Montford/Madison East End Facade Improvements & Home Repair/Rehabilitation	Continuing façade improvements and interior repairs on target blocks in the Milton-Montford & Madison East End Neighborhoods of East Baltimore.	\$100,000	Baltimore City	45
40	Baltimore Regional Neighborhoods Initiative (BRNI)	Southwest Partnership	Clay Pots Infrastructure Upgrades & Building Expansion	Infrastructure upgrades and building expansion project that will significantly strengthen its capacity to serve Southwest Baltimore.	\$250,000	Baltimore City	40
41	Baltimore Regional Neighborhoods Initiative (BRNI)	Southwest Partnership	Strategic Placemaking to Rebuild Redlined Communities	Build on existing and BVRI rehabs with adjacent placemaking amenities to improve public spaces, neighborhood pride, and real and perceived safety.	\$100,000	Baltimore City	40
42	Baltimore Regional Neighborhoods Initiative (BRNI)	The Central Baltimore Partnership, Inc.	211 W. 28th Street - Public Park	Construction of the 211 W 28th Street Public Park, a 13,000 sq ft community focal point in Remington, with an urban tree canopy expansion, stormwater management, and public art highlighting Baltimore's buried streams.	\$300,000	Baltimore City	43A

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
43	Baltimore Regional Neighborhoods Initiative (BRNI)	The Central Baltimore Partnership, Inc.	CBP Community Spruce Up Program	Continuation of CBP's competitive grant fund that stimulates economic development, community engagement, and leadership capacity by working to activate and invest in community open spaces that complement CBP's vacancy reduction strategies.	\$75,000	Baltimore City	40
44	Baltimore Regional Neighborhoods Initiative (BRNI)	The Central Baltimore Partnership, Inc.	Central Baltimore's Safe and Healthy Homes Program	Critical home repairs and supportive services so older and long-time residents can continue to be a vital part of their community.	\$100,000	Baltimore City	43A
45	Baltimore Regional Neighborhoods Initiative (BRNI)	The Garden Mission Baltimore	The Garden Mission (TGM)	Transforming a key Hollins Market corner into a vibrant community anchor with a fresh food café, care suite, and co-working space, reviving long-vacant historic buildings, and creating jobs, wellness access, and social connection in SW Baltimore.	\$150,000	Baltimore City	40
46	Baltimore Regional Neighborhoods Initiative (BRNI)	Upton Planning Committee, Inc.	Parren J Mitchell Cultural Center	Rehabilitation of the Congressman Parren Mitchell family home will restore the historic site to serve as an events and retreat center, continuing its legacy as a hub for the community's social and political life.	\$200,000	Baltimore City	40

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
47	Baltimore Regional Neighborhoods Initiative (BRNI)	Upton Planning Committee, Inc.	Penn Ave Fresh Market	Rehabilitation of the property at 2400 Pennsylvania Avenue to open Baltimore's Fresh Food Factory Market and Eatery.	\$200,000	Baltimore City	40
48	Baltimore Regional Neighborhoods Initiative (BRNI)	Upton Planning Committee, Inc.	Sacred Kolors Manufacturing Center	Rehabilitation of a vacant building will create a research and manufacturing facility for indigo, while vacant lots will be used to build a demonstration farm for growing indigo and other produce.	\$200,000	Baltimore City	40
49	Baltimore Regional Neighborhoods Initiative (BRNI)	Upton Planning Committee, Inc.	The AFRO Archives at the Upton Mansion	Rehabilitation of the historic Upton Mansion to create a new center for the study and celebration of African American history and culture.	\$500,000	Baltimore City	40
50	Baltimore Regional Neighborhoods Initiative (BRNI)	York Corridor Business Improvement District Management Authority, Inc.	York Road Tenant Improvement Program	Provides mini-grants to help small, priority minority-owned businesses upgrade interior spaces, reduce vacancy, and improve customer experience along a historically disinvested Baltimore commercial corridor.	\$100,000	Baltimore City	43A
Baltimore Regional Neighborhoods Initiative (BRNI) Total							\$9,780,000

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
51	Maryland Façade Improvement Program (MFIP)	Anne Arundel Economic Development Corporation	Anne Arundel Economic Development Corporation Façade Improvement Program	Provide matching grants for the Arundel Community Reinvestment (ACR) Loan Program recipients in the Sustainable Communities of Glen Burnie, Odenton, and Brooklyn Park.	\$150,000	Anne Arundel	33A
52	Maryland Façade Improvement Program (MFIP)	Brunswick Main Street, Inc.	Brunswick Main Street's Façade Improvement Program	Continuation of Brunswick Main Street's Façade Improvement Program.	\$100,000	Frederick	4
53	Maryland Façade Improvement Program (MFIP)	City of Aberdeen	Aberdeen Main Street Building Revitalization Program	Facade improvement grant for building improvements to enhance the appearance of downtown, retain and assist existing businesses, and attract new commercial activity.	\$100,000	Harford	34A
54	Maryland Façade Improvement Program (MFIP)	City of Cambridge	Cambridge Façade Improvement Program	Encourages commercial property owners and business owners to improve the appearance and appeal of building exteriors.	\$50,000	Dorchester	37B

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
55	Maryland Façade Improvement Program (MFIP)	City of Frederick	City of Frederick Façade Improvement Program	Continue to operate three commercial façade improvement programs across The City of Frederick's Historic Downtown, East Frederick, and "Golden Mile" commercial corridor.	\$200,000	Frederick	3
56	Maryland Façade Improvement Program (MFIP)	City of Gaithersburg	Gaithersburg Enterprise Zone Facade Improvement Program	Upgrades to the exteriors of commercial and mixed-use properties in Gaithersburg's Enterprise Zone, which includes the City's original commercial district and the aging Frederick Avenue Corridor.	\$50,000	Montgomery	17
57	Maryland Façade Improvement Program (MFIP)	City of Greenbelt, Maryland	City of Greenbelt Facade Program	Establishing a grant a facade improvement program for businesses in Greenbelt, MD.	\$150,000	Prince George's	22
58	Maryland Façade Improvement Program (MFIP)	City of Hyattsville	Hyattsville Commercial Facade Improvement	Provides businesses with 4:1 matching grants of up to \$35,000 to upgrade exterior commercial facades.	\$100,000	Prince George's	22
59	Maryland Façade Improvement Program (MFIP)	City of Mount Rainier	Commercial Facade Improvement Program	Implement minor improvements to properties within Mount Rainier's Central Shopping District.	\$100,000	Prince George's	47A

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
60	Maryland Façade Improvement Program (MFIP)	City of Pocomoke	Downtown Building Façade Program	Allows commercial property owners the opportunity to receive matching grant funds for exterior upgrades & repairs to their properties located in the Downtown District Sustainable Community.	\$50,000	Worcester	38A
61	Maryland Façade Improvement Program (MFIP)	City of Takoma Park	Takoma Park Façade Improvement	Assist local businesses in repairing or improving the street-facing portion of their storefronts.	\$100,000	Montgomery	20
62	Maryland Façade Improvement Program (MFIP)	City of Westminster	Westminster Façade Improvement Program	Continuation of the City of Westminster's Façade Improvement Program for commercial establishments within the Westminster Sustainable Community Designated areas.	\$140,000	Carroll	5
63	Maryland Façade Improvement Program (MFIP)	County Commissioners of Carroll County	Finksburg Façade Improvement Program	Continuation of the Town of Finksburg's successful Façade Improvement Program.	\$80,000	Carroll	42C
64	Maryland Façade Improvement Program (MFIP)	Elkton Alliance, Inc.	Elkton Façade Improvement Program	Continuation of the successful Façade Program in Elkton to include exterior improvements to commercial and residential properties and historic buildings.	\$50,000	Cecil	36

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
65	Maryland Façade Improvement Program (MFIP)	Garrett County Maryland Community Action Committee Inc.	Garrett County Facade Improvement Program	Continuation of the Garrett County Façade Improvement Program.	\$75,000	Garrett	01A
66	Maryland Façade Improvement Program (MFIP)	Greater Baltimore Chamber of Commerce	Pikesville Business Facade Enhancement Initiative	Exterior improvements to create a cohesive, vibrant aesthetic along the Reisterstown Road corridor while supporting individual business success.	\$100,000	Baltimore	11B
67	Maryland Façade Improvement Program (MFIP)	Greater Baybrook Alliance	Baybrook Retail Improvement Grant	Provides supplemental funds to incentivize commercial facade and interior improvements in Baltimore City, while leveraging external resources to maximize economic impact.	\$125,000	Baltimore City	46
68	Maryland Façade Improvement Program (MFIP)	Greater Randallstown Community Development Organization	Liberty Road Facade Improvement Initiative – Phase II	Provide design and construction upgrades for businesses to enhance storefronts, improve visibility, and revitalize the commercial corridor.	\$350,000	Baltimore	44B
69	Maryland Façade Improvement Program (MFIP)	Healthy Neighborhood, Inc.	Liberty Corridor Facade Improvement Program Phase 3	Implementation of Phase 3 of the Liberty Corridor Streetscape and Façade Improvement Program.	\$200,000	Baltimore City	41

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
70	Maryland Façade Improvement Program (MFIP)	Main Street Historic Chestertown, Inc.	Downtown Chestertown Façade Improvement Program	Funding to support the successful downtown Facade Improvement Program.	\$50,000	Kent	36
71	Maryland Façade Improvement Program (MFIP)	Main Street Middletown, MD, Inc.	Main Street Middletown's Facade Improvement Program	Continuation of Main Street Middletown's Facade Improvement Program, which allows commercial properties in the Main Street District an incentive to maintain the exterior of their properties.	\$75,000	Frederick	4
72	Maryland Façade Improvement Program (MFIP)	Main Street Rock Hall	Rock Hall Façade Improvement Program	Encourage commercial property rehabilitation projects through facade improvements.	\$50,000	Kent	36
73	Maryland Façade Improvement Program (MFIP)	Market Center Community Development Corporation	Downtown West Side Facade Improvement Program	Revitalize small business facades and cultural civic assets in downtown's Westside.	\$300,000	Baltimore City	40
74	Maryland Façade Improvement Program (MFIP)	Montgomery County Department of Housing and Community Affairs	Countywide Facade Improvement Program (CFIP)	Provides property and business owners with technical and financial assistance to encourage and facilitate improvements to their building facades and adjacent property sites to improve safety, walkability and spur neighborhood revitalization.	\$600,000	Montgomery	20

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
75	Maryland Façade Improvement Program (MFIP)	Ocean City Development Corporation	OCDC Commercial Façade Improvement Program	Provide funding assistance for exterior improvements of commercial buildings needing revitalization in downtown Ocean City.	\$150,000	Worcester	38C
76	Maryland Façade Improvement Program (MFIP)	Security Woodlawn Business Association, Inc.	1808 Security Business Center Improvements	Improving the façades of two buildings in the 1808 Security Business Center where 17 businesses are located.	\$300,000	Baltimore	44B
77	Maryland Façade Improvement Program (MFIP)	Southwest Visions Foundation	Improving Storefronts in Arbutus & Baltimore Highlands	Increase exterior investments in the commercial areas to revive aging commercial facades.	\$50,000	Baltimore	44B
78	Maryland Façade Improvement Program (MFIP)	The Central Baltimore Partnership, Inc.	The Central Baltimore Façade Program	Matching grants to commercial property and business owners for storefront rehabilitation to stimulate investment, make the streetscape attractive, and enhance walkability.	\$200,000	Baltimore City	40

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
79	Maryland Façade Improvement Program (MFIP)	Town of Bladensburg	Port Towns Façade Improvement Program	Implementation of a facade improvement program to benefit locally owned and operated businesses within the Port Towns of Bladensburg, Colmar Manor, Cottage City, and Edmonston.	\$100,000	Prince George's	47A
80	Maryland Façade Improvement Program (MFIP)	Town of Boonsboro	Boonsboro Business District Preservation Program	Continuation of the Town of Boonsboro's successful Façade Improvement Program.	\$25,000	Washington	02A
81	Maryland Façade Improvement Program (MFIP)	Town of Brentwood	Brentwood Façade Improvement Program	Minor facade improvements of local business store fronts within Gateway Entertainment and Arts District along the Route 1/Rhode Island Avenue corridor.	\$75,000	Prince George's	47A
82	Maryland Façade Improvement Program (MFIP)	Town of Charlestown	Charlestown Façade Improvement Program	Support properties that leverage private funds for repainting and exterior wall and window repairs.	\$50,000	Cecil	35B
83	Maryland Façade Improvement Program (MFIP)	Town of Chesapeake City	Chesapeake City Façade Improvement Program	Continued successful Façade Improvement Program, which helps our residents and business owners renovate and maintain their structures, many of which are located within the Registered Historic District in Town.	\$50,000	Cecil	36

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
84	Maryland Façade Improvement Program (MFIP)	Town of Galena	Galena Commercial Façade Improvement Program	Incentivize the exterior appearance of aging homes throughout the Town to include painting, replacing siding, shingles, windows, rain gutters, and repairing porches.	\$50,000	Kent	36
85	Maryland Façade Improvement Program (MFIP)	Town of Leonardtown	Facade Improvement Program	Continue to implement minor improvements to properties within the downtown business district of Leonardtown.	\$50,000	St. Mary's	29A
86	Maryland Façade Improvement Program (MFIP)	Town of Lonaconing	Commercial Façade Project - Main Street Area	Façade improvements to commercial and mixed-use properties in Lonaconing's town center, leveraging private investment to enhance economic vitality and preserve the Town's character.	\$25,000	Allegany	01A
87	Maryland Façade Improvement Program (MFIP)	Town of New Market	New Market Commercial Façade Improvement Grant Program	Continuation of the Town of New Market's Main Street Façade Enhancement Programs to support downtown revitalization and economic development in the historic district.	\$25,000	Frederick	4
88	Maryland Façade Improvement Program (MFIP)	Town of North East	North East Business Façade Improvement Program	Support local business owners with the exterior improvements of their buildings.	\$50,000	Cecil	35B

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
89	Maryland Façade Improvement Program (MFIP)	Town of Perryville	Perryville Façade Revitalization Program	Supports facade upgrades for Perryville businesses to enhance curb appeal, attract investment, and strengthen downtown revitalization within the Sustainable Community area.	\$30,000	Cecil	35B
90	Maryland Façade Improvement Program (MFIP)	Town of Rising Sun	Rising Sun Façade Improvement Program	Support small, locally owned businesses in revitalizing commercial building exteriors within the Sustainable Community area through matching grants.	\$50,000	Cecil	35B
91	Maryland Façade Improvement Program (MFIP)	Town of Sykesville	Sykesville Façade Improvement Program	Continuation of the Town of Sykesville's Façade Improvement Grant Program for exterior, ADA-compliant, and historically relevant improvements.	\$125,000	Carroll	5
92	Maryland Façade Improvement Program (MFIP)	Town of Thurmont	Thurmont Main Street Façade Program	Continuation of the Main Street Façade Grant Program available to buildings in the Main Street - Sustainable Communities area.	\$75,000	Frederick	02A

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
93	Maryland Façade Improvement Program (MFIP)	Town of Upper Marlboro	Upper Marlboro Façade Improvement Program	Continue minor façade improvements to help businesses and property owners enhance their buildings and businesses.	\$50,000	Prince George's	23
94	Maryland Façade Improvement Program (MFIP)	Town of Westernport	Westernport Town Center Façade Project	Façade improvements to commercial and mixed-use properties in Westernport's town center area, leveraging private investment to enhance economic vitality and preserve the Town's character.	\$25,000	Allegany	01A
95	Maryland Façade Improvement Program (MFIP)	Town of Willards	Willards Façade Improvement Program	Continue successful façade improvement program for another round of renovations.	\$25,000	Wicomico	38C
96	Maryland Façade Improvement Program (MFIP)	Town of Williamsport	Williamsport Main Street Commercial Façade Enhancement Program	Continuation of the Town of Williamsport's Commercial Property Façade Improvement Program in the Main Street District.	\$25,000	Washington	01C
97	Maryland Façade Improvement Program (MFIP)	Towson Chamber of Commerce	Community and Façade Improvements	Continuation of the Façade Program along Towson's commercial corridor.	\$50,000	Baltimore	43B
Maryland Façade Improvement Program (MFIP) Total							\$5,000,000

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
98	National Capital Strategic Economic Development Fund (NCSEDF)	Banneker Foundation	Park Place at Addison Road Metro Grocery Store	New construction and fit-out of a grocery store to serve Park Place at Addison Road Metro and the surrounding community.	\$500,000	Prince George's	24
99	National Capital Strategic Economic Development Fund (NCSEDF)	Central Kenilworth Avenue Revitalization Community Development Corporation	Purple Line Connectivity Project	Design and construction of a safe and open community-based plaza in the area located beneath the Purple Line on Riverdale Road and Kenilworth Avenue	\$375,000	Prince George's	22
100	National Capital Strategic Economic Development Fund (NCSEDF)	City of Hyattsville	The Sanctuary 9% Predevelopment	Acquisition, architectural and engineering for the predevelopment of 50 apartment homes for low-income households.	\$340,000	Prince George's	22
101	National Capital Strategic Economic Development Fund (NCSEDF)	City of Seat Pleasant	Goodwin Park Predevelopment	Engineering and predevelopment for the Goodwin Park Cultural Hub.	\$200,000	Prince George's	24

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
102	National Capital Strategic Economic Development Fund (NCSEDF)	City of Seat Pleasant	6500 Central Ave Acquisition	Acquisition of 6500 and 6504 Central Avenue to maintain site control and predevelopment of the Epiphany.	\$180,000	Prince George's	24
103	National Capital Strategic Economic Development Fund (NCSEDF)	College Park City-University Partnership, Inc.	College Park Preservation Trust	Acquisition for the Community Preservation Trust in College Park to help low to moderate income homebuyers.	\$400,000	Prince George's	21
104	National Capital Strategic Economic Development Fund (NCSEDF)	College Park City-University Partnership, Inc.	Live+Work Homeownership Program	Provide competitive down payment assistance funding in order to strengthen College Park neighborhoods, reduce commutes, and continue to improve the economy.	\$100,000	Prince George's	21

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
105	National Capital Strategic Economic Development Fund (NCSEDF)	Gateway Community Development Corporation	North Brentwood Creative Campus - Carbon Footprint Reduction Effort	Rehabilitation and greening of a large commercial space in the Gateway Arts District.	\$200,000	Prince George's	47A
106	National Capital Strategic Economic Development Fund (NCSEDF)	Habitat for Humanity Metro Maryland, Inc	Home Preservation in Montgomery County Sustainable Communities	Programming will provide critical health and safety repairs and climate resiliency services to lower-income residents in sustainable communities throughout Montgomery County.	\$250,000	Montgomery	20
107	National Capital Strategic Economic Development Fund (NCSEDF)	Habitat for Humanity Metro Maryland, Inc	PG Home Preservation Program	Continue minor rehabilitation projects in support of the Home Preservation Program targeting the College Park, Bowie, and Camp Springs Sustainable Communities.	\$200,000	Prince George's	26
108	National Capital Strategic Economic Development Fund (NCSEDF)	Housing Initiative Partnership, Inc.	HIP Homes Acquisition and Rehab	Acquisition and rehabilitation of vacant, distressed or foreclosed single-family houses.	\$350,000	Prince George's	22

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
109	National Capital Strategic Economic Development Fund (NCSEDF)	Housing Opportunities Commission of Montgomery County	MetroPointe Modernization	Renovation of 173-unit property located in a transit oriented area in Wheaton that will modernize units, improve site conditions and increase the number of affordable units.	\$625,000	Montgomery	18
110	National Capital Strategic Economic Development Fund (NCSEDF)	Housing Opportunities Commission of Montgomery County	Wheaton Gateway Garage Demolition	Demolition of an old structurally unsafe garage located on the site of the proposed Wheaton Gateway mixed- use development project.	\$225,000	Montgomery	18
111	National Capital Strategic Economic Development Fund (NCSEDF)	Housing Opportunities Commission of Montgomery County	Elizabeth House Demolition	Demolition of the former Elizabeth House Apartments located in downtown Silver Spring in preparation for the fourth and final phase of HOC apartments in Elizabeth Square.	\$750,000	Montgomery	20

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

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	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
112	National Capital Strategic Economic Development Fund (NCSEDF)	Latino Economic Development Corporation of Washington, D.C.	LEDC Downpayment Assistance Initiative	Provide support for LMI and underserved households in Sustainable communities in Prince George and Montgomery County.	\$400,000	Montgomery	20
113	National Capital Strategic Economic Development Fund (NCSEDF)	Local Initiatives Support Corporation	Blue Line Corridor Lot Activations	Architectural, engineering and predevelopment work for vacant lots in and around the Blue Line Corridor into affordable homes for new homebuyers	\$200,000	Prince George's	24
114	National Capital Strategic Economic Development Fund (NCSEDF)	Montgomery County Department of Environmental Protection	Healthy, Efficient, Electrified, Climate-Adapted Pilot Homes (HEECAP) Grants Program	Assist income-qualified homes with weatherization and critical health and safety repairs that will help lower utility bills and increase climate resilience.	\$500,000	Montgomery	18

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
115	National Capital Strategic Economic Development Fund (NCSEDF)	Montgomery Housing Partnership, Inc.	Flower Avenue Community Commercial Acquisition	Acquire and activate a vacant commercial space at the northern gateway of the forthcoming Long Branch Main Street to support placemaking, foster community connection, and attract new small businesses to the neighborhood.	\$350,000	Montgomery	20
116	National Capital Strategic Economic Development Fund (NCSEDF)	Montgomery Housing Partnership, Inc.	MHP Amherst Wheaton Arts Office	Build a new headquarters office within the Amherst Wheaton Arts, a new mixed-used transit-oriented development in downtown Wheaton.	\$350,000	Montgomery	18
117	National Capital Strategic Economic Development Fund (NCSEDF)	Rebuilding Together Montgomery County, Inc.	Safe and Healthy Homes Program	Provides free repairs, accessibility modifications and energy efficiency upgrades for the rehabilitation and revitalization for low-income households in Montgomery County.	\$405,000	Montgomery	19

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
118	National Capital Strategic Economic Development Fund (NCSEDF)	Redevelopment Authority of Prince George's County	Addison Park Infrastructure	Infrastructure including engineering and construction costs associated with utility pole relocations for Addison Park.	\$500,000	Prince George's	24
119	National Capital Strategic Economic Development Fund (NCSEDF)	Redevelopment Authority of Prince George's County	Aviation Landing	Engineering and predevelopment necessary for the relocation of the storm drain along the Aviation Landing District for a future affordable mixed-use development project site in College Park.	\$500,000	Prince George's	21
120	National Capital Strategic Economic Development Fund (NCSEDF)	Town of Edmonston	Edmonston Eco Streetscape Project	Design and installation of environmentally conscious streetscape enhancement projects.	\$100,000	Prince George's	22

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
121	National Capital Strategic Economic Development Fund (NCSEDF)	Town of Upper Marlboro	Upper Marlboro Playground and Splash Pad.	Construction and rehab of a railroad themed playground and new splash pad.	\$150,000	Prince George's	23
122	National Capital Strategic Economic Development Fund (NCSEDF)	United Communities Against Poverty, Inc.	737 Restoration Project	Continued predevelopment and renovation of an old school building located in Fairmount Heights that will include UCAP's new headquarters, as well as additional amenities, and a community space for residents.	\$400,000	Prince George's	24
123	National Capital Strategic Economic Development Fund (NCSEDF)	White Rose Foundation, Inc.	White Rose Foundation Service Center	Continued rehab and construction of the White Rose Foundation Service Center for seniors.	\$150,000	Prince George's	24
National Capital Strategic Economic Development Fund (NCSEDF) Total							\$8,700,000

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
124	Seed Community Development Anchor Institution Fund (SEED)	Johns Hopkins University, Office of Government and Community Affairs	Housing Upgrades to Benefit East Baltimore Seniors	Supports the HUBS program by providing critical home repairs, accessibility upgrades, & case management to help low-income seniors in East Baltimore to age safely in place with improved housing stability & health outcomes.	\$100,000	Baltimore City	46
125	Seed Community Development Anchor Institution Fund (SEED)	Johns Hopkins University, Office of Government and Community Affairs	EBDI - Phase 2B Infrastructure	Repair and upgrade public roadways, curbs, sidewalks, streetscaping, lighting, storm drainage systems, water mains to serve new, prospective and existing residents, students and visitors of Eager Park.	\$200,000	Baltimore City	45
126	Seed Community Development Anchor Institution Fund (SEED)	Salisbury University	Salisbury University Performing Arts Center	Demolition of the former Wicomico County Library and construction of a new Performing Arts Center including a theater, dance studio, recital hall, classrooms, and support spaces.	\$1,000,000	Wicomico	37A
127	Seed Community Development Anchor Institution Fund (SEED)	Sinai Hospital of Baltimore, Inc.	Live Near Your Work	Provide financial incentives to LifeBridge Health employees to promote homeownership and stabilize nearby neighborhoods.	\$250,000	Baltimore City	41

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

Attachment A:

	+Program	Organization Name	Project Name	Project Description	BPW Award Amount	County	Legislative District
128	Seed Community Development Anchor Institution Fund (SEED)	Sinai Hospital of Baltimore, Inc.	State-of-the-Art Workforce Development Center, Phase II Rehabilitation	Rehabilitating and expanding a vacant building at 2650 Quantico Avenue to serve as a hub for the Clean and Green team and workforce development services.	\$200,000	Baltimore City	40
129	Seed Community Development Anchor Institution Fund (SEED)	University of Maryland Center for Environmental Science	The Packing House Oyster Hub	Realizing a dynamic center for economic growth, educational innovation, and ecological stewardship, strategically positioned at the Packing House, to include state of the art oyster processing with aligned bio labs and publicly accessible exhibits.	\$1,000,000	Dorchester	37B
130	Seed Community Development Anchor Institution Fund (SEED)	University of Maryland, Baltimore	The Health Village at Mondawmin Dental Suite	Construction of a comprehensive dental suite, procedure room, x-ray, lab, and sterilization area, to enable students and faculty to provide holistic, dental care, including preventive and surgical services, along with oral health education.	\$250,000	Baltimore City	40
Seed Community Development Anchor Institution Fund (SEED) Total							\$3,000,000
GRAND TOTAL							\$26,480,000

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17. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Rental Housing Works Program and The Partnership Rental Housing Program

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

Borrower: Madison 4, LLC

Project: The Madison on North Market
1724 North Market, Frederick, MD 21701

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.

Partnership Rental Housing Program Authority: §§ 4-101 through 4-255, Housing & Community Development Article, Annotated Code of Maryland; COMAR Chapter 05.05.02

The Partnership Rental Housing Program finances rental housing that will be occupied by individuals with income at or below 50% of the statewide median.

Loan Amount: \$3,000,000 – Rental Housing Works
\$500,000 – Partnership Rental Housing Program
\$3,500,000 (Total)

Fund Sources: MCCBL 2024 - *Rental Housing Works Program*
MCCBL 2025 - *Partnership Rental Housing Program*

Collateral: Deed of Trust

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

Description: The Madison on North Market project entails the new construction of an approximately 77,500 sq. ft. four-story elevator served apartment building offering affordable housing for low-income families earning between 30% - 60% AMI (Area Median Income) in Frederick County. There will be eight 1 bedroom units provided with project-based subsidy from the Housing Authority of the City of Frederick.

A combination of CDA resources will be used to finance the project including Tax-Exempt Bonds, 4% Low-Income Housing Tax Credits, a Rental Housing Works loan, a MEEHA-EmPower loan, and a Partnership Rental Housing Program loan. Additional funding sources include a loan from Frederick County and a grant from the City of Frederick, and deferred developer fee.

The project's developers are New Harbor Development, LLC, SCG Development Partners, LLC, and the Housing Authority of the City of Frederick. The project's guarantors are New Harbor Development, LLC and SCG Development Partners, LLC.

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

1. The project follows Base Level Standards and criteria requirements under section 3.13.2 of the Multifamily Rental Financing Program Guide.
2. A state-recognized RESNEC consultant, Pando Alliance, will perform air sealing and insulation scope of work testing.
3. All windows will be double-pane and Energy Star-rated.
4. All faucets and bath fixtures will use 'Water Sense' labeled products.
5. All appliances will be Energy Star-rated, including refrigerators, ranges, and bath exhaust fans. Additionally, there will be in-unit washer and dryer hookups as well as a central laundry facility.
6. All flooring will be quality and durable floor coverings.
7. Energy Star-rated lighting fixtures will be installed in all units and common areas.
8. The mechanical systems are designed to be highly efficient, 17.0 SEER with programmable thermostats.

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

A recent environmental assessment for The Madison on North Market found no evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or significant data gaps that requiring remediation.

Sources	Amount
Rental Housing Works (this Item)	\$3,000,000
Partnership Rental Housing Program Funds (this Item)	\$500,000
MEEHA-EmPower	\$42,000
Frederick County DLP	\$800,000
HACF Grant Reloan	\$800,000
Tax-exempt Bonds	\$10,810,000
4% Low Income Housing Tax Credit Proceeds	\$11,955,982
Deferred Developer Fee	\$2,171,204
Frederick County DIFEP (Waived Impact Fee)	\$578,640
Total Sources of Funds	\$30,657,826

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning on September 15th, 2022.

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THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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18. 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: Turner Station Preservation LLC

Project: 411 New Pittsburg Avenue – Management Office
Dundalk, MD 21222

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 area median income.

Loan Amount: \$2,500,000

Fund Source: MCCBL 2025 - *Rental Housing Works Program*

Collateral: Deed of Trust

Description: The Turner Station Preservation project entails the acquisition and rehabilitation of an existing family rental community in Dundalk, Baltimore County. The project includes 34 garden units that are affordable for households with incomes of 60% of area median income. All units will benefit from the U.S. Department of Housing and Urban Development (HUD) Housing Assistance Payment (HAP) contract.

Currently, the Turner Station Preservation Project is an adaptive reuse of a school campus, with the original school building facing Pine Street and additional apartments constructed along both Oak Street and Chestnut Street, with one building in the center.

A combination of CDA resources will be used, including a tax-exempt loan, Rental Housing Works funds, MEEHA-EmPOWER funds, and 4% Low-Income Housing Tax Credits. Additional funding sources will include Baltimore County HOME funds, a Seller Note, Interim Income, and Deferred Developer Fee.

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

Description (cont'd):

The developer is CT Development Partners; the guarantor is The CT Group, which is an affiliate of the CT Development Partners. CT Development Partners has been in business since 1981 and has extensive experience developing affordable housing and property management.

Turner Station intends to integrate Green and Sustainable features by complying with Energy Standards requirements contained in CDA's Multifamily Rental Financing Program Guide - Section 4.6 Development Quality Standards. Pursuant to Maryland's commitment to reducing greenhouse gas emissions, conserving water resources, and enhancing Maryland's environment, the project scope of work includes the following:

1. Energy Star appliances.
2. Energy efficient lighting.
3. Replace existing windows with new energy star rated versions.
4. Provide R-38 attic insulation at townhouses. At flats, provide insulation between floor joists and at exterior walls above ceilings.
5. Provide SEER 18 heat-pump systems (individual unit) with condensers programmable thermostats.

There are no recognized environmental conditions requiring remediation on the Project. However, the handling of future mold, moisture, and mildew is addressed within the design documents and specifications.

Sources	Amount
Rental Housing Works (This Item)	\$2,500,000
MEEHA-EmPower	\$603,928
Baltimore County-HOME	\$495,000
Seller's Note- Strongtree I LLC	\$738,223
Low Income Housing Tax Credit Proceeds	\$4,601,551
Deferred Developer Fee	\$432,604
Developer's Equity	\$100
Interim Income	\$229,635
Permanent Loan-FTEL	\$4,072,000
Total Sources of Funds	\$13,673,041

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on October 25, 2023.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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*Contact Person: Adriana Caldarelli (410) 537-3981
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**19. MARYLAND DEPARTMENT OF THE ENVIRONMENT
*Bay Restoration Fund, Septic Fund***

Recommendation: That the Board of Public Works approve up to \$3,000,000 in grant funding (\$1,500,000 million in each of FY 2026 and FY 2027) for tasks relating to Onsite Sewage Disposal Systems (OSDS) regulations.

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

Fund Source: Bay Restoration (Septic) Fund

Background: The Bay Restoration Fund statute, amended during the 2014 session of the General Assembly, allows up to 10% of the fee from septic users deposited annually with the Department to be awarded to local governments to administer certain tasks to implement the OSDS regulations under COMAR 26.04.02.07. The grant award amounts are based on a formula and tasks undertaken by the local government. The agreements are for two fiscal years. The annual amounts are listed below.

Applicant/County	Annual FY Grant Award
Allegany	\$35,000
Anne Arundel	\$120,000
Baltimore	\$57,000
Calvert	\$120,000
Caroline	\$43,000
Carroll	\$53,000
Cecil	\$83,000
Charles	\$47,000
Dorchester	\$73,000
Frederick	\$63,000
Garrett	\$35,000
Harford	\$64,000

Applicant/County	Annual FY Grant Award
Howard	\$54,000
Kent	\$52,000
Prince George's	\$35,000
Queen Anne's	\$105,000
Somerset	\$87,000
St. Mary's	\$120,000
Talbot	\$97,000
Washington	\$43,000
Wicomico	\$71,000
Worcester	\$43,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact Person: Adriana Caldarelli (410) 537-3981
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20. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Maryland Drinking Water State Revolving Loan Fund

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

Project: LCRR Compliance Program – LSL Inventory – Howard County

Recipient: Howard County

Amount: Up to \$670,397

Location: Howard County/Legislative District 13

Project Description: The project entails service line inventory to ensure compliance with the Lead and Copper Rule Revisions/Improvements (LCRR/ LCRI). The County’s initial assessment indicates that approximately 15% of the water distribution system service lines in the project areas were installed in and before 1972. The County has already completed the initial service line inventory. The next phase involves a thorough review of historical records and other investigative methods to determine the pipe material for each of the roughly 24,000 service connections in the project area. These service lines range from 5/8” to 8” diameter. Moving forward, the project scope may include the replacement of service lines identified under the LCRR/LCRI through the inventory assessment. Completing this inventory and the subsequent replacement of the required service lines will yield substantial public health and safety benefits for a large utility.

Financing Description:

A. New Loan (up to) \$167,599 – Drinking Water State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion.

Rate. The standard interest rate of 50% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2025, loan recipients received interest-rates ranging from 1.90% to 2.50%.)

Security. Borrower will deliver its bond, along with its full faith credit endorsement, to the Maryland Water Infrastructure Financing Administration.

B. New Loan Forgiveness (up to) \$502,798

Complies with Drinking Water State Revolving Loan Fund Program’s disadvantaged-community criteria. Principal forgiveness loan terms/grant conditions are enforceable should Recipient default.

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

Project Funding Sources:

<i>Drinking Water Revolving Loan Fund (this Item)</i>	\$	167,599
<i>Drinking Water Revolving Loan Fund Forgiveness (this item)</i>	\$	502,798
Local Share	\$	<u>21,910</u>
Total Estimated Project Cost	\$	692,307

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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**21. MARYLAND DEPARTMENT OF THE ENVIRONMENT
*Bay Restoration Fund***

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

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

Project: WSSC Sewer Basin Reconstruction Program –
Oxon Run Basin Section 4: Task Order No. 102
Lower Anacostia Basin Section 4: Task Order No. 104
Broad Creek Basin Section 4: Task Order No. 113

Recipient: Washington Suburban Sanitary Commission

Amount: Up to \$14,626,631

Location: Prince George’s County/Legislative Districts 24-26

Project Description: WSSC’s Sewer Reconstruction Program includes the repair, replacement and rehabilitation of sewers and manholes located on or near state, local and county road right-of-ways throughout Prince George’s County. Trenchless technologies such as grouting and the installation of structural liners will be predominantly used for repair and rehabilitation activities. Additionally, there will be some open cut, and sewer manhole replacement projects that will require ground disturbance. This BPW action is to encumber Bay Restoration Fund grant funding for task orders 102,104 and 113 within several Basins under the WSSC Sewer Basin Reconstruction Program. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program.

Project Funding Sources:

Bay Restoration Fund Grant BR-CR 19.16 (this Item)	\$ 4,504,192
Oxon Run Basin PGC	
Bay Restoration Fund Grant BR-CR 18.16 (this Item)	\$ 4,455,557
Lower Anacostia Sewer Basin PGC	
Bay Restoration Fund Grant BR-CR 17.16 (this Item)	\$ 5,666,882
Broad Creek Sewer Basin PGC	
Bay Restoration Fund Grant BR-CR 19.16 (prior approval Sec 9 [5/7/2025])	\$ 7,252,996
Oxon Run Basin PGC	
Bay Restoration Fund Grant BR-CR 11.17 (prior approval Sec 13 [4/3/2024])	\$ 2,697,625
Northwest Sewer Basin MC	
Bay Restoration Fund Grant BR-CR 14.16 (prior approval Sec 13 [4/3/2024])	\$ 4,550,000
Broad Creek Sewer Basin PGC	

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21. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)

Project Funding Sources (cont'd):

Bay Restoration Fund Grant BR-CR 15.16 (prior approval Sec 10 [7/19/2023]) Beaverdam Sewer Basin PGC	\$ 3,843,000
Bay Restoration Fund Grant BR-CR 10.16 (prior approval Sec 9 [4/6/2022]) Beaverdam Sewer Basin PGC	\$ 2,219,000
Bay Restoration Fund Grant BR-CR 13.16 (prior approval Sec 9 [4/6/2022]) Northwest Sewer Basin PGC	\$ 3,134,250
Bay Restoration Fund Grant BR-CR 16.16 (prior approval Sec 9 [4/6/2022]) Parkway Sewer Basin PGC	\$ 159,250
Bay Restoration Fund Grant BR-CR 20.16 (prior approval Sec 9 [4/6/2022]) Piscataway Sewer Basin PGC	\$ 2,235,311
Bay Restoration Fund Grant BR-CR 12.16 (prior approval Sec 10 [9/2/2020]) Northeast Sewer Basin PGC	\$ 5,362,875
Bay Restoration Fund Grant BR-CR 11.16 (prior approval Sec 10 [9/2/2020]) Lower Anacostia Sewer Basin PGC	\$ 3,791,375
Bay Restoration Fund Grant (Future)	\$ 20,448,637
Water Quality State Revolving Loan Fund (prior approval Sec 13 [7/1/2020])	\$ 150,174,502
Water Quality State Revolving Loan Fund Forgiveness (prior approval Sec 13 [7/1/20])	\$ 3,714,188
Local Share	<u>\$ 2,424,189</u>
Total Estimated Project Cost	<u>\$226,633,821</u>

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

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THIS ITEM WAS:

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DISAPPROVED

DEFERRED

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22. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Maryland Water Quality State Revolving Loan Fund

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

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

Project: Evitts Creek CSO Upgrades Phase IV Interceptor Sewer to ECPS

Recipient: City of Cumberland

Amount: Up to \$2,447,352

Location: Allegany County/Legislative District 1A

Project Description: The proposed project involves the next phase in a multi-phase project to reduce the frequency and volume of combined sewer overflows (CSOs) in the City of Cumberland and improve the City of Cumberland's sewer infrastructure. This project will repair/rehabilitate aging sewer lines near the City of Cumberland to address inflow and infiltration issues. The sewer lines have cracks, significant damage, root intrusion, extensive infiltration, and are in need of rehabilitation. The project will help reduce CSO discharges in compliance with MDE's Consent Decree with the City of Cumberland. This project is consistent with Maryland's adaptation and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events.

Financing Description:

- A. New Loan (up to) \$1,223,676– Water Quality State Revolving Loan Fund**
Term. Period not to exceed 30 years following project completion.
Rate. The standard interest rate of 25% of the average of the Bond Buyer 11- Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2025, loan recipients received interest rates ranging from 1.90% to 2.50%.)
Security. Borrower will deliver its bond, along with its full faith credit endorsement, to the Maryland Water Infrastructure Financing Administration.
- B. New Loan Forgiveness (up to) \$1,223,676– Water Quality State Revolving Loan Fund**
This funding is provided under the Water Quality State Revolving Loan Fund Program. The principal forgiveness loan terms/grant conditions are enforceable should grantee default.

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

Project Funding Sources:

Water Quality State Revolving Loan Fund (<i>this Item</i>)	\$ 1,223,676
Water Quality State Revolving Loan Fund Forgiveness (<i>this Item</i>)	\$ 1,223,676
Local Share/Other	\$ 37,500
Total Estimated Project Cost	\$ 2,484,852

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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REVISED

Contact: Nehemiah Yisrael 443-885-3966
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23. **MORGAN STATE UNIVERSITY**
RETROACTIVE Service Contract – SafePointe® Weapons Detection System

Contract ID: SafePointe® Weapons Detection System P00-26027

Recommendation: That the Board of Public Works retroactively approve Morgan State University awarding of a contract for the SafePointe® weapons detection system and a modification to the contract where Morgan State University exceeded its procurement authority.

Contract Description: The contractor shall provide all equipment, software, installation services, training, and ongoing support necessary for a fully functional concealed weapons detection system at designated campus locations. The solution shall integrate with existing campus security infrastructure and emergency response protocols. This will encompass providing a weapons detection system around the clock, seven days a week, on the campus of Morgan State University.

Modification Description: Additional funds to complete interior wiring and network infrastructure setup.

Procurement Method: Sole Source

Contractor: SoundThinking, Inc.
Fremont, California

Original Term: 5/27/2025 - 5/26/2026 (1-year base w/ two 1-year renewal options) (Retroactive)

Modification Term: 10/29/2025 – 12/01/2025 (Retroactive)

Original Amount: \$ 468,000 (not to exceed) Base Year Term
\$ 420,000 (not to exceed) 1st renewal option
\$ 420,000 (not to exceed) 2nd renewal option
\$1,308,000 (not to exceed total)

Modification Amount: \$93,280

Revised Contract Amount: \$1,401,280

MBE Participation: 0%

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REVISED

23. MORGAN STATE UNIVERSITY (cont'd)

Fund Source: General Funds (MHEC Campus Safety Grant)

Performance Security: Yes

Remarks: SafePointe is an AI-enabled weapons detection and security screening system developed by SoundThinking, Inc., designed to identify concealed firearms in real time without the use of traditional metal detectors or physical searches. The system uses advanced imaging technology, artificial intelligence, and networked sensors installed at building entry points to discreetly monitor for potential threats and immediately alert designated campus safety personnel, enabling a rapid response while maintaining normal pedestrian flow.

The action did not go to the Board of Public Works for approval because the University was operating under a highly compressed grant timeline and urgent campus safety conditions. Because the funding originated from a State of Maryland campus security grant with a fixed expiration date and a limited award window, the University proceeded to award the base year in the amount of \$468,000 to ensure the grant funds were not forfeited. We respectfully request retroactive approval for the full contract amount of \$1,401,208.

In January, the Governor released the State's FY 2025 budget proposal, which provided dedicated funding to improve campus safety at Maryland colleges and universities. The Maryland Higher Education Commission received 39 grant applications totaling \$56.8 million, with \$18,750,000 available for award as of July 19, 2024. Morgan State University (MSU) was one of the recipients. Eligible uses of the grant include collaborations with law enforcement, private security companies, risk assessments, staff training, and investments in advanced safety technologies and campus upgrades. After several shooting incidents on and near Morgan's campus—including the Morgan View residential community—the need for improved security became urgent and time-critical.

In May 2025, MSU entered into a sole-source agreement with SoundThinking, Inc. to procure a weapons-detection system. Market research showed that many competing solutions required significant human oversight, whereas SoundThinking's SafePointe system offered an AI-driven approach that required minimal staffing. Additional competitors were reviewed to strengthen the procurement record further, confirming that SoundThinking is the only vendor capable of meeting the performance and deployment requirements within the grant period. The project was scheduled for completion before the grant's expiration on June 30, 2025.

Upon accepting the grant award, MSU committed all funds exclusively to eligible security enhancements. Due to the compressed implementation timeline and the critical need for uninterrupted weapons-detection services, the University exceeded its delegated procurement authority. However, there was absolutely no intent—directly or indirectly—to circumvent BPW approval requirements. All actions taken were driven solely by the urgent need to protect campus safety and prevent the loss of State-awarded grant funding.

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REVISED

23. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

The modification to the contract was needed to provide additional funding for interior wiring and network infrastructure work required to support the installation, network integration, and full operational deployment of the SafePointe system in multiple campus facilities, ensuring the system functions reliably and integrates properly with the University's existing security and IT environment.

To prevent future occurrences, Morgan State University is strengthening its acquisition planning process. Procurement will engage immediately upon receipt of any grant award to develop a formal acquisition plan that outlines required lead times, BPW approval thresholds, internal milestones, and contract execution requirements. No commitments or vendor engagement will occur until a contract is fully executed and a purchase order has been issued. This enhanced planning will ensure timely, compliant procurement actions and eliminate any risk of exceeding delegated authority or bypassing required BPW review.

SoundThinking, Inc. has consistently delivered essential weapons detection system services under University-issued purchase orders, ensuring ongoing campus safety. All payments have been made strictly for services rendered and within the authorized budgetary parameters.

RETROACTIVE approval requested pursuant to Section 11-204 (c) State Finance & Procurement Article. 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.

Resident Business: No

MD Tax Clearance: 25-4501-1001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

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Contact: Gary McGuigan 410-223-4118
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24. **MARYLAND STADIUM AUTHORITY**
Redevelopment of Maryland Racing Facilities
Construction Services

Contract ID: MDR-002-GMP

Recommendation: Approve the award of Guaranteed Maximum Price (GMP) Package #5 for the Redevelopment of Maryland Racing Facilities Project

Contractor: Clark Construction Group, LLC.
Baltimore, MD

Prior Approvals: Secretary's Agenda, Item 19 (October 2, 2024)
Secretary's Agenda, Item 14 (May 7, 2025)
Secretary's Agenda, Item 15 (July 16, 2025)
Secretary's Agenda, Item 14 (September 10, 2025)
Secretary's Agenda, Item 12 (November 5, 2025)

Project: Redevelopment of Maryland Racing Facilities

Bid Package Description: GMP Package #5: concrete, masonry, miscellaneous metals, rough carpentry, millwork, waterproofing, air barriers, joint sealants, doors/frames/hardware, sectional doors, glass and glazing, louvers, drywall, tiling, painting, signage, toilet accessories, fire protection specialties, lockers, bird control, fly control, horse stall (furnish), horse stall (install), window treatments, sprinkler, mechanical, electrical, termite control, equine surfacing (rubber), equine surfacing (dirt), fences and gates, trailers, dumpsters, pre-engineered metal building design development, pre-engineered fabric structures design development, and general conditions

Contract Description: Professional Services – Construction

Procurement Method: Competitive Sealed Proposals

Pre-Construction Amount: \$ 889,750

GMP Package #1: \$ 14,309,959

GMP Package #2: \$ 7,503,012

GMP Package #3: \$ 25,607,801

GMP Package #4: \$ 26,670,728

GMP Package #5 (this Item): \$ 43,701,878

Revised Amount: \$118,683,128

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

Original Term: 10/2/2024 – 12/31/2027

MBE Participation (this Item): 39.50%

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

MBE Compliance (Construction Services): 29.42%

Remarks: The Board approved the contract with Clark Construction Group, LLC (“Clark”) for pre-construction services at its meeting on October 2, 2024 (Secretary’s Agenda Item 19), GMP #1 on May 7, 2025 (Secretary’s Agenda Item 14), GMP #2 on July 16, 2025 (Secretary’s Agenda Item 15), GMP #3 on September 10, 2025 (Secretary’s Agenda Item 14), and GMP #4 on November 5, 2025 (Secretary’s Agenda Item #12). The Authority represented that it would return with a recommendation to enter into a Guaranteed Maximum Price contract for construction services if the performance of the preconstruction services is satisfactory and an acceptable price is negotiated.

The procurement process for this GMP occurred as follows:

On October 3, 2025 Clark advertised bid packages for work related to the construction of the equine facilities, including but not limited to, concrete, masonry, miscellaneous metals, rough carpentry, millwork, insulation, panels, joint sealant, doors/frames/hardware, sectional doors, windows, drywall, flooring, painting, signage, wall protection, toilet accessories, fire protection specialties, lockers, appliances, equine equipment, window treatments, countertops, fire protection, plumbing, mechanical, electrical, communications, security, pest control, equine surfacing, and fences in the following publications/services: eMaryland Marketplace Advantage, MSA’s website, Clark’s website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation.

On October 8, 2025 Clark hosted a virtual Trade Contractor Outreach Event and site walk at Pimlico. The event was open to the public and allowed trade contractors interested in the packages being procured under this advertisement, as well as future GMP packages, to obtain information specific to the project’s scope and schedule and to participate in a site walk of the Pimlico Racing Facility.

On November 3, 2025 competitive sealed trade contractor bids were received and opened using Clark’s online bidding system (BuildingConnected) for the following packages: concrete, masonry, miscellaneous metals, rough carpentry, millwork, waterproofing, air barriers, joint sealants, doors/frames/hardware, sectional doors, glass and glazing, louvers, drywall, tiling, painting, signage, toilet accessories, fire protection specialties, lockers, bird control, fly control, horse stall (furnish), horse stall (install), window treatments, sprinkler, mechanical, electrical, termite control, equine surfacing (rubber), equine surfacing (dirt), and fences and gates.

Clark and MSA have elected to defer metal roofing, appliances, telecom/low voltage, security, site concrete, and asphalt to a future GMP package.

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

Remarks (cont'd):

Clark has demonstrated good faith effort to satisfy the MBE overall goal of 35% as well as the subgoals of 8% African American and 11% Women Owned business established for the Project.

Authority: Chapter 590 Acts of 2022 codified in part in Title 10 subtitle 6 of Economic Development Article, Annotated Code of Maryland.

Fund Source: The Racing and Community Development Financing Fund (Economic Development Article Section 10-657.2) funded with lottery deposits pursuant to State Gov't Article § 9-120.

Future Funding Source: The Racing and Community Development Financing Fund (Economic Development Article Section 10-628(c)(1)(vii)) Taxable Revenue Bonds (Pimlico Improvements Project) Series 2025 - Secretary's Agenda, Item 26 (December 3, 2025)

Tax Compliance No.: 25-4623-1110

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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Jonathan Smith, Chief, Civil Rights Division
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25. OFFICE OF THE ATTORNEY GENERAL
Legal Representation with Contingent Fee

- Recommendation:*** That the Board of Public Works approve the Attorney General’s proposal to include a contingent fee provision in a contract for Assistant Counsel. This contract would compensate an external law firm with a portion of the monetary recovery, if any, that the State receives in a residential mortgage lending discrimination investigation and, if appropriate, litigation against a bank operating in Maryland.
- Authority:*** Section 10-305, State Finance and Procurement Article, Annotated Code of Maryland
- Contract Description:*** Assistant Counsel – Residential Mortgage Lending Discrimination. The contract is for Assistant Counsel to the Attorney General, pursuant to Section 6-105(b), State Government Article, Annotated Code of Maryland, with approval from Governor Moore, by letter dated October 2, 2025.
- Contractor:*** Relman Colfax PLLC
Washington, DC
- Amount:*** The Contractor will be paid for services rendered under this Contract on a contingent fee basis. The Contractor will receive attorney’s fees for the sums recovered based on 22.5 percent of all monies (and the value of any other property) actually paid to the State through settlement, judgment or otherwise, at any stage of the matter, including monies paid in response to a final judgment.
- Remarks:***

Background about the Mortgage Lending Discrimination Investigation:

The Bank: Publicly available data collected pursuant to the Home Mortgage Disclosure Act (12 U.S.C. § 2801 *et seq.* and 12 CFR Part 1003) indicates that a bank operating in Maryland discriminates on the basis of race and national origin in lending marketing and origination decisions. The bank dramatically underperforms peer banks in loans to areas that have primarily Black and Hispanic residents.

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25. **OFFICE OF THE ATTORNEY GENERAL** (*cont'd*)

Remarks (*cont'd*):

Claims: Maryland and federal laws prohibit discrimination based on race and national origin in housing, including discrimination in mortgage lending. If the investigation demonstrates that the bank's conduct constitutes discrimination, claims may arise under MD Code, State Gov't § 20-706; the federal Fair Housing Act, § 42 U.S.C. 2000d or the federal Equal Credit Opportunity Act 15 U.S.C. § 1691 *et seq.*

The Attorney General has the authority to enforce both Maryland and federal anti-discrimination laws pursuant to MD Code, State Gov't § 20-1041 (a) ("The Attorney General may investigate, prosecute, and remediate, on behalf of the residents of the State, any conduct that constitutes a civil rights violation."). A "civil rights violation" is defined to include "an act of discrimination prohibited under the U.S. Constitution, the Maryland Constitution, or State or federal law." State Gov't § 20-1040 (a). The State may also enforce the federal Fair Housing Act because of the impact that housing discrimination has on State interests. *Bank of America v. City of Miami*, 581 U.S. 189 (2017).

Residential mortgage lending discrimination is a complex area of the law. Investigation and litigation of cases of this magnitude require expertise and resources. The case will involve extensive discovery and experts in statistics and human resources.

Maryland's Interest. There is a long history of housing discrimination and redlining in Maryland that continues to affect residents of color. This discrimination contributes to segregation in residential housing patterns and the racial wealth gap. Initiatives to remove unlawful barriers to home ownership are an important step in addressing this legacy.

Assistant Counsel Contract:

The law firm listed above as a contractor was selected to serve as Assistant Counsel to the Attorney General, pursuant to State Government Article, Section 6-105(b), for purposes of an investigation into residential mortgage lending discrimination and, if appropriate, litigation against a Maryland bank. As required by the statute, the Attorney General sought prior approval from Governor Moore to procure the services of Assistant Counsel. Governor Moore approved the Attorney General's request by letter dated October 2, 2025. Compensation under the contract is by a contingent fee.

The Attorney General has long interpreted that a contingent fee contract for legal services requires additional approval from the Board of Public Works under State Finance & Procurement Article, §10-305(a), which governs the disposition of state property. *74 Opinions of the Attorney General* 136, 140-42 (1989). The Board has approved contingent fee provisions in Assistant Counsel contracts as requested by the Attorney General in antitrust, consumer protection, tobacco, environmental, and other cases over the years.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 17, 2025



25. **OFFICE OF THE ATTORNEY GENERAL** (cont'd)

Remarks (cont'd):

Counsel Selection. Relman Colfax PLLC was selected to work with the Office of the Attorney General's Civil Rights Division in this matter in a non-competitive process due to the firm's expertise and experience in conducting research needed to identify the discriminatory practices and long record of success in similar redlining litigation cases. Relman Colfax PLLC has a team of national fair housing experts, including a former U.S. Department of Justice attorney who handled complex mortgage discrimination cases, to work on this matter with the Office of the Attorney General.

Fee Arrangement. The Attorney General seeks to compensate Contractor on a contingent fee basis, with a percentage of recovery as described above in the Amount field. This arrangement is similar to the fee schedules in other Assistant Counsel contingent-fee contracts approved by the Board. If the State elects not to pursue or is not successful in the litigation, the law firm will not be entitled to any compensation from the State. The contract includes a "most favored nation" clause, which will require the firm to match any lower fee schedule it provides to any other plaintiff litigating against the Bank related to redlining.

Fund Source: Litigation Recovery

Resident Business: No

Tax Compliance Number: None – DC Registered Business

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 17, 2025**



*Contacts: Peter V. Berns, General Counsel, Executive Division
pberns@oag.maryland.gov, 410-576-6974
Jonathan Smith, Chief, Civil Rights Division
jsmith@oag.maryland.gov 410-576-7844*

**26. OFFICE OF THE ATTORNEY GENERAL
*Legal Representation with Contingent Fee***

Recommendation: That the Board of Public Works approve the Attorney General’s proposal to include a contingent fee provision in a contract for Assistant Counsel. This contract would compensate an external law firm with a portion of the monetary recovery, if any, that the State receives in an age discrimination investigation and, if appropriate, litigation against a major company operating in Maryland.

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

Contract Description: Assistant Counsel – Age Discrimination in Employment. The contract is for Assistant Counsel to the Attorney General, pursuant to Section 6-105(b), State Government Article, Annotated Code of Maryland, with approval from Governor Moore, by letter dated October 6, 2025.

Contractor: Cohen Milstein Sellers & Toll PLLC
Washington, DC

Amount: The Contractor will be paid for services rendered under this Contract on a contingent fee basis. The amount of fees to be paid will be based on the stage of the matter at which any recovery is obtained. The Contractor will receive attorney’s fees for the sums recovered based on the percentages in the following fee matrix. However, in no event will the cumulative fees paid to the law firm exceed 3x its actual attorneys’ fees calculated based on its reasonable and customary rates.

Row	Amount (Value) of Sums Recovered (after deducting costs & expenses)	Stage of Litigation at which Recovery is Obtained		
		A. Before Filing of Formal Complaint	B. After Filing of Formal Complaint, Before Start of Trial	C. After Start of Trial
1	Up to \$50 million	10%	18%	20%
2	\$50 to \$150 million	10%	15%	18%
3	Above \$150 million	10%	12%	15%

BOARD OF PUBLIC WORKS
SECRETARY'S
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26. **OFFICE OF THE ATTORNEY GENERAL** (cont'd)

Remarks:

Background about the civil rights investigation:

The company. A national company that employs tens of thousands of people across the country has major operations in Maryland. The company recently laid off hundreds of its Maryland employees. While the large majority of the company's Maryland workforce consists of employees under 40 years old, a disproportionately high number of the employees who were laid off were over the age of 40. There is evidence that the company later advertised some of the positions involved in the layoff at significantly lower salaries in an effort to attract younger workers.

Claims. Federal law protects qualified employees over the age of 40 from discriminatory termination or other adverse employment actions. Employers are prohibited from replacing qualified employees over the age of 40 with younger workers or treating older workers differently than similarly situated younger workers. Maryland law offers similar safeguards but does not limit these protections to workers over 40 years of age.

If the investigation confirms that the company engaged in age discrimination when it laid off a disproportionate number of qualified older employees, the State may have claims under the federal Age Discrimination in Employment Act, the Older Workers Benefits Protection Act, and Maryland's anti-discrimination laws.

The Attorney General has the authority to enforce both Maryland and federal anti-discrimination laws pursuant to MD Code, State Government Article Section 20-1041(a) ("The Attorney General may investigate, prosecute, and remediate, on behalf of the residents of the State, any conduct that constitutes a civil rights violation."). A "civil rights violation" is defined to include "an act of discrimination prohibited under the U.S. Constitution, the Maryland Constitution, or State or federal law." State Government Article Section 20-1040(a).

Employment discrimination is a complex area of the law. Investigation and litigation of cases of this magnitude require expertise and resources. The case will involve extensive discovery and statistical and human resource experts. Cohen Milstein has a long record of successful employment discrimination litigation.

Maryland's Interest. The State of Maryland has an obligation to protect its workforce from unfair discrimination. The evidence indicates that Maryland workers over the age of 40 were disproportionately harmed by the company's layoffs. This discrimination may affect hundreds of Marylanders at a time when the economy will make it difficult for them to find new employment.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 17, 2025



26. **OFFICE OF THE ATTORNEY GENERAL** (*cont'd*)

Remarks (cont'd):

Assistant Counsel Contract:

The law firm listed above as a contractor was selected to serve as Assistant Counsel to the Attorney General, pursuant to State Government Article, Section 6-105(b), for purposes of an investigation into age discrimination in employment and, if appropriate, litigation against a Maryland employer. As required by the statute, the Attorney General sought prior approval from Governor Moore to procure the services of Assistant Counsel. Governor Moore approved the Attorney General's request by letter dated October 6, 2025. Compensation under the contract is by a contingent fee.

The Attorney General has long interpreted that a contingent fee contract for legal services requires additional approval from the Board of Public Works under State Finance and Procurement Article, Section 10-305(a), which governs the disposition of state property. The Attorney General has long interpreted that a contingent fee contract for legal services requires additional approval from the Board of Public Works under State Finance & Procurement Article, Section 10-305(a), which governs the disposition of state property. *74 Opinions of the Attorney General* 136, 140-42 (1989). The Board has approved contingent fee provisions in Assistant Counsel contracts as requested by the Attorney General in antitrust, consumer protection, tobacco, environmental, and other cases over the years.

Counsel Selection. Cohen Milstein Seller & Toll PLLC was selected to work with the Office of the Attorney General's Civil Rights Division in this matter in a non-competitive process due to the firm's expertise and experience in conducting research needed to identify the discriminatory practices and its long record of success in similar redlining litigation cases. Cohen Milstein has a team of attorneys with extensive experience in civil rights investigations and litigation, including working on complex employment discrimination cases, who will work with the Office of the Attorney General attorney on this matter.

Fee Arrangement. The Attorney General seeks to compensate Contractor on a contingent fee basis, with a percentage of recovery as described above in the Amount field. This arrangement is similar to the fee schedules in other Assistant Counsel contingent-fee contracts approved by the Board. If the State elects not to pursue or is not successful in the litigation, the law firm will not be entitled to any compensation from the State. The contract includes a "most favored nation" clause, which will require the firm to match any lower fee schedule it provides to any other plaintiff against the company that is related to employment discrimination.

BOARD OF PUBLIC WORKS
SECRETARY'S
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26. **OFFICE OF THE ATTORNEY GENERAL** (cont'd)

Fund Source: Litigation Recovery

Resident Business: No

Tax Compliance Number: TBD prior to any payment

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 17, 2025



Contact: Brittaney F. Ferrier 410-576-6598
bferrier@oag.state.md.us

27. **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 *Anderson v. Thomas, et al.*, United States District Court for the District of Maryland, No. 1:21-cv-00683-BAH.

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

Request Amount: \$875,000

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 \$875,000 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 "Athene Qualified Assignment Corporation" in the amount of \$825,000. A second check should be issued payable to "Terance Michael Anderson" in the amount of \$50,000. The checks should be delivered to Brittaney Ferrier, Assistant Attorney General, Office of the Attorney General of Maryland, 200 St. Paul Place, 19th Floor, Baltimore, Maryland 21202, who will deliver the checks and ensure that all 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
December 17, 2025



SUPPLEMENTAL

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

28. MORGAN STATE UNIVERSITY

Service Contract – Cloud Modernization & Research Acceleration Partnership Framework

Contract ID: Cloud Modernization & Research Acceleration Partnership Framework - Google Cloud Contract# 26/PRO-0017-S

Recommendation: That the Board of Public Works approve Morgan State University entering a multi-year strategic cloud modernization and research acceleration contract with SHI International Corporation, a reseller of Google Cloud.

Contract Description: SHI International Corporation - Google Cloud Partner shall support the University's strategic modernization and research goals by delivering a scalable, enterprise-grade cloud environment that enhances IT performance, enables high-performance computing and AI-driven research, and improves data accessibility and operational efficiency. The Partner will provide cloud infrastructure deployment, workload migration, security and compliance architecture, access to differentiated datasets and research tools, and proactive technical account management. Additionally, the Partner will establish and help operate a Center of Excellence that engages students and faculty, delivers role-based cloud training and certification programs, supports joint innovation initiatives, and conducts ongoing architecture assessments and quarterly business reviews. All services shall include data portability and transition support upon contract completion.

Procurement Method: Sole Source

Contractor: SHI International Corporation
Somerset, NJ

Term: 12/19/2025 - 12/18/2028

Amount: \$5,795,457

MBE Participation: 0%

Fund Source: 100% Federal Funds (Grant - Title III)

BOARD OF PUBLIC WORKS
 SECRETARY'S
 ACTION AGENDA
 December 17, 2025



SUPPLEMENTAL

28. MORGAN STATE UNIVERSITY (cont'd)

Remarks: The contractor submitted its original proposal on December 1, 2025, for a 12-month performance period. The negotiation teams engaged in multiple rounds of discussion addressing key elements, including: Technical Architecture Support, Comprehensive Discounts and Credits, Onboarding and Migration Services, Transformation Support, and defined Support Levels and Escalation Procedures.

The contractor’s proposed price of \$2,000,000 was evaluated and deemed fair and reasonable when benchmarked against agreements executed by peer universities providing similar levels of service, technical capability, and support.

Following further internal review, however, it was concluded that a more extended contract period would better align with the scope of work, the University’s modernization objectives, and the technical runway required to support migration, optimization, and sustained cloud adoption.

On December 3, 2025, the contractor updated the proposal to reflect a 36-month contract period totaling \$5,795,457 for the services below. Morgan State University’s estimate for the same items ranged from \$5,700,000 to \$7,500,000.

Services
<ul style="list-style-type: none"> • Infrastructure & Compute: <ul style="list-style-type: none"> ○ Advanced GPU/TPU access for AI/ML workloads ○ Multi-petabyte storage, backup, and disaster recovery systems ○ Virtual desktop infrastructure (VDI) and secure cloud networking
<ul style="list-style-type: none"> • Support & Services: <ul style="list-style-type: none"> ○ Technical account management (50–100% FTE) ○ 24/7 premium support with SLAs under 1 hour for critical issues ○ Architecture design, migration planning, and deployment assistance
<ul style="list-style-type: none"> • Training & Enablement: <ul style="list-style-type: none"> ○ Faculty development, student bootcamps, cloud certification tracks ○ Access to vendor-led Cloud Skills Boost, AWS Academy, or similar platforms
<ul style="list-style-type: none"> • Research Acceleration: <ul style="list-style-type: none"> ○ Cloud credits and infrastructure earmarked for research proposal generation ○ Innovation labs, datasets, and AI tool access for researchers
<ul style="list-style-type: none"> • Center of Excellence: <ul style="list-style-type: none"> ○ Cross-functional leadership hub to coordinate training, research, and governance ○ A Cloud Center of Excellence (CCoE) will anchor vendor relationship and scale institutional adoption

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 17, 2025



SUPPLEMENTAL

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

Remarks (cont'd):

This partnership offers a uniquely comprehensive solution that advances both academic research and enterprise IT modernization, capabilities that competing offers typically address only in part. It directly supports Morgan State University's strategic objectives, including pursuing R1 classification and strengthening its leadership in technology innovation among HBCUs.

This acquisition establishes a scalable, secure, cloud-native environment supporting the University's R1 research goals, high-performance computing (HPC), enterprise systems modernization, AI workloads, and institutional digital transformation. Services will be delivered through a hybrid model consisting of on-campus, remote, and cloud-hosted activities.

The investment delivers broad institutional benefit by simultaneously enhancing infrastructure, technical support, workforce development, and research capacity. Finally, the framework positions Morgan State as a national model for cloud modernization within the HBCU community, creating opportunities for future partnerships and external investment.

Morgan State University is obtaining enterprise-class, R1-level cloud services at pricing calibrated for a mid-sized public HBCU—an uncommon advantage in the national cloud marketplace. The inclusion of a Cloud Center of Excellence (CCoE), a dedicated Technical Account Manager, and bundled research-acceleration tools differentiates this agreement from typical research-only or infrastructure-only offerings. The overall cost is well within the expected market range of \$2M–\$6M over three years and is competitive when normalized across individual service components.

The partnership is projected to yield significant institutional benefits, including a 20–30% increase in research grant competitiveness (NSF, NIH), \$500K–\$1M in annual IT operational savings, and the certification of 200–1,000 students in job-ready cloud skills. In addition, the agreement elevates Morgan State's national visibility as a leader in cloud innovation within the HBCU community.

Because Morgan State University functions as a Google Campus, the University's core instructional, research, and administrative systems are built on proprietary Google Cloud architectures that can only be supported, modified, or expanded by Google or an authorized Google Cloud reseller. The modernization project requires direct involvement with the platform owner and its licensed deployment partner to ensure compatibility with existing systems, security frameworks, and research environments.

Due to the proprietary nature of the technology and the requirement that all work be performed within Google's restricted engineering, migration, and platform-integration environment, there are no portions of the scope that can be separated or subcontracted in a manner that would create meaningful or commercially useful participation opportunities for certified MBE firms. Only Google and its authorized reseller possess the secure access credentials, privileged console permissions, and architectural engineering authority needed to perform the required work.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 17, 2025



SUPPLEMENTAL

28. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

For these reasons, rooted in MSU's status as a Google Campus and the exclusive technical environment that governs the delivery of Google Cloud services, an MBE participation goal of 0% is appropriate and consistent with State requirements for sole-source, proprietary technology procurements where subcontracting is not feasible due to vendor-exclusive performance conditions.

Given that the proposed price of \$5,795,457, which falls at the lower end of the University's estimated range, includes a scope of services that exceeds typical market offerings, delivers significant measurable institutional benefits, and incorporates strong contractual protections, the Procurement Officer concludes that the pricing is fair, reasonable, and in the best interest of Morgan State University, and recommends contract award approval.

Resident Business: No

MD Tax Clearance: 25-4759-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 17, 2025



APP 1

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

A1. MARYLAND DEPARTMENT OF TRANSPORTATION
Maryland Transit Administration

Contract Title: Restoration for TICC Emergency Phone Lines; EM-26-007-ITB
EPICS: EM26007ITB

Contract Type: Services

Contract Description: Restoration and continued service of the MTA's Transit Information Contact Center (TICC) phone lines used to process calls related to Transit needs.

Procurement Method: Emergency (non-competitive)

Award: Forerunner Technologies, Inc.; Edgewood NY

Amount: \$150,000 NTE

Term: 10/20/2025 - 10/19/2026 (one year)

Date Emergency Declared: 8/23/2025

Contract Award Date: 11/7/2025

Date Emergency Reported: 11/21/2025

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% Special (Transportation Trust Funds)

Appropriation Code: J05H0101

Remarks: Nature of Emergency: On August 21, 2025, Maryland Transit Administration (MTA) identified a potential cybersecurity incident. In coordination with the Maryland Department of Information Technology (DoIT), MTA began actively investigating the ongoing incident, which involved unauthorized access to several MTA systems. Upon detection, the State of Maryland's cybersecurity teams immediately initiated actions to investigate the nature and scope of the incident, contain the threat, and secure MTA systems. As a result of the incident and the response efforts, MTA systems have been negatively impacted. Urgent procurement activities are required to sustain MTA operations and to mitigate potential risks to public safety and welfare.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
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December 17, 2025



APP 2

A1. MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)

Remarks (cont'd):

The Transit Information Contact Center (TICC) processes thousands of calls daily related to transit information, providing access to various transit programs, and responding to any transit related questions. Without the operation of phone lines, the TICC cannot conduct standard day to day business, and thousands of Marylanders are left without transportation.

Basis of Selection: A formal competitive solicitation could not be conducted due to the immediate need to restore telecommunications services for the TICC and mitigate potential harm. Considering the need to restore public access to Paratransit and Call-A-Ride services, as well as provide any necessary information in relation to MARC, Commuter Bus and Metro time was of paramount consideration. Forerunner Technologies was selected as a direct result of compatibility with existing infrastructure, and the ability to act quickly to get the call center restored to operational status.

Resident Business: No

Tax Clearance: 25-4215-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 17, 2025



DNR 1

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

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

Recommendation: Approval to commit \$399,500 for the following **acquisition** project.

Woodmoor Park Site - Woodmoor Property Acquisition - \$399,500
Baltimore County
POS #7911-3-536 MD20250724-0515

Background: Acquire 0.97 acres in a densely populated area for a new neighborhood park in the Liberty Road Corridor.

Appraised Value: Peabody Associates, LLC \$408,000
Associated Appraisers, LLC \$391,000

Property Cost: \$399,500.00

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$399,500.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 17, 2025



DNR 2

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

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

Recommendation: Approval to commit \$33,900 for the following **development** project.

Eyler Road Park Storage Shed - \$33,900
Town of Thurmont
POS #7934-10-531 MD20250924-0623

Background: Construct a sports equipment storage building at Eyler Road Park. The project will include the removal of the old deteriorating sheds, the construction of a concrete slab and storage building, installation of electric service, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$33,900.00

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
December 17, 2025



DNR 3

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

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

Recommendation: Approval to commit \$475,000 for the following **acquisition** project.

Cedar Lane Park Expansion - Sheffield Property Acquisition - \$475,000
Harford County
POS #7933-12-220 MD20250922-0616

Background: Acquire 3.3 acres adjacent to Cedar Lane Park. Future proposed plans include removing the structures and creating additional access ways for the park.

Appraised Value: Dunkin Real Estate Advisors \$490,000
Everett Benfield Advisors \$460,000

Property Cost: \$480,000.00

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$475,000.00

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
December 17, 2025



DNR 4

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

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

Recommendation: Approval to commit \$325,000 for the following **development** project.

Winterplace Park - Field Lighting – \$325,000
Wicomico County
POS #7923-22-301 MD20251009-0640

Background: Purchase and install field lighting for soccer and softball fields.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$169,067.00

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$155,933.00

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
December 17, 2025



DNR 5

REVISED

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

5A. PROGRAM OPEN SPACE STATE SHARE
Baltimore City

Recommendation: Approval to commit **\$9,025,000** for the following **development** projects.

1. Clifton Athletic Field Renovation - \$1,125,000

Baltimore City
POS #6705-26-206 MD20171002-0846

Background: Additional funding to construct an artificial turf multipurpose field with new sport lighting, scoreboard, fencing, ADA pathways, bleachers, landscaping, and associated site amenities.

Prior Approval: \$500,000.00 (DNR-RP Item 5A(7) [December 6, 2017])
\$100,000.00 (DNR-RP Item 5A(5) [November 14, 2018])
\$1,000,000.00 (DNR-RP Item 7A(2) [November 18, 2020])

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
POS Stateside – Baltimore City Direct Grant
Source Code: 26010 \$1,125,000.00

2. Carroll Park Maintenance Facility - \$550,000

Baltimore City
POS #7191-26-242 MD20201007-0882

Background: Additional funding to design a new park maintenance facility and demolish the existing deteriorating structure. Future funding will be requested for construction of the new facility to include office space, staff shower and dressing areas, safe material storage, dumpster storage with drive access, ADA updates, energy efficient heating and lighting systems, and energy efficient windows and doors.

Prior Approval: \$250,000.00 (DNR-RP Item 7A(4) [November 18, 2020])

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
POS Stateside – Baltimore City Direct Grant
Source Code: 22010 \$550,000

Board of Public Works
Department of Natural Resources – Real Property
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December 17, 2025



REVISED

5A. **PROGRAM OPEN SPACE STATE SHARE** (cont'd)
Baltimore City

3. Druid Hill Park - Tennis Courts - \$300,000

Baltimore City
POS # 7943-26-265 MD20251024-0684

Background: Renovate the tennis courts at Druid Hill Park. Improvements will include new asphalt surfacing, fencing, related ADA improvements, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
POS Stateside – Baltimore City Direct Grant
Source Code: 26010 \$300,000.00

4. Wilber H. Waters Park Field House - \$50,000

Baltimore City
POS # 7945-26-267 MD20251024-0686

Background: Renovate the existing field house at Wilber H. Waters Park. Improvements will include new roof, doors and windows, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
POS Stateside – Baltimore City Direct Grant
Source Code: 26010 \$50,000.00

5. Baltimore Park System FY26 - \$7,000,000

Baltimore City
POS # 7946-26-268 MD20251024-0687

Background: Funding to continue the maintenance, planning, volunteer support and operations of the Baltimore City Park System in FY 2026. This includes: playground maintenance, field and turf maintenance, general park maintenance, capital planning staff, park maintenance staff, horticulture, facility maintenance- staffing, direct administration, and risk management.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
POS Stateside – Baltimore City Direct Grant
Source Code: 26010 \$7,000,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 17, 2025



DNR 7

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

6A. **RECREATION COMMUNICATION BOARDS PILOT PROGRAM**
Anne Arundel County

Recommendation: Approval to commit \$12,000 for the following **development** projects.

1. Bachman Sports Complex Communication Board – \$3,000

Anne Arundel County
RCB-2-1

Background: Install a new communication board at Bachman Sports Complex Playground to expand park accessibility.

2. Solley Park Communication Board – \$3,000

Anne Arundel County
RCB-2-2

Background: Install a new communication board at Solley Park to expand park accessibility.

3. Bodkin Park Communication Board – \$3,000

Anne Arundel County
RCB-2-3

Background: Install a new communication board at Bodkin Park to expand park accessibility.

4. Green Haven Park Communication Board – \$3,000

Anne Arundel County
RCB-2-4

Background: Install a new communication board at Green Haven Park to expand park accessibility.

Fund Source: Budget Bill 2024, Chapter 101, Acts of 2023
Park System Capital Improvements and Acquisition Fund
Source Code: 23000 \$12,000.00

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
 December 17, 2025



DNR 8

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

7A. RURAL LEGACY PROGRAM FUNDS
Kent County

Recommendation: Approval to grant \$1,361,987.20 to the **Eastern Shore Land Conservancy, Inc.**, from Rural Legacy Funds to acquire a 162.19-acre conservation easement.

***Agricultural Security Corridor – Harvest Crescent Rural Legacy Area –
 Baisden Property***

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
 DNR-RP Item 15A (8/23/2023) \$4,450,661 for FY 2024

Project Description: Acquisition of this conservation easement will protect productive agricultural fields and forested land, as well as approximately a combined 5,500 linear feet of forested buffer along Freeman Creek, a tributary of the Sassafras River, as well as the Sassafras River itself. The easement will also protect 4,900 linear feet of scenic viewshed along Shallcross Wharf Road. This Rural Legacy easement, RL No. 35693, will be held jointly by the Department of Natural Resources, and the Eastern Shore Land Conservancy.

Easement Value: \$1,286,751.00 (\$7,933.60 per acre)

Purchase Price: \$1,286,751.00 (\$7,933.60 per acre)

Total Other DNR Costs:

Administrative:	\$ 38,603.00
Incidental:	\$ 17,332.20
Compliance:	<u>\$ 19,301.00</u>
	\$ 75,236.20

Amount Requested: \$1,361,987.20

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
 Rural Legacy Program
 Source Code: 24012 \$1,361,987.20

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
 December 17, 2025



DNR 9

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

8A. RURAL LEGACY PROGRAM FUNDS
Cecil County

Recommendation: Approval to grant \$400,635.06 to the **Cecil Land Trust, Inc.**, from Rural Legacy Funds to acquire a 98.01-acre conservation easement.

Fair Hill Rural Legacy Area – England, et al.

Prior Approval: Fair Hill Rural Legacy Area Grant for easement acquisitions:
 DNR RP Item 15A (8/23/2023) \$2,079,500 for FY 2024

Project Description: Acquisition of this conservation easement will protect productive agricultural and forest land, as well as protect approximately 1,300 linear feet of forested stream buffers along unnamed tributaries to North East Creek. This Rural Legacy easement, RL No. 35686, will be held by the Department of Natural Resources and the Cecil Land Trust, Inc.

Easement Value: \$547,255.11 (\$5,583.67 per acre)

Purchase Price: \$367,500.00 (\$3,749.62 per acre)

Total Other DNR Costs:	Administrative:	\$11,025.00
	Incidental:	\$16,597.56
	Compliance:	<u>\$ 5,512.50</u>
		\$33,135.06

Amount Requested: \$400,635.06

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
 Rural Legacy Program
 Source Code: 24012 \$400,635.06

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
 December 17, 2025



DNR 10

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

9A. RURAL LEGACY PROGRAM FUNDS
Baltimore County

Recommendation: Approval to grant \$683,316.22 to **The Land Preservation Trust, Inc.**, from Rural Legacy Funds to acquire a 97.70-acre conservation easement.

Piney Run Rural Legacy Area – Hebb Property

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

Project Description: Acquisition of this conservation easement will preserve productive agricultural and forest land, as well as protect approximately 1,125 linear feet of grassed and forested buffers along unnamed tributaries to Indian Run and Black Rock Run in the watershed that flows into the Loch Raven Reservoir. The Loch Raven Reservoir is a source of drinking water for the Baltimore Metropolitan Area. This Rural Legacy easement, RL No. 35746, will be held by the Department of Natural Resources and The Land Preservation Trust, Inc.

Easement Value: \$642,378.68 (\$6,575.01 per acre)

Purchase Price: \$642,378.68 (\$6,575.01 per acre)

Total Other DNR Costs:	Administrative:	\$19,271.36
	Incidental:	\$12,030.50
	Compliance:	<u>\$ 9,635.68</u>
		\$40,937.54

Amount Requested: \$683,316.22

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
 Rural Legacy Program
 Source Code: 24012 \$683,316.22

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
 December 17, 2025



DNR 11

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

10A. RURAL LEGACY PROGRAM FUNDS
Carroll County

Recommendation: Approval to grant \$146,508.90 to **Carroll County** from Rural Legacy Funds to acquire a 23.14-acre conservation easement.

Upper Patapsco Rural Legacy Area – Wisner Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
 DNR-RP Item 15A (8/23/2023) \$1,281,912 for FY 2024

Project Description: Acquisition of this conservation easement will protect productive farmland and woodland, including 370 linear feet of forested buffer along an unnamed tributary to the East Branch of the North Branch Patapsco River, a designated Use Class III-P: Nontidal Cold Water and Public Water Supply. The stream is located in the Liberty Reservoir watershed, which is a source of drinking water for the area. The easement will also protect 1,780 feet of scenic viewshed along Wesley Road. This Rural Legacy easement, RL No. 35745, will be held by the County Commissioners of Carroll County. The county is not requesting reimbursement for administrative and program compliance costs.

Easement Value: \$144,699.45 (6,253.22 per acre)

Purchase Price: \$144,699.45 (6,253.22 per acre)

Total Other DNR Costs:	Administrative:	\$ 0.00
	Incidental:	\$1,809.45
	Compliance:	<u>\$ 0.00</u>
		\$1,809.45

Amount Requested: \$146,508.90

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
 Rural Legacy Program
 Source Code: 24012 \$146,508.90

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
December 17, 2025



DNR 12

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

11A. PROGRAM OPEN SPACE STATE SHARE
Frederick County (Brandenburg Revocable Living Trust)

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

Description: This completely forested property is adjacent on three sides to South Mountain State Park and will be managed by the Maryland Park Service as an addition to the park. The property buffers the Appalachian Trail Corridor, and acquisition will add protection to the Eastern Flyway for migratory birds in the National Audubon Society recognized Maryland Blue Ridge Important Bird Area. Acquisition of the property will protect Forest Interior Dwelling Species habitat and provide water quality protection to the Catocin Creek watershed.

POS Scoring System: 99 out of 100

Targeted Ecological Area: Yes

Background: This project was originally approved as Program Open Space Agenda Item 6A (May 21, 2025) for \$80,000. A subsequent boundary survey revealed that the property is larger than the 19.46 +/- acres reported in the deed. This resulted in the need for new appraisals and renegotiation of the acquisition.

Grantor: Charles W. Brandenburg and Jennifer R. Brandenburg, Trustees of the Brandenburg Revocable Living Trust

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

Property: ~~36.1~~^{16.64} +/- acres, unimproved, POS No. 35049

See next page for
Record Correction
Letter dated 1/12/26

Price: \$123,000

Amount Requested: \$43,000

Appraisals: \$123,000 (8/7/25) – Terrence McPherson
\$50,000 (8/3/25) – Terry R. Dunkin
All appraisals reviewed by Gary Leak, Review Appraiser

Fund Source: Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021
Program Open Space Stateside – Heritage Conservation Fund
Source Code: 22010 \$43,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

01/12/2026

John Gontrum, Esquire, Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 117
Annapolis, MD 21401

Accepted 1/12/2026- JTG

John Gontrum

Dear Mr. Gontrum:

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

BPW-December 17, 2025

DNR-SS Agenda, Item 11A

Program Open Space Stateside Funds

Brandenburg Revocable Living Trust Property

ACRES FROM: 36.10

TO: 16.64

REASON: Clerical Error

Sincerely,
Katie Gaver

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 17, 2025



DNR 13

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

12A. PROGRAM OPEN SPACE STATE SHARE
PARK SYSTEM CAPITAL IMPROVEMENTS AND ACQUISITION FUND
Charles County (Godwin)

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

Description: This forested parcel will protect an unnamed tributary of Mattawoman Creek, an important fish spawning area of the Potomac River Basin, and will be managed by the Maryland Wildlife and Heritage Service as an addition to Myrtle Grove Wildlife Management Area. Acquisition will protect Forest Interior Dwelling Species habitat in an area recognized by the National Audubon Society as an Important Bird Area and provide watershed protection, including protection of Wetlands of Special State Concern. Acquisition will also expand public recreational opportunities for hunting, trapping, hiking, and birding.

POS Scoring System: 95 out of 100

Targeted Ecological Area: Yes

Grantor: Reginald T. Godwin, Jr. and John D. Hungerford, Personal Representative of the Estate of Brison Norris Hungerford

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

Property: 36.1 +/- acres, unimproved, POS No. ~~35186~~ 35022

See next page for
Record Correction
Letter dated 1/12/26

Price: \$306,500

Appraisals: \$307,000 (8/10/24) – M. Patrick Peters
\$250,000 (8/22/24) – George L. Peabody

All appraisals reviewed by Gary Leak, Review Appraiser

Remarks: Appraisals are older than a year due to lengthy negotiations.

Stabilization funds: \$30,650

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).



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

01/12/2026

John Gontrum, Esquire, Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 117
Annapolis, MD 21401

Accepted 1/12/2026- JTG

John Gontrum

Dear Mr. Gontrum:

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

BPW-December 17, 2025

DNR-SS Agenda, Item 12A

*Program Open Space Stateside Funds
Godwin Property*

POS# FROM: 35186
TO: 35022
REASON: Clerical Error

Sincerely,
Katie Gaver

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 17, 2025



12A. PROGRAM OPEN SPACE STATE SHARE
PARK SYSTEM CAPITAL IMPROVEMENTS AND ACQUISITION
FUND(cont'd)
Charles County (Godwin)

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$30,650

Budget Bill 2024, Chapter 101, Acts of 2023
Park System Capital Improvements and Acquisition Fund
Source Code: 23000 \$306,500

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 17, 2025



DNR 15

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

13A. TIMBER SALE
Allegany County

Recommendation: That the Board of Public Works approve this timber sale of 135,754 board feet of sawtimber, and 186 cords of pulpwood, which will be conducted in Compartment 14 off Mertens Avenue in Green Ridge State Forest.

Green Ridge State Forest
20.5 acres /Compartment 14 (GR-02-26)

Description: This will be a Variable Retention harvest in Compartment 14. 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:

American Hardwood Industries, LLC	VA	\$71,161.15
Cessna Brothers Logging	PA	\$43,135.00
McCusker Logging	MD	\$40,050.00
Speyside Bourbon Stave Mill	VA	\$32,575.00
Roy Yonker	MD	\$30,000.00

Award: American Hardwood Industries, LLC

Amount: \$71,161.15

Estimated Value: \$51,608.41

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds and General Fund(PayGo) funding for the following contract totaling \$2,053,379.

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

1.0 University of Maryland, Eastern Shore

Trigg Hall HVAC Improvements

1.1 Description: Furnish and install HVAC work required at Trigg Hall for School of Veterinary Medicine
Procurement Method: Intergovernmental Cooperative Purchasing Agreement (Wicomico County)
Award: EASI, Salisbury, MD
Amount: \$232,303
Fund Source: FY 2022 General Funds (PayGo Funding)
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 25-4350-1101

2.0 University of Maryland College Park

Chemistry Wing 1 Replacement

2.1 Description: Flex Robot Configuration and Service Contract
Procurement Method: Sole/Single Source
Award: Opentrons Labworks, Inc., Long Island City, NY.
Amount: \$61,358
Fund Source: MCCBL 2023; *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement.* Item 105.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-4550-0110



1-GM. GENERAL MISCELLANEOUS (cont'd)

3.0 University of Maryland, College Park
Physical Sciences Complex - Quantum and Advance Computing Infrastructure-Phase II

3.1 Description: Purchase of Spin-Resolved and Angle-Resolved Photoemission Spectroscopy (ARPES).
Procurement Method: Sole Source
Award: Scienta Omicron, Inc., Denver, CO
Amount: \$1,759,718
Fund Source: MCCBL 2022: *Provide funds to build, renovate, and equip facilities related to research and commercialization of quantum and advanced computing. Item 104.*
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-3768-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

Board of Public Works
University System of Maryland
Supplement
December 17, 2025



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

2-S-OPT-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK
Service Contract Option Modification

Contract ID: Mainframe Support Services, RFP No. 102297

Prior Approvals: USM Item 3-S (12/1/2021)
USM Item 9-S OPT/MOD (10/30/2024 (first renewal option))

Contractor: Blue Hill Data Services, Pearl River, NY

Contract Description: This contract is for high-level IT support services to perform professionally required Mainframe Support Services. It is intended to fill a skillset gap due to retirements and lack of readily available talent in the marketplace. The selected firm will manage remote mainframe support services for the University’s production environment at the existing production hosting data center facility in Silver Spring, MD and Disaster Recovery environment at the College Park, MD data center facility.

Description: Exercise second renewal option and modify contract to increase second option renewal.

Original Term: 12/3/2021 – 12/2/2024 (3-year base with two 1-year renewal options)

[...]
Option/Modification Term: 1/3/2026 – 1/2/2027 (Second Renewal Option)

Original Amount: \$1,628,860 (not to exceed) 3-year base term
\$529,620 (not to exceed) 1st year renewal option
\$529,620 (not to exceed) 2nd year renewal option
\$2,688,100 (not to exceed) Total

Option Amount (this Item): \$529,620 (Not to Exceed) - 2nd renewal option

Modification Amount (this Item): \$ 32,253 (See Requesting Institution Remarks)

Option/Modification

Total Amount (this Item): \$561,873 (Not to Exceed) - 2nd renewal option

Prior Options/Mods: \$529,620 Renewal Option#1 (USM 9-S-OPT/MOD, 10/30/24)

\$15,888 Modification Renewal Option#1 (USM 9-S-OPT/MOD, 10/30/24)

\$0 (12/3/2025 – 1/2/2026) Delegated authority (See Requesting Institution Remarks)



REVISED

2-S-OPT-MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Service Contract Option\Modification

Revised Amount-Base

Period plus Option Years: \$1,628,860 (not to exceed) 3-year base term
 \$545,508 (not to exceed) 1st year renewal
 \$561,873 (not to exceed) 2nd year renewal option
 \$2,736,241 (not to exceed) Total

Procurement Method: Competitive Sealed Proposals

MBE Goal\Compliance: None

Performance Security: NA

Fund Source: Institutional Funds

Requesting Institution Remarks: Renewal is recommended for Blue Hill Data Services based on their satisfactory job performance to date. Blue Hill provided a new quote for Option Year 2, which includes a 3% hourly rate increase as aligned with the Producer Price Index (PPI).

The University extended the term for option year one from December 3, 2025 through January 2, 2026. The no-cost extension was necessary to ensure service continuity while presenting the second and final option renewal to the Board of Public Work for Approval.

Resident Business: No

MD Tax Clearance: 25-4521-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
December 17, 2025



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

**3-C. UNIVERSITY OF MARYLAND BALTIMORE
*Lexington Garage Strategic Operations Center (SOC)***

Contract ID: On Call Construction Management at Risk Services Task Order
RFP No. 91097 CB

Prior Approval: USM Item 3-C 10/2/2024 (On Call Master Contract Approved)
USM Item 3-AE (11/5/2025 (A/E Contract Approved)

Recommendation: Task Order Award (Pre-Construction Services)

Project Description: The University of Maryland, Baltimore (UMB) will employ a Construction Management (CM) firm to assist in the management of the design and construction processes for the construction of an emergency management / call center located on top of the existing Lexington Garage located at 660 West Lexington Street, Baltimore, Maryland.

Contractor: Plano-Coudon, LLC Baltimore, MD

Task Order Term: 27 months from issuance of Pre-Construction notice to proceed.
54 months from issuance of the construction notice to proceed
(inclusive of warranty)

Amount: \$315,500 (pre-construction services)

Procurement Method: Task Order – On Call Construction Management at Risk for the
University of Maryland, Baltimore

Fund Source: Grant Funds (DHCD SEED Grant)

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

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: The University of Maryland, Baltimore, On Call Construction Management at Risk Services Contract established a rotational order by which projects are assigned. This project was issued to Plano Coudon to review and propose a lump sum price for pre-construction services in accordance with the master contract. As design progresses and design information becomes available, the contractor will bid construction packages.



3-C. **UNIVERSITY OF MARYLAND BALTIMORE** (cont'd)
Lexington Garage Strategic Operations Center (SOC)

Requesting Institution Remarks (cont'd): This Item recommends award for pre-construction services. If the University and the Contractor agree to a cost for construction, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs, which includes the CM's construction services fee. While there is no MBE participation in the pre-construction phase of this project, the overall MBE goal is 30%, with 8% African-American Owned and 11% Women-Owned subgoals. Once trade packages are solicited for the construction phases of the project, the University will return to the Board requesting approval of the bid packages along with the MBE participation commitment.

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

Resident Business: Yes

MD Tax Clearance: 25-4321-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
December 17, 2025



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

4-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS
Student Enrollment Services

Contract ID: Contract #92259

Recommendation: That the Board of Public works approve for the University of Maryland Global Campus a partial retroactive revenue-generating contract with Guild for student enrollment and support services, along with prospective approval for the remainder of the base contract for student enrollment services.

Contract Description: University of Maryland Global Campus (UMGC) awarded a sole-source contract with Guild, a third-party platform that connects employees from its extensive network of corporate partners, including many Fortune 500 companies, with UMGC's educational programs. This collaboration positions UMGC competitively in the expanding field of corporate learning. It promotes educational attainment by simplifying access to employer-funded higher education for the State of Maryland and our nation's workforce. Guild serves as an essential bridge, enabling UMGC to offer its programs to thousands of employees on a scale that would be infeasible to achieve independently.

Under this revenue-sharing agreement, Guild facilitates direct tuition payments from employers to the University. Since its launch in summer 2022, the partnership has grown steadily, now serving over 2,800 students annually. It is projected to provide educational opportunities to more than 6,000 students during the initial five-year contract term, which is set to conclude in October 2026. UMGC plans to conduct a competitive solicitation for these services rather than exercising the contract's optional renewals prior to the current term ending in October 2026.

Award: Guild, Denver, Colorado

Contract Term: 10/29/2021 – 10/28/2026

Contract Amount: Estimated at \$16.6 million in revenue share over the five-year term.

<u>Retroactive Approval</u>	<u>Prospective Approval</u>
10/29/21 - 12/17/25	12/18/25 - 10/28/26
\$13.2 million revenue share	\$3.4 million revenue share

Procurement Method: Sole Source

Fund Source: Institutional Funds



4-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS (cont'd)
Student Enrollment Services

MBE Participation: None

Performance Security: None

Requesting Institution Remarks: Because this student enrollment and support services contract fell under a USM exclusion for revenue generating contracts, the original contract award was not presented to the Board of Public Works for approval. The Office of Attorney General advised that Board of Public works approval is required for any service contract that exceeds \$1 million in value regardless of whether it falls under an exclusion to the USM Procurement Policies and Procedures. The Board of Public Works approved revisions to the USM Procurement Policies and Procedures on August 28, 2024 (Item 2-GM) that made this requirement clear. The University is requesting retroactive approval for the first four years of the base term of the contract and prospective approval for the final year of the contract.

RETROACTIVE approval is requested pursuant to Section 11-204 c State Finance and Procurement Article. The University has determined that this contract should be treated as voidable rather than void because: 1) all parties have acted in good faith; 2) ratification of the 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.

MD Tax Clearance:

<i>Contractor</i>	<i>MD Tax Clearance</i>	<i>Resident Business</i>
Guild	25-4687-0110	No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Samantha J. Biddle
Acting Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
December 17, 2025**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
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6	Maryland Transportation Authority (MDTA)	12 - 13
7	Maryland Port Administration (MPA)	14 - 16
8 - 10	Maryland Transit Administration (MTA)	17 - 24
11 - 18	State Highway Administration (SHA)	25 - 38
19	The Secretary's Office (TSO)	39 - 41
20	Supplemental: Maryland Aviation Administration (MAA) <i>cont'd</i>	42 - 44

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 1

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

1-M. MARYLAND AVIATION ADMINISTRATION
Maintenance Contract

Contract ID: Integrated Airport Security System (IASS) Maintenance at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-MC-26-002*
EPICS No.: MAAMC26002

Contract Description: Provide supervision, labor, equipment, parts, and expertise to provide both general and preventive maintenance consisting of repair, replacement, and installations for the Integrated Airport Security System (IASS) at BWI Thurgood Marshall Airport.

Award: M.C. Dean, Inc.; Tysons, VA

Contract Term: 07/01/2026 – 06/30/2031 (five years w/ one, five-year renewal option)

Amount: \$ 24,980,907.80 NTE (Base: five years)
\$ 25,706,289.81 NTE (Renewal Option: five years)
\$ 50,687,197.61 NTE (Aggregate Total)

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

Bid:

<i>Bidder</i>	<i>Amounts</i>
M.C. Dean, Inc.	\$ 24,980,907.80 NTE (Base)
Tysons, VA	\$ 25,706,289.81 NTE (Renewal Option)
	\$ 50,687,197.61 NTE (Aggregate Total)

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

MBE Waiver: No

Performance Security: 100% Payment and Performance Bonds (Annualized)

Hiring Agreement Eligible: No

Incumbent: Same

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

Requesting Agency Remarks: The solicitation was advertised on June 6, 2025, via eMaryland Marketplace Advantage (eMMA), notifying 23 potential contractors on eMMA, by way of direct solicitation to four prospective bidders, and via the Maryland Aviation Administration (MAA)'s website. One bid was received on August 27, 2025.

All potential bidders were provided sufficient opportunities to participate in the procurement. The procurement officer contacted by email and phone the three directly solicited companies that failed to submit a bid response, and the companies who opened the solicitation on eMMA but checked the box to not participate in this procurement. The "No Bid" responses overall detailed a rationale of not meeting the qualifications and/or due to inexperience.

M.C. Dean, Inc. met all the minimum qualifications listed in the Technical Provisions of the solicitation and is authorized to work on the specialized hardware, software, applications, and systems integration required to maintain the existing subsystems of the Integrated Airport Security System (IASS).

In accordance with BPW Advisory 2016-1, the MAA conducted a price analysis to determine that the pricing provided was fair and reasonable. The bid provided was compared against the historic 2019 pricing for maintenance costs only, excluding extra work allowances. The bid provided was an increase of less than 10% from the historic cost, therefore, the proposed pricing is determined to be competitive, fair, and reasonable.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goal, as well as a Small Business Reserve (SBR) designation. A 5% MBE goal was established for this contract. No VSBE goal was established as there were no certified VSBE firms to perform the subcontracting categories. An eMMA search of small businesses yielded an insufficient number of available certified small businesses.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I0002 & J06I0003

Resident Business: No

MD Tax Clearance: 25-4427-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Anthony Tangorra 410-859-7819
atangorra@bwiairport.com

2-GM. MARYLAND AVIATION ADMINISTRATION
General/Miscellaneous: Lease and Concession Contract

Contract ID: Lease and Concession Contract to Establish, Operate and Manage an Airport Taxicab Ground Transportation Concession Service at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-26-005*

Contract Description: Lease and Concession Contract granting the right to establish, operate and manage an airport taxicab ground transportation concession service at BWI Thurgood Marshall.

Contractor: BWI Taxi Management, Inc.; Linthicum, MD

Contract Term: 01/01/2026 - 12/31/2030 (five years)

Amount: Contractor shall pay to the Administration a Per Trip Fee of \$3.50 per each outbound taxicab operation originating at the Airport.

This Per Trip Fee may be adjusted subject to revisions of the Administration's Tenant Directive 401.1, *Standard Rates and Fees at Baltimore/Washington International Thurgood Marshall Airport*.

Requesting Agency Remarks: Only taxicabs licensed to operate by a political subdivision of the State and operating pursuant to a concession contract with the Administration may pick up passengers at the Airport (COMAR 11.03.01.11). The Contractor has provided airport taxicab ground transportation services at BWI Thurgood Marshall Airport under Contract No. MAA-LC-19-010, as approved by the Board of Public Works, which is set to expire December 31, 2025. This Lease and Concession Contract consolidates the previous agreement Contract No. MAA-LC-19-010 and all associated supplements and reflects current market conditions to ensure the continued provision of essential taxicab services while the MAA undertakes a strategic reassessment of the taxicab program as part of the broader modernization of the Airport's ground transportation framework.

During the previous solicitation, nine firms showed interest as prospective operators, however, the MAA only received two technical proposals. When asked why prospective operators did not submit a proposal, they cited competitive pressures from transportation network companies such as Uber and Lyft, as factors which would limit their ability to perform the contract and remain financially viable. Also, an entity search on the Maryland State Department of Assessments and Taxation website showed the other offer as no longer registered. Given the continued contraction of the taxicab market and the financial challenges faced by operators, maintaining continuity under the existing framework is both operationally necessary and fiscally prudent for the state.

DEPARTMENT OF TRANSPORTATION
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MDOT 4

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

Requesting Agency Remarks (cont'd):

This Lease and Concession Contract preserves uninterrupted service for Airport passengers while stabilizing a segment of the ground transportation system. It also positions the MAA to implement a more sustainable, modernized operating model for taxicab services in future solicitation cycles.

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

Resident Business: Yes

MD Tax Clearance: 25-2499-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Anthony Tangorra 410-859-7819
atangorra@bwiairport.com

3-GM. MARYLAND AVIATION ADMINISTRATION
General/Miscellaneous: Revenue Generating Lease Contract

Contract ID: Lease of Space at Martin State Airport (MTN Airport); *MAA-LC-25-032*

Contract Description: The contract is for the lease of certain land and facilities, Hangar No. 499 at the MTN Airport by the Mayor and City Council of Baltimore (Contractor) from the Maryland Aviation Administration (MAA), including hangar, shop, and office space.

Recommendations:

1. To approve this contract for the lease of space at MTN Airport, Hangar No. 499 and adjacent land area.
2. To provide delegated authority for the Maryland Aviation Administration (MAA) to enter into future Supplements or Amendments to this contract without further Board of Public Works (BPW) approval. The MAA requests the authority to make non-material changes, adjustments and/or modifications including financial modifications up to \$50,000 to this contract from time to time in the normal course of business which do not materially impact the contract without requesting further BPW approval. In the event material changes are made to the terms and conditions of this contract, MAA will present the resulting contract to the BPW for its approval.

Contractor: The Mayor and City Council of Baltimore, Baltimore, MD

Contract Term: 01/01/2026 - 12/31/2030 (five years w/one, five-year renewal option)

Contract Amount: Contractor shall pay to MAA the following:

1. A Land Rental Fee of \$43,579.52 per annum for 60,878 square feet of land area.
2. A Facility Rental Fee of \$343,185.32 per annum for 24,790 square feet of exclusive hangar space.
3. The annual Land Rental Fee and the Facility Rental Fee on a prorated monthly basis.
4. The Land Rental Fee and the Facility Rental Fee are based upon a fair market value analysis conducted by an independent appraiser. The appraisal shall be binding upon the parties for purposes of rental fee determination.
5. The Land Rental Fee and the Facility Rental Fee shall each be adjusted annually by three percent (3%).

3-GM. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks: This is a Lease Contract for the assignment of land and facilities (i.e., Hangar No. 499) at MTN Airport, in order to allow for the support and accommodation of Contractor's aviation activities, including but not limited to storage of its aeronautical law enforcement vehicles which perform essential duties as part of Contractor's emergency response at MTN.

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

Resident Business: N/A

MD Tax Clearance: N/A

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

4-GM. MARYLAND AVIATION ADMINISTRATION
General/Miscellaneous: Lease and Concession Contract

Contract ID: Lease and Concession Contract at Martin State Airport (MTN); *MAA-LC-25-037*

Contract Description: Lease and Concession Contract for the non-exclusive right and obligation for the Contractor to lease certain land at Martin State Airport (MTN Airport) to construct facilities thereon including a command center and electric ground support equipment facility to support and accommodate Contractor's electric charging services at the Airport. The land consists of two areas, Area 1 is located on a portion of the runway on Taxiway A, which is connected to Area 2, a parcel of land located adjacent to Building 499.

Contractor: BETA Technologies, Inc.; South Burlington, VT

Contract Term: The contract term shall be of three parts: (1) A pre-construction period commencing when the contract is executed by the Contractor and the Maryland Aviation Administration (MAA) with the approval of the Maryland Board of Public Works (Effective Date of the Contract) during which time Contractor will obtain all necessary approvals and permits from the appropriate federal, State, and local government agencies (including FAA) to construct and otherwise develop the command center and electric ground support equipment facility, (2) a construction period which shall begin when Contractor has obtained all required approvals and permits to begin construction work at the Airport and shall end upon the earlier of the Scheduled Completion Date or Contractor's commencement of operations at the leased premises (Date of Beneficial Occupancy – "DBO") at which time, (3) the Operational Period of the contract shall begin. The Operational Period of the contract shall be a period of 10 years.

Amount: 17,723 sq. ft (Area 1&2) at \$0.71585 per square foot per annum: \$12,687.00 per annum; \$1,057.25 monthly
The rent is based on a Fair Market Value analysis with annual CPI adjustments.

Once the Operational Period commences, Contractor shall also pay a Percentage Concession Fee of Five Percent (5%) of gross revenues from the performance of all Contractor's activities provided at the Airport. The Percentage Concession Fee shall adjust in year six of the Operational Period to seven percent (7%) of gross revenues for the remainder of the contract term.

DEPARTMENT OF TRANSPORTATION
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MDOT 8

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

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

Resident Business: Yes

MD Tax Clearance: 25-2410-0001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Nia Newton 410-859-7071
nnewton3@mdot.maryland.gov

5-GM. MARYLAND AVIATION ADMINISTRATION
General/Miscellaneous: Revenue Generating Lease Contract

Contract ID: Logistics Provider Lease; MDOT-AC-2023B

Contract Description: This Contract is a logistics provider lease granting the exclusive right to operate and manage an integrated logistics concession service and centralized receiving & distribution facility at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport.

Recommendations:

1. To approve this contract for the lease of land and facilities at BWI Thurgood Marshall Airport.
2. To provide delegated authority for the Maryland Aviation Administration (MAA) to enter into future Supplements or Amendments to this contract without further Board of Public Works (BPW) approval. The MAA requests the authority to make non-material changes, adjustments and/or modifications including financial modifications up to \$50,000 to this contract from time to time in the normal course of business which does not materially impact the contract without requesting further BPW approval. In the event material changes are made to the terms and conditions of this contract, MAA will present the resulting contract to the BPW for its approval.

Contractor: ALM Services BWI, LLC; Tysons Corner, VA

Contract Term: 01/01/2026 – 12/31/2035 (ten years with two, five-year renewal options). The term will be broken out into two phases/periods, as follows:

The Development and Renovation Phase begins January 1, 2026 (subject to BPW approval) and ends February 29, 2028, to provide Contractor with adequate time to conduct and complete repairs to the Leased Premises, as detailed in Exhibit D.

The Operational Period begins March 1, 2028, and ends on December 31, 2035.

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

Contract Amount: During the Term, Contractor shall pay to MAA the following:

1. **Percentage Concession Fee** of 10% gross revenues realized from Contractor's agreements for logistics, receiving, and delivery/distribution services with customers that do not participate in the MAA's concessions program.
2. **Development and Renovation Phase Rental Fee** : \$20,651.58 per month
 - a. A Land Rental Fee of \$33,403.00 per annum for 33,403 square feet of land area.
 - b. A Facility Rental Fee \$214,416.00 per annum for 17,868 square feet of exclusive Consolidated Receiving/Distribution Facility space.
3. **Operational Period Rental Fee** : \$30,259.59 per month
 - a. A Land Rental Fee of \$39,884.93 per annum for 33,403 square feet of land area.
 - b. A Facility Rental Fee of \$323,230.20 per annum for 17,868 square feet of exclusive Consolidated Receiving/Distribution Facility space.
4. The annual Rental Fees are paid on a prorated monthly basis.
5. The Rental Fees are based upon a fair market value analysis conducted by an independent appraiser. The appraisal shall be binding upon the parties for purposes of rental fee determination.
6. The Rental Fees shall each be adjusted annually by three percent (3%).

Requesting Agency Remarks: In 2023, MDOT conducted a solicitation of a Concessions Developer for the BWI Airport, in its Request for Proposal (RFP) MDOT-AC-2023. As part of that RFP, the selected proposer to become Concessions Developer was required to sign a lease and concession contract (MDOT-AC-2023A) and to select its own logistics provider. The sample contract, MDOT-AC-2023B, was included in the RFP. This Lease is being entered into with the Concession Developer's selected logistics provider, ALM.

This is a Lease and Concession Contract for the assignment of land and facilities in Cargo Building 107 at BWI Thurgood Marshall Airport, to allow for the support and accommodation of MAA's concessions program manager and subtenants, as well as delivery/distribution services to other Airport tenants. Contractor's activities ensure safety, security, and timeliness of food, beverage, retail, and other business supplies to Airport tenants and concession program subtenants.

DEPARTMENT OF TRANSPORTATION
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MDOT 11

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

Requesting Agency Remarks (cont'd):

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

Resident Business: Yes

MD Tax Clearance: 25-4314-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 12

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

6-M. MARYLAND TRANSPORTATION AUTHORITY
Maintenance Contract

Contract ID: Maintenance and Repair of Curtis Creek Drawbridges; KB-3023-0000R

Contract Description: This contract provides for the necessary maintenance and repairs of the Curtis Creek Drawbridges for the Maryland Transportation Authority (MDTA).

Award: Florida Drawbridges, Inc.; Pompano, FL

Contract Term: 1095 Calendar Days from Notice to Proceed

Amount: \$3,027,500.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Florida Drawbridges, Inc. Pompano, FL	\$3,027,500.00
Cianbro Corporation Pittsfield, ME	\$3,299,150.00
Covington Machine & Welding, Inc. Annapolis, MD	\$3,920,336.00

Living Wage Eligible: No

MBE/VSBE Participation: 21% / 1%

Hiring Agreement Eligible: Yes

Incumbent: Cianbro Corporation; Pittsfield, ME

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on March 25, 2025. The MDTA directly solicited 751 prospective bidders, and three bids were received on June 17, 2025.

The work to be performed under this contract is located along the Inner Loop and Outer Loop of I-695 at the Curtis Creek Draw Bridges within the Maryland Transportation Authority Francis Scott Key Bridge Facility. The scope of work includes providing labor, equipment, materials, access, etc. necessary to perform maintenance and repair of both Curtis Creek Draw Bridges.

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MDOT 13

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

Requesting Agency Remarks (cont'd):

Repair work shall include electro-mechanical work, structural steel, concrete, drainage and joint devices, bearings, and ancillary structures. Maintenance work shall include providing general housekeeping, mechanical, and electrical maintenance of both draw bridges.

The MBE Goal established for this procurement was 21%, and Florida Drawbridges, Inc. has committed to meeting the 21% goal. The VSBE Goal established for this procurement was 1%, and Florida Drawbridges, Inc. has committed to meeting the 1% goal.

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00.41

Resident Business: No

MD Tax Clearance: 25-2803-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025**



MDOT 14

*Contact: Trisha O'Neal 410-385-4850
toneal3@marylandports.com*

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

Contract ID: Inter-connector Bridge Service Life Extension & Structural Improvements; 523010
EPICS No.: P523010

Contract Description: Provide all labor and materials to perform above and below water bridge repairs at the Interconnector Bridge spanning between Dundalk Marine Terminal and Seagirt Marine Terminal.

Award: Joseph B. Fay Co.; Pittsburgh, PA

Contract Term: 231 Workdays from Notice to Proceed

Amount: \$7,249,146

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offer (Rankings)</i>	<i>Overall Rankings *</i>
Joseph B. Fay Co. Pittsburgh, PA	1	\$7,249,146.00 (3)	1
Eastern Highway Specialists, Inc. Wilmington, DE	4	\$5,751,377.00 (1)	2
McLean Contracting Company Glen Burnie, MD	2	\$7,464,512.00 (4)	3
Ballard Marine Construction, LLC Washougal, WA	3	\$7,794,396.00 (5)	4
M.D. Miller Company Inc. t/a The Marksmen Co. Baltimore, MD	5	\$7,091,194.50 (2)	5

**Technical merit held greater weight than price.*

Living Wage Eligible: No

MBE /VSBE Participation: 18.4% / 1%

Performance Security: 100% Performance and Payment Bonds.

Hiring Agreement Eligible: No

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

Incumbent: None

Requesting Agency Remarks: On March 11, 2025, MPA advertised a Request for Proposals on eMaryland Marketplace Advantage, which notified approximately 921 vendors of the solicitation. A combined preproposal meeting and site visit was held on March 25, 2025, with seven contractors attending. MPA received five proposals, and all were found to be reasonably susceptible of being selected for award.

The work to be performed under this Contract will take place at the Interconnector Bridge spanning between Dundalk Marine Terminal and Seagirt Marine Terminal and includes, crack and spall repairs for prestressed and normal strength concrete, carbon fiber wraps around the ends of prestressed concrete beams, pile jacket repairs and replacement, bearing replacement, concrete removal and replacement, bridge joint replacement, link slab installation, light pole removal, concrete repairs to an existing bulkhead, and protection of utilities during construction.

Joseph B. Fay Co. (Fay) was the highest technically ranked offeror. Their technical proposal was deemed to be excellent by the evaluation committee, noting that their key staff experience, successful project history with the Port, and technical approach to the project were all excellent. Financially, Fay was the third lowest financial offer. Fay's price proposal was within 8% of the Engineer's Estimate. The consistency of the line-item pricing provided by Fay as compared to the Engineer's Estimate gave the evaluation committee and Procurement Officer a high degree of confidence that the price proposed was inclusive of all work required under the contract. All Offerors were notified of MPA's selection and requested a debriefing; debriefings were conducted, and no protests have been received.

Per BPW Advisory 2001-1, the MPA Office of Fair Practices and Procurement Review Group (PRG) reviewed this contract for potential MBE and VSBE goals and Small Business Reserve designation. Additionally, the PRG did not designate this contract for Small Business Reserve because there was not a sufficient amount of Maryland Certified Small Businesses that would provide a reasonable assurance of competition. PRG recommended an 18% MBE goal, however Fay has committed to 18.4%.

The Maryland Port Commission anticipates approval of this modification on December 9, 2025.

DEPARTMENT OF TRANSPORTATION
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MDOT 16

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

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J03D0002

Resident Business: No

MD Tax Clearance: 24-2476-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

8-IT. MARYLAND TRANSIT ADMINISTRATION
Information Technology Contract

Contract ID: Swiftly Real-Time Prediction, Analytics, and Operational Efficiency System; AG-26-2004-IT
EPICS No.: AG262004IT

Contract Description: This sole source contract is for a multi-year Software-as-a-Service (SaaS) platform subscription for real-time transit vehicle tracking, prediction, and analysis. This cloud-based system is a unified platform for integrating multiple data feeds, tracking transit vehicles, providing transit-specific vehicle navigation, and updating vehicle routing in real time.

Award: Swiftly, Inc.; Dover, DE

Contract Term: 01/09/2026 – 01/08/2029 (three years w/two, one-year renewal options)

Amount: \$4,059,481.00 NTE (Base: Three Years)
\$1,528,010.00 NTE (Renewal Option 1: One Year)
\$1,634,971.00 NTE (Renewal Option 2: One Year)
\$7,222,462.00 NTE (NTE Aggregate Total)

Procurement Method: Sole Source (Proprietary)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: The Maryland Transit Administration (MTA) Office of Customer Experience has been using Swiftly’s SaaS platform since January 2023 under Contract AGY-23-001-SR as a unified platform for integrating multiple data feeds, tracking transit vehicles, providing transit-specific vehicle navigation, and updating vehicle routing in real time.

MTA is satisfied with Swiftly’s performance; therefore, the agency is requesting a new long-term contract to continue this proprietary service.

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

Requesting Agency Remarks (cont'd):

MTA pays an annual subscription fee for access to the platform and includes various feature modules specific to MTA's needs. Modules can be tailored based on the number of transit vehicles.

Pricing was determined to be fair and reasonable based on historical pricing, industry rates, and MTA's internal estimates. Year-over-year percentage increases are less than the industry standard for SaaS technologies, and the overall cost of Swiftly's solution is significantly less (by millions of dollars) than the cost of MTA developing and maintaining a similar software platform in-house.

MTA's Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals. No Small Business Reserve designation was made since this is a sole source proprietary award, and no MBE nor VSBE participation goals were established for this contract, as it is for the purchase of an annual software subscription, and no subcontracting opportunities are available.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05 H0101

Resident Business: No

MD Tax Clearance: 25-4311-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 19

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

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

Contract ID: Elevator & Escalator Maintenance, Inspections, and Testing; *AGY-19-006-RT*
EPICS No.: AGY19006RT

Contract Description: Provides maintenance of all elevators and escalators located at the Maryland Transit Administration’s (MTA) Bus Division, Metro SubwayLink, and Light RailLink’s stations and facilities.

Part A: RETROACTIVE - MTA is requesting that the Board of Public Works (BPW) approve the retroactive contract which will allow for reconciliation of payments to the contractor, Schindler Elevator Corporation, who provided services after contract authority was exhausted during the retroactive period of performance.

Part B: A proactive period of performance to continue to provide services for an additional 12 months while MTA completes a new competitive procurement of the successor contract.

Award: Schindler Elevator Corporation; Baltimore, MD

Contract Terms: **Part A:** 11/01/2022 - 12/17/2025 (**Retroactive:** three years, 46 days)
Part B: 12/18/2025 - 12/17/2026 (Proactive: one year)

Amounts: **Part A:** \$33,290,001.06 (**Retroactive**)
Part B: \$10,943,240.77 (**Proactive**)
\$44,233,242.33 Total

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 12% / 0%

[...]

Performance Security: Performance Bond (25% of the Proactive Amount)

Hiring Agreement Eligible: No

Incumbent: Same

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

Requesting Agency Remarks:

Part A (Retroactive): The MTA recommends approval of the contract.

Part B (Proactive): The MTA recommends continuation of the sole source contract for 12 months, to allow time to complete a new competitive procurement of the successor contract.

On October 30, 2019, the BPW approved the award of Contract AGY-19-006-MT (MDOT 9-M) to provide maintenance of 37 elevators, 81 escalators, and two wheelchair lifts located at the Bus Division, Metro SubwayLink, and Light RailLink's stations and facilities. The first-year option renewal was not exercised due to an administrative oversight, and as a result, the contract expired on October 31, 2022. Schindler Elevator Corporation continued to provide critical elevator and escalator maintenance, inspection, and testing services for the MTA following the contract expiration date.

In April 2024, while preparing the contract for ratification, the MTA faced difficulties reconciling invoices with internal systems to confirm payments by functional area. Missing data and inadequate documentation caused further delays. Staffing shortages and competing priorities prevented the MTA from reassigning the contract for re-procurement until March 2025. Additional time was needed to validate payments and develop a revised, consolidated scope, further delaying the retroactive contract presentation.

Per BPW Advisory 2016-1, a fair and reasonable price analysis was conducted to compare Schindler's one-year proactive period price of \$10,943,240.77 with historical pricing offered for the previous contract in 2019. The scope of work for elevator and escalator maintenance is similar to the previous contract, and Schindler's current one-year proactive period price of \$10,943,240.77 is approximately 15% higher than their one-year price of \$9,341,456.40 in 2019. The approximately 15% increase in price is lower than the cumulative Consumer Price Index rate increase of approximately 23% since 2019, according to the US Bureau of Labor and Statistics.

Properly maintained elevators, escalators, and wheelchair lifts are critical to ensure passenger accessibility, safety, and legal compliance. These systems enable people with disabilities, the elderly, parents with strollers, and other people with mobility challenges to access transit facilities and services independently. Malfunctions can result in serious safety risks, operational disruptions, and exclusion of vulnerable passengers.

A lack of proper maintenance would put passengers at risk for elevator, escalator, and wheelchair lift failures, diminishing the MTA's ability to provide safe and reliable transit services, which has the potential of causing the MTA to not comply with critical Americans with Disabilities Act (ADA) and public transportation safety regulations. This can have a negative impact on ridership, leading to a decrease based on accessibility, causing the MTA to be noncompliant with ADA mandates and possible legal consequences.

REVISED

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

Requesting Agency Remarks (cont'd):

The MTA also seeks approval of a 12-month sole source contract to serve as a bridge contract to maintain continuity of services until the MTA advertises and awards a new contract. The MTA is committed to acquiring these services through a replacement contract with full and open competition and aims to advertise a replacement contract in the next 60 days.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals. A 12% MBE goal was established for this contract based on the remaining proactive term. Schindler Elevator Corporation has committed to achieving the goal established. No VSBE participation goal was established for this contract.

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

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J05-H0104 & J05-H0105

Resident Business: Yes

MD Tax Clearance: 25-4396-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 22

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

**10-S. MARYLAND TRANSIT ADMINISTRATION
*RETROACTIVE – Services Contract***

Contract ID: Mobility Operations Control Center (MOCC) Services; *MOL-25-003-RT*
EPICS No.: MOL25003RT

Contract Description: This contract provides services to operate the Maryland Transit Administration (MTA) Mobility program to comply with the Americans with Disabilities Act (ADA). Services include trip scheduling conducted the night before day-of-service, scheduling adjustments to the day-of-service, and day-of-service total dispatching controls related to the paratransit service delivery contractors.

Part A: RETROACTIVE - MTA is requesting that the Board of Public Works (BPW) approve the retroactive contract which will allow for reconciliation of payments to the contractor, MV Transportation, Inc., who provided services after contract authority was exhausted during the retroactive period of performance

Part B: A proactive period of performance to continue to provide services for an additional 11 months while MTA completes a new competitive procurement of the successor contract.

Award: MV Transportation, Inc; Fairfield, CA

Contract Term: **Part A:** 06/01/2024 – 12/17/2025 (**Retroactive;** one year, six months, 16 days)

Part B: 12/18/2025 –12/31/2026 (Proactive: one year, 13 days)

Amounts: **Part A:** \$ 15,649,322.00 (**Retroactive**)
Part B: \$ 11,101,108.00 (Proactive)
\$ 26,750,430.00 NTE Total

Procurement Method: Sole Source (Continuity of Service)

Living Wage Eligible: Yes

MBE/VSBE Participation: 17% / 0%

[...]

Performance Security: No

Hiring Agreement Eligible: No

Incumbent: Same

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

Requesting Agency Remarks:

Part A (Retroactive): Retroactive approval is requested to ratify this contract authority of \$15,649,322.00 for the retro payment. This agenda reflects that the contract was utilized without MTA's delegated authority and without BPW approval, and that MTA seeks ratification of this retroactive contract.

Part B (Proactive): MTA requests approval for contract authority to allow MTA to utilize this contract through December 31, 2026, while a new procurement is conducted and contract awarded.

The prior contract that these services were provided under was called "Paratransit Transportation Services, MOL-17-041-SR." The contract series was a multi-award that included awards to transit providers in addition to an award for the management of paratransit services. This contract name has been changed to "Mobility Operations Control Center (MOCC) Services" and is a single award for the management of these services.

The Mobility Operations Contact Center Services contract is part of the overall paratransit service offered in accordance with the Americans with Disabilities Act (ADA) federal mandate. Mobility is a door-to-door transportation service for individuals with disabilities who are unable to use fixed-route public transit. Mobility service operates 365 days a year, 24 hours a day, in the same service areas as MTA fixed-route buses, Light Rail and Metro services. Customers may take trips that begin and end within $\frac{3}{4}$ of a mile from the nearest fixed route. Mobility eligible customers can schedule trips one to seven days in advance through the MOCC.

Under the prior contract there were two optional renewals. While processing the second and final option renewal, MTA determined that the contract authority would be exhausted, and neither the contract nor a modification to increase contract authority could be presented for approval at BPW to avoid retroactivity.

The cost associated with this sole source contract adheres to the second-year optional renewal pricing from MOL-17-041-SR-C; therefore, the pricing is deemed fair and reasonable based on the historical pricing provided for that contract, where two or more submissions were received. A price proposal was submitted from the Contractor for services beyond the second option renewal period.

The overall monthly pricing increased by 1.94%, which is deemed fair and reasonable as it is below the current Consumer Price Index (CPI).

Due to the pandemic, many MOCC operators were no longer working, which lead to a deficit in available drivers when the stay-at-home orders were lifted. MTA was unable to compete with the wage rates of commercial transportation services, which resulted in impacts to employee retention. As a result, the MTA implemented an equitable wage increase, which applied to baseline wages and provided updated wage rates for drivers whose employment status extended beyond one year of employment. These wage rate adjustments went into effect in 2020.

REVISED

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 24

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

Requesting Agency Remarks (cont'd):

The MTA’s Procurement Review Group (PRG) reviewed the contract scope of work to determine the potential for establishing the MBE and VSBE participation goal, as well as small Business reserve designation. MTA PRG reestablished an MBE participation goal of 17% and the contractor agreed to this goal. A VSBE goal was not established due to the limited number of VSBE firms capable of providing services for this contract.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05-H0102

Resident Business: No

MD Tax Clearance: 25-4374-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 25

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

11-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Install, Repair or Replace Traffic Barrier at Various Locations in Baltimore and Harford Counties. District 4; 477D4E1427
EPICS No.: 477D4E1427

Contract Description: Provide installation, repairs or replacement of traffic barriers at various locations in Baltimore and Harford Counties; District 4.

Award: Guardrails Etc., Inc.; Baltimore, MD
(Certified Minority Business Enterprise)

Contract Term: 01/08/2026* – 12/31/2027 (*or earlier upon BPW approval)
(one year, 11 months, 24 days)

Amount: \$3,489,829.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Guardrails Etc., Inc. Baltimore, MD	\$3,489,829.00
L. S. Lee, Inc. York, PA	\$3,731,970.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: Annual Renewable Performance Bond for 100% of the award amount exists for this contract.

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 19, 2025, notifying 1340 potential contractors, 228 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited seven contractors. Two bids were received and opened on September 18, 2025. There were no protests filed for this contract.

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

Requesting Agency Remarks (cont'd):

SHA and their contractors work together to select materials from the SHA Qualified Products List that are green, sustainable, and designed to minimize environmental impacts throughout their life cycle.

The State Highway Administration has confirmed Guardrails Etc., Inc's bid price and the work conducted on this contract is performed 100% by a State-certified Minority Business Enterprise.

Per BPW Advisory 2001-1, the State Highway Administration 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. 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: 25-3531-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 27

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

12-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Install, Repair, or Replace Traffic Barrier with Beam at Various Locations in Carroll, Frederick, and Howard Counties. District 7; 477D71426
EPICS No.: 477D71426

Contract Description: Provide installation, repairs, or replacement of traffic barrier with beam at various locations in Carroll, Frederick, and Howard Counties; District 7.

Award: Long Fence Company, Inc.; Ijamsville, MD

Contract Term: 01/08/2026* – 12/31/2026 (*or earlier upon BPW approval)
(11 months, 24 days)

Amount: \$5,793,074.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Long Fence Company, Inc. Ijamsville, MD	\$5,793,074.00
L. S. Lee, Inc. York, PA	\$6,630,228.00
Guardrails Etc., Inc. Baltimore, MD	\$7,841,234.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: Annual Renewable Performance Bond for 100% of the award amount exists for this contract.

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 8, 2025, notifying 942 potential contractors, 163 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 28

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

Requesting Agency Remarks (cont'd):

The State Highway Administration (SHA) directly solicited 18 contractors. Three bids were received and opened on August 7, 2025. There were no protests filed for this contract.

SHA and their contractors work together to select materials from the SHA Qualified Products List that are green, sustainable, and designed to minimize environmental impacts throughout their life cycle.

The State Highway Administration has confirmed Long Fence Company, Inc's bid price.

Per BPW Advisory 2001-1, the State Highway Administration 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. 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: 25-2905-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025**



MDOT 29

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

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

Contract ID: Application of Pavement Markings at Various Locations in Montgomery and Prince George's Counties. District 3; 479D31427
EPICS No.: 479D31427

Contract Description: Provide application of pavement markings at various locations in Montgomery and Prince George's Counties; District 3.

Award: Denville Line Painting, Inc.; Rockaway, NJ

Contract Term: 01/08/2026* – 12/31/2027 (*or earlier upon BPW approval)
(one year, 11 months, 24 days)

Amount: \$1,498,425.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Denville Line Painting, Inc. Rockaway, NJ	\$1,498,425.00
Alpha Space Control, LLC. Chambersburg, PA	\$1,509,150.00
Proline Painting, Inc. Jamaica, NY	\$1,527,375.00
Mullen's Markings, Inc. Culpeper, VA	\$1,773,757.00
Priceless Industries, Inc Baltimore, MD	\$2,155,375.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: Annual Renewable Performance Bond for 100% of the award amount exists for this contract.

Hiring Agreement Eligible: Yes

Incumbent: Proline Painting, Inc.; Jamaica, NY

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 12, 2025, notifying 947 potential contractors, 169 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited nine contractors. Five bids were received and opened on September 11, 2025. There were no protests filed for this contract.

This project for the installation of thermoplastic pavement markings allows State Highway Administration to install symbols and line striping that communicate information to our customers necessary to ensure safety. These pavement markings not only serve our motorists, but also ensure the safety of our cyclists and pedestrians through the installation of bike lanes and crosswalks. Thermoplastic Pavement Markings are much more durable than waterborne paint lasting up to ten times longer. By using these products, State Highway Administration reduces the number of times this work needs to be performed which directly impacts the traveling public and their idling times while navigating work zones.

The State Highway Administration has confirmed Denville Line Painting, Inc's bid price.

Per BPW Advisory 2001-1, the State Highway Administration 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. 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: 25-3395-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 31

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

14-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Providing Maintenance of Traffic at Various Locations in Carroll, Frederick, and Howard Counties. District 7; 499D71427
EPICS No.: 499D71427

Contract Description: Provide maintenance of traffic at various locations in Carroll, Frederick, and Howard Counties; District 7.

Award: Highway & Safety Services, Inc.; Gaithersburg, MD

Contract Term: 01/08/2026* – 12/31/2027 (**or earlier upon BPW approval*)
(one year, 11 months, 24 days)

Amount: \$1,427,375.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Highway & Safety Services, Inc. Gaithersburg, MD	\$1,427,375.00
Allied Contractors, Inc. Baltimore, MD	\$1,842,600.00
Concrete General, Inc. Gaithersburg, MD	\$1,858,610.00
Area Wide Protective AKA AWP, Inc. Cincinnati, OH	\$1,994,586.25
Colossal Contractors, Inc. Burtonsville, MD	\$2,799,825.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 4% / 0%

Performance Security: Annual Renewable Performance Bond for 100% of the award amount exists for this contract.

Hiring Agreement Eligible: Yes

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

Incumbent: Tri-State Solutions of Maryland, LLC; Upper Marlboro, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 26, 2025, notifying 981 potential contractors, 173 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 15 contractors. Five bids were received and opened on September 25, 2025. The incumbent is no longer in business. There were no protests filed for this contract.

This Maintenance of Traffic contract is for safety support of the traveling public. SHA and their contractors work together to select materials from the SHA Qualified Products List that are green, sustainable, and designed to minimize environmental impacts throughout their life cycle.

The State Highway Administration has confirmed Highway & Safety Services, Inc's bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal, Small Business Preference as well as a Small Business Reserve designation. A 4% MBE goal was 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. No VSBE participation goal was set for this contract due to lack of certified firms to perform these services

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-4032-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 33

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

15-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Miscellaneous Roadway Structure Repairs at Various Locations - Anne Arundel, Calvert, Charles and St. Mary's Counties. District 5; AZ2857514
EPICS No.: AZ2857514

Contract Description: Provide miscellaneous roadway structure repairs at various locations - Anne Arundel, Calvert, Charles and St. Mary's counties; District 5.

Award: PDI-Sheetz Construction Corporation; Linthicum, MD
(*Certified Minority Business Enterprise*)

Contract Term: 01/08/2026* – 12/31/2027 (**or earlier upon BPW approval*)
(one year, 11 months, 24 days)

Amount: \$2,612,323.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
PDI-Sheetz Construction Corporation Linthicum, MD	\$2,612,323.00
Allied Contractors, Inc. Baltimore, MD	\$2,937,450.00
Concrete General, Inc. Gaithersburg, MD	\$3,274,250.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 6% / 0%

Performance Security: Annual Renewable Performance Bond for 100% of the award amount exists for this contract.

Hiring Agreement Eligible: Yes

Incumbent: Same

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on March 25, 2025, notifying 1005 potential contractors, 168 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. Four bids were received and opened on May 1, 2025. One bid was rejected due to not accurately reflecting the cost of doing the work. There were no protests filed for this contract.

SHA and their contractors work together to select materials from the SHA Qualified Products List that are green, sustainable, and designed to minimize environmental impacts throughout their life cycle.

The State Highway Administration has confirmed PDI-Sheetz Construction Corporation's bid price and the work conducted on this contract is performed 100% by a State-certified Minority Business Enterprise.

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 6% MBE goal was 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. No VSBE participation goal was set for this contract due to lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3402-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 35

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 (g)(1)(2)(ii)
Annotated Code of Maryland

Property: MC# 23-2825
Mary O. Prichard (± 4.109 acres), located along the south side of I-68/ US 40 (National Freeway), and east of the US 219 (Chestnut Ridge Rd) Interchange in Grantsville, Garrett County

Grantor: State of Maryland, SHA

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

Consideration: \$6,623.06

Appraised Value: \$14,400 – Justin Hebbel, (Selected)
\$14,350 – Patrick Peters, (Approved)
Lisa Ward, Review Appraiser

Special Conditions: The property will be conveyed subject to a reverter clause.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20240209-0108**. It is recommended to declare the ± 4.109 acres—located along the South Side of I-68/US 40 (National Fwy), and East of the US 219 (Chestnut Ridge Road) Interchange in Grantsville, Garrett 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 1988, SHA acquired the subject property in conjunction with the National Freeway – Lower New Germany Rd to MD Route 495 right-of-way project. SHA proposes to convey the property to the State of Maryland, to the use of the Department of Natural Resources (DNR) at the acquisition cost plus interest value of \$6,623.06. DNR intends to use the property as an addition to the Savage River State Forest.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 36

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

17-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Interagency Transfer

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) transferring real property to the Maryland Transportation Authority (MDTA).

Authority: State Finance and Procurement Article, §10-304 and §10-305
Annotated Code of Maryland

Property: MC# 24-2917
MDTA ICC/MD 200 “Overhill Road Properties” (± 13.2 acres),
located along the Intercounty Connector (ICC) in the area of
Overhill Road in Montgomery County

Grantor: State of Maryland, SHA

Grantee: Maryland Transportation Authority (MDTA)

Consideration: \$1.00

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on September 26, 2025. The 45-day review period expires November 10, 2025.

State Clearinghouse: All Maryland Intergovernmental Review and Coordination requirements have been met in accordance with Code of Maryland Regulations (COMAR 34.02.01.04-.06) and this concludes the review process for the above referenced project.

Requesting Agency Remarks: In 2005, SHA began the acquisition process to acquire needed right-of-way for the ICC from U.S. Route 1 to I-270 under projects AT376001639, AT376001803, AT376001805, & AT376001806 (Contracts A-E). The subject properties were acquired between 2006 and 2017 by SHA on behalf of MDTA for the construction of the ICC under Project AT376001639 (Contract A). It was agreed, per MOU dated May 2, 2005, that SHA would transfer title of these properties to MDTA at nominal cost through a quit claim deed.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 37

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

18-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

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

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

Property: MC# 24-2927
Robert K. Bixler & Leslie C. Fritz – Parcels 1 & 2 (± 1.406 acres),
located on the northwest quadrant of MD Route 31 (New Windsor
Rd) and Wakefield Valley Road, New Windsor, Carroll County

Grantor: State of Maryland, SHA

Grantee: MAUI, LLC, a Pennsylvania limited liability company

Consideration: \$174,300

Appraised Value: Bixler Parcel – Assembled with MAUI, LLC Parcel
\$93,050 – Chicorelli/Harman, (Selected)
\$102,450 – Harry Begg, (Approved)

Fritz Parcels 1 & 2 – Assembled with MAUI, LLC Parcel
\$112,700 – Chicorelli/Harman, (Selected)
\$124,550 – Harry Begg, (Approved)

Lisa Ward, Review Appraiser

Special Conditions: The property will be sold subject to a perpetual easement for outlet ditch (0.049 acres) to be retained by SHA.

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on September 29, 2025. The 45-day review period expired on November 13, 2025.

18-RP. **STATE HIGHWAY ADMINISTRATION** (cont'd)

Requesting Agency Remarks: In 1962, SHA acquired the subject properties in conjunction with the MD Route 31 – Avondale Road to New Windsor right-of-way project. The property consists of three parcels that will be sold to the same adjoining owner. SHA proposes to convey the properties to the adjoining owner through a combined sealed bid sale of \$174,300, which is 85% of selected appraised value for the parcels that were assembled with the MAUI, LLC property.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 17, 2025



MDOT 39

Contact: Joe Palechek 443-867-0249
jpalechek@mdot.maryland.gov

19-IT-MOD. THE SECRETARY'S OFFICE
RETROACTIVE - Modification: Information Technology

Contract ID: B2Gnow Systems Software Support and Services; J01P9400042
EPICS No.: CO432463

Contract Approved: DoIT, 02/01/2019

Contractor: SHI International; Baltimore, MD

Contract Description: B2Gnow System Software Support and Service for the Maryland Department of Transportation (MDOT) Office of Minority Business Enterprise (OMBE) B2Gnow system which allows firms to submit their application(s) for Minority Business Enterprise (MBE)/ Disadvantaged Business Enterprise (DBE)/ Airport Concessions Disadvantaged Business Enterprise (ACDBE)/ Small Business Enterprise (SBE) certifications.

Modification Description: **Part A:** **RETROACTIVE** approval for additional funding to process an outstanding invoice for expanded capacity from 10,000 to 12,000 firms.

Part B: A proactive period of performance to continue to provide services for an additional 12 months.

Original Contract Term: 02/01/2021 – 01/31/2026 (five years)

Modification Term: **Part A:** 02/01/2024 - 12/17/2025 (**Retroactive:** one year, 10 months, 18 days)

Part B: 12/18/2025 – 01/31/2027 (Proactive: one year, one month, 13 days)

Original Contract Amount: \$622,206.75

Modification Amount: **Part A:** \$75,544.12 (**Retroactive**)
Part B: \$229,686.87 (**Proactive**)
\$305,230.99 (Aggregate Total)

Prior Options/Mods: \$77,604.15 (Mod#1: To expand storage capacity 12/01/2024 – 04/30/2023; TSO Delegated Authority 08/25/2022)

\$24,834.04 (Mod#2: To increase firm application and certification capacity 05/01/2023 – 01/31/2024; TSO Delegated Authority 04/12/2023)

19-IT-MOD. THE SECRETARY'S OFFICE (cont'd)

Revised Total Contract Amount: \$1,029,875.93

Percent +/- Change (this item): 49.06%

Total Percent -/- Change: 65.52%

Original Procurement Method: Secondary Competition (Single Bid)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The original contract was awarded and approved by the Department of Information Technology (DoIT) under their delegation on February 21, 2019, as a single bid through secondary competition from the Commercial Off-the-Shelf Software (COTS 2012) contract for B2Gnow Systems Software Support and Services. This contract was to provide support for the MDOT, OMBE online Certification Management System, B2Gnow software solution. The B2Gnow solution allows firms to submit, process and track their application(s) for certification as MBE, DBE, ACDBE, SBE, and all required documentation to request or maintain certification under the Code of Federal Regulations, Title 49 CFR and State requirements as defined by the Code of Maryland Regulations (COMAR). This solution enables MDOT OMBE to process and track the certifications, both new and annual renewals, decertification, graduated firms, and expansion of services.

Initially, support and services were to begin on July 1, 2019, the original scheduled go-live date; due to customization, configuration, and acceptance issues, SHI International agreed to push the start date forward to July 6, 2020. In July of 2020, the start date was again pushed forward to February 1, 2021, due to additional customization, configuration, and acceptance issues. After the migration and testing were completed, additional storage capacity was required due to the amount of data migrated. Approximately 8,000 firms and their corresponding data were migrated to the B2Gnow solution, equivalent to approximately 630 Gigabytes of data. A modification was executed in 2022 to expand the system file storage capacity for up to one-million attachments ensuring that all registering businesses had the ability to upload documents, certified businesses had access to their document files to continue their capability to self-manage and provide MDOT OMBE continuous access to process and track registrations and certifications without service interruptions. The modification also realigned the period of performance based on the new Go-Live date and extended the contract term by one year and 10 months, moving the expiration date to January 31, 2026.

19-IT-MOD. THE SECRETARY'S OFFICE (cont'd)

Requesting Agency Remarks (cont'd):

In 2023, a second modification was completed to increase the system capacity of the online applications and certification management modules of the B2Gnow solution from 8,000 to 10,000 certified firms. Due to a miscalculation of the contract term, the system expansion was not applied through the end of the contract, in addition to an unanticipated increase in registered firms from 10,000 to 11,000 in fiscal year 2026 which requires an increase in file storage capacity. The contractor continued to provide services to MDOT's OMBE to maintain uninterrupted certification services which OMBE will rely on during its transition to the newly established Department of Social and Economic Mobility.

Furthermore, the MDOT is seeking approval from the Board of Public Works to extend this contract for one year beginning February 01, 2026, to January 31, 2027, to provide additional time for MDOT OMBE to facilitate the transfer of its services to the newly created agency and procure a replacement contract. This contract is critical to ensuring that small, minority, and women-owned businesses continue to have equitable access to State and federally funded contracting opportunities. Without this contract in place, certification operations would be disrupted, directly impacting the State's ability to meet its goals. Continued support of the B2Gnow system is necessary to maintain uninterrupted services and uphold the State's commitment to inclusive economic growth.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J01A0107

Resident Business: Yes

MD Tax Clearance: 25-4395-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

20-M-MOD. MARYLAND AVIATION ADMINISTRATION
Modification - Maintenance Contract

Contract ID: Installation and Maintenance of 800 MHz Radio Communication System at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-MC-13-018*
EPICS No.: CO432462

Contract Approved: MDOT 8-M; 03/19/2014

Contract Description: Provides maintenance of the BWI Thurgood Marshall and MTN State Airports digital trunked radio system. The system provides emergency communications for all first responders at the airports including fire, emergency medical services, airport police, security, operations, and other emergency response personnel during declared airport emergencies.

Modification Description: Modification No. 4 provides 181 days of services and funding in the amount of \$538,782.60 for maintenance provided to the BWI Thurgood Marshall and MTN State Airports digital trunked radio system.

Contractor: Motorola Solutions, Inc.; Linthicum Heights, MD

Original Contract Term: 04/01/2014 - 03/31/2019 (five years)

Modification Term: 01/01/2026 – 06/30/2026 (six months)

Original Contract Amount: \$6,517,791.00

Modification Amount: \$538,782.60

Prior Options/Mods: \$ 4,582,132.00 (Renewal Option No. 1: for a five-year term from 04/01/2019 - 03/31/2024; MDOT 2-M-OPT; 03/19/2019)

\$ 0 (Mod No. 1: Contract extension for continuity of service, 04/01/2024 – 06/30/2024; Delegated Authority – MAA, 03/29/2024)

\$1,077,565.20 (Mod No. 2: Retroactive modification for 62 days (07/01/2024 – 08/31/2024) with proactive period of performance for an additional 303 days (09/01/2024 – 06/30/2025) to allow for completion and award of a successor contract; MDOT 11-M-MOD; 08/28/2024)

20-M-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Prior Options/Mods (cont'd):

\$ 538,782.60 (Mod No. 3: Contract extension for continuity of service, while the contractor transitions to the new upgraded system. 07/01/2025 – 12/31/2025; MDOT 20-M-MOD; 06/11/2025)

Revised Total Contract Amount: \$13,255,053.40

Percent +/- Change (this item): 4.1%

Total Percent -/- Change: 68.15%

Original Procurement Method: Sole Source

Living Wage Eligible: No

MBE/VSBE Participation: 6.01% / 0%

MBE/VSBE Compliance: 4.71%/ 0%

Performance Security: No

Hiring Agreement Eligible: No

Requesting Agency Remarks: The Maryland Aviation Administration (MAA) seeks approval of a contract modification for a term of 181 days to ensure continuity of service on the current Motorola system while upgrades to the new system are completed and MAA transitions to the upgraded platform.

On May 21, 2025, a contract to upgrade the system was approved at BPW. Based on the projected timeline, the upgrades were to be completed prior to December 31, 2025. Due to the delay in the delivery of equipment, the installation of the new system has not been completed and has prevented the new system from becoming operational. Therefore, this maintenance contract of the legacy system must be extended by six months to ensure coverage until the new system installation is completed, transitioned, and brought online. The MAA has confirmed with the contractor that the long lead equipment items on order will be delivered by March of 2026 which will allow for enough time to install and transition to the new system.

Modification No. 4 provides for funding in the amount of \$538,782.60 which is a 4.1% increase for maintenance provided to the BWI Thurgood Marshall and MTN State Airports digital trunked radio system. Without this essential service, both the airport and the traveling public are at significant risk. Any lapse in support of this system could result in technical failures, causing interruptions in communication crucial for daily airport operations.

20-M-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

Motorola is achieving 4.71% of its established 6.01% MBE goal. The MAA approved an MBE Participation Schedule Amendment for Motorola Solutions in July of 2024, adding an additional MBE subcontractor to increase MBE compliance. Motorola has worked with MAA’s Office of Fair Practice to update their compliance reporting and capture all MBE spend under the contract. Based on the historic monthly spend, Modification 4 is anticipated to increase the MBE compliance by a minimum of 0.12% for an overall participation achievement of 4.83% of the 6.01% goal established. Motorola's goal is to invest in the MBE subcontractor community through training of specific skillsets which will allow for an increase in sub-contractable opportunities on Motorola contracts. These new services on site, in addition to preventive maintenance and inspection will help Motorola to work towards meeting the MBE participation goal.

The radio communications system is the only system that can ensure compatibility and direct interoperability of BWI Thurgood Marshall 800 MHz system with surrounding local jurisdictions. The system includes all required preventative maintenance, repairs, modifications, parts, upgrades, and labor as required to fully maintain this “mission critical” radio system.

MAA leverages this Motorola System to meet security, public safety, life safety and federal requirements mandated by agencies such as the Transportation Security Administration, Federal Aviation Administration, and Customs and Border Patrol. This Motorola system supports airfield Fire Station functions, life safety alerting, emergency call taking and dispatching functions for Police, Fire, Emergency Medical Services and Airport Security.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06100002

Resident Business: Yes

MD Tax Clearance: 25-4483-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

1-CGL. CAPITAL GRANTS AND LOANS

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

Maryland- National Capital Park and Planning Commission

Fairland Recreational Park (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Fairland Recreational Park.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-400, (SL-256-230-038) **\$ 250,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 250,000
	23-400 (This Action)	\$ 250,000(Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the project name within the description, pursuant to Section 1(3)(9)(b) and (d) of Chapter 603, 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.



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1-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 enhancing and expanding uses at the park and around the existing basketball courts and inline hockey court.

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: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

2-CGL. CAPITAL GRANTS AND LOANS

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

Baltimore Urban League, Inc.

Greater Baltimore Urban League Headquarters (Baltimore City)

“for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Orchard Street Church.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-205 (SL-185-240-038) \$ 1,000,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 1,000,000
	24-205 (This Action)	\$ 1,000,000 (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 supporting the renovation of the Greater Baltimore Urban League’s Orchard Street Church Headquarters, transforming the space into a fully functional community hub. This project will directly support the underserved communities by expanding access to essential services such as college fairs, public health screenings, food distribution, and educational forums.

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: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

3-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The Baltimore Children’s Museum, Inc.

Port Discovery Children’s Museum (Baltimore City)

“for the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Port Discovery Children’s Museum.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-206 (SL-147-220-038) \$ 2,500,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 5,000,000
	25-206 (This Action)	\$ 2,500,000 (non-match)
	22-261 (Prior Action)	\$ 2,500,000 (non-match)
	Local Cost	\$ 0

(Prior Actions: Agenda 3/15/23, Item 19-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 renovating key Museum exhibits, creating classroom space for museum-based early learning, and improving the exterior walkway and wayfinding to the museum.

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: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

4-CGL. CAPITAL GRANTS AND LOANS

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

Fello Community Development, LLC (an entity of Fello, Inc.)

Primrose-Fello, Inc.-Fello Housing, LLC (Talbot County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Primrose-Fello, Inc.-Fello Housing, LLC property.”

*Maryland Consolidated Capital Bond Loan of 2024 (LSI- Chapter 720, Acts of 2024)
DGS Item 24-551, (SL-095-240-038) \$ 100,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 100,000
	24-551 (This Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name and project description, 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.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include renovating the main house by updating electrical systems, HVAC, and plumbing, as well as necessary cosmetic enhancements to maintain the building's Victorian charm.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEPARTMENT OF GENERAL SERVICES
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REVISED

*Contact: Alexis Croft 410-767-4703
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6-CGL. CAPITAL GRANTS AND LOANS

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

Howard County, Maryland

Howard County Welcome Center Interior Renovation

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Howard County Welcome Center, located in Howard County. Notwithstanding Section 1(7) of this Act, this grant may not terminate before June 1, 2030 (Howard County).

*Maryland Consolidated Capital Bond Loan of 2019 (LSI– Chapter 14, Acts of 2019) DGS Item 19-G103, as amended by **Chapter 141, Acts of 2023** (SL-183-190-038) \$ 50,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 200,000
	19-G103 (This Action)	\$ 50,000 (Non-match)
	Local Cost	\$ 150,000

(Prior Actions: None)

Remarks:

1. The matching fund requirement for this grant was removed by House Bill 1374, Acts of 2021, Chapter 576, effective June 1, 2021.
2. 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.
3. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
4. 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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REVISED

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

- 5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 6. This project may include improvements to the interior of the existing Howard County Welcome Center, including removal of existing cabinetry, hanging photographs and acoustic panels/ceiling grid, installation of a new reception desk, and the refinishing of hardwood floors.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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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 construction of the Diversion Center. The center will help reduce avoidable emergency room visits, hospitalizations, and incarcerations.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

9-CGL. CAPITAL GRANTS AND LOANS

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

Board of Education of Anne Arundel County

Arundel High School Field House

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Arundel High School Field House.”

*Maryland Consolidated Capital Bond Loan of 2024 (LSI– Chapter 720, Acts of 2024)
DGS Item 24-440, (SL-161-240-038) \$ 100,000*

*Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024)
DGS Item 24-564 (SL-161-240-038) \$ 25,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 125,000
	24-440 (This Action)	\$ 100,000 (Non-match)
	24-564 (This Action)	\$ 25,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

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

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: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

11-CGL. CAPITAL GRANTS AND LOANS

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

City of Frederick

City of Frederick Traffic Calming (Frederick County)

“for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the City of Frederick traffic calming projects.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-287 (SL-166-240-038) \$ 250,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 250,000
	24-287 (This Action)	\$ 250,000 (Non-Match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. 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.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include improving safety at the intersection of Mother Avenue and 13th St./ Fairview Ave. in Frederick. The installation of an oval-shaped roundabout aims to reduce the frequency and severity of crashes. Also, to enhance pedestrian safety by providing ADA- compliant crosswalks on all four legs of the intersection.

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: Alexis Croft 410-767-4703
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12-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Essex Skypark Association, Inc.

Essex Skypark Building (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation reconstruction, site improvement, and capital equipping of the Essex Skypark Building.”

Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-381 (SL-182-240-038) \$ 65,000

Matching Fund: No match is required.

Background:	Total Project	\$ 586,000
	24-381 (This Action)	\$ 65,000 (Non-Match)
	Local Cost	\$ 521,000

(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 completion of the restoration of the FBO (small office building) which is the central hub of activity at the airport.

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: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

13-CGL. CAPITAL GRANTS AND LOANS

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

Howard County, Maryland

Expanded Tiber Park (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the expanded Tiber Park property.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-373, (SL-160-240-038) **\$ 500,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 500,000
	24-373 (This Action)	\$ 500,000(Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. 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.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.



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

5. This project may include expansion of the park as well as the addition of a kiosk or other interpretive exhibits to convey the site's history to the public. These improvements support the policies and recommendations outlined in the Ellicott City Watershed Master Plan. The project will enhance the connection between the public spaces along Main Street and strengthen the historical relationship between the Tiber-Hudson watershed and the development of Ellicott City over time.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

14-CGL. CAPITAL GRANTS AND LOANS

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

Maryland- National Capital Park and Planning Commission

Fairland Recreational Park (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Fairland Recreational Park.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-400, (SL-256-230-038) **\$ 250,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 250,000
	23-400 (This Action)	\$ 250,000(Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the project name within the description, pursuant to Section 1(3)(9)(b) and (d) of Chapter 603, 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.



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14-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 enhancing and expanding uses at the park and around the existing basketball courts and inline hockey court.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

15-CGL. CAPITAL GRANTS AND LOANS

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

Harford County Airport Owners Group, Inc.

Harford County Airport (Harford County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Harford County Airport.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-257, (SL-161-240-038) **\$ 1,000,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 1,000,000
	24-257 (This Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. DBM and DLS approved an Administrative Fix request to change the Grantee’s name from County Executive and County Council of Harford County to Harford County Airport Owners, Inc.
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 removal of overhead electric powerlines at the end of the runway and the burial of the electric service underground. The result will be a safer runway for all pilots, visitors, and airport employees.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

16-CGL. CAPITAL GRANTS AND LOANS

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

Board of Trustees of Clifton Park Baptist Church, Incorporated

Project Neighbor Care (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Project Neighbor Care.”

*Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 102, Acts of 2023)
DGS Item 23-590, (SL-275-230-038) \$ 75,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 76,706
	23-590 (This Action)	\$ 75,000 (Non-match)
	Local Cost	\$ 1,706

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the installation of solar panels and a battery system to support the donation of hydroponic seeds to grow leafy greens for food distribution to the surrounding communities in Montgomery County.

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: Alexis Croft 410-767-4703
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17-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 Damascus Heritage Society, Inc.

Damascus Heritage Society Museum (Montgomery County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Damascus Heritage Society Museum.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-378, (SL-125-240-038) **\$ 100,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 100,000
	25-378 (This Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. 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.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the construction of 600 square feet of additional space to the rear of the museum to support housing artifacts that are currently in storage.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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REVISED

20-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 indoor and outdoor renovations of the Historic Circuit Courthouse in Ellicott City to create a multi-use center for the Arts. The site will become home to the Asian American and Pacific Islander Cultural Center, and the Roving Radish shared kitchen and food delivery program to support the cultural enhancement of Howard County and surrounding regions.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

22-CGL. CAPITAL GRANTS AND LOANS

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

Chimes. Inc.

Vincent Farm Lane House (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Vincent Farm Lane House.”

Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-483, (SL-193-240-038) \$ 224,000

Matching Fund: No match is required.

Background:	Total Project	\$ 224,000
	24-483 (This Action)	\$ 224,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) of Chapter 720, Act 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.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include enhancing the Vincent Farm Lane House, focusing on major repairs, rehabbing and improvements.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
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23-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 Harmer’s Town Art Center, Inc.

Harmer’s Town Art Center (Harford County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Harmer’s Town Art Center property.”

*Maryland Consolidated Capital Bond Loan of 2025 (LHI– Chapter 603, Acts of 2025)
DGS Item 25-516, (SL-309-220-038) **\$ 50,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 8,500,000
	25-516 (This Action)	\$ 50,000 (Non-match)
	22-755 (Prior Action)	\$ 200,000 (Non-match)
	23-407 (Prior Action)	\$ 200,000 (Non-match)
	23-576 (Prior Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 7,950,000

(Prior Actions: 8/28/24 Agenda; Item 6-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the renovation to a dilapidated building to open the space for community and cultural activities. The renovation will create studio and classroom space for artists to work, create, teach, and market their art.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

26-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and City Council of the City of Greenbelt, Maryland
Greenbelt Community Center (Prince George’s County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Greenbelt Community Center including the modernization and replacement of the elevators.”

*Maryland Consolidated Capital Bond Loan of 2025 (LHI– Chapter 603, Acts of 2025)
DGS Item 25-550, (SL-023-250-038) \$ 200,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 229,755
	25-550 (This Action)	\$ 200,000 (Non-match)
	Local Cost	\$ 29,755

(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 modernization/replacement of one Elevator in the Greenbelt Community Center to ensure accessibility and safety for all visitors. The work includes upgrading mechanical, electrical, and control components to meet current codes and standards. These upgrades will significantly impact the facility's operations and accessibility for seniors and individuals with mobility issues as well as all Community Center users.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

27-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 Wells Community Development Corporation

Wells Community Development Corporation (Baltimore City)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the property at 3902–14 W Overlea Avenue.”

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025) DGS Item 25-305, (SL-031-250-038) \$ 40,000

Matching Fund: No match is required.

Background:	Total Project	\$ 40,000
	25-305 (This Action)	\$ 40,000 (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 installing new doors, upgrading the electrical system with new panels. It will also include the installation of new windows for improved lighting and energy efficiency, repairing of the handicap elevator to provide full accessibility, upgrading the fire safety equipment, and installation of non-skid flooring.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Joseph Cameron 667-203-9229
joseph.cameron1@maryland.gov*

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

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

1. Total Health Care, Inc. (THC) as a Transferee for the Right of Recovery recorded for the property, located at 3540 S. Hanover Street, Baltimore, MD 21225 (Property) from Transferor/Grantee, Family Health Centers of Baltimore, Inc. (FHCB);
2. The release of the FHCB Right of Recovery, contingent on the transfer and recording of a new Right of Recovery by THC.

Background:

On February 24, 2010, the BPW approved a grant to FHCB in the amount of \$312,150.00 (2/24/2010; DGS CGL-44) to assist FHCB in the acquisition of the Property. On February 20, 2013 the BPW approved a second grant to FHCB in the amount of \$1,892,100.00 (2/20/2013; DGS CGL-20) to assist FHCB in the design, constructing, renovating and equipping a facility located on the Property.

In accordance with *Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, FHCB recorded a State's Right of Recovery (ROR) on the Property among the Land Records of Baltimore City, in Liber 12537, Page 166. Said ROR is set to expire on October 17, 2043.

THC will continue to provide the services for which the grant funds were disbursed to FHCB, without any interruption in services. THC would qualify as an applicant under the Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland, and is requesting approval for the transfer of the Right of Recovery, and is requesting the release of the FHCB ROR, contingent on the execution of a new ROR by THC, to expire on October 17, 2043.

Remarks:

1. Transferee is a nonprofit, federally qualified health center providing primary care services in the Baltimore Area.
2. 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
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*Contact: Craig Curtis 410-767-3615
craig.curtis@maryland.gov*

**29-CGL. CAPITAL GRANTS AND LOANS
*Higher Education Commission***

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

Wor-Wic Community College
Maintenance Building Expansion – Design (CC-17-MC25-491)

The project is to construct an addition to the existing Maintenance Building at Wor-Wic Community College (WWCC). The existing building was constructed in 2005 and serves as the primary operational space for WWCC's facilities management personnel. The facility consists of four offices, a mail room, vehicle bays, a breakroom, and a warehouse for receiving and storage. The facility is undersized and cannot accommodate the existing facilities personnel or maintenance equipment. Facilities personnel currently share offices within the building or are housed in a separate modular building that has exceeded its expected lifespan. Some maintenance equipment and furniture are currently stored across campus in tents, storage containers, and other non-climate controlled spaces which reduces their lifespan and increases operational and repair costs.

Fund Sources: MCCBL 2025 Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities Wor-Wic Community College – Maintenance Building Expansion; Item #173. **\$242,000**

<i>Background:</i>	Total State Share
Total Project	\$242,000
This Action	\$242,000

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Wor-Wic Community College and signed by local authorities.



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

3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$322,667, and the local share of this cost is 25.0% or \$80,667 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Craig Curtis 410-767-3615
craig.curtis@maryland.gov*

**30-CGL. CAPITAL GRANTS AND LOANS
*Higher Education Commission***

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

Howard Community College

Workforce Development & Trades Center – Design/Construction (CC-14-MC24/25-487)

The project is to construct a new Workforce Development and Trades Center at the Howard Community College (HCC) Columbia campus to provide educational spaces for the "skilled trade" occupations of: automotive technology, welding, electrical, HVAC, plumbing, additive manufacturing, mechatronics, and other workforce trades. These programs are currently housed in traditional academic spaces at HCC as well as partner sites throughout Howard County. This facility will provide dedicated, specialized spaces for these programs and allow HCC to offer the entire curriculum at the Columbia campus. HCC's skilled trade programs are both credit and non-credit and are supported through HCC's Workforce, Career and Community Education division. The facility will provide classroom, laboratory, office, lounge, and support spaces.

Sustainability features of the new facility are that it will achieve a minimum of LEED Silver certification or other certification programs allowed by the State of Maryland and Howard County. The A/E will incorporate materials and systems into the design that will allow sustainable maintenance and reliability over the fifty-year plus life of the facility. The A/E will provide cost-benefit/life cycle analyses for systems having alternative performance criteria, which have potential environmental benefits. These criteria include increased thermal comfort zone, lower ASHRAE design temperature criteria, and other energy saving strategies.

Fund Sources: MCCBL 2025 *Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities... Howard Community College – Workforce Development and Trades Center; Item #173. \$20,525,000*

Background:

Total Project

This Action

Total State Share

\$20,525,000

\$20,525,000



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

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Howard Community College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of a minimum of \$41,050,000 and the local share of this cost is 50.0% or \$20,525,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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REVISED

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

31-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: Supreme Court of Maryland; BA-688-200-001
 ADPICS No.: 001B6600167

Contract Description: This project consists of the Contractor providing all labor, equipment, materials, supplies, insurance, etc., necessary for the construction of a six-story courthouse on the vacant parcel of land along Rowe Boulevard, north of the existing Sweeney District Courthouse.

Award: Coakley & Williams Construction, LLC; Bethesda, MD

Contract Term: 1825 Calendar Days

Amount: \$146,981,015

Procurement Method: Multi-Step Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Coakley & Williams Construction, LLC, Bethesda, MD	\$146,981,015
HESS Construction & Engineering Services, Inc., Rockville, MD	\$162,717,492
Clark Construction Group, LLC, Baltimore, MD	\$164,650,800

MBE/VSBE Participation: 40.27% Subgoals 8% African American and 11% Women Owned/
 10.07%

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

Incumbent: N/A



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REVISED

31-C. CONSTRUCTION CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 25-3950-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Courtney League 410-767-5516
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**32-C. CONSTRUCTION CONTRACT
*Department of Juvenile Services***

Contract ID: Demolition of Buildings 10-13, 17, 18, and 21 at the Department of Juvenile Services – Charles H. Hickey, Jr. School; *DT-000-230-002*
ADPICS No.: 001B6600188

Contract Description: This project consists of the Contractor providing all labor, equipment, tools, materials, supplies, etc. required as described within the documents for the demolition of Buildings 10 - 13, 17, 18, and 21 at the Charles H. Hickey, Jr. School in Baltimore County. Demolition shall include the material handling, removal, and disposal (including any hazardous materials), and recycling of demolished materials.

Award: Bowen & Kron Enterprises, Inc., Baltimore, MD

Contract Term: 365 Calendar Days

Amount: \$1,722,300

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Bowen & Kron Enterprises, Inc.; Baltimore, MD	\$1,722,300.00
RemacUSA, Inc.; Potomac, MD	\$1,821,627.38
The Berg Corporation; Baltimore, MD	\$1,906,326.00
Barco Enterprises, Inc.; Middle River, MD	\$2,245,286.00

MBE/VSBE Participation: 25% / 3%

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

Incumbent: N/A



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32-C. CONSTRUCTION CONTRACT (cont'd)

Requesting Agency Remarks: On April 21, 2025, a notice of availability of an Invitation for Bids was posted on eMaryland Marketplace Advantage. Five bids were received and opened on July 9, 2025. Bowen & Kron Enterprises, Inc. has been found responsible, and its bid is responsive. The bid pricing has been confirmed.

One bid was rejected as non-responsive for failing to accurately complete the MBE Form Attachment D-1A - MBE utilization and fair solicitation affidavit and the MBE participation schedule.

Fund Source: MCCBL 2025 Facilities Renewal Fund. Provide for the Repair and Rehabilitation of State Owned Capital facilities; Item 155

Resident Business: Yes

MD Tax Clearance: 25-2915-1110

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 410-767-7572
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**33-S. SERVICES CONTRACT
*Department of Health***

Contract ID: Optical Scanning Services for the Department Health; *CTR024997*
ADPICS No. 001B6600174

Contract Description: Optical Scanning and Storage services at Department of Health, 4201 Patterson Avenue, in Baltimore.

Award: Humanim, Inc; Columbia, MD

Contract Term: 01/01/2026 – 12/31/2030

Amount: \$267,053.54 NTE

Procurement Method: Preference Provider (Community Service Provider)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Yes

Performance Bond: No

Requesting Agency Remarks: Humanim, Inc., located in Columbia, MD, is a Community Service Provider under the Employment Works Program under COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on April 24, 2025. Humanim, Inc has confirmed the contract price and accepted the terms and conditions.

Fund Source: 100% Special Funds (Board of Physicians Fund)

Approp. Code: 0814



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33-S. SERVICES CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 25-4226-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alison Barry 667-203-9095
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**34-S. SERVICES CONTRACT
*Department of Health, Office of Pharmacy Services***

Contract ID: Preferred Drug List and Supplemental Rebate Development and Management for MD Medicaid Fee for service Participants; *M00B6600307*
ADPICS No.: M00B6600307

Contract Description: The purpose of this contract is to obtain a qualified Contractor to develop and manage the Preferred Drug List (PDL) for the Maryland Medicaid Fee-for-Service (FFS) Pharmacy Program.

Award: Provider Synergies, LLC; Eagan, MN

Contract Term: 01/08/2026* - 12/31/2028 (w/two 2-year renewal options)
*(*Or earlier upon BPW approval)*

Amount: \$ 4,373,269 (Base Term)
\$ 3,234,099 (Renewal Option #1)
\$ 3,500,675 (Renewal Option #2)
\$11,108,043 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Provider Synergies, LLC; Eagan, MN	1	\$11,108,043.00 (1)	1
Gainwell Technologies, LLC; Irving, TX	2	\$21,093,082.15 (2)	2

**Technical ranking were weighted greater than financial rankings*

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A



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34-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: The Maryland Department of Health (MDH), Office of Pharmacy Services (OPS), issued RFP Solicitation No. OCMP-23-20874 on April 30, 2024, seeking a contractor to manage the Preferred Drug List (PDL). The solicitation was posted on eMaryland Marketplace Advantage (eMMA) and reached 151 vendors. A pre-proposal conference was held May 10, 2024; one amendment was issued; and proposals closed on August 2, 2024. Two proposals were received and evaluated against the technical requirements of the RFP. Provider Synergies, LLC, of Eagan, Minnesota, demonstrated significant experience and capability in PDL development, rebate management, and P & T Committee operations across multiple state Medicaid programs.

Provider Synergies proposal was determined to be the most advantageous to the State with the lowest price and the highest technical offer. Their proposal offered a detailed plan for ensuring that the Maryland PDL would remain clinically sound, cost-effective, and compliant with COMAR requirements while minimizing disruption to providers and participants.

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

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

Approp. Code: 32.17.01.03

Resident Business: No

MD Tax Clearance: 25-2066-0010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

Requesting Agency Remarks: The original IFB was advertised on eMaryland Marketplace Advantage (eMMA) on June 16, 2025, and received no bids. The incumbent provided feedback that they would not be submitting a bid for the solicitation. The IFB was subsequently revised and reissued on September 30, 2025.

Three bids were received in response to the IFB, each was determined to be responsive. The recommended contractor is responsible, and its bid meets the technical requirements set forth in the IFB, and the price has been deemed fair and reasonable. The incumbent made a business decision and chose not to submit a bid.

The low number of bids received is directly related to the State's requirement that the Contractor or subcontractor lab be "SAMHSA certified" through the Substance Abuse & Mental Health Services Administration of the U.S. Department of Health & Human Services (SAMHSA) Certification. Historically, the list of SAMHSA approved labs throughout the United States has contained less than 20 accredited laboratories. Most recently, the number of accredited labs has diminished and due to continued consolidation within the market segment has been steadily decreasing.

The State of Maryland has been testing applicants and employees for the illegal use of drugs since 1990 to assure its citizens that State employees are not impaired by the illegal use of drugs in the workplace. This practice ensures compliance with the Federal Omnibus Drug Abuse Act of 1988 ("Federal Act") which requires any State receiving Federal funds to establish a drug-free workplace. The Federal Act also requires the State to have a policy on the use of substances, an employee awareness program and a procedure for employees to report their own convictions. The State conducts testing in eighteen (18) different situations and for two (2) separate panels of seven (7) and six (6) drugs. The contractor will provide all labor, materials and equipment necessary for the transportation and testing of urine specimens.

In accordance with Executive Order 01.01.2023.16 and Code of Maryland Regulations (COMAR) 17.04.09, all applicants for employment in designated sensitive State job categories, as well as State employees in the same sensitive categories, must be tested to detect the presence of illegal drugs in their urine. In addition, any employee for which there is reasonable suspicion of using illegal drugs must be tested. Most of the sensitive positions that require testing are Correctional Officers and other personnel of the Department of Public Safety and Correctional Services.

All specimen collections take place at designated collection sites at State and local government facilities throughout the State.



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35-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

An estimated 2,293 specimen collections and subsequent drug tests will be performed each year. The award amount is estimated based on the projected amount of collections and subsequent lab tests that were used in the evaluated bid price model from historical usage data. Since this is an indefinite quantity, fixed unit price contract, the contractor will be paid for lab testing services based on the actual amount and type of services provided and at the unit prices that are fixed in the contract.

No MBE or VSBE participation goals were established for this contract as there is a need to strengthen the legal defensibility of the chain of custody of the samples being collected and tested by having as few vendors as possible involved in these contracts. This contract is for the provision of sample kits and the testing of the contents. The actual collection of urine samples is under a different contract.

Fund Source: 100% Reimbursable

Approp. Code: F10A0201

Resident Business: Yes

MD Tax Clearance: 25-4366-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

*Contact: Amanda Kratzen 443-469-5780
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36-S-OPT. SERVICES OPTION
Department of Public Safety and Correctional Services,

Contract ID: Inmate Commissary and Banking System; *Q0019008*
ADPICS No.: COL24909

Contract Approved: DGS 18-S, 3/10/2021

Contract Description: Revenue generating contract to provide inmate commissary services and a banking system, known as the Maryland Offenders Banking System III (MOBS III), to individuals incarcerated in Department of Public Safety and Correctional Services (DPSCS) facilities.

Option Description: Exercise the sole renewal option.

Award: Keefe Commissary Network, LLC; Edison, NJ

Original Contract Term: 04/01/2021 - 03/31/2026 (w/one 2-year renewal option)

Option Term: 04/01/2026 - 03/31/2028

Original Contract Amount: *Initial Estimated Gross Sales*
\$ 99,715,352.90 (Base; 5 years)

Updated Estimated Gross Sales
\$108,215,352.90

Initial Estimated Revenue to the State (originally 20% of Gross Sales prior to Mods No. 2 & 3)
\$ 19,943,070.58 (Base, 5-years)

Updated Estimated Revenue to the State (originally 20% of Gross Sales prior to Mods No. 2 & 3)
\$ 21,643,070.58 (Base, 5-years)

Option Amount: *Estimated Gross Sales*
\$ 39,886,140.84

Estimated Revenue to the State (20% of Gross Sales to Inmates)
\$ 7,977,228.16



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REVISED

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

Prior Options/Mods: \$0 (Mod #1 provided incentive kits which were deducted from commission received; Delegated Authority – DPSCS 04/30/2021)
 -\$1,196,584.23 (Mod #2 - Reduced revenue from 20% to 14% for one-year in exchange for a 0% Consumer Price Index (CPI) increase on cost of goods; DGS 27-S-MOD, 09/14/2022)

-\$1,495,730.34 (Mod #3 – Reduced revenue from 20% to 17% in exchange for a reduced CPI increase for the remainder of the base term; DGS 29-S-MOD, 9/20/2023)

Total Contract Amount: \$148,101,493.74 *Estimated Gross Sales (based on updated estimates)* \$ 29,620,298.75
Estimated Revenue to the State

Percent +/- (This Item): **36.86%** *Estimated Gross Sales (based on updated estimates)* **39.98%**
Estimated Revenue to the State

Total Percent Change: **39.98%** *Estimated Gross Sales (based on updated estimates)* **26.50%**
Estimated Revenue to the State

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 1% (of Gross Sales)

MBE/VSBE Compliance: 20.75% / .89%

Performance Security: No

Hiring Agreement Eligible: Yes



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REVISED

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

Requesting Agency Remarks: This contract provides a banking system and commissary services for incarcerated individuals (IIs) housed in DPSCS facilities. DPSCS requests approval to exercise this contract's single two-year renewal option. It is advantageous for the State to continue utilizing this contract.

Once the renewal option is executed., DPSCS will begin the process to procure a follow up Commissary and Banking System contract.

This contract has both a MBE participation goal and a VSBE participation goal, with both of them based on gross sales. The MBE goal of 20% is currently being exceeded by the vendor with a compliance rate of 20.75%. The VSBE goal of 1% is currently not being met and the vendor has a compliance rate of .89%. DPSCS is committed to working with the vendor to ensure the VSBE goal is met before the completion of the renewal option term.

Fund Source: N/A

Approp. Code: Various

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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*Contact: Amanda Kratzen 443-469-5780
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**37-S-OPT. SERVICES OPTION
*Department of Public Safety and Correctional Services***

Contract ID: Inmate Payphone Equipment and Services; Q00B9400038
ADPICS No.: Q00B6600026

Contract Approved: DGS 7-IT, 08/14/2019

Contract Description: Telecommunication system and information technology services to inmates throughout DPSCS institutions and facilities.

Option Description: Exercise the fourth renewal option.

Award: Global Tel*Link (GTL) d/b/a ViaPath, Falls Church, VA

Original Contract Term: 09/01/2019 – 12/31/2022; w/five 1-year renewal options

Option Term: 01/01/2026 – 12/31/2026

Original Contract Amount: \$17,166,004 (est. cost to incarcerated persons)

Option Amount: \$ 5,000,000 (est. cost to incarcerated persons)

Prior Options/Mods: \$200,000 (Mod 1; Provide five free phone calls per week, up to 15 minutes per free call, to the inmate population during the pandemic months. Sec. Agenda A-15, 7/22/2020)
\$1,500,000 (Mod 2; Provide up to 75 free minutes per minute to the inmate population during the pandemic months. Sec. Agenda A-10, 12/02/2020)
\$500,000 (Mod 3; Provide up to five fifteen-minute calls for the inmate population during the pandemic months, free of charge to the inmates. Sec. Agenda A-11, 02/16/2022)
\$5,000,000 (Renewal Option #1 01/01/2023 - 12/31/2023. DGS 33-S-OPT, 12/07/2022)
\$5,000,000 (Renewal Option #2 01/01/2024 - 12/31/2024. DGS 22-S-OPT, 11/29/2023)
\$5,000,000 (Renewal Option #3 01/01/2025 - 12/31/2025. DGS 38-S-OPT, 12/15/2024)



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

Total Contract Amount: \$39,366,004 (est. cost to incarcerated persons)

Percent +/- (This Item): 29.13%

Total Percent Change: 50.68%

Original Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA) Prince William County, Virginia

MBE/VSBE Participation: 20% / 0%

MBE/VSBE Compliance: 25.38% / 0%

Performance Security: No

Requesting Agency Remarks: The Department wishes to exercise the fourth of five unilateral renewal options to provide telecommunication services to incarcerated individuals. The contract provides for a telecommunication system and other information technology services to be used by the incarcerated population. The contract allows the incarcerated population to make local, long distance, debit/prepaid and collect telephone calls. This contract is at no cost to the State and incarcerated persons pay directly for the services from their accounts.

This contract also provides for the ability to access other technology services such as electronic mailing, video conferences, kiosks, and tablets; this will allow the options if desired, to provide expanded services with respect to education, communications, and safety.

The DPSCS negotiated the domestic call rate to 3.2¢ with no additional costs charged. This is one of the lowest rates in the country. The contract provides cost benefits to the State by offering a low domestic per-minute rate, thereby reducing the total cost paid by the incarcerated population and their families to communicate. DPSCS has negotiated flat rates for each service provided; the contractor is not allowed any additional charges, nor does DPSCS receive any revenue from this contract. Although other states receive revenue from the vendor, DPSCS chose to forego that opportunity to obtain the lowest rates possible to better serve the incarcerated population and families.

The continuance of utilizing the ICPA with Prince William County for Inmate Payphone Service has been advantageous for the State.



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

Fund Source: 100% Non-budgeted

Approp. Code: N/A

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alison Barry 667-203-9095
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38-S-MOD. SERVICES MODIFICATION

Department of Health, Developmental Disabilities Administration

Contract ID: Quality Improvement Organization Services; MDH/OPASS-21-19004
ADPICS BPO No.: M00B3600001/COL23139

Contract Approved: DGS 41-S, 6/8/2022

Contract Description: Certified Centers for Medicare and Medicaid Services (CMS) contractor to provide Quality Improvement Organization (QIO) services to Marylanders receiving developmental disability services. Monitor vendor activity and compliance to ensure that all key requirements and terms are complied with. Includes site visits, audits, timely submission of annual accounting, and return of unspent funds. Fiscal management services to ensure vendor payments are proper and supported.

Modification Description: Assist the department in executing OLA's Corrective Action Plan recommendations from the 2024 audit. The department has requested the QIO to include in the contract a Quality Service Plan Review, (QSPR). The QSPR is a quality-based service plan review that would include an evaluation of person center team meeting, an evaluation of the demonstration of core competencies for person-centered thinking and planning and to ensure it meets the department's standard and demonstrates a strength-based assessment. The department must come into compliance with the Federal regulations 42 Code of Federal Regulations § 441.530 regarding the "community settings rule site visits", primarily refer to the "Home and Community- Based Services (HCBS) Setting Rule" which outline specific requirements for organizations providing services with individuals with disabilities in community settings and mandates site visits to ensure compliance with these standards.

Award: Liberty Healthcare Corporation;
Bala Cynwyd, PA

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

Modification Term: 01/08/2026* - 06/30/2026 (*Or earlier upon BPW approval)

Original Amount: \$13,384,800.00

Modification Amount: \$1,318,817.89



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

Prior Options/Mods: \$0 (Mod #1 Extension 07/01/2025 - 07/31/2025,
Delegated Authority - MDH, 06/18/2025)
\$4,557,600 (Renewal Option #1, 08/01/2025 - 06/30/2026
DGS 36-S-OPT, 07/16/2025)

Total Contract Amount: \$19,261,217.89

Percent +/- (This Item): 9.85%

Total Percent Change: 43.90%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 30% / 5%

MBE/VSBE Compliance: 23.44% / 2.30%

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The Contractor will provide the following additional deliverables that will be implemented during the current renewal option period:

1. Assist the department in executing OLA's Corrective Action Plan recommendations from the 2024 audit. The department has requested the QIO to include in the contract a Quality Service Plan Review, (QSPR). The QSPR is a quality-based service plan review that would include an evaluation of person center team meeting, an evaluation of the demonstration of core competencies for person-centered thinking and planning and to ensure it meets the department's standard and demonstrates a strength-based assessment.
2. The department must come into compliance with the Federal regulations 42 Code of Federal Regulations § 441.530 regarding the "community settings rule site visits", primarily refer to the "Home and Community- Based Services (HCBS) Setting Rule" which outline specific requirements for organizations providing services with individuals with disabilities in community settings and mandates site visits to ensure compliance with these standards.



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

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

Approp. Code: M0102.13.01

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
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REVISED

*Contact: Christina Kuminski 410-767-4787
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39-S-MOD. SERVICES MODIFICATION

Department of Budget and Management, Employee Benefits Division

Contract ID: Group Term Life and Accidental Death and Dismemberment (AD&D) Insurances; *F10B8400043*
 ADPICS No.: COL12583

Contract Approved: DBM 11-S, 08/01/2018

Contract Description: Provide contributory Group Term Life (Life) insurance services for active employees, high-risk active State employees, Satellite Account Employees, satellite account retirees, retired State employees, Direct Pay Enrollees (excluding COBRA enrollees), and their eligible Dependents; and contributory Accidental Death and Dismemberment (AD&D) insurance services for active employees, Direct Pay Enrollees, and Satellite Account Employees.

Modification Description: Correct the prior BPW Agenda, **DGS 13-S-MOD, 10/2/24** and DGS 52-S-OPT/MOD, 09/10/2025, where the agenda **items** listed the Modification #2 amount as \$31,033,611. The correct Modification #2 amount is \$29,719,366.

Award: Metropolitan Life Insurance Company; New York, NY

Original Contract Term: 01/01/2019 - 12/31/2023

Modification Term: 01/08/2026* - 12/31/2027 (*Or earlier upon BPW approval)

Original Contract Amount: \$108,659,445 Est. (Life)
 \$ 9,403,158 Est. (AD&D)
 \$118,062,603 Cumulative Est. Grand Total (5 Years)

Modification Amount: \$ 0

Prior Options/Mods: \$31,033,611.00 (Mod #1: Extension 01/01/2024 - 12/31/2024; DGS 25-S-MOD, 12/31/2023)
 \$29,719,366.00 (Mod #2: Extension 01/01/2025 - 12/31/2025; and Renewal Option #1 added as part of Mod #2. DGS 13-S-MOD,10/2/2024)
 \$20,955,147.21 (Mod #3; DGS 52-S-OPT/MOD, 09/10/2025);
 \$33,592,935.21 (Renewal Option #1 Exercised as part of Mod. #2. 01/01/2026 - 12/31/2026 DGS 52-S-OPT/MOD, 09/10/2025)



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

\$36,280,370.03 (Mod #3 Extension 01/01/2027 - 12/31/2027 DGS 52-S-OPT/MOD, 09/10/2025)

Total Contract Amount: \$269,644,032.45

Percent +/- (This Item): 0%

Total Percent Change: **128.39%**

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The Board of Public Works (BPW) previously approved this contract extension as Item *DGS 52-S-OPT/MOD, 09/10/2024*. BPW agenda and the Department of Budget Management is seeking confirmation of the Board's previous approval with an updated contract description.

Fund Source: 100% Reimbursable (Employee Contributions)

Appropriation Code: F10A02

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 17, 2025



REVISED

*Contact: John Lloyd 410-230-8886
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40-S-MOD. SERVICES MODIFICATION

Maryland Lottery and Gaming Control Agency, Creative Services Division

Contract ID: Advertising, Marketing, Media, Digital, Web & Social Media, Research and Related Services Contracts; #2023-07

ADPICS No.: COL23714 / E75B6600001 (Functional Area 1)

COL23716 / E75B6600002 (Functional Area 2)

Contract Approved: Agenda Item #20-S, 06/11/2025

Contract Description: Advertising and promotion of Lottery products.

Functional Area 1: Creative development and production of advertising and marketing materials, including television and radio commercials, website development and maintenance, digital and social media advertising, research support, and related services.

Functional Area 2: Media planning and buying, as well as post-buy analysis and reconciliation.

Modification Description: To correct the approved contract Not To Exceed (NTE) in the original Action Agenda to include the Annual Advertising Budget for the Base Term **and Renewal Options**; the Original BPW Agenda did not include these costs included in the Contract and RFP.

Awards: Gray Kirk/Vansant Advertising, Inc., Baltimore, MD
(Functional Area I)

Media Works, LTD, Baltimore, MD (Functional Area II)

Original Contract Term: 06/11/2025 - 06/11/2028 (w/two 2-year renewal options)

Modification Term: 12/18/2025* - 06/11/2028 (*Or earlier upon BPW approval)

Original Contract Amount:

Functional Area 1 – Gray Kirk/Vansant Advertising, Inc.:

Contractor's Fees

\$ 4,507,200 (Base Term)

\$ 3,055,200 (Renewal Option #1)

\$ 3,126,000 (Renewal Option #2)

\$10,688,400 Total NTE



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

Functional Area 2 – Media Works, LTD:

Contractor's Fees

\$1,945,125 (Base Term)

\$1,296,750 (Renewal Option #1)

\$1,333,800 (Renewal Option #2)

\$4,575,675 Total NTE

Modification Amount:

Functional Area 1 – Advertising Budget

\$12,028,797 (Base Term)

\$ 8,416,800 (Renewal Option #1)

\$ 8,418,000 (Renewal Option #2)

\$28,863,597 (Total NTE MOD.)

Functional Area 2 – Advertising Budget

\$ 45,102,372 (Base Term)

\$ 30,068,248 (Renewal Option #1)

\$ 30,070,198 (Renewal Option #2)

\$105,240,818 (Total NTE MOD.)

\$134,104,415 (Total NTE MOD. Advertising Budget - Areas 1&2)

Prior Modifications: N/A

Total Contract Amount:

Functional Area 1 - \$10,688,400 (Fees)
\$28,863,597 (Budget)
 \$39,551,997 (Total)

Functional Area 2 - \$ 4,575,675 (Fees)
\$105,240,818 (Budget)
 \$109,816,493 (Total)

Func. Areas 1 & 2 - \$149,368,490 (Total Fees & Budget)

Percent +/- (This Item):

Functional Area 1 - 270.1%

Functional Area 2 - 2300.0%

Total Percent Change:

878.6%

Original Procurement Method: Competitive Sealed Proposal



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

MBE/VSBE Participation: Functional Area 1 - 30.55% / 1%
Functional Area 2 - 6% / 1%

MBE/VSBE Compliance: Functional Area 1 - 29.23% / 0%
Functional Area 2 - 0.43% / 0%

Performance Security: Functional Area 1 - \$1,000,000
Functional Area 2 - \$1,000,000

Requesting Agency Remarks: The original BPW Action Agenda for BPW meeting 06/11/2025 (Item 20-S) did not include the cost for the Annual Advertising Budget for the Base Term and the Renewal Options. The funds for the addition to the NTE are available for this fiscal year and will be requested with the Agency’s budget for each subsequent year. This Administrative correction will allow the Blanket Purchase Order (BPO) to have the proper amount of budgeted funds available for the selected contractors to create and purchase the advertising services required by their contracts.

Fund Source: 100% Special Funds (Lottery Proceeds)

Approp. Code: E75D0001

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
December 17, 2025**



*Contact: Kenya DeCosta 410-767-2072
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**41-IT. INFORMATION TECHNOLOGY
*RETROACTIVE - Department of Education***

Contract ID: Senior Application Developer; *FY24-DAAPR-002*
ADPICS No.: R00B5600175

Contract Description: *RETROACTIVE* approval for a contract between MSDE and Innosoft Corporation for the Oracle WebLogic System Senior Application Developer. The prior Task Order Option was not exercised within the specified timeframe due to an administrative delay, necessitating a retroactive agreement to ensure continuity of services and payment for services rendered.

Award: Innosoft Corporation, Windsor Mill, MD

Contract Term: 11/09/2024 - 12/15/2025 (**Retroactive**)

Amount: \$272,833.44 NTE (**Retroactive**)

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: On November 9, 2023, MSDE, DAAPR entered into an agreement with Innosoft Corporation to provide a Senior Application Developer for technical support of the Oracle WebLogic Application System. The developer supports Local Education Agencies in collecting Maryland student and teacher data. Innosoft Corporation has demonstrated exceptional performance throughout their involvement in this project. Approval of this contract agreement will allow for continuity of service and permit MSDE to compensate Innosoft Corporation.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 17, 2025



REVISED

*Contact: Kareen Davis 410-260-4084
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42-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
Department of General Services

Contract ID: Self-Funded eGovernment Services; *CTR015984*
ADPICS No.COK78193

Contract Approved: DGS 58-IT, 12/13/2023

Contract Description: Self-funded eGovernment services including hosting of eGov applications for use by multiple agencies, including all hardware, software, project management, design, application development and maintenance, hosting, payment processing, marketing, and customer support necessary for the success of the eGovernment services.

Modification Description: Correct the modification amount on the prior BPW Agenda, DGS 40-IT-MOD, 12/18/2024. The agenda listed the modification amount as \$50,000. The correct modification amount is \$65,000.

Award: NIC USA, Inc.,(d/b/a Tyler Technologies), Overland Park, KS

Original Contract Term: 01/04/2024 - 12/31/2028

Modification Term: 01/08/2026* - 12/31/2028 (*Or earlier upon BPW approval)

Original Contract Amount: \$18,173,076

Modification Amount: \$0

Prior Options/Mods: \$65,000 (Mod. #1 Extension 12/19/2024 – 12/18/2025 DGS 40-IT-MOD, 12/18/2024)

Total Contract Amount: \$18,238,076

Percent +/- (This Item): 0%

Total Percent Change: 0.36%

Original Procurement Method: Competitive Seal Proposals

Living Wage Eligible: Yes



**DEPARTMENT OF GENERAL SERVICES
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REVISED

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

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The Board of Public Works (BPW) previously approved this contract extension as Item 40-IT-MOD on December 18, 2024 BPW agenda and the Department of General Services is seeking confirmation of the Board’s previous approval with an updated contract description.

Fund Source: 100% Special Funds (User Fees)

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 17, 2025**



*Contact: Alison Barry 667-203-9095
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**43-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Health***

Contract ID: Electronic Vital Records Registration System Project Resources; OCMP-25-24662

ADPICS No.: M00B5600454/ COL24008

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 insourced and the Agile Teams 2.0 contract.

Awards: Skyline Technology Solutions, LLC; Glen Burnie, MD

Original Contract Term: 10/01/2024 - 06/30/2025

Modifications Term: 02/16/2026 - 08/15/2026

Original Contract Amount: \$1,711,125

Modifications Amount: \$1,100,078

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)
\$1,141,494 (Mod #3: Extension 08/16/2025 - 02/15/2026 DGS 34-IT, 08/06/2025)

Total Contract Amount: \$4,052,697

Percent +/- (This item): 64.29%

Total Percent Change: 136.84%



**DEPARTMENT OF GENERAL SERVICES
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43-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Original Procurement Method: Sole Source Continuity of Services

MBE/VSBE Participation: 25% / 0%

MBE/VSBE Compliance: 38.82% / 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 resources to Special Payments Payroll (SPP) positions and 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
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*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

44-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 \$263,016,857.75.

1.1 Using Agency: Department of Public Safety and Correctional Services
Description: Maintenance and support for IBM Passport Advantage software. IBM Passport Advantage software is a suite of applications that supports many mission critical systems; Q00P6601658.

Award: Digital Information Services, LLC; Potomac, MD
(Certified Small Business)

Number of Qualified

Master Contractors: 15 (SBR - Designated)

Number of Bids: 5

Bids:

<i>Bidders</i>	<i>Amounts</i>
Digital Information Services, LLC; Potomac, MD	\$716,898.72
Advanced Computer Concepts, Inc.; McLean, VA	\$718,578.08
CAS Severn, Inc.; Laurel, MD	\$725,757.00
MVS Inc.; Washington, D.C.	\$728,434.19
Applied Technology Services, Inc.; Middle River, MD	\$736,402.00

Amount: \$716,898.72

Term: 01/08/2026* - 12/17/2026
(*Or earlier upon BPW approval)

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% General Funds

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



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44-IT. INFORMATION TECHNOLOGY (cont'd)

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

- 1.2 *Using Agency:*** Department of Human Services
- Description:*** Electronic Benefits Transfer (EBT) project manager/management consultant to support the development, drafting, and awarding of a new Request for Proposals (RFP) for the EBT system to allow over 374,000 Maryland households to access the Supplemental Nutrition Assistance Program benefits and over 35,000 to access Temporary Assistance for Needy Families benefits.;
- Option Description:*** Exercise the second of two one-year renewal options for contract monitoring and technical assistance. *OTHS/EBT-22-043-A2, COL22922*
- Award:*** Maximus Human Services, Inc.; Reston, VA
- Original Contract Term:*** 01/05/2023 - 01/04/2025 (w/two 1-year renewal options)
- Option Term:*** 01/05/2026 – 01/04/2027
- Original Contract Amount:*** \$ 621,452.80
- Option Amount:*** \$ 324,732.40
- Prior Options/Mods:*** \$ 324,732.40 (Renewal Option#1: 01/05/2025 - 01/04/2026, DGS 25-IT-1.1, 12/18/2024).
- Total Contract Amount:*** \$1,270,917.60
- MBE/VSBE Participation:*** 0% / 0%
- MBE/VSBE Compliance:*** 0% / 0%
- Resident Business:*** No
- Fund Source:*** 38% General Funds, 62% Federal Funds
- Requesting Agency Remarks:*** MBE and VSBE participation were not established for this contract because there were no subcontracting opportunities.



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44-IT. INFORMATION TECHNOLOGY (cont'd)

**2.0 *Master Contract:* *Delivery Program Management Services; F50B0600039*
*(Secondary Master from CATS+ 060B2490023)***

Approved: DGS 41-IT, 1.0 and 1.4; 07/28/2021

Term: 08/12/2021 - 08/11/2026

****As of publication, the remaining balance of this master contract is \$194,253,756.27.**

2.1 *Using Agency:* Department of Information Technology

Description: The Maryland Higher Education Commission (MHEC) is the State of Maryland's higher education coordinating board responsible for establishing statewide policies for Maryland public and private colleges and universities and for-profit career schools. MHEC's Office of Student Financial Assistance (OSFA) also administers state financial aid programs that affect students on a statewide basis. OSFA is responsible for the administration of 25 State student financial aid programs that process approximately 150,000 applications from Maryland students. Scholarship administration is accomplished using a financial aid management system to deliver the services necessary for 17 OSFA staff and customers: students, institutional users, legislative users, and high school counselors. Each year modifications and enhancements are required to address federal and state program requirements. To accomplish this, MHEC needs to obtain Business Analysis Services to work directly with and MHEC/ OSFA staff in this effort; *F50B0600039-76, F50B2600008.*

Modification Description: Extend the contract date and amount. Due to new DoIT MITDP requirements and position changes, project timelines have been impacted, necessitating the continuation of the Business Analyst role beyond the current contract term.

Award: Navitas Business Consulting Inc.; Herndon, VA

Original Contract Term: 12/18/2024 - 12/17/2025

Modification Term: 12/18/2025 - 08/11/2026

Original Contract Amount: \$198,328.00 Total NTE

Modification Amount: \$127,387.60 NTE

Prior Modification: N/A

Total Contract Amount: \$325,715.60

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



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

2.0 *Delivery Program Management Services; F50B0600039 (cont'd)*

Requesting Agency Remarks: Maryland Higher Education Commission –request approval of the date and amount extension to avoid uninterrupted continuation of essential services necessary for successful completion of the MDSIS project and the essential personnel during the development and implementation stages. The Task Order Request was released under Category 2 – Business Analysts, Sr. Business Analysts through the DPMO Task Order to the three (2) TO Contractors in Category 2.

The extension amount will remain at the same rate specified in the existing Price Proposal Form, submitted and signed on September 27, 2024. If the MDSIS project is not finished by the expected date option to renew it until the project is complete and go in live. The requested extension is essential to prevent a lapse in critical Business Analyst services during the final development and implementation stages of the MDSIS project. Continuity of this role will support MHEC's ability to:

- Incorporate the new DoIT MITDP requirements and position changes, anticipated to be finalized by June 2026;
- Complete remaining components of the MDSIS project on schedule; and
- Fulfill the requirements of Chapters 639 and 640 of the Acts of 2022, Laws of Maryland which mandate MHEC to design and implement a unified scholarship application and financial aid processing system to replace MDCAPS.

MHEC sincerely apologizes for the delay in meeting the two-meeting rule required for the BPW approval process. Initially, we planned to resolicit; however, the DoIT process has since changed, and MHEC is currently in the middle of the IT project implementation. The MDSIS project is not scheduled for completion until September 2026, and the Business Analyst is still required as part of the RFP requirements. MBE participation was not established for this contract because there were not enough subcontracting opportunities available.

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

Resident Business: No



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44-IT. INFORMATION TECHNOLOGY (cont'd)

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

Once the department was advised to complete a bridge contract, a request was issued via email to the incumbent CAS Severn Inc. on September 29, 2025 requesting to extend maintenance support of the NetApp Cloud Services under the Hardware and Associated Equipment Services 2012 060B2490022 Master Contract for the period of August 1, 2025 – December 31, 2025.

To determine price reasonableness, the CAS Severn, Inc. quote for the five-month bridge, totaling \$88,671.29 was compared to the original 12-month coverage cost of \$208,265.00. This equates to approximately \$17,355.42 per month under the original term and \$17,734.26 per month for the extension – a variance of less than 2.2%. Based on the above analysis, the pricing submitted by CAS Severn is determined to be fair and reasonable for this procurement.

Quotes for the new NetApp procurement have been received, with a proposed term of January 1, 2026 through July 31, 2026. Based on DoIT's delegated procurement authority, this request is not anticipated to require submission to the BPW for approval.

DoIT regrets the necessity of submitting this procurement retroactively and acknowledges that retroactive contracts are not preferable. The Department is implementing corrective measures, including the development of a contract database to provide advance notifications of upcoming contract expirations, and remains committed to proactive procurement practices moving forward.

MBE and VSBE participation goals were not established for this contract, as no subcontracting opportunities were identified.

DGS OSP Remarks: RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. As per COMAR 21.03.01.04.B, DGS OSP has made the initial determination 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 or Title 21; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law or Title 21.



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44-IT. INFORMATION TECHNOLOGY (cont'd)

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

- 4.2** **Using Agency:** Department of Public Safety and Correctional Services
Description: Check Point Enterprise Support for firewalls controlling traffic between the Department's internal and external networks; Q00P6600194.
Award: Applied Technology Services, Inc.; Middle River, MD (Certified Small Business) (MBE)
Number of Qualified Master Contractors: 8 (SBR - Designated)
Number of Bids: 2
Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services, Inc., Middle River, MD	\$1,036,683.00
En-Net Services, LLC, Frederick, MD	\$1,789,046.96

- Amount:** \$1,036,683
Term: 12/23/2025 - 12/22/2026
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Fund Source: 100% General Funds
Agency Remarks: MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities available.



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44-IT. INFORMATION TECHNOLOGY (cont'd)

5.0 Master Contract: Audit Services Master Contract for Maryland

Approved: DGS 31-S, 08/12/2020

Term: 09/01/2025 – 08/31/2030

****As of publication, the remaining balance of this master contract is \$\$7,255,263.07.**

5.1 Using Agency: Health Care Commission

Description: Recovery audit for the Maryland Physician Services Trauma Funds uncompensated medical care payments and trauma centers' on-call expenses through fiscal years 2018 to 2025. Assessment of trauma centers' costs that will support the distribution of \$9.5 million set aside in the 2024 Budget for trauma centers experiencing financial stress; *MHCC 24-014 ASC*

Option Description: The contractor will perform audits annually at the start of the proposed option period of trauma and uncompensated care payments made during fiscal years 2026 - 2030, if approved, as required by the Office of Legislative Audits

Award: Myers and Stauffer LC; Owings Mills, MD

Original Contract Term: 05/02/2024 - 08/31/2025 (w/one 5-year renewal option)

Option Term: 01/01/2026 - 08/31/2030

Original Contract Amount: \$793,265.00

Option Amount: \$560,615.10

Prior Mods/Options: \$0 (Mod #1: Bridge Extension 09/01/2025 - 10/31/2025: Delegated Authority - MHCC, 09/01/2025);
 \$0 (Mod #2: Bridge Extension 11/01/2025 - 12/31/2025: Delegated Authority - MHCC, 10/28/2025)

Total Contract Amount: \$1,353,880.10

MBE/VSBE Participation: 25% / .5%

MBE/VSBE Compliance: 21.29% / .51%

Resident Business: Yes

Fund Source: 100% Special Funds (User Fees Assessments on payors, hospitals, nursing homes, and health care practitioners in accordance with COMAR 10.25.03.02)

Requesting Agency Remarks: During the base term, Myers & Stauffer conducted an audit of the Maryland Physician Services Trauma Fund. This audit focused on uncompensated medical care payments and the on-call expenses of trauma centers for fiscal years 2018 to 2025.



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44-IT. INFORMATION TECHNOLOGY (cont'd)

5.0 *Audit Services Master Contract for Maryland (cont'd)*

The TOA also included a five-year renewal option, intended to run concurrently with the Master Contract's renewal option term, to continue auditing subsequent years of payments. The TOA was extended to have time to submit the TOA renewal option after the Master Contract renewal option was exercised. This item is to request approval of the TOA renewal option.

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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2nd Revision

Contact: Kareen Davis 410-767-7572
kareen.davis@maryland.gov

45-M-OPT. MAINTENANCE OPTION
Department of Health

Contract ID: Environmentally Safe Housekeeping Services Clifton T. Perkins Hospital Center;
001IT820846/MDDGS31038181

ADPICS NO ~~001B5600070~~ 001B6600216

See next page for
Record Correction
Letter dated 1/13/26

Contract Approved: DGS 2-M, 06/05/2019

Contract Description: Environmentally safe housekeeping services at Clifton T. Perkins Hospital Center in Jessup.

Option Description: Exercise the second renewal option.

Award: CMS, LLC; Laurel, MD (MBE)

Original Contract Term: 08/01/2019 – 07/31/2024 (w/two 1-year renewal options)

Option Term: 12/31/2025 – 11/01/2026

[...]

Original Contract Amount: \$3,560,712.60

Option Amount: \$ 746,943.00

Prior Mods/Options: \$722,942.52 (Renewal Option #1 08/01/2024 – 7/31/25;
DGS 33-M-OPT 07/17/2024)
\$ 0 (Mod. #1 Extension 08/01/2025 - 10/31/2025
Delegated Authority - DGS, 07/30/2025)
\$ 0 (Mod. #2 Extension 11/01/2025 - 12/31/25 Delegated

Authority
- DGS, 10/30/2025)

Total Contract Amount: \$5,030,598.12

Percent +/- (This Item): 20.98%

Total Percent Change: 41.28%

Original Procurement Method: Competitive Sealed Bidding



**DEPARTMENT OF
GENERAL SERVICES**

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

January 6, 2026

Accepted 1/13/2026- JTG

John Gontrum

John Gontrum, Esq.
Executive Secretary
Board of Public Works
80 Calvert Street
Annapolis, Maryland 21401

Re: Environmentally Safe Housekeeping Services Clifton T. Perkins Hospital
Record Correction – December 17, 2025, BPW Action Agenda

Dear Mr. Gontrum:

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

BPW – December 17, 2025, 45-M–OPT Maintenance Option
Environmentally Safe Housekeeping Services Clifton T. Perkins Hospital

FROM: ADPICS No.: 001B5600070
TO: ADPICS No.: 001B6600216

Reason: Clerical error.

Sincerely,

A handwritten signature in black ink, appearing to be "Benedict Kragbe", written over a horizontal line.

Benedict Kragbe, CPMO
Procurement Officer

cc: Kareen Davis, Procurement Director



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED
2nd Revision

45-M-OPT. MAINTENANCE OPTION (cont'd)

MBE/VSBE Participation: 20% / 0%

MBE/VSBE Compliance: 20% / 0%

Requesting Agency Remarks: The Maryland Department of Health (MDH) is satisfied with the performance of the contractor in providing janitorial services at the Clifton T. Perkins Hospital Center and wishes to exercise the second and final renewal option. The contractor has met its MBE goal through self-performance and subcontracting. DGS has determined that it is in the best interest of the State to exercise the **second** renewal option of the contract under the same terms, conditions, and provisions. MDH has certified the availability of funding.

Fund Source: 100% General Funds

Approp. Code: M00 L1001 MJ359 0854 474,761.68

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
December 17, 2025



REVISED

*Contact: Krishnanda Tallur 410-767-0123
 krishnanda.tallur@maryland.gov*

46-M-OPT. MAINTENANCE OPTION

Department of Education, Division of Rehabilitation Services

Contract ID: Janitorial Services - Division of Rehabilitation Services Workforce Technology Center, *FY22-002-HQ-WTC Janitorial*

ADPICS No.:R00B2600003/ COL13606

Contract Approved: DGS 54-M, 12/01/2021

Contract Description: Janitorial Services for the Division of Rehabilitation Services Workforce Technology Center in Baltimore.

Option Description: : Exercise the second and final renewal option.

Award: White's Janitorial & Maintenance Services, Inc., Pikesville, Maryland (MBE)

Original Contract Term: 01/01/2022 - 12/31/2024 (w/two 1-year renewal options)

Option Term: 01/01/2026 - 12/31/2026

Original Contract Amount: \$566,982.86

Option Amount: \$219,972.36

Prior Options/Mods \$115,417.45 (Renewal Option #1 01/01/2025 - 12/31/2025 DGS 38-M-OPT/MOD 11/29/2023)
 \$366,552.99 (Mod. #1 Hire additional janitorial staff DGS 38-MOPT/MOD 11/29/2023)
 \$1,257.97 (Mod. #2 Wage Hike DGS 27-M-MOD 12/18/2024)
 \$95,622.13 Mod. #2 (Correction to Option #1, wage hike DGS 27-M-MOD 12/18/2024)

Total Contract Amount: \$1,365,805.76

Percent +/- (This Item): 38.80%

Total Percent Change: 140.89%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

46-M-OPT. MAINTENANCE OPTION (cont'd)

Original Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: This request is to exercise the second and final renewal option for this contract. White's Janitorial and Maintenance Services, Inc., is an Individuals with Disabilities Owned Business under the Employment Works Program pursuant to COMAR 21.11.05.

The Department of Education, Division of Rehabilitation Services is satisfied with White's Janitorial & Maintenance Services, Inc.'s performance in providing janitorial service and has determined that it is in the state's best interest to exercise the second and final renewal option of the contract on the same terms, conditions, and contract provisions.

Fund Source: 100% Federal Funds

Approp. Code: T7501

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
December 17, 2025**



REVISED

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

47-GM. GENERAL MISCELLANEOUS

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

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

1.0 Agency: Department of General Services
Fund Source: MCCBL 2023 *Provide funds to complete and design and begin construction of the new Supreme Court of Maryland in Annapolis, 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.* Item 167

1.1 Contract ID: Commissioning for the new Supreme Court of Maryland building;
BA-688-200-001, CTR024947; BPO001B6600168
Description: Need enhanced commissioning for the new 6-story Supreme
Court of Maryland building. The building is [...] designed to LEED Silver (V4) standard.
Procurement Method: Qualification Based Selection, DGS-25-025-IQC
Award: Henry Adams, LLC; Baltimore, MD
Amount: \$231,425.00
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Remarks: The work order designated as 40-GM-1, was approved during the BPW meeting on March 15, 2023, with an approved amount of \$200,311.00. The original work order under DGS-19-020-IQC expired on November 4, 2025, and the project was put on hold. As a result, the remaining scope of work was transferred to a new work order under DGS-25-025-IQC SBR Commissioning. No payments have been made to date. Approval is requested for \$231,425.00 to facilitate the continuation of the work order, which has been transferred from the expired DGS-19-020-IQC to DGS-25-025-IQC. The original Minority Business Enterprise (MBE) goal was set at 0% due to single element of work. The overall Qualification Based Selection contract, DGS-25-025-IQC SBR Commissioning has no MBE/VSBE goal because the work order is for a single element of work.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**48-RP. REAL PROPERTY
*Department of Natural Resources***

Recommendation: Transfer property from Maryland Department of Natural Resources (DNR) to Harford County.

Prior Board Action: DGS Item 31-RP, 07/02/2025

Property: +/- 5.3-acre property located at
715 Churchville Road, Bel Air, MD 21014

Grantor: State of Maryland, to the use of the Maryland Department of Natural Resources, formerly known as the Game and Inland Fish Commission.

Grantee: Harford County

Background: The property was previously donated to DNR pursuant to a restrictive covenant that it be maintained as a public fishing area. Harford County has agreed to assume management of the property as a public fishing area pursuant to the restrictive covenant.

Consideration: \$1.00

Appraised Value: \$1.00 – William T. Beach, 04/1/2025

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20240918-0741. It is recommended to declare the Bynum Run Pond Fishery Management Area (FMA) +/- 5.3-acre property surplus to the needs of the State, upon consideration of the Maryland Department of the Environment’s qualifying comments, to facilitate transfer of the property from DNR to Harford County Government (since day-to-day operations of Bynum Run Pond FMA have been shouldered by the Harford County Government for over twenty years). None of the local or State agencies that provided review comments expressed an interest in acquiring the properties.



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48-RP. REAL PROPERTY (*cont'd*)

Legislative Notification: Notification was sent on 07/14/2025

Authority: State Finance & Procurement Article, Section 10-305

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
December 17, 2025



REVISED

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

49-RP. REAL PROPERTY
Department of Natural Resources

Recommendation: Transfer property from Maryland Department of Natural Resources (DNR) to Harford County.

Prior Board Action: DGS Item 32-RP, 07/02/2025

Property: +/-2.5-acre property located at
 Jarrettsville Road, Forest Hill, MD 21050

Grantor: State of Maryland, to the use of the Maryland Department of Natural Resources, formerly known as the Game and Inland Fish Commission.

Grantee: Harford County

Background: The property was previously donated to DNR pursuant to a restrictive covenant that it be maintained as a public fishing area. Harford County has agreed to assume management of the property as a public fishing area pursuant to the restrictive covenant.

Consideration: \$1.00

Appraised Value: \$1.00 – William T. Beach, Chief Appraiser, 04/21/2025

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20240918-0742. It is recommended to declare the Forest Hill Lake Fishery Management Area (FMA) +/- 2.5-acre property surplus to the needs of the State, upon consideration of the Maryland Department of the Environment's qualifying comments, to facilitate transfer of the property from DNR to Harford County Government (since day-to-day operations of **Forest Hill Lake** FMA have been shouldered by the Harford County Government for over twenty years). None of the local or State agencies that provided review comments expressed an interest in acquiring the properties.



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REVISED

49-RP. REAL PROPERTY (cont'd)

Legislative Notification: Notification was sent on 07/14/2025

Authority: State Finance & Procurement Article, Section 10-305

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
December 17, 2025**



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

**50-LL. LANDLORD LEASE
*Canal Place Preservation and Development Authority***

Recommendation: Approve a new lease

Prior Board Actions: DGS Item 29-LL, 10/16/2024

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

Property Location: Shops at Canal Place, 17 Howard Street, Space C-5
Cumberland, MD 21502

Space Type: Retail Space (798 sq.ft.)

Lease Type: New

Lease Term: 1/01/2026 – 12/31/2026

Annual Rent: \$8,075.76 **Monthly Rate:** \$672.98

Square Foot Rate: \$10.12

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section
4-318 (4) where the State is the lessor.

Remarks: This space will be used to operate a small winery under an Alcohol and Tobacco Tax and Trade Bureau Small Winery License and a State of Maryland Class 4 Small Winery License. The tenant will also sell cheese, chocolates and similar products will be sold from other local producers with resale agreements. This tenant previously occupied a larger space in the Shops at Canal Place. Under this new lease, they will be downsizing and relocating to a smaller unit.

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
December 17, 2025**



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

**51-LL. LANDLORD LEASE
*Department of Transportation, Motor Vehicle Administration***

Recommendation: Approve a Renewal License Agreement

Prior Board Action: 30-LL, 05/20/2020

Lessor: Maryland Department of Transportation, Motor Vehicle
Administration
6601 Ritchie Highway N.E., Glen Burnie, MD 21062

Lessee: Mitchellville Seventh Day Adventist Church

Property Location: 10251 Central Avenue, Upper Marlboro, Maryland 20774

Space Type: Parking Space (25)

Lease Type: Renewal License Agreement

Term: 01/01/2026 - 12/31/2031 (6-years)

***Future License Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** N/A

Annual Rent: \$1.00 ***Rate/Month:*** N/A

Estimated Full Term Rent Value: \$6.00

Fund Source: N/A ***Appropriation Code:*** N/A

Utilities/Custodial Responsibility: Lessee/Lessee

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section
4-318 (4) where the State is the lessor.

Remarks: Members of the church have been using the MDOT MVA parking lot after hours on
Wednesdays and all day Saturdays since 2005.



DEPARTMENT OF GENERAL SERVICES
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51-LL. LANDLORD LEASE *(cont'd)*

Climate/Sustainability: N/A (Revenue License Agreement)

Resident Business: N/A

MD Tax Clearance: N/A

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 17, 2025**



REVISED

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

**52-LL. LANDLORD LEASE
*RETROACTIVE - Department of Natural Resources***

Recommendation: (1) Ratify the real property lease previously entered into by the Maryland Dept. Of Natural Resources as lessor of the property Located at the Indian Springs Wildlife Management Area;
(2) Retroactively approve the below prior lease term; and
(3) approve a lease renewal

Prior Board Action: DGS 7-LL-OPT, 4/15/2015

Tenant: NexStar Media, Inc.
909 Lake Carolyn Parkway, Suite 1450
Irving, TX 75039

Lessor: State of Maryland, Department of Natural Resources

Property Location: Indian Springs Wildlife Management Area
Clear Spring, MD

Space Type: Land

Lease Type: Renewal (*Continued Use*)

This Term: 6/15/2025 – 6/14/2028 (3-years)

Future Option Term: N/A

Annual Rent: \$2,000.00 (Year 1)

Rent Escalation: \$2,025.00 (Year 2) \$2,050.00 (Year 3)

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4), where the State is the lessor.



DEPARTMENT OF GENERAL SERVICES
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52-LL. LANDLORD LEASE (cont'd)

Remarks: This is a lease renewal with NexStar Media Inc. at Indian Springs WMA. The tenant is in holdover status; the lease expired on June 14, 2025. The previous lease for 4.48+/- acres of land was approved by the State of Maryland Board of Public Works as Item 7-LL-OPT on April 15, 2015. The new lease is for the same land and usage for a period of three (3) years while the tenant closes down the use of their tower. The property is used as an access road only to the tenant's tower owned by them and situated on land owned by another party. The lease is consistent with the previous lease approved by the Board between NexStar Media and Indian Springs WMA. The tenant has remained in good standing with the State of Maryland as well as with DNR.

Climate/Sustainability: N/A

This Item was withdrawn as Item 24-LL from the 12/03/2025 DGS Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 17, 2025**



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

**53-LT. TENANT LEASE
*Department of Health, Maryland Health Care Commission,
Health Services Cost Review***

Recommendation: Approve a renewal lease

Landlord: TRC RRP II, LLC
c/o Diversified Management Plus
2800 Quarry Lake Drive, Suite 130, Baltimore, MD 21209

Property Location: 6500 Reisterstown Road, Baltimore, Maryland 21215 (mailing
address of 4160 Patterson Avenue, Baltimore, Maryland 21215)

Space Type: Office (23,250 sq. ft.)

Lease Type: Renewal Lease

This Term: 01/08/2026* – 12/31/2035 (**Or earlier upon BPW approval*)
(w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 01/01/2036 – 12/31/2040

Annual Rent Office: \$448,725.00 ***SF Rate:*** \$19.30/sq. ft.

Rent Escalation: 2.5%

Estimated Full Term Rent Value: \$5,123,137.50

Additional Parking Fees: No

Fund Source: MHCC 100% Special ***Appropriation Code:*** 32.18.01 101 1334 U101S
HSCRC 100% Special ***Appropriation Code:*** 32.18.01 201 1334 U201S

Utilities/Custodial Responsibility: Lessee/Lessor

*Utility expenses will be paid directly by the Lessee (tenant agency) under a separate utility contract.

*Custodial Responsibility expenses will be paid by the Lessor (Landlord).



DEPARTMENT OF GENERAL SERVICES
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53-LT. TENANT LEASE (cont'd)

Termination for Convenience Clause: Yes (modified to permit termination after year 5 (January 1, 2031))

Procurement Method: Sole Source JUSTIFICATION ON FILE
See COMAR 21.05.05.02D; DGS Space Mgmt Manual ¶6-605 E

Remarks: This space has been occupied by the Maryland Health Care Commission (MHCC) and the Health Services Cost Review (HSCRC) since 2002 for office administration and public contact. The lease includes 110 use-in-common parking spaces at no additional cost to the agency.

Climate/Sustainability: As part of this lease, the landlord will convert all lighting fixtures to LED, install digital programmable thermostats, install passive dual technology motion sensors throughout, and install solar shades.

Resident Business: Yes
MD Tax Clearance: 24-5424-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 17, 2025**



*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

54-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works with respect to Grantee, County Executive and County Council of Howard County

1. Grant consent to the Grantee to sell the real property at 8095 Main Street Ellicott City, 21043
2. Forgive the Grantee repayment of the grant funds, as described.

Grantee: County Executive and County Council of Howard County
Property: 8095 Main Street Ellicott City, 21043
Prior Actions: DGS Item 21-251 (\$500,000.00); BPW Item DGS 8-CGL, 2/15/23

Background:

The Grant. The purpose of this request is to provide written Notice of the proposed sale of the County Executive and County Council of Howard County Property at 8095 Main Street Ellicott City, 21043

("Property"). This Notice is provided to the Board of Public Works pursuant to Section 13 of the above-reference. Grant Agreement to the extent such Notice is required. The Property is the location of the Main Street Building Reconstruction. Funds received under the Grant Agreement for DGS Item 21-251, were expended for the construction and the development of construction documents. The funds were used to structurally stabilize these properties, improve facades, and improve resiliency for future flood events. Minimal interior renovations have been performed, and the County does not have the resources at this time to fully restore the interiors of the buildings for occupancy.

Grant Agreements dated 2/23/2023: The grant agreements between the State and the Grantee state:

Disposition of Property. Grantee may not sell, lease, exchange, give away, or otherwise transfer or dispose of any interest in real or personal property acquired or improved with Grant funds unless the BPW gives prior written consent. This includes transfer or disposition to a successor on the merger, dissolution, or other termination of the existence of Grantee. Grantee shall give the BPW written notice at least 60 days before any proposed transfer or disposition. When consenting to a transfer or disposition, the Board of Public Works may in its sole discretion require the grantee to repay a percentage of the proceeds that are allocable to the grant.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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54-CGL. CAPITAL GRANTS AND LOANS (cont'd)

Use of Proceeds. The funds from the sale of the property will be allocated to another qualifying County capital project.

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
December 17, 2025**



REVISED

*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

55-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works with respect to Grantee, County Executive and County Council of Howard County

1. Grant consent to the Grantee to sell the real properties at 8000-8600 Main Street Ellicott City, 21043
2. Forgive the Grantee repayment of the grant funds, as described.

Grantee: County Executive and County Council of Howard County

Properties: 8000-8600 Main Street Ellicott City, 21043

Prior Actions: DGS Item 20-G094 (\$250,000.00); BPW Item DGS 19-CGL, 4/7/21

Background:

The Grant. The purpose of this request is to provide written Notice of the proposed sale of the County Executive and County Council of Howard County Properties at 8000-8600 Main Street Ellicott City, 21043

(“Property”). This Notice is provided to the Board of Public Works pursuant to Section 13 of the above-reference. Grant Agreement to the extent such Notice is required. The Property is the location of the Main Street Building Reconstruction. Funds received under the Grant Agreement for DGS Item 20-G094, were expended for the construction of concrete sidewalks, ADA improvements, and crosswalks. Minimal interior renovations have been performed, and the County does not have the resources at this time to fully restore the interiors of the buildings for occupancy. [...].

Grant Agreements dated 2/2/2021: The grant agreement between the State and the Grantee state:



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

Disposition of Property. Grantee may not sell, lease, exchange, give away, or otherwise transfer or dispose of any interest in real or personal property acquired or improved with Grant funds unless the BPW gives prior written consent. This includes transfer or disposition to a successor on the merger, dissolution, or other termination of the existence of Grantee. Grantee shall give the BPW written notice at least 60 days before any proposed transfer or disposition. When consenting to a transfer or disposition, the Board of Public Works may in its sole discretion require the grantee to repay a percentage of the proceeds that are allocable to the grant.

Use of Proceeds. The funds from the sale of the property will be allocated to another qualifying County capital project.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 17, 2025**



REVISED

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

**56-LT. TENANT LEASE
*RETROACTIVE – Various Agencies***

Recommendation: (1) Ratification of Schedule A past annual rent increases as a result of the lease escalation rates that were inadvertently excluded from the original lease approval items **on 30 leases in the total amount of \$2,059,213.76;** and
(2) Approve Schedule A escalation rates for future lease years and proactive lease increase amounts **on the 30 leases in the total amount of \$8,882,782.49.**

Leases: See Schedule A

Remarks: DGS conducted a comprehensive audit of the entire active lease portfolio, which included an examination of 374 commercial, intergovernmental, and parking leases approved by the Board of Public Works (BPW) from 2014 to the present. This review identified 30 leases over an 11-year period in which the BPW agenda item inadvertently omitted the annual rent escalation information and therefore did not disclose the full contract value of a lease. DGS is now submitting these leases for retroactive approval of the yearly rent increases that have occurred. To prevent this issue in the future, DGS recently revised the leasing agenda item template in July 2025 to ensure that all future lease items include the full contract value, including the escalation rate for each lease.

DGS OSP Remarks: *RETROACTIVE* approval requested pursuant to § 11-204(c) State Finance & Procurement Article. As per COMAR 21.03.01.04.B, DGS OSP has made the initial determination 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 or Title 21; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law or Title 21.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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56-LT. TENANT LEASE (cont'd)

SCHEDULE A

	Agency	Address	Prior Board Action	Lease Term	Retroactive Period	Retroactive Amount	Amount Escalation	Proactive Amount	Total Amount
	<i>2018 (2 leases)</i>								
1	Judiciary, Public Safety, Public Defender	1400 E. North Avenue, Baltimore	DGS Item 10-LT, 11/14/2018	02/01/2018 - 11/30/2028	12/01/2020-12/31/2025	\$764,981.36	5.49% every 2 lease years	\$930,598.46	\$1,695,579.82
2	State Board of Elections	151 West St., Annapolis	DGS Item 36-LT, 12/19/2018	11/01/2019 - 07/31/2030	11/01/2020-12/31/2025	\$165,771.02	2%	\$312,685.78	\$478,456.80
	<i>2019 (2 leases)</i>								
3	Judiciary	1307 Seven Locks Road, Rockville	DGS Item 17-LT-MOD, 10/16/2019	11/01/2019 - 10/31/2029	11/01/2024-12/31/2025	\$700.00	Years 1-5 \$14.00 Years 6-10 \$14.50	\$2,300.00	\$3,000.00
4	Dept. of Human Services	1400 E. North Avenue, Baltimore	DGS Item 17-LT-MOD, 10/16/2019	11/01/2019 - 10/31/2029	11/01/2024-12/31/2025	\$48,999.95	Years 1-5 \$19.00 Years 6-10, \$22.00	\$118,999.89	\$167,999.84
	<i>2020 (4 leases)</i>								
5	Maryland State Police	1523 Signature Drive, Hanover	DGS Item 76-LT, 01/08/2020	05/01/2020 - 04/30/2030	05/01/2021-12/31/2025	\$296,349.21	2%	\$946,782.75	\$1,243,131.96



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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56-LT. TENANT LEASE (cont'd)

SCHEDULE A (cont'd)

	Agency	Address	Prior Board Action	Lease Term	Retroactive Period	Retroactive Amount	Amount Escalation	Proactive Amount	Total Amount
6	Dept. of Human Services	6505 Belcrest Road, Hyattsville	DGS Item 46-LT, 02/19/2020	03/01/2020 - 02/28/2030	03/01/2021-12/31/2025	\$172,960.26	1.80%	\$392,038.16	\$564,998.42
7	Executive Dept.	400 N. Capitol Street NW, Ste. 311, Washington, DC	DGS Item 42-LT, 09/02/2020	10/01/2020 - 09/30/2026	10/01/2021-12/31/2025	\$39,009.42	2.50%	\$9,915.54	\$48,924.96
8	Dept. of Public Safety & Correctional Services	3021 E. Madison St, Baltimore	DGS Item 13-LT-MOD, 10/07/2020	11/01/2020 - 10/31/2030	11/01/2021-12/31/2025	\$40,255.12	2%	\$274,068.68	\$314,323.80
	<i>2021 (5 leases)</i>								
9	Judiciary	13400 Dille Drive, Upper Marlboro	DGS Item 46-LT, 05/05/2021	06/01/2020 - 05/31/2025; Holdover 06/01/2025 - 05/31/2026	06/01/2021-12/31/2025	\$4,514.47	2.50%	\$616.25	\$5,130.72
10	Dept. of Human Services	101 S. Main, Bel Air	DGS Item 47-LT-MOD, 05/05/2021	11/01/2021 - 10/31/2026	11/01/2022-12/31/2025	\$19,886.98	2.00%	\$10,073.00	\$29,959.98



**DEPARTMENT OF GENERAL SERVICES
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56-LT. TENANT LEASE (cont'd)

SCHEDULE A (cont'd)

	Agency	Address	Prior Board Action	Lease Term	Retroactive Period	Retroactive Amount	Amount Escalation	Proactive Amount	Total Amount
	2022 (5 leases)								
11	Dept. of Agriculture	92 Thomas Johnson Dr, Ste. 110, Frederick	DGS Item 48-LT, 07/28/2021	09/01/2021 - 08/31/2026	09/01/2022-12/31/2025	\$7,645.75	3%	\$2,832.00	\$10,477.75
12	Comptroller's Office	11002 Veirs Mill Rd, Ste. 408, Wheaton	DGS Item 59-LT, 09/15/2021	10/01/2021 - 09/30/2024; Holdover 10/01/2024 - 05/31/2026	10/01/2022-12/31/2025	\$8,322.71	2%	\$1,261.02	\$9,583.73
13	Dept. of Health	1223 W. Pratt St, Baltimore	DGS Item 42-LT, 10/20/2021	11/01/2021 - 08/31/2027	11/01/2022-12/31/2025	\$225,680.67	Years 1-5 \$17.00 Years 6-10 \$18.70	\$112,840.29	\$338,520.96
14	Public Defender	201 N Charles St, Ste 300, Baltimore	DGS Item 58-LT, 04/27/2022	01/01/2025 - 12/31/2034	01/01/2025-12/31/2025	\$93,218.94	2.50%	\$889,904.52	\$983,123.46
15	Property Tax Appeals Board	3 Public Square, Hagerstown	DGS Item 35-LT, 08/10/2022	09/01/2022 - 08/31/2027	09/01/2023-12/31/2025	\$1,390.09	2%	\$2,112.59	\$3,502.68
16	Dept. of Assessments & Taxation	3 Public Square, Hagerstown	DGS Item 36-LT, 08/10/2022	09/01/2022 - 08/31/2027	09/01/2023-12/31/2025	\$9,350.64	2%	\$14,210.64	\$23,561.28



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DEPARTMENT OF GENERAL SERVICES
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56-LT. TENANT LEASE (cont'd)

SCHEDULE A (cont'd)

	Agency	Address	Prior Board Action	Lease Term	Retroactive Period	Retroactive Amount	Amount Escalation	Proactive Amount	
17	Dept. of Human Services	122-128 N. Potomac St, Hagerstown	DGS Item 50-LT, 10/26/2022	10/01/2023 - 09/30/2033	10/01/2024-12/31/2025	\$17,823.99	1.45%	\$544,434.36	\$562,258.35
18	Dept. of Human Services	24 N. Walnut St., Hagerstown	DGS Item 54-LT, 12/07/2022	01/01/2023 - 12/31/2027	01/01/2024-12/31/2025	\$6,944.26	2%	\$16,450.48	\$23,394.74
	2023 (10 leases)								
19	Baltimore City Community College	R-1723 Reisterstown Road (Pikesville Reservoir)	DGS Item 70-LT, 06/7/2023	07/01/2023 - 06/30/2028	07/01/2024-12/31/2025	\$1,430.47	3%	\$5,884.82	\$7,315.29
20	Dept. of Transportation	991 Corporate Boulevard, Linthicum, Maryland	DGS Item 68-LT, 6/7/2023	07/01/2023 - 06/30/2028	07/01/2024-12/31/2025	\$45,972.30	3%	\$189,126.18	\$235,098.48
21	Dept. of Public Safety & Correctional Services	6776 Reisterstown Road, Ste 202, Baltimore	DGS Item 45-LT, 8/23/2023	11/01/2023 - 10/31/2028	11/01/2024-12/31/2025	\$2,546.76	2%	\$16,892.10	\$19,438.86
22	Dept. of Natural Resources	65 Duke Street, Prince Frederick, MD	DGS Item 47-LT, 08/20/2023	10/01/2023 - 09/30/2028	10/01/2023-12/31/2025	\$577.23	3%	\$3,370.25	\$3,947.48


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**DEPARTMENT OF GENERAL SERVICES
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56-LT. TENANT LEASE (cont'd)

SCHEDULE A (cont'd)

	Agency	Address	Prior Board Action	Lease Term	Retroactive Period	Retroactive Amount	Amount Escalation	Proactive Amount	Total Amount
23	Dept. of Education - Office of Child Care	5303 Spectrum Drive, Frederick	DGS Item 46-LT, 09/20/2023	10/1/2023 - 9/30/2025	10/1/2023 - 12/31/2025	\$2,225.31	Year 2 \$0.50 psf	\$12,609.75	\$14,835.06
24	Dept of Public Safety & Correctional Services	428 E. Preston St, Baltimore	DGS Item 45-LT, 11/29/2023	12/01/2023 - 11/30/2025; Holdover 12/01/2025 - 5/31/2026	12/01/2022-12/31/2025	\$7,451.34	Year 1 \$17.28 Year 2 \$17.71	\$2,865.90	\$10,317.24
25	Lottery & Gaming Control Agency	1800 Washington Blvd, Baltimore	DGS Item 50-LT, 12/13/2023	01/01/2024 - 12/31/2033	01/01/2023-12/31/2025	\$53,834.16	3.50%	\$2,311,555.50	\$2,365,389.66
26	Office of the State Prosecutor	40 W. Chesapeake Ave, Towson	DGS Item 52-LT, 12/13/2023	04/01/2024 - 03/31/2034	04/01/2023-12/31/2025	\$1,791.04	2.50%	\$82,084.47	\$83,875.51
27	Dept. of Emergency Management	7229 Parkway Drive, Hanover	DGS Item 54-LT, 12/13/2023	03/01/2024 - 02/28/2034	03/01/2023-12/31/2025	\$13,562.45	3%	\$1,583,245.17	\$1,596,807.62


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**DEPARTMENT OF GENERAL SERVICES
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56-LT. TENANT LEASE (cont'd)
SCHEDULE A (cont'd)

	Agency	Address	Prior Board Action	Lease Term	Retroactive Period	Retroactive Amount	Amount Escalation	Proactive Amount	Total Amount
28	Dept. of Assmt & Tax	101 Catalpa Drive, LaPlata	DGS Item 44-LT, 11/29/2023	01/01/2024 - 12/31/2028	01/01/2023-12/31/2025	\$1,734.36	2%	\$12,393.90	\$14,128.26
	2024 (2 leases)								
29	MDOT / Motor Vehicle Admin.	16520 S. Westland Drive, Gaithersburg	DGS Item 37-LT, 2/14/2024	03/01/2024 - 02/28/2029	03/01/2023-12/31/2025	\$4,227.50	3%	\$47,818.04	\$52,045.54
30	Dept. of Agriculture	5227 Bucktown Road, Cambridge	DGS Item 35-LT, 11/20/2024	12/01/2024-11/30/2034	12/01/2025-12/31/2025	\$56.00	3%	\$32,812.00	\$32,868.
					TOTALS:	\$2,059,213.76		\$8,882,782.49	\$10,941,996.25



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 17, 2025**



SUPPLEMENTAL

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

57-LL . LANDLORD LEASE
Department of Natural Resources

Recommendation: Approve a lease renewal

Prior Board Action: 73-LL, 1/8/2020

Tenant: Baltimore Public Media Corporation (f/k/a Your Public Radio Corporation)
2216 N. Charles St
Baltimore, MD 21218

Lessor: State of Maryland, Department of Natural Resources

Property Location: Maryland Geological Survey Building
2300 St. Paul Street, Baltimore, MD 21218

Space Type: Parking

Lease Type: Renewal (*Continued Use*)

This Term: Effective 1/8/2026* – 12/17/2030 (*Or earlier upon BPW approval)

Future Option Term: N/A

Annual Rent: \$2,000.00

Rent Escalation: N/A

Estimated Full Term Rent Value: \$10,000

Utilities/Custodial Responsibility: N/A

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4), where the State is the lessor.



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SUPPLEMENTAL

57-LL . LANDLORD LEASE (cont'd)

Remarks: This is a lease renewal with Baltimore Public Media Corporation (formerly Your Public Radio), who is currently a month-to-month tenant, at the Maryland Geological Survey Building; the lease expired January 14, 2025. The current lease for eight (8) parking spaces for direct public use was approved by the State of Maryland Board of Public Works as Item 73-LL on January 8, 2020. The new lease is for four (4) parking spaces located in the parking lot of the Maryland Geological Survey Building for a period of five (5) years. Parking is for staff and visitors of Baltimore Public Media Corporation. The lease is consistent with the previous lease approved by the Board between the tenant and The Maryland Geological Survey site, with a reduction in the number of parking spaces and a corresponding reduction in rent.

Climate/Sustainability: N/A

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

REVISED

58-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Delivery Program Management Services; F50B0600039 (cont'd)

Total Contract Amount: \$291,828.64

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: Maryland Higher Education Commission –request approval of the date and amount extension to avoid uninterrupted continuation of essential services necessary for successful completion of the MDSIS project and the essential personnel during the development and implementation stages The Task Order Request was released under Category 3 – Technical Writer, through the DPMO Task Order to the three (3) TO Contractors in Category 3.

The extension amount will remain at the same rate specified in the existing Price Proposal Form, submitted and signed on April 12, 2024. If the MDSIS project is not finished by the expected date option to renew it until the project is complete and go in live. The requested extension is essential to prevent a lapse in critical Technical Writer services during the final development and implementation stages of the MDSIS project. Continuity of this role will support MHEC’s ability to:

- Incorporate the new DoIT MITDP requirements and position changes, anticipated to be finalized by June 2026;
- Complete remaining components of the MDSIS project on schedule; and
- Fulfill the requirements of Chapters 639 and 640 of the Acts of 2022, Laws of Maryland which mandate MHEC to design and implement a unified scholarship application and financial aid processing system to replace MDCAPS.

MHEC sincerely apologizes for the delay in meeting the two-meeting rule required for the BPW approval process. Initially, we planned to resolicit; however, the DoIT process has since changed, and MHEC is currently in the middle of the IT project implementation. The MDSIS project is not scheduled for completion until September 2026, and the Technical Writer is still required as part of the RFP requirements.

An MBE participation was not established for this contract because there were not enough subcontracting opportunities available under this TOR.

Fund Source: 100% Special (DPA Fund)

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL
REVISED

*Contact: Christina Kuminski 410-767-4787
christina.kuminski@maryland.gov*

59-S. SERVICES CONTRACT
Department of Budget and Management, Office of Personnel Services and Benefits (DBM OPSB)

Contract ID: Audit Services for State Employee and Retiree Health and Welfare Benefits Program; F10B6600015/CTR022530 (Service Category 1); F10B6600016/CTR022531 (Service Category 3)

ADPICS No.: F10B6600015 / F10B6600016

Contract Description: Approval for the completion of annual audits of the claims adjudication and payment functions, clinical functions and administrative performance of four plan service categories, noted below, in the State Employee and Retiree Health and Welfare Benefits Program (the Program).

Award: Categories 1 and 3:
Myers and Stauffer, LC
Baltimore, MD

Contract Term: 01/09/2026* – 12/31/2026 (*Or earlier upon BPW approval)

Amount: \$534,500.00 (Category 1)
\$382,124.14 (Category 3)
\$916,624.14 Total (1 Year)

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation:	Category 1 - Medical Plans	20%	/	0.5%
	Category 3 - Prescription Drug Benefits Plan	13%	/	0.5%

Performance Security: No

Incumbent: Same



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SUPPLEMENTAL

REVISED

59-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: DBM OPSB is issuing this Sole Source contract to ensure the continuation and successful completion of certain required audits, several of which were already in progress, in order to maintain the continuity of services. Payment by DBM OPSB for these audits shall not be issued to the contractor(s) until certain milestones are achieved.

The Maryland State Employees and Retirees Benefits Program is responsible for administering health care and other related benefits programs for State employees and retirees, satellite agencies, Consolidated Omnibus Budget Reconciliation Act (COBRA) continuation of coverage participants, and contractual employees. Included are plans for Medical, Dental, Prescription Drugs, and Flexible Spending Accounts. Standardized deductible and copay arrangements are in effect for these plans.

This contract provides for audit services of the State Employee and Retiree Health and Welfare Benefits Program from a clinical, administrative, and operational perspective. Audits are performed in each of the four program Service Categories. Each Third-Party Administrator (TPA) is subject to one yearly audit. The purpose of the audit is to:

- Ensure that the State receives the benefit of the contractual pricing arrangements with all TPA contractors;
- Ensure TPA contractor accountability for compliance with contractual requirements, including performance guarantees;
- Verify appropriate administrative procedures and control measures are in place;
- Confirm the accuracy of benefit payments to providers;
- Improve the quality of service through the review of clinical processes; and,
- Ensure that State funds in connection with the program are allocated correctly.

Upon completion of contract negotiations, **The Contractor has** agreed to maintain the MBE and VSBE participation goals established and agreed upon under their prior contracts, utilizing the same MBE and VSBE subcontractors at the originally assigned percentages.



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REVISED

59-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The increased audit costs reflect adjustments necessary to account for economic factors, such as inflation, which have impacted service pricing since the previous contract. Audit services are also subject to increased complexity due to evolving technological and regulatory requirements and scope growth, contributing to the adjusted pricing. Therefore, the proposed price adjustments align with the market conditions for professional audit services, ensuring we receive the necessary expertise and thoroughness. As a result, the price has been determined to be fair and reasonable.

The replacement RFP is estimated to be released in early May 2026.

- Fund Source:** 100% Reimbursable (DBM Non-Budgeted Funds)
- Approp. Code:** F10A0404
- Resident Business:** Yes
- MD Tax Clearance:** 25-4601-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

SUPPLEMENTAL

*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

60-S. SERVICES CONTRACT
Department of General Services, Office of State Procurement

Contract ID: Maintenance, Repair, and Accident Management Program for State-Owned Vehicles; F10B2600034

ADPICS No.: F10B2600034

Contract Description: Provides centralized management of maintenance, repair, towing, and accident services for State-owned vehicles, offering a single coordinated program for authorizing service work, managing vendor networks, and tracking fleet expenses.

Award: Element Fleet Corporation; Owings Mills, MD

Contract Term: 01/08/2026* - 12/31/2030 (w/one 5-year renewal option)
 (*Or earlier upon BPW approval)

Amount: \$ 90,000,000 (Base term)
 \$ 77,000,000 (Renewal Option #1)
\$167,000,000 Total

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

Proposals:

Offerors	Technical Rankings	Financial Offers (Rankings)	Overall Rankings
Element Fleet Corporation; Sparks, MD	1	\$6,414,498 (1)	1

**Technical and financial proposals were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0% (on Repair and Accident services)

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbents: Same



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REVISED

SUPPLEMENTAL

60-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: This contract provides management of maintenance, repair, towing, and accident services for State-owned vehicles, ensuring the State has a single, coordinated program for scheduling repairs, authorizing service work, managing vendor networks, and tracking fleet expenditures. The contractor oversees all aspects of vehicle service delivery, eliminates the use of direct vouchers by centralizing payments through purchase orders, and supports agencies by providing reporting, oversight, and efficient handling of high-volume maintenance and repair needs.

The original RFP was advertised on eMaryland Marketplace Advantage (eMMA) on April 13, 2022, and received two proposals; however, both were deemed not susceptible of being selected for award. The RFP was subsequently revised and reissued on August 18, 2022.

As part of this reissuance, DGS conducted extensive outreach to identify potential qualified vendors. Eleven vendors were directly solicited by email based on active market research and prior competition history. This targeted list included national and regional firms such as Bulldog Group, CP Fleet, Dickinson Fleet Services, FleetPro, Holman, LeasePlan, Merchants Fleet, MM Fleet, and Ryder. Additionally, the Department benchmarked comparable statewide fleet maintenance and repair contracts from other jurisdictions, including those of New York State OGS and Virginia State Fleet Services. These reviews confirmed that several large, qualified competitors – such as Holman and Merchants Fleet – operate in this sector and have the capacity to deliver comprehensive statewide fleet management services. In addition to the targeted outreach, approximately 136 vendors registered under the relevant eMMA commodity codes were also notified. Despite this broad outreach effort, only three of the 147 vendors contacted accessed the solicitation in eMMA, and only one proposal was received.

Element Fleet Management (Element), the incumbent contractor, submitted a proposal in response to the reissued RFP. The Evaluation Committee found Element's proposal to be responsive and technically strong.

Under this contract, the contractor will be compensated through a fixed per-vehicle fee for maintenance and repairs and fixed incident fees for towing and accident occurrences. The vendor is also responsible for directly paying repair shops, with the State reimbursing these payments through the contract. For the base five-year term, the requested approval amount of \$90,000,000 includes Element's proposed administrative fees of \$3,207,249, and \$86,792,751 designated for reimbursements of pass-through costs at service facilities. This reimbursement amount is calculated based on the average cost over five years for these services under the existing contract.



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SUPPLEMENTAL

60-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

For the five-year renewal option, the \$77,000,000 includes the \$3,207,249 in proposed administrative fees, with \$73,792,751 allocated for reimbursements at service facilities. The estimated 15% reduction in reimbursement costs reflects projected decreases in service volume resulting from Maryland's Government Modernization Initiative, which includes efforts to streamline operations and reduce the size of the State's fleet. As agencies retire underutilized vehicles and consolidate resources, the State anticipates lower overall costs for maintenance, repairs, towing, and accident-related costs in the later years of the contract.

To evaluate price reasonableness, the vendor's pricing was compared to the historical contract pricing. Most fees remained unchanged, while Maintenance and Repair fees decreased by 4.92%. Overall, the pricing was determined to be fair and reasonable.

Fund Source: Various (Determined by Using Agency)

Approp. Code: Various (Determined by Using Agency)

Resident Business: Yes

MD Tax Clearance: 25-2459-1111

This Item was withdrawn as Item 34-S from the 10/22/2025 DGS Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

*Contact: Lola Tiamiyu 667-401-2039
ltiamiyu@marylandtaxes.gov*

**61-EX . EXPEDITED PROCUREMENT REQUEST
*Comptroller of Maryland, Administration & Finance Division***

Recommendation: The Comptroller of Maryland’s Taxpayer Services Division is requesting approval to use the Expedited Procurement method as per the Code of Maryland Regulations (COMAR) 21.05.06.03.

Description: The Comptroller of Maryland (COM) is currently implementing an Integrated Tax System (ITS) Solution that will replace the State of Maryland’s existing tax administration, tax processing, imaging, accounting, collections, and Abandoned Property (AP) systems. In February 2024, COM launched the new, modernized tax processing system – Maryland Tax Connect – with a secure, online self-service portal allowing businesses to file, pay, and manage their taxes in one single and secure portal. During that transition – from February to May – the agency experienced a huge spike in calls, over 400,000+ more calls during the tax season, along with emails and requests for appointments, as businesses familiarized themselves with the new portal.

COM is preparing to transition personal income tax (PIT) filings, one of the State’s largest sources of revenue, to Maryland Tax Connect, beginning in Summer 2026. To continue providing essential customer service support to Maryland taxpayers, the Taxpayer Services Division (TSD) seeks to procure external call center service to allow expanded customer service capacity within TSD as needed to address anticipated short-term spikes in demand.

TSD Call Center staff provide taxpayers with crucial information about their Maryland tax refunds and help those with motor vehicle license holds establish payment plans to have their license holds released.

Under normal conditions, COM would utilize an existing statewide contract or follow the standard competitive procurement timeline. However, it has been determined that Expedited Procurement is the only viable path forward for the following reasons:

- There are currently no statewide contracts available for this type of project;
- Funding for the required services was also not available until Fiscal Year 2026, further reducing the timeframe for a traditional procurement process; and
- A traditional procurement would risk onboarding contractors past the time period when we will transition to Maryland Tax Connect.



**DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

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

Therefore, COM respectfully requests approval to use the Expedited Procurement method as per COMAR 21.05.06.03, as it is imperative to address its need for an external call center to handle an increased number of contacts. Pursuant to Maryland State Finance & Procurement Article (SFP) § 13-108 (d)(1), COM's Procurement Officer, with approval of the Agency Head, has determined that this procurement should be expedited because urgent circumstances require prompt action, an Expedited Procurement best serves the public interest, and the need for the Expedited Procurement outweighs the benefits of conducting the procurement on the basis of competitive sealed bids or competitive sealed proposals. However, the Procurement Officer will attempt to obtain as much competition as reasonably possible, per SFP § 13-108 (d)(2).

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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REVISED
SUPPLEMENTAL

Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov

62-S-MOD. SERVICES MODIFICATION
RETROACTIVE -Department of Budget and Management,
Department of General Services

Contract ID: State Medical Director and Occupational Medical Services for Maryland
State Agencies; 001B2600360
ADPICS No.: COL24918

Contract Approved: DGS-19-S, 3/9/2022

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

Modification Description: Extend the Contract while the Department conducts a new procurement for services and awards a new contract to ensure continuity of the State Medical Director Services for Maryland Agencies, to increase the contract spending authority, and to ratify payment of compensation to the contractor for services provided beyond the contract authority.

Award: Occupational Medical Centers of the Southwest, PA, D/B/A
Concentra Medical Centers Addison, TX
(Local Office in Elkridge, MD)

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

Modification Term: 01/01/2026 - 03/31/2026

Original Contract Amount: \$2,195,559.00

Modification Amount: \$1,850,884.86 (**Retroactive**)
\$1,125,000.00 (**Proactive**)
\$2,975,884.86

Prior Modification: \$2,589,682 (Mod. #1: Extension 04/01/2023 - 03/31/2024 and add funds; DGS 34-S-MOD, 03/15/2023)
\$2,646,529.91 (Mod. #2: Extension 04/01/2024 - 03/31/2025 and add funds; DGS 31-S-MOD, 03/13/2024)
\$0 (Mod. #3: Extension 04/01/2025 - 06/30/2025 Delegated Authority - DBM, 03/11/2025)



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SUPPLEMENTAL

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

\$0 (Mod. #4: Extension 07/01/2025 - 08/31/2025 Delegated Authority - DBM, 06/25/2025)

\$0 (Mod. #5: Extension 09/01/2025 - 11/30/2025 Delegated Authority - DBM, 08/29/2025)

\$0 (Mod. #6: Extension 12/01/2025 - 12/31/2025 Delegated Authority - DBM, 11/24/2025)

Total Contract Amount: \$10,407,655.77

Percent +/- (This Item): 135.54%

Total Percent Change: 374.03%

Original Procurement Method: Sole Source

MBE/VSBE Participation: 17.5% / 1%

MBE/VSBE Compliance: 20.03% / 1.09%

Performance Security: No

Requesting Agency Remarks: The Contract is extended to allow the Department to conduct a new procurement for services and awards a new contract, to ensure continuity of the State Medical Director Services for Maryland Agencies. It was discovered that the current BPO was overdrawn by \$1,850,884.86 despite showing a remaining balance in FMIS and ANSWERS. The overspending resulted from discrepancies between encumbrances and actual expenditures, as these systems reflect payment activity, not obligated amounts, and do not adjust balances when payments are processed outside FMIS for agencies such as MDOT. The retroactive and proactive adjustments to the contract value ensure that both past discrepancies and ongoing procurement needs are addressed appropriately. By increasing the contract value and extending the contract term, DBM ensures that the State remains in compliance with procurement requirements while also providing sufficient time to resolve any outstanding issues and finalize the upcoming contract.

The purpose of this contract is to provide occupational medical services for applicants and employees across all State agencies for 20 separate billable services. All services are available during normal working hours and on a limited basis on weekends and evenings. Certain services are also available 24 hours a day, 7 days a week. The services are varied but critically important. They include providing the statutorily required position of State Medical Director, as well as conducting employee physicals, drug and alcohol tests for commercial drivers governed by US Department of Transportation regulations, psychological examinations for police officer job applicants, and bloodborne pathogen training for the Department of Juvenile Services, among other services.



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REVISED

SUPPLEMENTAL

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

Agency Remarks (cont'd):

A 13% MBE participation goal and a 1% VSBE participation goal were established in the solicitation. The Contractor committed to a 17.5% MBE participation goal and a 1% VSBE participation goal for this contract. The Contractor achieved 20.03% MBE participation as of November 2025, which is 2.5% above the goal. The Contractor is currently at a 1.09% VSBE participation.

DGS OSP Remarks: RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. As per COMAR 21.03.01.04.B, DGS OSP has made the initial determination 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 or Title 21; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law or Title 21.

Fund Source: Various

Approp. Code: Various

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
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REVISED

SUPPLEMENTAL

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

63-LL. LANDLORD LEASE
Department of Natural Resources

Recommendation: Approve a new lease and Declaration of Covenant on property known as the Days Cove Rubble Landfill located in Gunpowder Falls State Park

Prior Board Actions: 15-L, 2/19/1992; 6-L, 12/15/1993; 21-L, 11/29/1995;
 37-L, 9/23/1998; 9-L, 2/25/2004; 58-L, 8/11/2004;
 10-LL, 10/29/2014; 11-LL, 12/16/2015; and 1-LL Mod, 10/02/2019

Landlord: Department of Natural Resources
 580 Taylor Avenue, Annapolis, MD 21401

Tenant: Days Cove Reclamation Company, a Maryland Corporation
 6425 Days Cove Rd., White Marsh, MD 21162

Property Location: 113.76 +/--acres
 Gunpowder Falls State Park
 White Marsh, MD 21162

Space Type: Rubble Landfill ***Lease Type:*** New

Term: 12/18/2025 – 12/31/2030 for five (5) years of rubble placement
 (operational period)
 01/01/2031 – 12/18/2033 for three (3) years to close, permanently cap the
 landfill, and subsequent post-closure activity (closure period)

Annual Rent: During the operational period, 12% of all gross revenues from tipping
 fees; plus additional consideration of \$40,000 per year for the five year
 operational period

During the closure period, monthly rent based on then current rental rate
 for agricultural lands in Baltimore County as determined by existing
 agricultural leases held by Landlord and/or Maryland Department of
 Agriculture statistics for Baltimore County.

Estimated Full Term Rent Value: \$3,750,000 (Based on \$750,000 annual estimate for 5 years)

Utilities / Custodial Responsibility: Tenant / Tenant



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SUPPLEMENTAL

63-LL. LANDLORD LEASE (cont'd)

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

Background: On December 29, 1986, the Department of Natural Resources purchased 456 acres of land for the expansion of Gunpowder Falls State Park, a portion of which had a pre-existing rubble landfill on it. The department has continued to lease the property for a rubble fill operation, which collects mostly construction debris. The department's ultimate goal is for the entire property to be reclaimed once the rubble fill operations cease.

The current lease with Days Cove Reclamation was signed on December 16, 2015, and remains in place through December 15, 2025. This lease was amended in 2019 to modify the lease and correct the acreage to reflect 113.76 acres. The 2015 lease allowed the operator 10 years to operate (through 2025) and another three years (through 2028) to close the facility, followed by post-closing monitoring and related activities, after which the department would reclaim all the land for future park use.

As part of the 2015 lease agreement, the operator has made regular contributions to an escrow account for the purpose of closure. The 2015 lease required the Department to set up an escrow account controlled by the state, but to date, the fund has not been established, and the funds have remained in an escrow account held by the tenant. Since 2005, DNR has collected \$12,455,456 in lease payments from the property. This amounts to about \$750,000 per year. The money goes to the Forest and Park Reserve Fund. The fund enables DNR to purchase and manage public lands, including state parks and forests.

Remarks: Approval for a new lease is now being requested. The new lease incorporates the terms of the 2015 lease and amendment, subject to the modifications regarding the handling of the escrow fund and extending the operational term for another five years, followed by three years of capping, closure, and subsequent monitoring. Days Cove has been instructed to cease operations in the landfill until the new lease is approved by the Board. Per the new lease, Days Cove shall be financially responsible for all post-closure work for the duration of time that the tenant controls the site, until the Maryland Department of the Environment (MDE) releases the site and reclamation work commences to bring the site to a recreational park condition in accordance with DNR and MDE requirements. Once that is completed, DNR will take over the day-to-day management of the property. In the event that the Days Cove fails to complete closure, post-closure, or reclamation obligations in accordance with the terms of the Lease, the Tenant shall be subject to a penalty of \$5 million. Moving forward, DNR will transition the outside escrow account funds to a state-controlled escrow account.



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REVISED
SUPPLEMENTAL

63-LL. LANDLORD LEASE (cont'd)

Additionally, MDE law requires that DNR, as landowner, place a covenant in Land Records setting forth that no construction or excavation may take place on the landfill site after closure of the rubble landfill without written authorization from the MDE Secretary.

Special Conditions: An escrow account was previously established under the 2015 lease agreement as financial security for the tenant's closure and post-closure responsibilities, with the funds held by the tenant at a financial institution. Tenant previously deposited into this escrow fund \$5.00 per ton of material placed into the rubble landfill. This payment structure shall continue in the new lease agreement, and any adjustment made to that rate shall be by amendment to the lease and subject to BPW approval.

The new lease agreement requires that the tenant and landlord, within thirty (30) days from the date of final execution of this agreement, shall transfer and assign the ownership of the current escrow account to the landlord with sole right of withdrawal under the name "Days Cove Reclamation Escrow Account".

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

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

64-S-MOD. SERVICES MODIFICATION
Department of Health/Office of Medical Benefit Management

Contract ID: Administrative Service Organization Maryland Healthy Smiles Dental Program;
 MDH-OPASS-16-14344
 ADPICS No. M00B0600258/COL25651

Contract Approved: DBM-2-S, 09/16/2015

Contract Description: Dental Benefit Administrator (DBA) Services to administer a fee-for-services dental program for Medicaid participants

Modification Description: Extend the contract three (3) additional months, with no option period, due to terminate on 12.31.2025.

Award: SKYGEN USA, LLC

Original Contract Term: 01/16/2016–12/31/2018 (w/two 1-year renewal options)

Modification Term: 01/01/2026–03/31/2026

Original Contract Amount: \$8,985,600

Modification Amount: \$2,293,200

Prior Mods/Options: \$ 0 (Mod. #1: Revise contract language; Delegated Authority - MDH, 09/12/2017)
 \$ 0 (Mod. #2: Revise contract language; Delegated Authority - MDH, 10/30/2017)
 \$ 0 (Mod. #3: Change due date for SOC 2 Type II audit; Delegated Authority - MDH, 12/05/2017)
 \$ 260,000 (Mod. #4: Additional funding; DBM 5-S-MOD, 07/19/2018)
 \$ 0 (Mod. #5: Removed credentialing; Delegated Authority - MDH, 08/27/2018)
 \$3,570,544 (Renewal Option #1/Mod. #6: 01/01/2019 - 12/31/2019, increase funding by \$388,144; DBM 14-S-MOD, 12/19/2018)
 \$ 139,200 (Mod. #7: Increase funding; DBM 17-S-MOD, 05/08/2019)



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SUPPLEMENTAL

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

\$3,576,000 (Renewal Option #2/Mod. #8: 01/01/2020 - 12/31/2020, increase funding by \$300,000; DGS 18-S-OPT, 01/08/2020)
 \$3,576,000 (Mod. #9: Extension 01/01/2021 - 12/31/2021 and add 6-month renewal option; DGS 18-S-MOD, 11/18/20)
 \$6,628,001 (Renewal Option #3/Mod #10 01/01/2022 - 06/30/2023. Increase funding and extend the contract for an additional 12-months and add a 6-month renewal option, DGS 29- S-OPT/MOD 10/06/2021.)
 \$ 2,100,000 (Mod #11 Increase funding to add Adult Medicaid patients to the current contract for fiscal year 2023 as mandated by the Maryland Medical Assistance Program - Dental Coverage for Adults. DGS 39-S-MOD 12/07/2022)
 \$0 (Mod. # 12 Extension 07/01/2023 - 07/06/2023 Delegated Authority - MDH, 05/8/2023)
 \$2,295,000 (Renewal Option #4 07/01/2023 -12/31/2023 DGS 14-S-OPT/MOD 06/21/2023)
 \$2,613,486.80 (Mod. #13 Add funding for adult expansion population. DGS 14-S-OPT/MOD 06/21/2023)
 \$9,889,596 (Mod #14: Extension 01/01/2024 - 12/31/2024 DGS 40-S-MOD 10/25/2023)
 \$4,635,000.00 (Mod #15: Extension 01/01/2025 - 06/30/2025 DGS 13-S-MOD 12/04/2024)
 \$4,635,000.00 (Renewal Option #5 07/01/2025 -12/31/2025 DGS 27-S-OPT/MOD 05/21/2025)

Total Contract Amount: \$55,196,627.80

Percent +/- (This Item): 4.3%

Total Percent Change: 514.27%

Original Procurement Method: Competitive-Sealed Proposals

MBE/VSBE Participation: 20% / 0.50%

MBE/VSBE Compliance: 25.90% / 0.93%



**DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

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

Requesting Agency Remarks: The Maryland Department of Health (MDH) wishes to request to exercise a 3-month option for the current Dental Benefits Administrator (DBA) OCMP number 16-14344 held by SKYGEN USA that is set to expire 12/31/2025. The extension will run from 1/1/2026 through 03/31/2026. The term will allow time for the successful transition to the new contract. The new contract was approved by BPW (DGS-21-IT, 01/29/2025).

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

Approp. Code: M00Q0103

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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REVISED

HAND CARRIED

*Contact: Christina Kuminski 410-767-4787
christina.kuminski@maryland.gov*

65-S-MOD. SERVICES MODIFICATION
*Department of Budget and Management,
Office of Personnel Services and Benefits*

Contract ID: Consulting and Actuarial Services for the Maryland State Employee and Retiree Health and Welfare Benefits Program; *F10B740031*
ADPICS No.: COL08251

Contract Approved: DBM 1-S, 11/14/2018

Contract Description: Provide Consulting and Actuarial Services to support the administration of the Maryland State Employee and Retiree Health and Welfare Benefits program.

Modification Description: Extend the contract to allow time for the re-procurement to commence and award a new contract, and revise its current VSBE Plan due to circumstances beyond the Contractor's control.

Award: The Segal Company (Eastern States), Inc.; Washington, DC

Original Contract Term: 01/01/2019 - 12/31/2023

Modification Term: 01/01/2026 - 12/31/2026

Original Contract Amount: \$7,882,500

Modification Amount: \$ 300,000 (Actuarial Services)
\$ 543,200 (Consulting Services)
\$ 843,200 Total

Prior Options/Mods: \$0 Mod (Mod #1: Extension 01/01/2024 - 12/31/2025 Delegated Authority - DBM, 11/13/2023)

Total Contract Amount: \$8,725,700

Percent +/- (This Item): 10.70%

Total Percent Change: 10.70%

Original Procurement Method: Competitive Sealed Proposals



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REVISED

*Contact: Raelene Glasgow 410-767-7050
raelene.glsagow3@maryland.gov*

A1-EX. EXPEDITED PROCUREMENT REPORT
Department of Labor, Unemployment Insurance Division

Recommendation: That the Board of Public Works (BPW) take the following actions:

1. Accept the late report, and
2. Determine that the contract is voidable.

Date BPW approved Expedited Procurement Request: *DGS-39-EX, 8/28/2024*

Date of Award: December 23, 2024

Awardee: CenturyLink Communications, LLC d/b/a Lumen Technologies Group,
Monroe, LA

Contract Type: Information Technology (IT) Services

Amount: \$ 3,831,668 (3-year base, with 2 two-year renewal options)
\$ 3,071,398 (Renewal Option 1)
\$ 3,152,626 (Renewal Option 2)
\$10,055,692

Term: 01/01/2025 – 12/31/2028

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
CenturyLink Communications, LLC d/b/a Lumen Technologies Group, Monroe, LA	1	\$10,055,692	1
Verizon Business Network Services, LLC on behalf of MCI Communications Services LLC d/b/a Verizon Business Services, Ashburn, VA	2	\$29,425,139	2

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



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

List of supplies, services, maintenance, commodities, construction, or construction-related services procured under the contract: A multi-phased, multi-project telecommunications upgrade. A state-of-the-art Commercial-Off-The-Shelf (COTS) application, delivered as either premises based or Software as a Service (SaaS), omni-channel contact center solution including, but not limited to, Interactive Voice Response (IVR), agent desktop, Automatic Call Distributor (ACD), virtual assistant, knowledge base, work force optimization, quality management, voice and agent desktop recording, transcription, and analytics.

List of vendors solicited and their responses:

<i>Vendors Solicited</i>	<i>Responded: Yes/No</i>
Business Operational Concepts, LLC, Columbia, MD	No
Lumen Technologies Group, Monroe, LA	Yes
Verizon Business Services, Ashburn, VA	Yes

MBE/VSBE Participation: 15% / 3.5%

Agency Remarks: The Maryland Department of Labor (MD Labor) received approval from the Board of Public Works (DGS-39-EX, 8/28/2024) to use the Expedited Request for Proposal (ERFP), in order to procure the much needed state-of-the-art COTS application, delivered as either premises based or Software as a Service (SaaS), omni-channel contact center solution including, but not limited to, IVR, agent desktop, ACD, virtual assistant, knowledge base, workforce optimization, quality management, voice and agent desktop recording, transcription, and analytics. The modern contact center solution was given the name LABOR Omni-channel Contact Center System (LOCCS). LOCCS will be the voice, email, chat, and web form interaction repository for all of MD Labor Unemployment Insurance Division.



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

Remarks (cont'd):

The ERFP was released to three vendors via email on September 3, 2024. MD Labor received two proposals in response to the solicitation on September 24, 2024. A formal evaluation was conducted by the procurement officer using an evaluation committee. It was determined that awarding the contract to CenturyLink Communications, LLC doing business as Lumen Technologies Group (Lumen) was in the best interest of the State of Maryland based upon Lumen proposing the most advantageous offer with the higher ranked technical proposal and the lower price. The Offeror demonstrated a clear understanding of the project objectives and technical needs. With advanced experience of implementing Genesys, Lumen has substantial industry knowledge to the LOCCS project. Lumen had minimal exceptions to the RFP, presented a well-defined project team and provided a comprehensive plan for risk management, communication and quality management. Both Offerors proposed solutions based on the Genesys platform; however, only Lumen distinguished itself by agreeing to support Bring Your Own Carrier (BYOC), offering a seamless fit with the existing DoIT network and demonstrating financial and technical prudence for the agency. Additionally, Lumen has a Statewide contract that already provides some of the services needed by the Unemployment Division.

Reason for Late Report: This Expedited Procurement Report was initially submitted to the BPW on the February 12, 2025 agenda as a late report because the MD Labor was waiting for documentation from the contractor, which caused the late report. At that time, the agenda item was withdrawn in order for DGS Office of State Procurement (OSP) to review the contract documents to ensure the procurement and contract documentation were properly executed.

[...]

DGS OSP Remarks: RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. As per COMAR 21.03.01.04.B, DGS OSP has made the initial determination 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 or Title 21; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law or Title 21.



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REVISED

A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

Resident Business: No

MD Tax Clearance: 24-4857-1111

This Item was withdrawn as Item A1-EX from the 11/19/2025 DGS Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION