# **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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<sup>\*</sup>This agenda may be addressed partly or wholly in closed session.



Contact: Jason Keppler 410-841-5864 jason.keppler@maryland.gov

#### 1. <u>DEPARTMENT OF AGRICULTURE</u>

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 |
| Carron       | 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  |
| Over Appela  | Alice M. Kirby            | AT-2026-2236   | \$600    |
| Queen Anne's | 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WITHDRAWN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



Contact: Jason Keppler 410-841-5864 jason.keppler@maryland.gov

#### 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     |
|------------|-----------------|--------------|------------|
|            |                 | UP-2025-2718 | \$1,000.00 |
| Washington | John R. Hoffman | 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** 

THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Jason Keppler 410-841-5864 jason.keppler@maryland.gov

#### 3. <u>DEPARTMENT OF AGRICULTURE</u>

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  |
|           | Daniel W. Green          | MP-2024-2308   | \$7,101.62  | Completed |
|           | Damer w. Green           | 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  |
| Carroll   | Michael J. Johnson       | MP-2024-2025-C | \$56,899.86 | Completed |
|           | Witchaef J. Johnson      | MP-2024-2026   | \$1,037.76  | Completed |
|           | Timathy I Hatfield       | RS-2024-2145   | \$14,200.00 | Canceled  |
|           | Timothy L. Hatfield      | RS-2024-2161   | \$34,600.00 | Canceled  |
|           | Tumbleweed Express, Inc. | RS-2024-2699-P | \$2,667.75  | Completed |
|           | Dialed In Dairy          | MP-2024-2763   | \$6,700.00  | Canceled  |
| Frederick | 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 |



#### 3. <u>DEPARTMENT OF AGRICULTURE</u> (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.

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: David Bohannon 410-260-7335 david.bohannon4@maryland.gov

#### 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.

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

APPROVED

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: David Bohannon 410-260-7335 david.bohannon4@maryland.gov

#### 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.

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contact: Gabriel Gnall 410-260-7335 gabriel.gnall@maryland.gov

#### 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

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



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

#### 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)



#### 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.

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



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

#### 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 fracout Contingency Plan, providing an Independent Environmental Monitor,



8. <u>BOARD OF PUBLIC WORKS</u> (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** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



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

#### 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 square feet x 2.07\* per square foot = 2,966.31

#### 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:

**APPROVED** 

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

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

REVISED

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



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

#### 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.

me 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 N

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

REVISED

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



#### 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 Asbuilt 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)

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION



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

#### 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,



#### 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** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



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



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

June 15, 2025

#### 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).

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

> Application received February 14, 2024

Comment period closed 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.

Mechanically dredging an area will result in permanent impacts to 1,206 Mitigation:

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

1,206 square feet x 3 (3:1 ratio) x \$2.07 per square foot\* = \$7,489.26

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



#### 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



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

# 14. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u>

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 Section 10-305, State Finance and Procurement Article,

Security Interest: 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



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

# 15. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u> *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 Section 10-305, State Finance and Procurement Article,

Security Interest: 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



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. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u>

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 Facade 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.

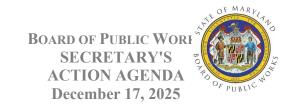
**ROARD OF PUBLIC WORKS** 

THIS ITEM WAS:

APPROVED 

DISAPPROVED

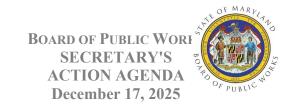
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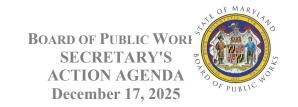
|   | +Program  | Organization<br>Name                           | Project Name                                   | Project Description  | BPW Award<br>Amount | County            | Legislative<br>District |
|---|---|--|--|--|---------------------|-------------------|-------------------------|
| 1 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative (BRNI) | Action<br>Baybrook,<br>Inc.                    | Annabel Resilient Homes Pilot Project          | Construct new affordable resilient homes and incentivize investment.   | \$250,000           | Baltimore<br>City | 46                      |
| 2 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative (BRNI) | Action<br>Baybrook,<br>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<br>City | 46                      |
| 3 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative (BRNI) | American<br>Communities<br>Trust, Inc.         | Tenant Improvements at the Baltimore Pumphouse | Support for Tenant Improvement costs associated with completing buildings at the Baltimore Pumphouse.  | \$500,000           | Baltimore<br>City | 45                      |
| 4 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative (BRNI) | Baltimore Affordable Housing Development, Inc. | South Central Park<br>Construction<br>Project  | Hardscaping and fixed elements to support community interaction for Perkins Square and all PSO residents.  | \$250,000           | Baltimore<br>City | 46                      |
| 5 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative (BRNI) | Baltimore<br>Arts Realty<br>Corporation        | Westside Open<br>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<br>City | 40                      |



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



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



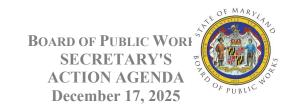
|    | +Program          | Organization | Project Name   | Project Description                              | BPW       | County    | Legislative |
|----|-------------------|--------------|----------------|--|-----------|-----------|-------------|
|    |                   | Name         |           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



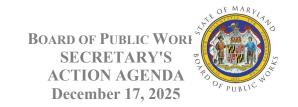
|    | +Program          | Organization   | Project Name     | Project Description                     | BPW Award | County    | Legislative |
|----|-------------------|----------------|------------------|---|-----------|-----------|-------------|
|    |                   | Name           |         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



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



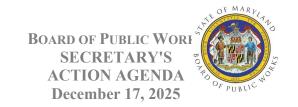
|    | +Program          | Organization | Project Name    | Project Description                          | BPW       | County    | Legislative |
|----|-------------------|--------------|-----------------|--|-----------|-----------|-------------|
|    |                   | Name         |             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



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



|    | +Program   | Organization<br>Name                                 | Project Name  | Project Description   | BPW<br>Award<br>Amount | County             | Legislative<br>District |
|----|--|--|---|---|------------------------|--------------------|-------------------------|
| 39 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative (BRNI)) | Southeast<br>Community<br>Development<br>Corporation | Milton- Montford/Madison East End Facade Improvements & Home Repair/Rehabilitatio | Continuing façade improvements and interior repairs on target blocks in the Milton-Montford & Madison East End Neighborhoods of East Baltimore.   | \$100,000              | Baltimor<br>e City | 45                      |
| 40 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative (BRNI)) | Southwest<br>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              | Baltimor<br>e City | 40                      |
| 41 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative (BRNI)  | Southwest<br>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              | Baltimor<br>e City | 40                      |
| 42 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative (BRNI)  | The Central Baltimore Partnership, Inc.              | 211 W. 28th Street -<br>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              | Baltimor<br>e City | 43A                     |



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



|    | +Program   | Organization<br>Name   | Project Name                                  | Project Description   | BPW<br>Award<br>Amount | County            | Legislative<br>District |
|----|--|--|---|---|------------------------|-------------------|-------------------------|
| 47 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative<br>(BRNI) | Upton Planning<br>Committee, Inc.                                      | Penn Ave<br>Fresh Market                      | Rehabilitation of the property at 2400 Pennsylvania Avenue to open Baltimore's Fresh Food Factory Market and Eatery.  | \$200,000              | Baltimore<br>City | 40                      |
| 48 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative<br>(BRNI) | Upton Planning<br>Committee, Inc.                                      | Sacred Kolors<br>Manufacturing<br>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<br>City | 40                      |
| 49 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative<br>(BRNI) | Upton Planning<br>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<br>City | 40                      |
| 50 | Baltimore<br>Regional<br>Neighborhoods<br>Initiative<br>(BRNI) | York Corridor Business Improvement District Management Authority, Inc. | York Road<br>Tenant<br>Improvement<br>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<br>City | 43A                     |
|    |  |  |   | Baltimore Regional Neighborhoods In   | nitiative (B)          | RNI) Total        | \$9,780,000             |



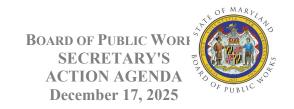
|    | +Program         | Organization | Project Name   | Project Description                 | BPW       | County     | Legislative |
|----|------------------|--------------|----------------|-------------------------------------|-----------|------------|-------------|
|    | Trogram          | Name         | 1 Toject Name  | 1 Toject Description                | Award     | County     | District    |
|    |                  |              |                |                                     | Amount    |            |             |
| 51 |                  | Anne         | Anne Arundel   | Provide matching grants for the     | \$150,000 | Anne       | 33A         |
|    | Maryland         | Arundel      | Economic       | Arundel Community Reinvestment      |           | Arundel    |             |
|    | Façade           | Economic     | Development    | (ACR) Loan Program recipients in    |           |            |             |
|    | Improvement      | Development  | Corporation    | the Sustainable Communities of      |           |            |             |
|    | Program (MFIP)   | Corporation  | Facade         | Glen Burnie, Odenton, and Brooklyn  |           |            |             |
|    | 1 Togram (WITTI) |              | Improvement    | Park.                               |           |            |             |
|    |                  |              | Program        |                                     |           |            |             |
| 52 |                  | Brunswick    | Brunswick      | Continuation of Brunswick Main      | \$100,000 | Frederick  | 4           |
|    | Maryland         | Main Street, | Main Street's  | Street's Facade Improvement         |           |            |             |
|    | Façade           | Inc.         | Facade         | Program.                            |           |            |             |
|    | Improvement      |              | Improvement    |                                     |           |            |             |
|    | Program (MFIP)   |              | Program        |                                     |           |            |             |
| 53 |                  | City of      | Aberdeen       | Facade improvement grant for        | \$100,000 | Harford    | 34A         |
|    | Maryland         | Aberdeen     | Main Street    | building improvements to enhance    |           |            |             |
|    | Façade           |              | Building       | the appearance of downtown, retain  |           |            |             |
|    | Improvement      |              | Revitalization | and assist existing businesses, and |           |            |             |
|    | Program (MFIP)   |              | Program        | attract new commercial activity.    |           |            |             |
| 54 | Maryland         | City of      | Cambridge      | Encourages commercial property      | \$50,000  | Dorchester | 37B         |
|    | Façade           | Cambridge    | Façade         | owners and business owners to       |           |            |             |
|    | Improvement      |              | Improvement    | improve the appearance and appeal   |           |            |             |
|    | Program (MFIP)   |              | Program        | of building exteriors.              |           |            |             |



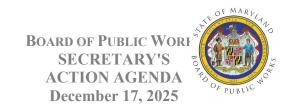
|    | +Program        | Organization | Project Name      | Project Description                     | BPW       | County     | Legislative |
|----|-----------------|--------------|-------------------|---|-----------|------------|-------------|
|    |                 | Name         |                 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



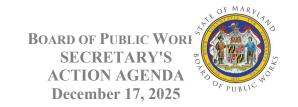
|    | +Program   | Organization<br>Name                   | Project Name                                    | Project Description   | BPW<br>Award<br>Amount | County         | Legislative<br>District |
|----|--|--|---|---|------------------------|----------------|-------------------------|
| 60 | Maryland Façade<br>Improvement<br>Program (MFIP) | City of Pocomoke                       | Downtown Building Facade 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<br>Improvement<br>Program (MFIP) | City of Takoma<br>Park                 | Takoma Park Facade Improvement                  | Assist local businesses in repairing or improving the street-facing portion of their storefronts.   | \$100,000              | Montgome<br>ry | 20                      |
| 62 | Maryland Façade<br>Improvement<br>Program (MFIP) | City of Westminster                    | Westminster<br>Façade<br>Improvement<br>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<br>Improvement<br>Program (MFIP) | County Commissioners of Carroll County | Finksburg Facade<br>Improvement<br>Program      | Continuation of the Town of Finksburg's successful Façade Improvement Program.  | \$80,000               | Carroll        | 42C                     |
| 64 | Maryland Façade<br>Improvement<br>Program (MFIP) | Elkton Alliance, Inc.                  | Elkton Façade<br>Improvement<br>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                      |



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



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



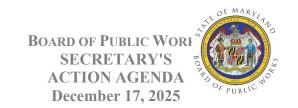
|    | +Program                                    | Organization<br>Name                         | Project Name   | Project Description   | BPW Award<br>Amount | County            | Legislative<br>District |
|----|---|--|--|---|---------------------|-------------------|-------------------------|
| 75 | Maryland Façade Improvem ent Program (MFIP) | Ocean City Development Corporation           | OCDC Commercial Facade Improvement Program             | Provide funding assistance for exterior improvements of commercial buildings needing revitalization in downtown Ocean City.   | \$150,000           | Worcester         | 38C                     |
| 76 | Maryland Façade Improvem ent Program (MFIP) | Security Woodlawn Business Association, Inc. | 1808 Security<br>Business Center<br>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 Improvem ent Program (MFIP) | Southwest<br>Visions<br>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 Improvem ent 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<br>City | 40                      |



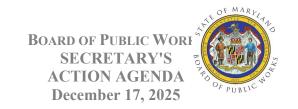
|    | +Program        | Organization<br>Name | Project Name      | Project Description                        | BPW<br>Award | County     | Legislative<br>District |
|----|-----------------|----------------------|-------------------|--|--------------|------------|-------------------------|
|    |  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



|    | +Program  | Organization           | Project Name  | Project Description   | BPW             | County        | Legislative |
|----|---|------------------------|---|---|-----------------|---------------|-------------|
|    |   | Name                   |   |   | Award<br>Amount |               | District    |
| 84 | Maryland<br>Façade<br>Improvement<br>Program (MFIP) | Town of<br>Galena      | Galena Commercial<br>Façade<br>Improvement<br>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<br>Façade<br>Improvement<br>Program (MFIP) | Town of<br>Leonardtown | Facade<br>Improvement<br>Program                        | Continue to implement minor improvements to properties within the downtown business district of Leonardtown.  | \$50,000        | St.<br>Mary's | 29A         |
| 86 | Maryland<br>Façade<br>Improvement<br>Program (MFIP) | Town of Lonaconing     | Commercial Facade<br>Project - Main<br>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<br>Façade<br>Improvement<br>Program (MFIP) | Town of New<br>Market  | New Market Commercial Facade 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<br>Façade<br>Improvement<br>Program (MFIP) | Town of<br>North East  | North East Business<br>Façade<br>Improvement<br>Program | Support local business owners with the exterior improvements of their buildings.  | \$50,000        | Cecil         | 35B         |



|    | +Program   | Organization          | Project Name                                | Project Description  | BPW Award | County    | Legislative |
|----|--|-----------------------|---|--|-----------|-----------|-------------|
|    |  | Name                  |   |  | Amount    |           | District    |
| 89 | Maryland<br>Façade<br>Improvement<br>Program<br>(MFIP) | Town of<br>Perryville | Perryville Facade<br>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<br>Façade<br>Improvement<br>Program<br>(MFIP) | Town of<br>Rising Sun | Rising Sun Façade<br>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<br>Sykesville | Sykesville Façade<br>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<br>Thurmont   | Thurmont Main Street Facade Program         | Continuation of the Main<br>Street Façade Grant Program<br>available to buildings in the<br>Main Street - Sustainable<br>Communities area.                                   | \$75,000  | Frederick | 02A         |



|    | +Program  | Organization<br>Name             | Project Name  | Project Description   | BPW Award<br>Amount | County             | Legislative<br>District |  |  |
|----|---|----------------------------------|---|---|---------------------|--------------------|-------------------------|--|--|
| 93 | Maryland Façade<br>Improvement<br>Program (MFIP)        | Town of Upper Marlboro           | Upper Marlboro Facade<br>Improvement Program                            | Continue minor facade improvements to help businesses and property owners enhance their buildings and businesses.   | \$50,000            | Prince<br>George's | 23                      |  |  |
| 94 | Maryland Façade<br>Improvement<br>Program (MFIP)        | Town of<br>Westernport           | Westernport Town<br>Center Facade 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<br>Improvement<br>Program (MFIP)        | Town of<br>Willards              | Willards Façade<br>Improvement Program                                  | Continue successful facade improvement program for another round of renovations.  | \$25,000            | Wicomico           | 38C                     |  |  |
| 96 | Maryland Façade<br>Improvement<br>Program (MFIP)        | Town of<br>Williamsport          | Williamsport Main<br>Street Commercial<br>Facade Enhancement<br>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<br>Improvement<br>Program (MFIP)        | Towson<br>Chamber of<br>Commerce | Community and Facade Improvements                                       | Continuation of the Facade Program along Towson's commercial corridor.  | \$50,000            | Baltimore          | 43B                     |  |  |
|    | Maryland Façade Improvement Program (MFIP) Total \$5,00 |                                  |   |   |                     |                    |                         |  |  |



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



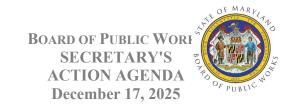
|     |                  |               |                    | ttachincht A.                    |           |          |             |
|-----|------------------|---------------|--------------------|----------------------------------|-----------|----------|-------------|
|     | +Program         | Organization  | Project Name       | Project Description              | BPW       | County   | Legislative |
|     | J                | Name          | · ·                | , ,                              | Award     | ·        | District    |
|     |                  | - 100         |                    |                                  | Amount    |          |             |
| 102 | N 1.0 '. 1       | C. CC         | 6500 C + 1 A       | A : ::: C.C500 1.C504            |           | D .      | 2.4         |
| 102 | National Capital | City of Seat  | 6500 Central Ave   | Acquisition of 6500 and 6504     | \$180,000 | Prince   | 24          |
|     | Strategic        | Pleasant      | Acquisition        | Central Avenue to maintain site  |           | George's |             |
|     | Economic         |               |                    | control and predevelopment of    |           |          |             |
|     | Development      |               |                    | the Epiphany.                    |           |          |             |
|     | Fund             |               |                    |                                  |           |          |             |
|     | (NCSEDF)         |               |                    |                                  |           |          |             |
| 102 |                  | Callaga Dauls | Callaga Dagla      | A annigition for the Community   | \$400,000 | Duinas   | 21          |
| 103 | National Capital | College Park  | College Park       | Acquisition for the Community    | \$400,000 | Prince   | 21          |
|     | Strategic        | City-         | Preservation Trust | Preservation Trust in College    |           | George's |             |
|     | Economic         | University    |                    | Park to help low to moderate     |           |          |             |
|     | Development      | Partnership,  |                    | income homebuyers.               |           |          |             |
|     | Fund             | Inc.          |                    |                                  |           |          |             |
|     | (NCSEDF)         |               |                    |                                  |           |          |             |
| 104 | National Capital | College Park  | Live+Work          | Provide competitive down         | \$100,000 | Prince   | 21          |
|     | Strategic        | City-         | Homeownership      | payment assistance funding in    |           | George's |             |
|     | Economic         | University    | Program            | order to strengthen College Park |           |          |             |
|     | Development      | Partnership,  |                    | neighborhoods, reduce            |           |          |             |
|     | Fund             | Inc.          |                    | commutes, and continue to        |           |          |             |
|     | (NCSEDF)         |               |                    | improve the economy.             |           |          |             |



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



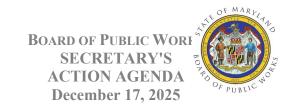
|     | +Program   | Organization Name                                     | <b>Project Name</b>                        | Project Description   | BPW             | County     | Legislative |
|-----|--|---|--|---|-----------------|------------|-------------|
|     |  |   |  |   | Award<br>Amount |            | District    |
| 109 | National Capital Strategic Economic Developme nt Fund (NCSEDF) | Housing Opportunities Commission of Montgomery County | MetroPointe<br>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 Developme nt Fund (NCSEDF) | Housing Opportunities Commission of Montgomery County | Wheaton<br>Gateway<br>Garage<br>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 Developme nt Fund (NCSEDF) | Housing Opportunities Commission of Montgomery County | Elizabeth<br>House<br>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          |



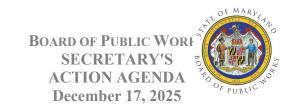
|     | +Program  | Organization   | Project Name  | Project Description  | BPW                     | County             | Legislative |
|-----|---|--|---|--|-------------------------|--------------------|-------------|
|     |   | Name   |   |  | Award                   |                    | District    |
| 112 | National<br>Capital<br>Strategic                              | Latino<br>Economic<br>Development                        | LEDC Downpayment Assistance Initiative  | Provide support for LMI and underserved households in Sustainable communities in Prince  | <b>Amount</b> \$400,000 | Montgomery         | 20          |
|     | Economic Development Fund (NCSEDF)                            | Corporation of Washington, D.C.                          | Assistance initiative   | George and Montgomery County.  |                         |                    |             |
| 113 | National Capital Strategic Economic Development Fund (NCSEDF) | Local<br>Initiatives<br>Support<br>Corporation           | Blue Line Corridor<br>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<br>George's | 24          |
| 114 | National Capital Strategic Economic Development Fund (NCSEDF) | Montgomery County Department of Environmental Protection | Healthy, Efficient,<br>Electrified, Climate-<br>Adapted Pilot<br>Homes (HEECAP)<br>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          |



|     | +Program  | Organization   | Project Name                             | Project Description   | BPW       | County     | Legislative |
|-----|---|--|--|---|-----------|------------|-------------|
|     | Trogram   | Name   | Trojectivame                             | Troject Description   | Award     | County     | District    |
|     |   | rame   |  |   | Amount    |            | District    |
| 115 | National<br>Capital<br>Strategic                              | Montgomery<br>Housing<br>Partnership,                | Flower Avenue<br>Community<br>Commercial | Acquire and activate a vacant commercial space at the northern gateway of the forthcoming Long  | \$350,000 | Montgomery | 20          |
|     | Economic Development Fund (NCSEDF)                            | Inc.   | Acquisition                              | Branch Main Street to support placemaking, foster community connection, and attract new small businesses to the neighborhood.   |           |            |             |
| 116 | National Capital Strategic Economic Development Fund (NCSEDF) | Montgomery<br>Housing<br>Partnership,<br>Inc.        | MHP Amherst<br>Wheaton Arts<br>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<br>Together<br>Montgomery<br>County, Inc. | Safe and Healthy<br>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          |



|     | +Program  | Organization<br>Name                              | Project<br>Name                            | Project Description  | BPW<br>Award<br>Amount | County             | Legislative<br>District |
|-----|---|---|--|--|------------------------|--------------------|-------------------------|
| 118 | National Capital Strategic Economic Development Fund (NCSEDF) | Redevelopment Authority of Prince George's County | Addison Park<br>Infrastructure             | Infrastructure including engineering and construction costs associated with utility pole relocations for Addison Park.   | \$500,000              | Prince<br>George's | 24                      |
| 119 | National Capital Strategic Economic Development Fund (NCSEDF) | Redevelopment Authority of Prince George's County | Aviation<br>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<br>George's | 21                      |
| 120 | National Capital Strategic Economic Development Fund (NCSEDF) | Town of<br>Edmonston                              | Edmonston<br>Eco<br>Streetscape<br>Project | Design and installation of environmentally conscious streetscape enhancement projects.   | \$100,000              | Prince<br>George's | 22                      |



|   | +Program  | Organization<br>Name                              | Project<br>Name                                       | Project Description   | BPW<br>Award<br>Amount | County             | Legislative<br>District |
|---|---|---|---|---|------------------------|--------------------|-------------------------|
| 121   | National Capital Strategic Economic Development Fund (NCSEDF) | Town of Upper<br>Marlboro                         | Upper<br>Marlboro<br>Playground<br>and Splash<br>Pad. | Construction and rehab of a railroad themed playground and new splash pad.  | \$150,000              | Prince<br>George's | 23                      |
| 122   | National Capital Strategic Economic Development Fund (NCSEDF) | United<br>Communities<br>Against<br>Poverty, Inc. | 737<br>Restoration<br>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<br>George's | 24                      |
| 123   | National Capital Strategic Economic Development Fund (NCSEDF) | White Rose<br>Foundation,<br>Inc.                 | White Rose<br>Foundation<br>Service<br>Center         | Continued rehab and construction of the White Rose Foundation Service Center for seniors.   | \$150,000              | Prince<br>George's | 24                      |
| National Capital Strategic Economic Development Fund (NCSEDF) Total |   |   |   |   |                        |                    | \$8,700,000             |



|     | +Program  | Organization<br>Name   | Project Name                                       | Project Description  | BPW<br>Award<br>Amount | County            | Legislative<br>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<br>City | 46                      |
| 125 | Seed Community Development Anchor Institution Fund (SEED) | Johns Hopkins University, Office of Government and Community Affairs | EBDI - Phase 2B<br>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<br>City | 45                      |
| 126 | Seed Community Development Anchor Institution Fund (SEED) | Salisbury<br>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<br>of Baltimore,<br>Inc.                              | Live Near Your<br>Work                             | Provide financial incentives to LifeBridge Health employees to promote homeownership and stabilize nearby neighborhoods.   | \$250,000              | Baltimore<br>City | 41                      |



|  | +Program                | Organization      | Project Name       | Project Description                    | BPW         | County      | Legislative  |
|--|-------------------------|-------------------|--------------------|--|-------------|-------------|--------------|
|  | 110614111               | Name              | 1 Tojece Tume      | 1 Toject Description                   | Award       | County      | District     |
|  |                         | 1 (WIIIC          |                    |  | Amount      |             | District     |
| 128  | Seed Community          | Sinai Hospital of | State-of-the-Art   | Rehabilitating and expanding a         | \$200,000   | Baltimore   | 40           |
|  | Development             | Baltimore, Inc.   | Workforce          | vacant building at 2650 Quantico       |             | City        |              |
|  | Anchor                  |                   | Development        | Avenue to serve as a hub for the       |             |             |              |
|  | <b>Institution Fund</b> |                   | Center, Phase II   | Clean and Green team and               |             |             |              |
|  | (SEED)                  |                   | Rehabilitation     | workforce development services.        |             |             |              |
| 129  | Seed Community          | University of     | The Packing        | Realizing a dynamic center for         | \$1,000,000 | Dorchester  | 37B          |
|  | Development             | Maryland Center   | House Oyster Hub   | economic growth, educational           |             |             |              |
|  | Anchor                  | for               | -                  | innovation, and ecological             |             |             |              |
|  | Institution Fund        | Environmental     |                    | stewardship, strategically             |             |             |              |
|  | (SEED)                  | Science           |                    | positioned at the Packing House, to    |             |             |              |
|  |                         |                   |                    | include state of the art oyster        |             |             |              |
|  |                         |                   |                    | processing with aligned bio labs       |             |             |              |
|  |                         |                   |                    | and publicly accessible exhibits.      |             |             |              |
| 130  | Seed Community          | University of     | The Health Village | Construction of a comprehensive        | \$250,000   | Baltimore   | 40           |
|  | Development             | Maryland,         | at Mondawmin       | dental suite, procedure room, x-ray,   |             | City        |              |
|  | Anchor                  | Baltimore         | Dental Suite       | lab, and sterilization area, to enable |             |             |              |
|  | <b>Institution Fund</b> |                   |                    | students and faculty to provide        |             |             |              |
|  | (SEED)                  |                   |                    | holistic, dental care, including       |             |             |              |
|  |                         |                   |                    | preventive and surgical services,      |             |             |              |
|  |                         |                   |                    | along with oral health education.      |             |             |              |
| Seed Community Development Anchor Institution Fund (SEED) Total      |                         |                   |                    |  |             | \$3,000,000 |              |
| Seed Community 20. Clopment Interest Institution I and (SEED) I ctur |                         |                   |                    |  |             |             |              |
| GRAND TOTAL  |                         |                   |                    |  |             |             | \$26,480,000 |



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## 17. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u>

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** Sections 4-401 et seq. of the Housing and Community Development Works Authority: 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



## 17. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u> (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.



# 17. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u> (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.

**BOARD OF PUBLIC WORKS** 

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** Sections 4-401 et seq. of the Housing and Community Development Article

Works Authority: 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.



## 18. <u>DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT</u> (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  |
| <b>Total Sources of Funds</b>          | \$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



Contact Person: Adriana Caldarelli (410) 537-3981 adriana.caldarelli@maryland.gov

# 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



Contact Person: Adriana Caldarelli (410) 537-3981 adriana.caldarelli@maryland.gov

# 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.



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

**Project Funding Sources:** 

| Drinking Water Revolving Loan Fund (this Item)             | \$<br>167,599 |
|--|---------------|
| Drinking Water Revolving Loan Fund Forgiveness (this item) | \$<br>502,798 |
| Local Share  | \$<br>21,910  |
| Total Estimated Project Cost                               | \$<br>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



Contact Person: Adriana Caldarelli 410-537-3981 adriana.caldarelli@maryland.gov

# 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) Oxon Run Basin PGC              | \$ | 4,504,192 |
|--|----|-----------|
| 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  |    |           |



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

## Project Funding Sources (cont'd):

| Bay Restoration Fund Grant BR-CR 15.16 (prior approval Sec 10 [7/19/2023]) | \$  | 3,843,000  |
|--|-----|------------|
| Beaverdam Sewer Basin PGC  |     |            |
| Bay Restoration Fund Grant BR-CR 10.16 (prior approval Sec 9 [4/6/2022])   | \$  | 2,219,000  |
| Beaverdam Sewer Basin PGC  |     |            |
| Bay Restoration Fund Grant BR-CR 13.16 (prior approval Sec 9 [4/6/2022])   | \$  | 3,134,250  |
| Northwest Sewer Basin PGC  |     |            |
| Bay Restoration Fund Grant BR-CR 16.16 (prior approval Sec 9 [4/6/2022])   | \$  | 159,250    |
| Parkway Sewer Basin PGC  |     |            |
| Bay Restoration Fund Grant BR-CR 20.16 (prior approval Sec 9 [4/6/2022])   | \$  | 2,235,311  |
| Piscataway Sewer Basin PGC   |     |            |
| Bay Restoration Fund Grant BR-CR 12.16 (prior approval Sec 10 [9/2/2020])  | \$  | 5,362,875  |
| Northeast Sewer Basin PGC  |     |            |
| Bay Restoration Fund Grant BR-CR 11.16 (prior approval Sec 10 [9/2/2020])  | \$  | 3,791,375  |
| Lower Anacostia Sewer Basin PGC  |     |            |
| Bay Restoration Fund Grant (Future)  | \$  | 20,448,637 |
| Water Quality State Revolving Loan Fund (prior approval Sec 13 [7/1/2020]) |     | 50,174,502 |
| Water Quality State Revolving Loan Fund Forgiveness                        | \$  | 3,714,188  |
| (prior approval Sec 13 [7/1/20])   |     |            |
| Local Share  | \$  | 2,424,189  |
| Total Estimated Project Cost   | \$2 | 26,633,821 |
| 3  |     | , ,        |

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** WITHOUT DISCUSSION WITH DISCUSSION



Contact Person: Adriana Caldarelli (410) 537-4481 adriana.caldarelli@maryland.gov

# 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.



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

**Project Funding Sources:** 

| Water Quality State Revolving Loan Fund (this Item)             | \$<br>1,223,676 |
|---|-----------------|
| Water Quality State Revolving Loan Fund Forgiveness (this Item) | \$<br>1,223,676 |
| Local Share/Other   | \$<br>37,500    |
| Total Estimated Project Cost                                    | \$<br>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** 

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

# REVISED



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

# 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) 1<sup>st</sup> renewal option \$ 420,000 (not to exceed) 2<sup>nd</sup> renewal option

\$1,308,000 (not to exceed total)

Modification Amount: \$93,280

Revised Contract Amount: \$1,401,280

MBE Participation: 0%



#### **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.



**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

WITH DISCUSSION

WITHOUT DISCUSSION



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

#### 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



# 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.



### 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** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



Contacts: Maame Nyamekye, Associate General Counsel, Executive Division mnyamekye@oag.maryland.gov 410-576-7077 Jonathan Smith, Chief, Civil Rights Division jsmith@oag.maryland.gov 410-576-7844

#### OFFICE OF THE ATTORNEY GENERAL 25.

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.

Section 10-305, State Finance and Procurement Article, Authority:

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.

Relman Colfax PLLC Contractor:

Washington, DC

The Contractor will be paid for services rendered under this Amount:

> 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.



### **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.



### **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



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.

|     |  | Stage of Litigation at which Recovery is Obtained |  |                            |
|-----|--|---|--|----------------------------|
| Row | Amount (Value) of Sums<br>Recovered (after<br>deducting costs &<br>expenses) | A. Before Filing<br>of Formal<br>Complaint        | B. After Filing<br>of Formal<br>Complaint,<br>Before Start of<br>Trial | C. After Start<br>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%                        |



# 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 disproportionally 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.



# 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 ay lower fee schedule it provides to any other plaintiff against the company that is related to employment discrimination.



# **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



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

# 27. <u>DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES</u> 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, 19<sup>th</sup> 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:

DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION

**APPROVED** 

# OF PUBLIC

## **SUPPLEMENTAL**

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

### 28. MORGAN STATE UNIVERSITY

Service Contract – Cloud Modernization & Research Acceleration Partnership Framework

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)

# SUPPLEMENTAL

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



## 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

### • Infrastructure & Compute:

- o Advanced GPU/TPU access for AI/ML workloads
- Multi-petabyte storage, backup, and disaster recovery systems
- o Virtual desktop infrastructure (VDI) and secure cloud networking

## • Support & Services:

- o Technical account management (50–100% FTE)
- o 24/7 premium support with SLAs under 1 hour for critical issues
- o Architecture design, migration planning, and deployment assistance

### • Training & Enablement:

- o Faculty development, student bootcamps, cloud certification tracks
- Access to vendor-led Cloud Skills Boost, AWS Academy, or similar platforms

### • Research Acceleration:

- Cloud credits and infrastructure earmarked for research proposal generation
- o Innovation labs, datasets, and AI tool access for researchers

### • Center of Excellence:

- o Cross-functional leadership hub to coordinate training, research, and governance
- A Cloud Center of Excellence (CCoE) will anchor vendor relationship and scale institutional adoption



### 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.



## **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



Contact: Jamaal Turner, 410-767-8374 jturner 5@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.



## 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



DNR<sub>1</sub>

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



DNR<sub>2</sub>

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



DNR<sub>3</sub>

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



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

MARYLAND

BEPARTMENT OF NATURAL RESOURCES

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



**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



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



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: \$ 19,301.00

\$ 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



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: \$5,512.50 \$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



**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: \$9,635.68 \$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



**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: \$0.00 \$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



**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 Catoctin 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+/- acres, unimproved, POS No. 35049

**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



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

**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).



**DNR 14** 

## 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



**DNR 15** 

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

# 13A. <u>TIMBER SALE</u> *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

# **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)

Blue Hill Data Services, Pearl River, NY Contractor:

**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.

Exercise second renewal option and modify contract to Description:

increase second option renewal.

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

renewal options)

 $[\dots]$ 

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) 2<sup>nd</sup> year renewal option

\$529,620 (Not to Exceed) - 2nd renewal option

\$2,688,100 (not to exceed) Total

Option Amount (this Item):

Modification Amount (this Item):

**Option**\Modification Total Amount (this Item):

\$ 32,253 (See Requesting Institution Remarks)

\$561,873 (Not to Exceed) - 2nd renewal option

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

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. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u> (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) 2<sup>nd</sup> 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



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

3-C. <u>UNIVERSITY OF MARYLAND BALTIMORE</u>

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. <u>UNIVERSITY OF MARYLAND BALTIMORE</u> (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

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



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

## 4-S. <u>UNIVERSITY OF MARYLAND GLOBAL CAMPUS</u>

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.

 Retroactive Approval
 Prospective Approval

 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

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



4-S. <u>UNIVERSITY OF MARYLAND GLOBAL CAMPUS</u> (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:

| Contractor | MD Tax Clearance | Resident Business |
|------------|------------------|-------------------|
| Guild      | 25-4687-0110     | No                |

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



**Wes Moore** Governor

Aruna Miller Lt. Governor

Samantha J. Biddle
Acting Secretary

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

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| 20      | Supplemental: Maryland Aviation Administration (MAA) <i>cont'd</i> | 42 - 44      |



MDOT 1

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

## 1-M. <u>MARYLAND AVIATION ADMINISTRATION</u> *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)

#### Rid:

| Bidder          | Amounts                                |
|-----------------|--|
| 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



MDOT 2

#### 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



MDOT 3

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.



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



MDOT 5

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%).



MDOT 6

## **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



MDOT 7

Contact: Nia Newton 410-859-7071 nnewton3@bwiairport.com

#### 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.



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



MDOT 9

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:

<u>The Development and Renovation Phase</u> 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.

<u>The Operational Period</u> begins March 1, 2028, and ends on December 31, 2035.



MDOT 10

## 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.



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** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



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:

| Bidders                           | Amounts        |
|-----------------------------------|----------------|
| Florida Drawbridges, Inc.         | \$2,027,500,00 |
| Pompano, FL                       | \$3,027,500.00 |
| Cianbro Corporation               | \$3,299,150.00 |
| Pittsfield, ME                    | \$3,299,130.00 |
| Covington Machine & Welding, Inc. | \$3,920,336.00 |
| Annapolis, MD                     | \$3,920,330.00 |

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.



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



MDOT 14

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

## 7-C. <u>MARYLAND PORT ADMINISTRATION</u>

**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:** 

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

<sup>\*</sup>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



MDOT 15

## 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.



MDOT 16

7-C. <u>MARYLAND PORT ADMINISTRATION</u> (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

125



MDOT 17

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.



MDOT 18

## 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

## DEPARTMENT OF TRANSPORTATION ACTION AGENDA December 17, 2025



MDOT 19

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

## 9-M. <u>MARYLAND TRANSIT ADMINISTRATION</u> *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.

<u>Part A: RETROACTIVE</u> - 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.

<u>Part B</u>: 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%

<mark>[...]</mark>

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

Hiring Agreement Eligible: No

*Incumbent*: Same

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



MDOT 20

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

Requesting Agency Remarks:

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

<u>Part B (Proactive):</u> 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.





MDOT 21

## 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** 

WITHDRAWN

WITH DISCUSSION

## DEPARTMENT OF TRANSPORTATION ACTION AGENDA December 17, 2025



MDOT 22

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

# 10-S. <u>MARYLAND TRANSIT ADMINISTRATION</u> *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.

<u>Part A:</u> 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

<u>Part B</u>: 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

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



MDOT 23

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

#### Requesting Agency Remarks:

<u>Part A (Retroactive)</u>: 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.

<u>Part B (Proactive)</u>: 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 <sup>3</sup>/<sub>4</sub> 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.

#### 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



MDOT 25

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

## 11-M. <u>STATE HIGHWAY ADMINISTRATION</u> *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:

| Bidders               | Amounts        |
|-----------------------|----------------|
| Guardrails Etc., Inc. | \$3,489,829.00 |
| Baltimore, MD         |                |
| L. S. Lee, Inc.       | \$3,731,970.00 |
| York, PA              |                |

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.



MDOT 26

#### 11-M. <u>STATE HIGHWAY ADMINISTRATION</u> (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



MDOT 27

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

## 12-M. <u>STATE HIGHWAY ADMINISTRATION</u> *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:

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

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.



MDOT 28

#### 12-M. <u>STATE HIGHWAY ADMINISTRATION</u> (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



MDOT 29

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

## 13-M. <u>STATE HIGHWAY ADMINISTRATION</u> *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:

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

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



MDOT 30

#### 13-M. <u>STATE HIGHWAY ADMINISTRATION</u> (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

MDOT 31

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

## 14-M. <u>STATE HIGHWAY ADMINISTRATION</u> *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:

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

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



MDOT 32

#### 14-M. <u>STATE HIGHWAY ADMINISTRATION</u> (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



MDOT 33

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

## 15-M. <u>STATE HIGHWAY ADMINISTRATION</u> *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:

| Bidders  | Amounts        |
|--|----------------|
| PDI-Sheetz Construction Corporation<br>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



MDOT 34

### 15-M. <u>STATE HIGHWAY ADMINISTRATION</u> (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



MDOT 35

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

## 16-RP. <u>STATE HIGHWAY ADMINISTRATION</u> 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 ( $\pm$  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  $\pm$  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



MDOT 36

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

## 17-RP. <u>STATE HIGHWAY ADMINISTRATION</u> 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

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

DEFERRED

WITHDRAWN

WITH DISCUSSION



MDOT 37

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

## 18-RP. <u>STATE HIGHWAY ADMINISTRATION</u> 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.



MDOT 38

## **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

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.

<u>Part B:</u> 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)



MDOT 40

#### 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.



MDOT 41

### 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

THIS ITEM WAS: **BOARD OF PUBLIC WORKS** 

**APPROVED DISAPPROVED DEFERRED** WITHDRAWN

## **SUPPLEMENTAL**

## DEPARTMENT OF TRANSPORTATION ACTION AGENDA December 17, 2025



MDOT 42

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)

## **SUPPLEMENTAL**

## DEPARTMENT OF TRANSPORTATION ACTION AGENDA December 17, 2025



MDOT 43

## **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.

## **SUPPLEMENTAL**

## DEPARTMENT OF TRANSPORTATION ACTION AGENDA December 17, 2025



MDOT 44

### **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. <u>CAPITAL GRANTS AND LOANS</u>

**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.





## 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





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

WITHOUT DISCUSSION

WITHDRAWN





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 3-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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)** \$ 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





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 4-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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 DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 5-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

### **Board of County Commissioners of Washington County**

Hagerstown Revitalization (Washington County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the renovation and expansion of the Maryland Theatre and the Barbara Ingram School for the Arts (Urban Educational Campus) and for the University System of Maryland at Hagerstown."

Maryland Consolidated Capital Bond Loan of 2021 (MISC-Chapter 63, Acts of 2021)

DGS Item 21-136, (SL-129-200-038) \$2,250,000

Background: Total Project \$38,747,000

 21-136 (This Action)
 \$ 2,250,000 (Non-match)

 20-154 (Prior Action)
 \$ 2,500,000 (Non-match)

 18-142 (Prior Action)
 \$ 750,000 (Non-match)

Local Cost \$33,247,000

(Prior Actions: Agenda 9/01/21, Item 16-CGL; Agenda 8/06/25, Item 8-CGL)

#### Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the taxexempt 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 upgrading the Maryland Theatre to make it accessible to a larger portion of the population. Expansion of the school will give more opportunities to a greater number of county students to participate in arts and humanities education.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHOUT DISCUSSION

WITHOUT DISCUSSION





REVISED

December 17, 2025

Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 6-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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 taxexempt 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 OFFICE OF STATE PROCUREMENT

**ACTION AGENDA December 17, 2025** 



#### 6-CGL. **CAPITAL GRANTS AND LOANS** (cont'd)

**REVISED** 

- 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





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

### 7-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

## Maryland-National Capital Park and Planning Commission

Long Branch Stream Valley Signature Bridge (Montgomery County)

"For the acquisition, planning, design, construction, repair, renovation,
reconstruction, site improvement, and capital equipping of the Long Branch Stream
Valley pedestrian community connection bridge, located in Montgomery County."

Maryland Consolidated Capital Bond Loan of 2021 (LSI– Chapter 63, Acts of 2021) DGS
Item 21-470, (SL-068-210-038)

\$100,000

Matching Fund: No match is required.

**Background:** Total Project \$200,000

**21-470 (This Action)** \$100,000 (Non-match) 21-370 (Prior Action) \$100,000 (Non-match)

Local Cost \$ 0

(Prior Actions: 1/5/2022 Agenda, 6-CGL)

#### Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the taxexempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include the installation of a new signature bridge to replace the existing narrow bridge along the Long Branch Trail at Domer Avenue. The new bridge will be significantly wider and safer, to better accommodate pedestrian and bicycle traffic on the trail.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** WITHDRAWN

WITH DISCUSSION





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 8-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

## **County Executive and County Council of Montgomery County**

**Diversion Center** 

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Restoration Center mental health clinic (Montgomery County).

Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023) DGS Item 23-205, (SL-240-220-038) \$ 5,000,000

*Matching Fund:* No match is required.

Background: Total Project \$17,000,000

**23-205 (This Action)** \$ **5,000,000 (non-match)** 22-369 (Prior Action) \$12,000,000 (non-match)

Local Cost \$ 0

(Prior Actions: 11/29/2023 Agenda, Item 14-CGL)

#### Remarks:

- 1. By retroactive authority, DGS is administratively correcting the project name within the grant description, pursuant to Section 1(3)(9)(b) of Chapter 603, Acts of 2025.
  - 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.





## 8-CGL. <u>CAPITAL GRANTS AND LOANS</u> (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





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

WITHOUT DISCUSSION





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 10-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

### **Board of Education of Anne Arundel County**

Chesapeake High School Field House (Anne Arundel County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a field house."

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)

DGS Item 24-429, (SL-124-220-038)

\$ 250,000

*Matching Fund:* No match is required.

**Background:** Total Project \$1,250,000

24-429 (This Action)\$ 250,000 (Non-match)23-520 (Prior Action)\$ 200,000 (Non-match)22-685 (Prior Action)\$ 350,000 (Non-match)22-515 (Prior Action)\$ 450,000 (Non-match)

Local Cost \$ 0

(Prior Actions: 8/7/2024 Agenda, Item 10-CGL; 2/15/2023 Agenda, Item 7-CGL)

#### Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the taxexempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include the purchase of labor and materials to build a field house that will house athletic sports equipment.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





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 13<sup>th</sup> 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





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 12-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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





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 taxexempt 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.





## 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 DI

DISAPPROVED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEFERRED** 





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 14-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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.





## 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





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 15-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

### 16-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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 taxexempt 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





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 17-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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

APPROVED

DISAPPROVED

DEFERRED

WITHOUT DISCUSSION

WITHOUT DISCUSSION





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 18-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

### Board of Directors of The Jubilee Association of Maryland, Inc.

DSP Training Academy at Jubilee Association of Maryland (Montgomery County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the DSP Training Academy at Jubilee Association of Maryland."

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025) DGS Item 25-229, (SL-048-240-038) \$ 50,000

Matching Fund: No match is required.

Background: Total Project \$ 300,000

**25-229 (This Action)** \$ **50,000 (Non-match)** 24-636 (Prior Action) \$ 250,000 (Non-match)

Local Cost \$ 0

(Prior Actions: 8/6/25 Agenda, Item 14-CGL)

#### Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the taxexempt 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 of a partial kitchen into a full, accessible teaching kitchen with a stove, microwave, sink, refrigerator, and workspace. The kitchen will be used by 100 staff, and 25 clients to learn how to safely prepare nutritious meals.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** WITHDRAWN

WITH DISCUSSION





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

## 19-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

## **Board of Directors of South Harbor Renaissance, Inc.**

Federal Hill Park Playground (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Federal Hill Park playground."

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024) DGS Item 24-315, (SL-173-240-038) \$ 29,000

Matching Fund: No match is required.

Background: Total Project \$ 29,000

**24-315 (This Action)** \$ **29,000 (Non-match)** 

Local Cost \$ 0

(Prior Actions: None)

#### Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the taxexempt 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 cleaning, repairing, and replacement of deteriorating playground equipment to improve safety, as well as adding a new nature-themed reading area at the historic Federal Hill Park for residents and visiting children to enjoy.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** WITHDRAWN

WITH DISCUSSION



### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

E OF STATE PROCUREMENT ACTION AGENDA

December 17, 2025



Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

### 20-CGL. CAPITAL GRANTS AND LOANS

REVISED

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

### **Howard County, Maryland**

Historic Ellicott City Courthouse (Howard County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Historic Ellicott City Courthouse."

Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024)

DGS Item 24-629 (SL-213-240-038) \$350,000

Maryland Consolidated Capital Bond Loan of 2024 (MISC- Chapter 720, Acts of 2024)

DGS Item 24-342, (SL-213-240-038) \$550,000

Matching Fund: No match is required.

Background: Total Project \$16,590,000

24-629 (This Action) \$ 350,000 (Non-match) 24-342 (This Action) \$ 550,000 (Non-match)

[…]

Local Cost \$15,690,000

(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.





### **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





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

### 21-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

#### **Board of Directors of the Oakland Volunteer Fire Department**

Oakland Volunteer Fire Department (Garrett County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Oakland Volunteer Fire Department property."

Maryland Consolidated Capital Bond Loan of 2025 (LSI- Chapter 603, Acts of 2025)

DGS Item 25-622, (SL-027-250-038) \$100,000

*Matching Fund:* No match is required.

**Background:** Total Project \$627,000

25-622 (This Action) \$ 100,000 (Non-match)

Local Cost \$ 527,000

(Prior Actions: None)

#### Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the taxexempt 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 cost of architectural fees to assist with predevelopment plans for a new state-of-the-art firehouse in Garrett County that will serve the local community.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

**DEFERRED** WITHDRAWN

WITH DISCUSSION





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

### 22-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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 taxexempt 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

WITH DISCUSSION WITHOUT DISCUSSION

WITHDRAWN





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

### 23-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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 taxexempt 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

WITHOUT DISCUSSION





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

### 24-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

### **NoXcuse Boxing Club**

Walker Mill Community Boxing Facility – Repairs and Renovation (Prince George's County)

"for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Walker Mill Community Boxing Facility."

Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 102, Acts of 2023) DGS Item 23-614, (SL-174-230-038) \$ 150,000

*Matching Fund:* No match is required.

Background: Total Project \$ 150,000

23-614 (This Action) \$ 150,000 (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 the renovation of the existing structure that will include improving the general conditions of the facility.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

#### 25-CGL. CAPITAL GRANTS AND LOANS

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

### Board of Trustees of Mt. Pleasant African Methodist Episcopal Church, Inc.

Mt. Pleasant AMEC Grave Restoration (Baltimore County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Mt. Pleasant AMEC Gravesite."

Maryland Consolidated Capital Bond Loan of 2025 (LHI- Chapter 603, Acts of 2025)

DGS Item 25-503 \$ 34,000

Maryland Consolidated Capital Bond Loan of 2025 (LSI- Chapter 603, Acts of 2025)

DGS Item 25-603 (SL-025-250-038) \$ 34,000

*Matching Fund:* No match is required.

Background: Total Project \$68,000

25-503 (This Action) \$ 34,000 (Non-match) 25-603 (This Action) \$ 34,000 (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 restoring of headstones, monuments, and leveling the grounds, tree removal and pathway repair of the Mt. Pleasant AMEC Gravesite.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHOUT DISCUSSION





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





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:

**APPROVED** 

- 1. This action is in accordance with the enabling legislation and complies with the taxexempt 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:

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

### 28-CGL. <u>CAPITAL GRANTS AND LOANS</u> 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





Contact: Craig Curtis 410-767-3615 craig.curtis@maryland.gov

### 29-CGL. <u>CAPITAL GRANTS AND LOANS</u> 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** 

**Background:** 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.





### **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





Contact: Craig Curtis 410-767-3615 craig.curtis@maryland.gov

### 30-CGL. <u>CAPITAL GRANTS AND LOANS</u> 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 noncredit 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 State ShareTotal Project\$20,525,000This Action\$20,525,000





### **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



### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

ACTION AGENDA December 17, 2025



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

### 31-C. <u>CONSTRUCTION CONTRACT</u> Department of General Services

**REVISED** 

**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:

| Bidders   | Amounts       |
|---|---------------|
| 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



**December 17, 2025** 

EL 201

REVISED

### **31-C.** CONSTRUCTION CONTRACT (cont'd)

Requesting Agency Remarks: On April 18, 2025, a notice of availability of a Multi-Step Invitation for Bids was posted on eMaryland Marketplace Advantage. Seven (7) technical offers were received and opened on August 13, 2025. Four (4) offers were rejected as nonresponsive; three of the four offers were nonresponsive for failure to accurately complete MBE Attachment D-1A (the MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule), and three of the four offers were also nonresponsive for lack of bid bond. Three (3) bids were opened on September 29, 2025. Coakley & Williams Construction, LLC has been found responsible, and its bid responsive. The bid pricing has been confirmed. The engineer's estimate for the project is \$148,050,000.00. Coakley & Williams Construction LLC plans on exceeding the MBE goal by 0.27% and the VSBE goal by 0.07%.

Additional approval is requested for the entire contract amount at this time; however, due to limited funding currently available, the initial encumbrance will be in the amount of \$95,604,000.00. DGS will return to the Board of Public Works for approval of the additional capital funding for the remaining amount(s) when those funds are authorized.

**Fund Source:** 34.8% General Funds, 65.2% Bond Funds

Approp. Code: FY24 PCA 88711 JUD General Funds \$51,117,000

MCCBL 2024 Provide funds to continue construction and begin equipping of a new Supreme Court of Maryland Building in Annapolis, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project. Item 179

\$35,400,000

MCCBL 2025 Provide funds to continue construction and begin equipping of a new Supreme Court of Maryland Building in Annapolis Item 157 \$ 9,087,000

FY2026 MCCBL Provide funds to continue construction and equipping of a new Supreme Court of Maryland Building in Annapolis. (Pre-Authorized) \$51,377,015



# OFFICE OF STATE PROCUREMENT ACTION AGENDA December 17, 2025



REVISED

31-C. <u>CONSTRUCTION CONTRACT</u> (cont'd)

**Resident Business:** Yes

**MD Tax Clearance:** 25-3950-1101

**BOARD OF PUBLIC WORKS** 

THIS ITEM WAS:

**APPROVED** 

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION





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

### 32-C. <u>CONSTRUCTION CONTRACT</u> Department of Juvenile Services

*Contract ID:* Demolition of Buildings 10-13, 17, 18, and 21at 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:

| Bidders                                       | Amounts        |
|---|----------------|
| 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





### **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:

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION

**APPROVED** 





Contact: Kareen Davis 410-767-7572 kareen.davis@maryland.gov

33-S. <u>SERVICES CONTRACT</u>
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





**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





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

### 34-S. <u>SERVICES CONTRACT</u>

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:** 

| Offerors                               | Technical<br>Rankings | Financial Offers<br>(Rankings) | Overall<br>Rankings |
|--|-----------------------|--------------------------------|---------------------|
| Provider Synergies, LLC; Eagan, MN     | 1                     | \$11,108,043.00 (1)            | 1                   |
| Gainwell Technologies, LLC; Irving, TX | 2                     | \$21,093,082.15 (2)            | 2                   |

<sup>\*</sup>Technical ranking were weighted greater than financial rankings

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

**Performance Security:** No

*Incumbent*: N/A





### **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 DISAPP

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION





Contact: Sherreon Washington 410-767-8006 sherreon.washington1@maryland.gov

35-S. <u>SERVICES CONTRACT</u>

Department of Budget and Management, Office of Personnel Services & Benefits

Contract ID: Forensic Toxicology Drug Testing Laboratory; F10B6600013

ADPICS No.: F10B6600013

**Contract Description:** Screen collected specimens from applicants and employees to test for the illegal use of drugs. These specifications shall work coherently with the Specimen Collection contractor to administer a centralized drug testing program (laboratory testing only) for State of Maryland applicants and employees.

Award: Aeon Technologies, LLC; Frostburg, MD

Contract Term: 1/8/2026\* - 1/7/2031 (w/two 1-year renewal options)

(\*Or earlier upon BPW approval)

**Amount:** \$292,461.06 (Base Term)

\$ 59,182.02 (Renewal Option #1) \$ 60,355.14 (Renewal Option #2)

\$411,998.22

**Procurement Method:** Competitive Sealed Bidding

#### Bids:

| Bidders                                 | Amounts      |
|---|--------------|
| Aeon Technologies, LLC; Frostburg, MD   | \$411,998.22 |
| Fastest Labs of Glenarden; Landover, MD | \$450,090.22 |
| Nao Medical; Mineola, NY                | \$516,157.50 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

**Performance Security:** No

Incumbent: Phamatech, Inc; San Diego, CA





### **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.





### **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 DIS

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

ACTION AGENDA December 17, 2025



Contact: Amanda Kratzen 443-469-5780 amanda.kratzen@maryland.gov

36-S-OPT. SERVICES OPTION

Department of Public Safety and Correctional Services,

**Contract ID:** Inmate Commissary and Banking System; 00019008

ADPICS No.: COL24909

*Contract Approved:* DGS 18-S, 3/10/2021

REVISED

*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





REVISED

December 17, 2025

### **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





### **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





Contact: Amanda Kratzen 443-469-5780 amanda.kratzen@maryland.gov

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)





**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.





**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





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

38-S-MOD. <u>SERVICES MODIFICATION</u>

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





**38-S-MOD.** <u>SERVICES MODIFICATION</u> (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.





**38-S-MOD.** <u>SERVICES MODIFICATION</u> (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 DISAL

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

ACTION AGENDA December 17, 2025



Contact: Christina Kuminski 410-767-4787 christina.kuminski@maryland.gov

#### 39-S-MOD. SERVICES MODIFICATION

REVISED

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)



### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT **ACTION AGENDA** REVISED

**December 17, 2025** 



#### 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

WITHOUT DISCUSSION WITH DISCUSSION



ACTION AGENDA December 17, 2025



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

#### 40-S-MOD. SERVICES MODIFICATION

REVISED

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 OFFICE OF STATE PROCUREMENT

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**REVISED** 

**December 17, 2025** 

#### **SERVICES MODIFICATION** (cont'd) 40-S-MOD.

**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)

N/A **Prior Modifications:** 

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





REVISED

**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





Contact: Kenya DeCosta 410-767-2072 kenya.decosta@maryland.gov

41-IT. <u>INFORMATION TECHNOLOGY</u>

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.





#### 41-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

#### Agency Remarks (cont'd):

To assess the fairness of the proposed labor rate by Innosoft Corporation, a comparison was made against two benchmarks:

Network Managed Services Task Order: Based on the average proposed labor rate, the not-to-exceed (NTE) cost for a Senior Application Developer over a three-year term is \$772,200.00. CATS+ Master Contract: Based on the average labor rate, the NTE cost for a Senior Application Developer over a three-year term is approximately \$816,096.00. Given this comparison, the labor rate proposed by Innosoft Corporation for the Senior Application Developer position is deemed fair and reasonable.

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

**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*: 100% Federal Funds

Approp. Code: A63G5

**Resident Business:** Yes

**MD Tax Clearance:** 25-2614-0110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED

**DISAPPROVED** 

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



ACTION AGENDA December 17, 2025



Contact: Kareen Davis 410-260-4084 kareen.davis@maryland.gov

#### 42-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION

**Department of General Services** 

Contract ID: Self-Funded eGovernment Services; CTR015984

ADPICS No.COK78193

REVISED

*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





**REVISED** December 17, 2025

#### 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





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

#### 43-IT-MOD. <u>INFORMATION TECHNOLOGY MODIFICATION</u>

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%





#### 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

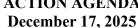
**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



OFFICE OF STATE PROCUREMENT **ACTION AGENDA** 





Contact: Kareen Davis 410-260-4084 kareen.davis@maryland.gov

#### 44-IT. **INFORMATION TECHNOLOGY**

REVISED

2<sup>nd</sup> Revision

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

DoIT 3-IT, 04/03/2013 Approved: 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; O00P6601658.

Award: Digital Information Services, LLC; Potomac, MD

(Certified Small Business)

Number of Qualified

Master Contractors: 15 (SBR - Designated)

Number of Bids:

Bids:

| Bidders   | Amounts      |
|---|--------------|
| 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 |

\$716,898.72 Amount:

01/08/202<mark>6\* - 12/17/2026</mark> Term:

(\*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.



OFFICE OF STATE PROCUREMENT

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**December 17, 2025** 



#### 44-IT. **INFORMATION TECHNOLOGY** (cont'd)

2<sup>nd</sup> Revision

#### 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).

\$1,270,917.60 **Total Contract Amount:** MBE/VSBE Participation: 0% / 0% 0% / 0% MBE/VSBE Compliance:

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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**December 17, 2025** 



2<sup>nd</sup> Revision

REVISED

#### 44-IT. **INFORMATION TECHNOLOGY** (cont'd)

2.0 Master Contract: Delivery Program Management Services; F50B0600039

(Secondary Master from CATS+ 060B2490023)

DGS 41-IT, 1.0 and 1.4; 07/28/2021 Approved:

08/12/2021 - 08/11/2026 Term:

\*\*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 OFFICE OF STATE PROCUREMENT **REVISED**

**ACTION AGENDA December 17, 2025** 



#### 44-IT. **INFORMATION TECHNOLOGY** (cont'd)

2<sup>nd</sup> Revision

#### 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 in 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

# Maryland DEPARTMENT OF GENERAL SERVICES

### DEPARTMENT OF GENERAL SERVICES

OFFICE OF STATE PROCUREMENT

ACTION AGENDA

**REVISED** December 17, 2025



### 2<sup>nd</sup> Revision

#### 44-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

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

Contract No. 060B2490021

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

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

\*\*As of publication, the remaining balance of this master contract is \$22,875,978.70.

3.1 Using Agency: Department of Human Services, Office of Technology for Human

Services

**Description:** PrinterLogic is a Software-as-a-Service platform that simplifies the deployment of network printers to users, and enables IT administrators to effectively

manage the network printers; OTHS/OTHS-26-018, N00B6600139

Award: Applied Technology Services; Middle River, MD

(Certified Small Business)

Number of Qualified

Master Contractors:2 (Functional Area 1)Number of Bids:1 (SBR - Designated)

Bids:

| Bidders                                       | Amounts    |
|---|------------|
| Applied Technology Services; Middle River, MD | \$ 262,000 |

**Amount:** \$ 262,000

*Term*: 01/27/2026 - 01/26/2029

MBE/VSBE Participation: 0% / 0%

**Resident Business:** Yes

Fund Source: 48.60% General Funds, 50.20% Federal Funds,

1.20% Special Funds (CSE Reinvest Special,

Special EUSP)

**Requesting Agency Remarks:** The price has been determined to be fair and reasonable. Market research was conducted for this Solicitation, Advanced Computer Concepts (ACC) quoted \$266, 980.00, for this SaaS, which is higher than Applied Technology Services quotation. The other Master Contractor stated that this project was beyond their capacity at this time.

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



OFFICE OF STATE PROCUREMENT

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2<sup>nd</sup> Revision



### 44-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

REVISED

4.0 Master Contract: Hardware/Associated Equipment & Services 2012

Contract No. 060B2490022

 Approved:
 DoIT 4-IT, 10/31/2012

 Term:
 11/15/2012 - 11/14/2027

\*\*As of publication, the remaining balance of this master contract is \$18,367,777.99.

**4.1** Using Agency: Department of Information Technology

**Description: RETROACTIVE** approval of continued access to the State's NetApp cloud storage and data management services. This bridge contract provides uninterrupted use of existing NetApp cloud subscriptions, including data storage, backup, replication, and management tools, along with vendor technical support, software updates, and security patches while a new procurement occurs.; F50P6600153

Award: CAS SEVERN INC.; Laurel, MD

(Certified Small Business)

**Amount:** \$81,299.45 (Retroactive)

\$ 7,371.84 (Proactive)

\$88,671.29 Total

*Term:* 08/01/2025 - 12/17/2025 (Retroactive)

12/18/2025 - 12/31/2025 (Proactive)

MBE/VSBE Participation: 0%/0% Resident Business: Yes

Fund Source: 100% Reimbursable (Using Agencies)

**Requesting Agency Remarks:** A new one-year retroactive contract for NetApp services was submitted for inclusion on the October 22, 2025, BPW Agenda. The initial delay in processing this item was due to changes in hardware configuration requirements associated with Network Maryland upgrades. These adjustments were necessary to ensure compatibility with the upgraded infrastructure, removing support for equipment that would no longer be needed.

However, during an internal review, the department was advised to process two separate requests. A bridge contract and a new procurement. This adjustment contributed to the delay in this submission for approval. The delay was not intentional, and the Department acted promptly to correct the submission and ensure continuity of NetApp maintenance services as these services are critical to prevent operation disruptions to agencies in the event of hardware or software failures of the NetApp storage array.



### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

ACTION AGENDA December 17, 2025



#### 44-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

**REVISED** 

2<sup>nd</sup> Revision

#### 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 29,20225 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.

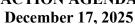
MBE and VSBE participation goals were not established for this contract, as no subcontracting opportunities were identified.

**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.



### OFFICE OF STATE PROCUREMENT

**ACTION AGENDA** 





2<sup>nd</sup> Revision

**REVISED** 

#### 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:

Bids:

| Bidders   | Amounts        |
|---|----------------|
| 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.

# Maryland

### DEPARTMENT OF GENERAL SERVICES

OFFICE OF STATE PROCUREMENT

**ACTION AGENDA** 

**REVISED December 17, 2025** 



2<sup>nd</sup> Revision

#### 44-IT. **INFORMATION TECHNOLOGY** (cont'd)

Master Contract: Audit Services Master Contract for Maryland

DGS 31-S, 08/12/2020 Approved: 09/01/2025 - 08/31/2030Term:

\*\*As of publication, the remaining balance of this master contract is \$\$7,255,263.07.

*5.1* 

*5.0* 

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

05/02/2024 - 08/31/2025 (w/one 5-year renewal option) Original Contract Term:

**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)

\$1,353,880.10 **Total Contract Amount:** 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.



### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

ACTION AGENDA

December 17, 2025



2<sup>nd</sup> Revision

REVISED

#### 44-IT. <u>INFORMATION TECHNOLOGY</u> (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** 

APPROVED DISAPPROVED

**DEFERRED** 

THIS ITEM WAS:

WITHDRAWN

WITH DISCUSSION

OFFICE OF STATE PROCUREMENT **ACTION AGENDA** 





REVISED 2<sup>nd</sup> 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

DGS 2-M, 06/05/2019 Contract Approved:

**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)

08/01/2019 - 07/31/2024 (w/two 1-year renewal options) Original Contract Term:

12/31/2025 - 11/01/2026**Option Term:** 

Original Contract Amount: \$3,560,712.60

\$ 746, 943.00 **Option Amount:** 

Prior Mods/Options: \$722,942.52 (Renewal Option #1  $08/01/2024 - \frac{7/31/25}{2024}$ ;

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)

\$5,030,598.12 Total Contract Amount:

*Percent +/- (This Item):* 20.<mark>98</mark>%

Total Percent Change: 41.28%

Original Procurement Method: Competitive Sealed Bidding



### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

ACTION AGENDA December 17, 2025



2<sup>nd</sup> Revision

**REVISED** 

**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



ACTION AGENDA December 17, 2025



Contact: Krishnanda Tallur 410-767-0123 krishnanda.tallur@maryland.gov

#### 46-M-OPT. MAINTENANCE OPTION

REVISED

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%



## OFFICE OF STATE PROCUREMENT ACTION AGENDA VISED December 17, 2025



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 DEFI

**DEFERRED** WITHDRAWN

WITH DISCUSSION



### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

ACTION AGENDA December 17, 2025



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

#### 47-GM. GENERAL MISCELLANEOUS

REVISED

**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





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

48-RP. <u>REAL PROPERTY</u>

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.





**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



### 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

### 49-RP. <u>REAL PROPERTY</u>

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

**REVISED** 

**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.





REVISED

December 17, 2025

**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





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





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.





51-LL. <u>LANDLORD LEASE</u> (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:

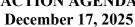
APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



#### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

ACTION AGENDA





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

#### 52-LL. **LANDLORD LEASE**

REVISED

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

NexStar Media, Inc. Tenant:

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

Land Space Type:

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.





REVISED

#### **52-LL.** <u>LANDLORD LEASE</u> (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





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

<sup>\*</sup>Utility expenses will be paid directly by the Lessee (tenant agency) under a separate utility contract.

<sup>\*</sup>Custodial Responsibility expenses will be paid by the Lessor (Landlord).





#### 53-LT. <u>TENANT LEASE</u> (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:

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

#### 54-CGL. <u>CAPITAL GRANTS AND LOANS</u>

**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.





### 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



ACTION AGENDA December 17, 2025



Contact: Alexis Croft 410-767-4703 alexis.croft@maryland.gov

### 55-CGL. <u>CAPITAL GRANTS AND LOANS</u>

REVISED

**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:





### 55-CGL. <u>CAPITAL GRANTS AND LOANS</u> (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:

**APPROVED** 

DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION





REVISED

Contact: Wendy Scott- Napier 410-767-4088

wendy.scott-napier@maryland.gov

#### 56-LT. <u>TENANT LEASE</u> <u>RETROACTIVE</u> – 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:

**APPROVED** 

DISAPPROVED

**DEFERRED** 

WITHDRAWN

WITH DISCUSSION



### 56-LT. <u>TENANT LEASE</u> (cont'd)

**REVISED** 

### **SCHEDULE A**

|   | Agency                                    | Address                                | Prior<br>Board<br>Action                 | Lease Term                 | Retroactive<br>Period     | Retroactive<br>Amount | Amount<br>Escalation                           | Proactive<br>Amount | Total<br>Amount |
|---|---|--|--|----------------------------|---------------------------|-----------------------|--|---------------------|-----------------|
|   | 2018 ( 2<br>leases)                       |  |  |                            | _                         | _                     | _  | _                   |                 |
| 1 | Judiciary, Public Safety, Public Defender | 1400 E. North<br>Avenue,<br>Baltimore  | DGS Item<br>10-LT,<br>11/14/2018         | 02/01/2018 -<br>11/30/2028 | 12/01/2020-<br>12/31/2025 | \$764,981.36          | 5.49%<br>every 2<br>lease years                | \$930,598.46        | \$1,695,579.82  |
| 2 | State Board of Elections                  | 151 West St.,<br>Annapolis             | DGS Item<br>36-LT,<br>12/19/2018         | 11/01/2019 -<br>07/31/2030 | 11/01/2020-<br>12/31/2025 | \$165,771.02          | 2%   | \$312,685.78        | \$478,456.80    |
|   | 2019 (2<br>leases)                        |  |  |                            |                           |                       |  |                     |                 |
| 3 | Judiciary                                 | 1307 Seven<br>Locks Road,<br>Rockville | DGS Item<br>17-LT-<br>MOD,<br>10/16/2019 | 11/01/2019 -<br>10/31/2029 | 11/01/2024-<br>12/31/2025 | \$700.00              | Years 1-5<br>\$14.00<br>Years 6-10<br>\$14.50  | \$2,300.00          | \$3,000.00      |
| 4 | Dept. of<br>Human<br>Services             | 1400 E. North<br>Avenue,<br>Baltimore  | DGS Item<br>17-LT-<br>MOD,<br>10/16/2019 | 11/01/2019 -<br>10/31/2029 | 11/01/2024-<br>12/31/2025 | \$48,999.95           | Years 1-5<br>\$19.00<br>Years 6-10,<br>\$22.00 | \$118,999.89        | \$167,999.84    |
|   | 2020 (4<br>leases)                        |  |  |                            |                           |                       |  |                     |                 |
| 5 | Maryland<br>State Police                  | 1523<br>Signature<br>Drive,<br>Hanover | DGS Item<br>76-LT,<br>01/08/2020         | 05/01/2020 -<br>04/30/2030 | 05/01/2021-<br>12/31/2025 | \$296,349.21          | 2%   | \$946,782.75        | \$1,243,131.96  |



### 56-LT. <u>TENANT LEASE</u> (cont'd)

|                | Agency  | Address   | Prior<br>Board<br>Action                 | Lease Term  | Retroactive<br>Period     | Retroactive<br>Amount | Amount<br>Escalation | Proactive<br>Amount | Total<br>Amount |
|----------------|---|---|--|---|---------------------------|-----------------------|----------------------|---------------------|-----------------|
| <mark>6</mark> | Dept. of Human<br>Services                              | 6505<br>Belcrest<br>Road,<br>Hyattsville                          | DGS Item<br>46-LT,<br>02/19/2020         | 03/01/2020 -<br>02/28/2030  | 03/01/2021-<br>12/31/2025 | \$172,960.26          | 1.80%                | \$392,038.16        | \$564,998.42    |
| 7              | Executive Dept.   | 400 N.<br>Capitol<br>Street NW,<br>Ste. 311,<br>Washington,<br>DC | DGS Item<br>42-LT,<br>09/02/2020         | 10/01/2020 -<br>09/30/2026  | 10/01/2021-<br>12/31/2025 | \$39,009.42           | 2.50%                | \$9,915.54          | \$48,924.96     |
| 8              | Dept. of Public<br>Safety &<br>Correctional<br>Services | 3021 E.<br>Madison St,<br>Baltimore                               | DGS Item<br>13-LT-<br>MOD,<br>10/07/2020 | 11/01/2020 -<br>10/31/2030  | 11/01/2021-<br>12/31/2025 | \$40,255.12           | 2%                   | \$274,068.68        | \$314,323.80    |
|                | 2021 (5 leases)   |   |  |   |                           |                       |                      |                     |                 |
| 9              | Judiciary   | 13400 Dille<br>Drive,<br>Upper<br>Marlboro                        | DGS Item<br>46-LT,<br>05/05/2021         | 06/01/2020 -<br>05/31/2025;<br>Holdover<br>06/01/2025 -<br>05/31/2026 | 06/01/2021-<br>12/31/2025 | \$4,514.47            | 2.50%                | \$616.25            | \$5,130.72      |
| 10             | Dept. of Human<br>Services                              | 101 S.<br>Main, Bel<br>Air  | DGS Item<br>47-LT-<br>MOD,<br>05/05/2021 | 11/01/2021 -<br>10/31/2026  | 11/01/2022-<br>12/31/2025 | \$19,886.98           | 2.00%                | \$10,073.00         | \$29,959.98     |



### 56-LT. <u>TENANT LEASE</u> (cont'd)

|    | Agency                                | Address   | Prior<br>Board<br>Action         | Lease Term  | Retroactive<br>Period     | Retroactive<br>Amount | Amount<br>Escalation                          | Proactive<br>Amount | Total Amount |
|----|---------------------------------------|---|----------------------------------|---|---------------------------|-----------------------|---|---------------------|--------------|
|    | 2022 (5<br>leases)                    |   |                                  |   |                           |                       |   |                     |              |
| 11 | Dept. of<br>Agriculture               | 92 Thomas<br>Johnson Dr, Ste.<br>110, Frederick | DGS Item<br>48-LT,<br>07/28/2021 | 09/01/2021 -<br>08/31/2026  | 09/01/2022-<br>12/31/2025 | \$7,645.75            | 3%  | \$2,832.00          | \$10,477.75  |
| 12 | Comptroller's<br>Office               | 11002 Veirs<br>Mill Rd, Ste.<br>408, Wheaton    | DGS Item<br>59-LT,<br>09/15/2021 | 10/01/2021 -<br>09/30/2024;<br>Holdover<br>10/01/2024 -<br>05/31/2026 | 10/01/2022-<br>12/31/2025 | \$8,322.71            | 2%  | \$1,261.02          | \$9,583.73   |
| 13 | Dept. of<br>Health                    | 1223 W. Pratt<br>St, Baltimore                  | DGS Item<br>42-LT,<br>10/20/2021 | 11/01/2021 -<br>08/31/2027  | 11/01/2022-<br>12/31/2025 | \$225,680.67          | Years 1-5<br>\$17.00<br>Years 6-10<br>\$18.70 | \$112,840.29        | \$338,520.96 |
| 14 | Public<br>Defender                    | 201 N Charles<br>St, Ste 300,<br>Baltimore      | DGS Item<br>58-LT,<br>04/27/2022 | 01/01/2025 -<br>12/31/2034  | 01/01/2025-<br>12/31/2025 | \$93,218.94           | 2.50%   | \$889,904.52        | \$983,123.46 |
| 15 | Property Tax<br>Appeals<br>Board      | 3 Public Square,<br>Hagerstown                  | DGS Item<br>35-LT,<br>08/10/2022 | 09/01/2022 -<br>08/31/2027  | 09/01/2023-<br>12/31/2025 | \$1,390.09            | 2%  | \$2,112.59          | \$3,502.68   |
| 16 | Dept. of<br>Assessments<br>& Taxation | 3 Public Square,<br>Hagerstown                  | DGS Item<br>36-LT,<br>08/10/2022 | 09/01/2022 -<br>08/31/2027  | 09/01/2023-<br>12/31/2025 | \$9,350.64            | 2%  | \$14,210.64         | \$23,561.28  |





### 56-LT. <u>TENANT LEASE</u> (cont'd)

|                 | Agency         | Address          | Prior<br>Board | Lease<br>Term | Retroactive<br>Period | Retroactive<br>Amount | Amount<br>Escalation | Proactive<br>Amount |              |
|-----------------|----------------|------------------|----------------|---------------|-----------------------|-----------------------|----------------------|---------------------|--------------|
|                 |                |                  | Action         |               |                       |                       |                      |                     |              |
| <b>17</b>       | Dept. of       | 122-128          | DGS Item       | 10/01/2023    | 10/01/2024-           | \$17,823.99           | 1.45%                | \$544,434.36        | \$562,258.35 |
|                 | Human          | N. Potomac       | 50-LT,         | -             | 12/31/2025            |                       |                      |                     |              |
|                 | Services       | St, Hagerstown   | 10/26/2022     | 09/30/2033    |                       |                       |                      |                     |              |
| <b>18</b>       | Dept. of       | 24 N. Walnut     | DGS Item       | 01/01/2023    | 01/01/2024-           | \$6,944.26            | 2%                   | \$16,450.48         | \$23,394.74  |
|                 | Human          | St., Hagerstown  | 54-LT,         | -             | 12/31/2025            |                       |                      |                     |              |
|                 | Services       |                  | 12/07/2022     | 12/31/2027    |                       |                       |                      |                     |              |
|                 | 2023 (10       |                  |                |               |                       |                       |                      |                     |              |
|                 | leases)        |                  |                |               |                       |                       |                      |                     |              |
| <mark>19</mark> | Baltimore      | R-1723           | DGS Item       | 07/01/2023    | 07/01/2024-           | \$1,430.47            | 3%                   | \$5,884.82          | \$7,315.29   |
|                 | City           | Reisterstown     | 70-LT,         | -             | 12/31/2025            |                       |                      |                     |              |
|                 | Community      | Road (Pikesville | 06/7/2023      | 06/30/2028    |                       |                       |                      |                     |              |
|                 | College        | Reservoir)       |                |               |                       |                       |                      |                     |              |
| <b>20</b>       | Dept. of       | 991 Corporate    | DGS Item       | 07/01/2023    | 07/01/2024-           | \$45,972.30           | 3%                   | \$189,126.18        | \$235,098.48 |
|                 | Transportation | Boulevard,       | 68-LT,         | -             | 12/31/2025            |                       |                      |                     |              |
|                 |                | Linthicum,       | 6/7/2023       | 06/30/2028    |                       |                       |                      |                     |              |
|                 |                | Maryland         |                |               |                       |                       |                      |                     |              |
| 21              | Dept. of       | 6776             | DGS Item       | 11/01/2023    | 11/01/2024-           | \$2,546.76            | 2%                   | \$16,892.10         | \$19,438.86  |
|                 | Public Safety  | Reisterstown     | 45-LT,         | -             | 12/31/2025            |                       |                      |                     |              |
|                 | &              | Road, Ste 202,   | 8/23/2023      | 10/31/2028    |                       |                       |                      |                     |              |
|                 | Correctional   | Baltimore        |                |               |                       |                       |                      |                     |              |
|                 | Services       |                  |                |               |                       |                       |                      |                     |              |
| <mark>22</mark> | Dept. of       | 65 Duke Street,  | DGS Item       | 10/01/2023    | 10/01/2023-           | \$577.23              | 3%                   | \$3,370.25          | \$3,947.48   |
|                 | Natural        | Prince           | 47-LT,         | -             | 12/31/2025            |                       |                      |                     |              |
|                 | Resources      | Frederick, MD    | 08/20/2023     | 09/30/2028    |                       |                       |                      |                     |              |





### 56-LT. <u>TENANT LEASE</u> (cont'd)

|                 | Agency  | Address                                  | Prior<br>Board<br>Action         | Lease<br>Term  | Retroactive<br>Period     | Retroactive<br>Amount | Amount<br>Escalation                   | Proactive<br>Amount | Total Amount   |
|-----------------|---|--|----------------------------------|--|---------------------------|-----------------------|--|---------------------|----------------|
| 23              | Dept. of Education - Office of Child Care     | 5303<br>Spectrum<br>Drive,<br>Frederick  | DGS Item<br>46-LT,<br>09/20/2023 | 10/1/2023 -<br>9/30/2025   | 10/1/2023 -<br>12/31/2025 | \$2,225.31            | Year 2<br>\$0.50 psf                   | \$12,609.75         | \$14,835.06    |
| 24              | Dept of Public Safety & Correctional Services | 428 E.<br>Preston St,<br>Baltimore       | DGS Item<br>45-LT,<br>11/29/2023 | 12/01/2023<br>-<br>11/30/2025;<br>Holdover<br>12/01/2025<br>-<br>5/31/2026 | 12/01/2022-<br>12/31/2025 | \$7,451.34            | Year 1<br>\$17.28<br>Year 2<br>\$17.71 | \$2,865.90          | \$10,317.24    |
| 25              | Lottery & Gaming Control Agency               | 1800<br>Washington<br>Blvd,<br>Baltimore | DGS Item<br>50-LT,<br>12/13/2023 | 01/01/2024 - 12/31/2033  | 01/01/2023-<br>12/31/2025 | \$53,834.16           | 3.50%                                  | \$2,311,555.50      | \$2,365,389.66 |
| 26              | Office of the<br>State<br>Prosecutor          | 40 W.<br>Chesapeake<br>Ave,<br>Towson    | DGS Item<br>52-LT,<br>12/13/2023 | 04/01/2024<br>-<br>03/31/2034  | 04/01/2023-<br>12/31/2025 | \$1,791.04            | 2.50%                                  | \$82,084.47         | \$83,875.51    |
| <mark>27</mark> | Dept. of<br>Emergency<br>Management           | 7229<br>Parkway<br>Drive,<br>Hanover     | DGS Item<br>54-LT,<br>12/13/2023 | 03/01/2024<br>-<br>02/28/2034  | 03/01/2023-<br>12/31/2025 | \$13,562.45           | 3%                                     | \$1,583,245.17      | \$1,596,807.62 |





### 56-LT. <u>TENANT LEASE</u> (cont'd)

|    | Agency                      | Address  | Prior<br>Board<br>Action         | Lease<br>Term                 | Retroactive<br>Period     | Retroactive<br>Amount | Amount<br>Escalation | Proactive<br>Amount | Total Amount    |
|----|-----------------------------|--|----------------------------------|-------------------------------|---------------------------|-----------------------|----------------------|---------------------|-----------------|
| 28 | Dept. of<br>Assmt &<br>Tax  | 101 Catalpa<br>Drive,<br>LaPlata               | DGS Item<br>44-LT,<br>11/29/2023 | 01/01/2024<br>-<br>12/31/2028 | 01/01/2023-<br>12/31/2025 | \$1,734.36            | 2%                   | \$12,393.90         | \$14,128.26     |
|    | <b>2024</b> (2 leases)      |  |                                  |                               |                           |                       |                      |                     | •               |
| 29 | MDOT / Motor Vehicle Admin. | 16520 S.<br>Westland<br>Drive,<br>Gaithersburg | DGS Item<br>37-LT,<br>2/14/2024  | 03/01/2024<br>-<br>02/28/2029 | 03/01/2023-<br>12/31/2025 | \$4,227.50            | 3%                   | \$47,818.04         | \$52,045.54     |
| 30 | Dept. of<br>Agriculture     | 5227<br>Bucktown<br>Road,<br>Cambridge         | DGS Item<br>35-LT,<br>11/20/2024 | 12/01/2024-<br>11/30/2034     | 12/01/2025-<br>12/31/2025 | \$56.00               | 3%                   | \$32,812.00         | \$32,868.       |
|    |                             |  |                                  |                               | TOTALS:                   | \$2,059,213.76        |                      | \$8,882,782.49      | \$10,941,996.25 |





SUPPLEMENTAL SUPPLEMENTAL

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

57-LL. <u>LANDLORD LEASE</u>

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.





**SUPPLEMENTAL** 

### 57-LL . <u>LANDLORD LEASE (cont'd)</u>

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





SUPPLEMENTAL REVISED

Contact: Kareen Davis 410-260-4084 kareen.davis@maryland.gov

#### 58-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: 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.

1.1 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 Technical Writer Services to work directly with and MHEC/ OSFA staff in this effort (TOR #F50B0600039-68, 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 Technical Writer role beyond the current contract term.

 Award:
 OST, Inc.; Washington, DC

 Original Contract Term:
 07/10/2024 - 01/08/2026

 Modification Term:
 01/09/2026 - 08/11/2026

 Original Amount:
 \$204,393.60 Total NTE

 Modification Amount:
 \$87,435.04 NTE

**Prior Modification:** N/A







**58-IT. INFORMATION TECHNOLOGY** (cont'd)

#### 1.0 Delivery Program Management Services; F50B0600039 (cont'd)

Total Contract Amount:\$291,828.64MBE/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 in 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



### ACTION AGENDA December 17, 2025



S<u>UPPLEMENTA</u>L

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





SUPPLEMENTAL December 17, 2025
REVISED

#### **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.





#### 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



ACTION AGENDA December 17, 2025



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<br>Rankings | Financial Offers (Rankings) | Overall<br>Rankings |
|---------------------------------------|-----------------------|-----------------------------|---------------------|
| Element Fleet Corporation; Sparks, MD | 1                     | \$6,414,498 (1)             | 1                   |

<sup>\*</sup>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



ACTION AGENDA December 17, 2025



**SUPPLEMENTAL** 

REVISED

#### **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.





### SUPPLEMENTAL

### **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





**SUPPLEMENTAL** 

Contact: Lola Tiamiyu 667-401-2039 ltiamiyu@marylandtaxes.gov

### 61-EX. <u>EXPEDITED PROCUREMENT REQUEST</u> 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.





#### 61-EX. <u>EXPEDITED PROCUREMENT REQUEST</u> (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** 

WITHDRAWN

WITH DISCUSSION





REVISED
SUPPLEMENTAL

**December 17, 2025** 

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)

# Maryland DEPARTMENT OF CENERAL SERVICES

### DEPARTMENT OF GENERAL SERVICES OFFICE OF STATE PROCUREMENT

ACTION AGENDA
December 17, 2025



### SUPPLEMENTAL

REVISED

### **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.



**December 17, 2025** 



**UPPLEMENTAL** 

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



ACTION AGENDA December 17, 2025





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

### 63-LL. <u>LANDLORD LEASE</u>

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



ACTION AGENDA
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### REVISED SUPPLEMENTAL

#### 63-LL. <u>LANDLORD LEASE</u> (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.



ACTION AGENDA December 17, 2025



### **SUPPLEMENTAL**

REVISED

### **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





**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)





### **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%





**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



**December 17, 2025** 



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; F10B7400031

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 01/01/20<mark>24</mark> - 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



**December 17, 2025** 



REVISED

### HAND CARRIED

65-S-MOD. **SERVICES MODIFICATION** (cont'd)

Yes Living Wage Eligible:

MBE/VSBE Participation: 13% / 1%

MBE/VSBE Compliance: 16.39% / 0%

Performance Security: No

Requesting Agency Remarks: The purpose of this contract is to provide consultant and actuarial services to the State Employee and Retiree Health and Welfare Benefits Program for State employees, retirees, and eligible dependents. These services include: assistance with annual health plan rate setting; annual Other Post-Employment Benefits valuation, Retiree Drug Subsidy, technical assistance and support in connection with the re-procurement of various State health plan contracts; and assistance with compliance and regulatory changes, in addition to trend analysis of healthcare legislation.

The Program includes self-funded and fully insured medical plans, a self-funded prescription plan with an Employer Group Waiver Plan, flexible spending accounts, fully and self-insured dental plans, and group insurance plans for life, dependent life, and accidental death and dismemberment. The State subsidizes the premiums for certain plans, but the member pays the entire premium for other plans.

The replacement RFP is estimated to be released in early May 2026.

A 13% Minority Business Enterprise (MBE) and 1% Veteran-Owned Small Business Enterprise (VSBE) participation goal on the total consulting fees was established for this contract. Currently, the vendor is exceeding the MBE goal with a participation rate of 16.4%. Due to unforeseen circumstances, the current VSBE has been assigned no work under this contract to date and has requested in writing to be removed as the VSBE subcontractor effective May 26, 2017. Thus, under this modification, the vendor is also assigning a new VSBE subcontractor to achieve the 1% goal.

Fund Source: 100% Reimbursable (DBM Non-Budgeted Funds)

F10A0202 Resident Business: No Approp. Code:

**BOARD OF PUBLIC WORKS** THIS ITEM WAS:

**APPROVED DISAPPROVED DEFERRED** WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



ACTION AGENDA December 17, 2025



Contact: Raelene Glasgow 410-767-7050 raelene.glsagow3@maryland.gov

### A1-EX. <u>EXPEDITED PROCUREMENT REPORT</u>

REVISED

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:** 

| Offerors  | Technical<br>Rankings | Financial Offers<br>(Rankings) | Overall<br>Rankings |
|---|-----------------------|--------------------------------|---------------------|
| CenturyLink Communications, LLC d/b/a<br>Lumen Technologies Group,<br>Monroe, LA  | 1                     | \$10,055,692                   | 1                   |
| Verizon Business Network Services, LLC on<br>behalf of MCI Communications Services<br>LLC d/b/a Verizon Business Services,<br>Ashburn, VA | 2                     | \$29,425,139                   | 2                   |

<sup>\*</sup>Technical rankings were weighted greater than financial rankings.





### 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:

| Vendors Solicited                                   | Responded: Yes/No |
|---|-------------------|
| Business Operational Concepts, LLC,<br>Columbia, MD | No                |
| Lumen Technologies Group,<br>Monroe, LA             | Yes               |
| Verizon Business Services,<br>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.





#### A1-EX. <u>EXPEDITED PROCUREMENT REPORT</u> (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.





REVISED

A1-EX. <u>EXPEDITED PROCUREMENT REPORT</u> (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