

BOARD OF PUBLIC WORKS
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DECEMBER 3, 2025

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

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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 3, 2025



Contact: Ian Edwards 443-629-5738
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1. **DEPARTMENT OF AGING**
Senior Center Capital Improvement Grant

Recommendation: That the Board of Public Works approve the following grant to replace the roof at the Kent Island Senior Center.

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

Recipient: Queen Anne's County

Project: Kent Island Senior Center Roof Replacement
891 Love Point Road, Stevensville, MD 21666

Amount: \$265,000

Purpose: Renovation

| | | |
|-------------------------|----------------------------------------|-------------------|
| Funding Sources: | Queen Anne's County – local government | \$ 265,277 |
| | MCCBL 2023 (<i>this Item</i>) | <u>\$ 265,000</u> |
| | | \$ 530,277 |

Description: The Queen Anne's County Area Agency on Aging seeks to replace the flat and sloped roof, including replacement of the roofing system, flashing, coping, gutters, and downspouts, at the Kent Island Senior Center located in Stevensville. The existing senior center roof has experienced damage and leaks beginning in 2016, resulting in interruptions in service due to closures of sections of the building to perform drying, cleanup, and repairs. The roof has undergone multiple temporary patches and repairs in effort to prolong the existing roof, however, the roof is due for a full replacement. The roof replacement will prevent any further damage to the building and ensure the center can remain open, without any gaps in service due to building damage or safety concerns.

The Maryland Department of Aging has determined that the cost includes sufficient amounts for the project to conform to building, fire, accessibility requirements for persons with disabilities, and other code requirements, and that the project may be reasonably completed with the funds being requested.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
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December 3, 2025



Contact: Ian Edwards 443-629-5738
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2. DEPARTMENT OF AGING

Senior Center Capital Improvement Grant

Recommendation: That the Board of Public Works approve the following grant for construction of an East Columbia 50+ Center.

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

Recipient: Howard County

Project: East Columbia 50+ Center Construction
660 Cradlerock Way, Columbia, MD 21045

Amount: \$800,000

Purpose: New Construction

| | | |
|-------------------------|---------------------------------------------------|----------------------|
| Funding Sources: | Howard County – local government | \$ 15,970,000 |
| | Department of General Services – State government | \$ 1,000,000 |
| | MCCBL 2023 (<i>this Item</i>) | \$ 800,000 |
| | | <u>\$ 17,770,000</u> |

Description: The East Columbia 50+ Center is a newly constructed, 29,600 square foot facility in Columbia. The former East Columbia 50+ Center was small in size and its limited number of rooms created major limitations to providing services, especially with growth of the older adult population in this planning district. The demand for services is strong and usage is expected to grow significantly with the new facility.

The East Columbia 50+ Center is operated by the Howard County Department of Community Resources and Services Office on Aging and Independence, the Area Agency on Aging charged with providing information, assistance, resources, and services to older adults, persons with disabilities, and caregivers in Howard County. The 50+ Center will provide an expanded number of programs and activities.

The Maryland Department of Aging has determined that the cost includes sufficient amounts for the project to conform to building, fire, accessibility requirements for persons with disabilities, and other code requirements, and that the project may be reasonably completed with the funds being requested.

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December 3, 2025



Contact: Ian Edwards 443-629-5738
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3. DEPARTMENT OF AGING
Senior Center Capital Improvement Grant

Recommendation: That the Board of Public Works approve the following grant to renovate and expand the Woodlawn Senior Center.

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

Recipient: Baltimore County

Project: Woodlawn Senior Center Renovation and Expansion
2120 Gwynn Oak Avenue, Baltimore, MD 21207

Amount: \$800,000

Purpose: Renovation

| | | |
|-------------------------|-------------------------------------|-------------------|
| Funding Sources: | Baltimore County – local government | \$ 3,800,000 |
| | MCCBL 2022 (<i>this Item</i>) | <u>\$ 800,000</u> |
| | | \$ 4,600,000 |

Description: The Baltimore County Department of Aging seeks to expand and renovate the Woodlawn Senior Center from the current 3,636 square foot facility to a 9,204 square foot facility to promote better circulation and adequate programming space for the growing membership. The existing facility has inadequate space, flow, and parking for the growing senior center membership. The project will help to provide dedicated classroom space, improved multi-functional space, enlarged kitchen space, increased storage, a fitness facility, and adequate parking for increased programming to meet the needs of the membership. The project will provide space for additional educational, social, recreational, and health programs to be offered to the growing older adult population.

The Maryland Department of Aging has determined that the cost includes sufficient amounts for the project to conform to building, fire, accessibility requirements for persons with disabilities, and other code requirements, and that the project may be reasonably completed with the funds being requested.

BOARD OF PUBLIC WORKS

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4. DEPARTMENT OF AGING
Senior Center Capital Improvement Grant

Recommendation: That the Board of Public Works approve the following grant to renovate and expand the Calvert Pines Senior Center.

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

Recipient: Calvert County

Project: Calvert Pines Senior Center Renovation and Expansion
450 West Dares Beach Road, Prince Frederick, MD 20678

Amount: \$800,000

Purpose: Renovation

| | | |
|-------------------------|-----------------------------------|--------------|
| Funding Sources: | Calvert County – local government | \$ 995,905 |
| | MCCBL 2022 (<i>this Item</i>) | \$ 800,000 |
| | | \$ 1,795,905 |

Description: The Calvert County Government Office on Aging seeks to expand and renovate the Calvert Pines Senior Center. The facility was the first senior center built in Calvert County, and continues to provide essential services to seniors in the central part of the county. Other than the addition of an administration wing in 1991 and a roof replacement in 2000, no major construction has taken place. Over the 40 years since Calvert Pines was built, it has shown wear and tear from heavy use and requires upgrades to meet the demands of the time, despite regular maintenance. The renovation and expansion will provide adequate space that will support the growing membership, program and service offerings, and administrative needs, with specific use related to office/consultation space for Social Services MAP and Long-Term Care case management to meet legal requirements for privacy and confidentiality.

The Maryland Department of Aging has determined that the cost includes sufficient amounts for the project to conform to building, fire, accessibility requirements for persons with disabilities, and other code requirements, and that the project may be reasonably completed with the funds being requested.

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5. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program - Grants

Recommendation: That the Board of Public Works approve funding for 13 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: \$170,000

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

| County | Grantee | Agreement # | Amount |
|--------------|------------------------------------|-----------------|----------|
| Allegany | Lloyd P. Hardman, III | AT-2026-2260 | \$14,100 |
| Baltimore | Kelly Hogan | RS-2026-2255-SF | \$1,400 |
| | | RS-2026-2256-SF | \$600 |
| | | RS-2026-2257-SF | \$1,800 |
| | Taking The Lead, Inc. | RS-2026-2144 | \$16,700 |
| Carroll | Jessica Collins | RS-2026-2170-SF | \$6,000 |
| | Marlin W. Rhodes | MP-2026-2169 | \$1,300 |
| | | PB-2026-2176 | \$2,900 |
| Howard | John Gordon Warfield, Jr. | PB-2026-2177 | \$8,700 |
| Kent | Cluckin Crazy Farm LLC | PA-2026-2240 | \$6,100 |
| Queen Anne's | Madison M. G. Quillen | CH-2026-2258 | \$6,900 |
| Talbot | Res. Trust U/W Kathryn E. Callahan | CH-2026-2232-P | \$3,200 |
| | | CR-2026-2212 | \$37,300 |

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:

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Contact: Jason Keppler 410-841-5864
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6. 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 one individual grant 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: \$1,090

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

| County | Recipient | Agreement # | Amount |
|--------------|--------------------------|--------------|---------|
| Queen Anne's | Schillinger's Farm, Inc. | AT-2025-2785 | \$1,090 |

Remarks: The Maryland Department of Agriculture has determined that this project 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 this project to offset additional costs realized at the completion of the project. These additional costs are a result of design changes required based on site conditions encountered during construction.

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Contact: Jason Keppler 410-841-5864
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7. **DEPARTMENT OF AGRICULTURE**

Maryland Agricultural Cost-Share Program- Reversion

Recommendation: That the Board of Public Works approve reverting the balances on 18 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: \$316,217.03

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 | Status |
|-----------|-----------------------------|----------------|--------------|-----------|
| Allegany | Ricky L. Eden | AT-2025-2244-C | \$12,485.57 | Completed |
| Carroll | Abner S. Ebersol | MP-2023-2496 | \$8,308.77 | Completed |
| | Baugher Enterprises, Inc. | MP-2025-2252 | \$28,956.00 | Completed |
| | Christine M. Krumrine | AT-2025-2254 | \$24,115.50 | Completed |
| | Keyterra Farms LLC | MP-2025-2812 | \$10,400.00 | Canceled |
| | Mary Allison Eichler Caine | RS-2025-2594 | \$57.17 | Completed |
| | Ralph E. Bassler | MP-2025-2487 | \$1,990.00 | Completed |
| | Whispering Springs Farm LLC | MP-2025-2137 | \$8,413.75 | Completed |
| | | MP-2025-2139 | \$1,044.00 | Completed |
| Cecil | Ronald N. Dudkewitz | AT-2025-2518 | \$25,350.22 | Completed |
| | | AT-2025-2519 | \$8,579.72 | Completed |
| Frederick | Murphy Brothers | MP-2025-2246 | \$120,500.00 | Canceled |
| | Robert J. Kline | MP-2025-2646 | \$13,425.50 | Completed |
| | Seiss Farms LLC | MP-2025-2247 | \$15,800.00 | Canceled |

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

| County | Recipient | Agreement # | Amount | Status |
|--------------|---------------------------------------|----------------|-------------|-----------|
| Garrett | Baugher Enterprises, Inc. | RS-2025-2251 | \$13,017.78 | Completed |
| Howard | Patrick Family Ltd. Partnership II | RS-2024-2539-C | \$21,826.25 | Completed |
| Queen Anne's | Steven Gene MacGlashan | AT-2025-2566 | \$896.80 | Completed |
| Worcester | Eli A. Del Solar | AT-2025-2234 | \$1,050.00 | Completed |

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

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8. 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 Transportation *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

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact: Bill Morgante 410-260-7791
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9. BOARD OF PUBLIC WORKS
Wetland Licenses

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

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

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

ANNE ARUNDEL COUNTY

25-0137 *ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS* – To maintain navigable access by mechanically maintenance dredging three segments of a main channel, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Churchton, Broadwater Creek

Special conditions: Time of year restrictions. Requirements for maintenance dredging, staking of the dredged area, post dredge bathymetric survey, and dredge material transport and disposal.

25-0155 *JOSEPH SEGRETI* – To maintain navigable access by mechanically maintenance dredging an irregularly shaped spur channel, transporting dredge material to a disposal site, authorizing watercraft boat lifts, and providing for periodic maintenance dredging for six years.

Churchton, Broadwater Creek

Special conditions: Time of year restrictions. Requirements for maintenance dredging, staking of the dredged area, post dredge bathymetric survey, and dredge material transport and disposal.

25-0161 *SUSAN C. WILLIAMS* – To improve navigable access by mechanically maintenance dredging two spur channels, 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 obtaining Maryland State Programmatic General Permit (MDSPGP) under the Category A limits.

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9. BOARD OF PUBLIC WORKS (cont'd)

QUEEN ANNE'S COUNTY

25-0608 *KENT ISLAND ESTATES RECREATION ASSOCIATION* – To provide beach nourishment by placing sand fill.

Stevensville, Chesapeake Bay

Special conditions: Requirements for constructing beach nourishment.

25-0103 *TOWN OF QUEENSTOWN* – To maintain navigable access by mechanically or hydraulically maintenance dredging a channel, transporting dredge material to a disposal site, constructing breakwater extensions and stone vents, placing reef balls, constructing piles for signage, and providing periodic maintenance dredging for six years.

Stevensville, Queenstown Creek

Special conditions: Time of year restriction. Requirements for dredge operator, dredge material transport and disposal, maintenance dredging, staking of the dredged area, post dredge bathymetric survey, hydraulic dredging, pipeline use, and any inadvertent releases of dredged materials. Contingencies for no Coast Guard approval.

SOMERSET COUNTY

24-1123 *MARYLAND ORNITHOLOGICAL SOCIETY* – To improve tidal drainage of pools to allow marsh vegetation regrowth and create high marsh-hummock areas for bird nesting, by excavating new runnels, performing mechanical maintenance dredging, utilizing excavated material to construct hummocks, and to provide temporary construction access.

Marion Station, East Creek & Marumsco Creek

Special conditions: Time of year restriction. Requirements for signing and acceptance of marsh maintenance plan, excavated material placement, and submitting an Adaptive Management Plan to MDE. Restrictions on enlarging or changing the length, width, or shape of the existing ditch.

Area of Wetlands Enhanced: 73 acres

ST. MARY'S COUNTY

25-0313 *JOHN R. WHEELER* – To control shore erosion by placing stone revetments, constructing a breakwater, constructing a sill, filling and grading with sand, and planting marsh vegetation.

Bullock Island, Saint Catherine Sound

Special conditions: Time of year restriction. Requirements for stone revetment design, marsh establishment, and signing and acceptance of marsh maintenance plan. Restrictions on the use of asphalt rubble in the revetment.

Area of Wetlands Created: 4,470 square feet (0.10 acre)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

*Wetlands License -- #25-0156 – Mark Brew
Mitigation*

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

1. Grant a tidal wetlands license to mechanically dredge an area, and
2. Require mitigation in the amount of \$84.87 for impacts to shallow water habitat resulting from new mechanical dredging.

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

| | |
|---------------------------------|-------------------|
| • Application received | February 14, 2025 |
| • Public comment period ended | August 30, 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: Mechanically dredging a new area will result in permanent impacts to 41 square feet of shallow water habitat. MDE recommends that the licensee mitigate for the 41 square feet of impact to shallow water habitat at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$84.87 into the MDE Tidal Wetlands Compensation Fund.

$$41 \text{ square feet} \times \$2.07 \text{ per square foot}^* = \$84.87$$

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

ANNE ARUNDEL COUNTY

25-0156 MARK BREW – To maintain navigable access by mechanically maintenance dredging an irregularly shaped spur channel, mechanically dredging a new area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Churchton, Broadwater Creek

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 3, 2025



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

***Wetlands License -- #23-0562– Martins Point Family Farm LLC
Mitigation***

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

- 1) Grant a tidal wetlands license to mechanically dredge a spur channel and slip basin, construct a revetment, and
- 2) Require mitigation for impacts to an oyster bed to be accomplished by planting oyster spat within an oyster sanctuary.

MDE:

The Maryland Department of the Environment concurs with the recommendations.

- Application received June 23, 2023
- Public comment period ended May 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: Mechanically maintenance dredging an area will result in permanent impacts to 74,177 square feet of natural oyster bar. MDE recommends that the licensee mitigate for the natural oyster bars at a 3:1 ratio (COMAR 23.02.04.11.B) by planting 5.1 acres (222,156 sf) of adult diploid oysters or hatchery spat within Howell Point Sanctuary.

74,177 square feet of impact x 3 (3:1 ratio) = 222,531 square feet of required mitigation (5.1 acres)
Mitigation provided = 222,531 square feet (5.1 acres)

TALBOT COUNTY

23-0562 *MARTINS POINT FAMILY FARM LLC* – To maintain navigable access and reduce shoreline erosion by mechanically dredging a spur channel and slip basin, depositing dredge material upland of the property, constructing a revetment, and providing mitigation by oyster seeding.

Trappe, Choptank River

Special conditions: Time of year restriction. Requirements for staking of the dredged area, maintenance dredging, post dredge bathymetric survey, dredge material transport and disposal, design and construction of revetment, and conducting mitigation. Restrictions on the use of asphalt rubble in revetment. License provides no justification or assurance for future dredging.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

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12. DEPARTMENT OF BUDGET AND MANAGEMENT
Budget Amendment #26R-021

Description: Approve December 2025 meeting reimbursable fund budget amendment.

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

Amount: \$ 333,280

Amount **\$ 333,280 TOTAL**

The contributing (funding) agency has appropriated funds to pay for FY 2026 services provided by the receiving agency for FY 2026 as follows:

| Funding Agency | Agency Providing Services [Receiving Funds] | Services | Amount |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------|
| D21 Governor's Office of Crime Prevention and Policy | Q00C01.01 Department of Public Safety and Correctional Services <i>General Administration and Hearings</i> | Funding for part-time contractual psychologist FTEs. | \$333,280 |
| Total | | | \$ 333,280 |

DBM Remarks: Request to establish a reimbursable fund appropriation to administer a grant award from the Governor's Office of Crime Prevention and Policy to the Department of Public Safety and Correctional Services' General Administration and Hearings program within the Parole Commission. Grant funds will be used to hire five part-time contractual psychologists to perform risk assessments that help determine a person's potential for future violence and develop appropriate management plans.

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THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
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13. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Rental Housing Works Program

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

Borrower: Turner Station Preservation LLC

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

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

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

Loan Amount: \$2,500,000

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

Collateral: Deed of Trust

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

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

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

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

Description (cont'd):

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

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:

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.

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.

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

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

Description (cont'd):

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

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ACTION AGENDA
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Contact: Adriana Caldarelli 410-537-3981
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14. 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: Princess Anne Wastewater Treatment Plant Enhanced Nutrient Removal Upgrade

Recipient: Somerset County Sanitary District

Amount: Up to \$677,665

Location: Somerset County/Legislative District 38A

Project Description: This project entails the planning, design, and construction of an Enhanced Nutrient Removal upgrade for the Princess Anne Wastewater Treatment Plant at an existing design capacity of 1.26 million gallons per day. Upon completion of the upgrade, the plant will be capable of achieving effluent concentration goals of 3.0 mg/l for Total Nitrogen and 0.3 mg/l for Total Phosphorus. This will allow 55% reduction in nitrogen, thereby reducing nutrients discharged to the Manokin River and ultimately to the Chesapeake Bay. This Board of Public Works action is for the design portion of the project. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects.

Financing Description: Additional Grant (up to) \$677,665 – Bay Restoration Fund

Project Funding Sources:

| | |
|--------------------------------------------------------|------------|
| Bay Restoration Fund Grant BR-NR 02.20 (this Item) | \$ 677,665 |
| Bay Restoration Fund Grant BR-NR 02.20 (prior approval | |
| Sec 12 [7/1/2020]) | \$ 23,000 |
| Local | \$ 2,000 |
| Total Estimated Project Cost | \$ 702,665 |

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Adriana Caldarelli 410-537-3981
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15. 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: SC-1005 Herring Run Sewershed Inflow & Infiltration Reduction - Area B

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$28,809,584

Location: Baltimore City/Legislative Districts 43A and 45

Project Description: This project entails the rehabilitation and point repair of various sewer lines in the Herring Run Sewershed based on sewershed study reports. The work will involve approximately 135,000 linear feet of cure-in-place pipe lining (CIPP), open cut point repairs, along with sanitary sewer manhole rehabilitations. Completion of this project will reduce inflow and infiltration (I&I) for basins identified as high I&I sources under the Modified Consent Decree between Baltimore City and MDE/EPA. This project is consistent with Maryland's climate change adaptation and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events.

Financing Description:

A. New Loan (up to) \$24,437,228 – Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community 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 0.90% to 1.20%)

Security. Borrower will deliver a revenue bond, secured by a subordinate pledge on the revenues of the wastewater system fund, to the Maryland Water Infrastructure Financing Administration.

B. New Loan Forgiveness (up to) \$4,372,356

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

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

Project Funding Sources:

| | |
|--------------------------------------------------------------------------|---------------|
| Water Quality State Revolving Loan Fund (<i>this Item</i>) | \$ 24,437,228 |
| Water Quality State Revolving Loan Fund Forgiveness (<i>this Item</i>) | \$ 4,372,356 |
| Local | \$ 7,102,780 |
| Total Estimated Project Cost | \$ 35,912,364 |

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

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SECRETARY'S
ACTION AGENDA
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Contact: Adriana Caldarelli 410-537-3981
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16. 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: SC-1006 Jones Falls Sewershed Inflow and Infiltration Reduction - Area A

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$30,370,652

Location: Baltimore City/Legislative Districts 40, 43A, and 45

Project Description: This project entails the rehabilitation and point repair of various sewer lines in the Jones Falls Sewershed based on sewershed study reports. The work will involve approximately 137,000 linear feet of cure-in-place pipe lining (CIPP), open cut point repairs, along with sanitary sewer manhole rehabilitations. Completion of this project will reduce inflow and infiltration (I&I) for basins identified as high I&I sources under the Modified Consent Decree between Baltimore City and MDE/EPA. This project is consistent with Maryland's climate change adaptation and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events.

Financing Description:

A. New Loan (up to) \$25,797,621 – Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community 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 0.90% to 1.20%)

Security. Borrower will deliver a revenue bond, secured by a subordinate pledge on the revenues of the wastewater system fund, to the Maryland Water Infrastructure Financing Administration.

B. New Loan Forgiveness (up to) \$4,573,031

This funding is provided under the Water Quality State Revolving Loan Fund Program disadvantaged community criteria. The principal forgiveness loan terms and grant conditions are enforceable should grantee default.

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

Project Funding Sources:

| | |
|--------------------------------------------------------------------------|---------------|
| Water Quality State Revolving Loan Fund (<i>this Item</i>) | \$ 25,797,621 |
| Water Quality State Revolving Loan Fund Forgiveness (<i>this Item</i>) | \$ 4,573,031 |
| Local | \$ 7,388,512 |
| Total Estimated Project Cost | \$ 37,759,164 |

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

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17. 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: SC-1007R Jones Falls Sewershed Inflow and Infiltration Reduction – Area B

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$13,353,528

Location: Baltimore City/Legislative District 41

Project Description: This project entails the rehabilitation and point repair of various sewer lines in the Jones Falls Sewershed based on sewershed study reports. The work will involve approximately 37,000 linear feet of cure-in-place pipe lining (CIPP), open cut point repairs, along with sanitary sewer manhole rehabilitations. Completion of this project will reduce inflow and infiltration for basins identified as high inflow and infiltration sources under the Modified Consent Decree between Baltimore City and MDE/EPA. This project is consistent with Maryland's climate change adaptation and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events.

Financing Description:

A. New Loan (up to) \$10,523,191 – Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community 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 0.90% to 1.20%)

Security. Borrower will deliver a revenue bond, secured by a subordinate pledge on the revenues of the wastewater system fund, to the Maryland Water Infrastructure Financing Administration.

B. New Loan Forgiveness (up to) \$2,830,337

This funding is provided under the Water Quality State Revolving Loan Fund Program disadvantaged community criteria. The principal forgiveness loan terms and grant conditions are enforceable should grantee default.

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

Project Funding Sources:

| | |
|--------------------------------------------------------------------------|---------------|
| Water Quality State Revolving Loan Fund (<i>this Item</i>) | \$ 10,523,191 |
| Water Quality State Revolving Loan Fund Forgiveness (<i>this Item</i>) | \$ 2,830,337 |
| Local Share | \$ 4,552,413 |
| Total Estimated Project Cost | \$ 17,905,941 |

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

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18. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Fund Source Change

Recommendation: That the Board of Public Works approve a change to the project funding source for a previously approved loan.

Original Approval: Secretary Agenda, Item 16 (10/22/2025)

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

Project: Easton Utilities Lead Service Line Inventory

Recipient: The Easton Utilities Commission

Amount: Up to \$187,860

Location: Talbot County/Legislative District 37B

Original Project Funding Sources:

| | |
|-----------------------------------------------------|------------|
| Drinking Water State Revolving Fund | \$ 46,750 |
| Water Quality State Revolving Loan Fund Forgiveness | \$ 141,110 |
| Total Estimated Project Cost | \$ 187,860 |

Updated Project Funding Sources:

| | |
|------------------------------------------------------|------------|
| Drinking Water State Revolving Fund | \$ 46,750 |
| Drinking Water State Revolving Loan Fund Forgiveness | \$ 141,110 |
| Total Estimated Project Cost | \$ 187,860 |

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THIS ITEM WAS:

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Contact: Matthew Lapinsky 240-278-2082
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19. MARYLAND ENVIRONMENTAL SERVICE
Fort Frederick State Park

A/E Contract: Fort Frederick distribution system upgrade and pavement resurfacing. MES Project # 1-26-2-16-3

Description: Engineering Services for the preparation of the project design and as-built drawings for improvements to upgrade the water distribution system and resurface existing pavement.

Procurement: A/E Shortlist

Award: NCS Engineering LLC
Catonsville, MD

Amount: \$156,853

Term: 18 months

MBE Participation: 48.69 %

Remarks: The water distribution system provides potable water to the Fort Frederick state park facilities and the adjoining campground. This upgrade scope includes replacement of 4,000 linear feet of water lines and resurfacing of 15,000 square feet of pavement.

Under this contract, the preliminary and final design drawings will be completed to develop the most appropriate and cost-effective options.

Fund Source: Special Funds. Natural Resources Development Fund of FY 2026,
POS Item 004

Appropriation Code: K00A05.10 Outdoor Recreation Land Loan

Resident Business: Yes

Tax Compliance No.: 25-3778-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Contact: Nehemiah Yisrael 443-885-3966
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20. MORGAN STATE UNIVERSITY

***Campus-Wide Electrical Upgrades – Construction Management Services
Pre-Construction Services with Engineering Services - Capital Funding***

Contract ID: Campus Wide Electrical Upgrades: DCM-ELTUP-26-1CM

Recommendation: Approve the contract for Construction Management Pre-Construction services, inclusive of engineering services, to Schneider Electric.

Contract Description: Construct a new central 34kV substation on the campus with new feeders from the BGE Clifton Park Substation. The work includes a new Cold Spring Substation, upgrades to the existing Montebello Substation, and the installation of new high-voltage equipment, as well as upgrades to the campus infrastructure of the buildings.

Award: Schneider Electric Building Americas
Linthicum Heights, Maryland

Contract Term: 72 months from notice to proceed (including 2-year warranty)

Amount: \$10,497,039

Procurement Method: Cooperative Purchasing Agreement
Omnia Partners, Energy Solutions Contract
Region 4 ESC-TX Contract No. R221504
Initial Term: 7/1/2023 through 7/30/2026
Renewal Options: Two additional one-year periods through 6/30/2028

(Single Acceptable Proposal Received)

Proposals:

| Offerors | Technical Score | Price |
|---------------------------------------------|------------------------|--------------|
| Schneider Electric Linthicum Heights, MD | 92.3 | \$10,497,039 |

MBE Participation: 0.415%

Fund Source: MCCBL 2025, Item #144.

Performance Security: Performance and Payment Bond

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20. MORGAN STATE UNIVERSITY (cont'd)

Remarks: The solicitation was advertised through Omnia Partners, Energy Solutions Contract; three firms were notified and expressed interest. One firm responded by submitting a Technical Proposal. Two of the three firms declined to submit a proposal due to the project's complexity and risk.

The Technical Evaluation Committee reviewed the submitted technical proposal and rated it above 80 points, allowing Schneider Electric to move to the price proposal phase. The Price Proposal was negotiated, and a BAFO was accepted.

The University has set an overall participation goal of 17.00% for the entire project. Each GMP will have its own individual MBE participation goal, determined by the availability of MDOT-certified firms. The combined project goal of 17.00% is intended to be achieved through all GMPs collectively. Additionally, the MBE participation rate of 0.415% specifically applies to pre-construction services.

The Morgan State University Office of Design & Construction Management will manage the Construction Manager's work with procurement support from the University's Procurement Office. This procurement was conducted pursuant to the provisions of Morgan State University Policies and Procedures Manual.

This request is to recommend the approval of the full contract amount for pre-construction services for \$10,497,039, with a cash expenditure approval of \$6,000,000 (Pre-Construction Services). The University will return for approval the remainder of the Pre-Construction Services once the next appropriation becomes available, and for the Construction Manager's Construction Services once the GMPs become available.

Resident Business: Yes

MD Tax Clearance: 25-4499-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact: Nehemiah Yisrael 443-885-3966
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21. MORGAN STATE UNIVERSITY

***Morgan Security Fence
Construction Services***

Contract ID: Construction of Security Fence/Wall
DCM-MSF-24-1GC(R)

Recommendation: Approve the General Construction contract with engineering services for the Morgan Security Wall project.

Procurement Method: Competitive Sealed Proposal

Award: Warren Builds, LLC
Upper Marlboro, Maryland

Contract Term: 39 months from notice to proceed (including 2-year warranty)

Contract Amount: \$1,622,607

Proposals:

| <i>Offerors:</i> | <i>Technical Score</i> | <i>Price</i> | <i>Ranking</i> |
|--------------------------------|-------------------------------|---------------------|-----------------------|
| Warren Builds, LLC | 94.0 | \$1,622,607 | 1 |
| Bensky Construction, Co., LLC. | 83.8 | \$2,717,640 | 2 |
| Nichols Contracting, Inc. | 90.5 | \$2,859,000 | 3 |
| North Point Builders, LLC | 93.8 | \$3,620,362 | 4 |

MBE Participation Goal: 33.50%

Remarks: This project was procured through a competitive process and advertised on eMMA. Four firms submitted both technical and price proposals, with Warren Builds, LLC providing the best value and most responsible proposal.

A participation goal of 17.00% for Minority Business Enterprises (MBE) was set for this procurement. Warren Builds, a Maryland Department of Transportation (MDOT) certified MBE, will self-perform 8.50% of the work. Additionally, Warren Builds is committed to exceeding the designated target of 17.00%, as specified by the Procurement Review Group, by achieving 33.50% participation.

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21. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

The project involves constructing a perimeter along Argonne Drive and Lot H on Cold Spring Lane to reduce the campus's porosity. This request seeks approval from the Board of Public Works for the full contract amount and the expenditure of University funds.

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

Fund Source: University Operating Funds: \$1,622,607

Resident Business: Yes

MD Tax Clearance: 25-3549-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 3, 2025



REVISED

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**22. MORGAN STATE UNIVERSITY
*RETROACTIVE – Unarmed Security Guard Services***

Contract ID: Unarmed Security Guard Services P00-13528

Recommendation: That the Board of Public Works retroactively approve Morgan State University modifying a contract for unarmed security guard services where Morgan State University exceeded its procurement authority.

Contract Description: Provide trained, uniformed, unarmed personnel for security guard services 24 hours a day, seven days a week on the campus of Morgan State University.

Prior Approvals: Secretary's Agenda, Item 16 (12/21/2022) Retroactive

Original Procurement Method: Intergovernmental Cooperative Agreement

Contractor: Universal Protection Services dba Allied Universal Security Services
Baltimore, Maryland

Original Term: 11/1/2016 – 6/30/2017

Modification Term: 7/1/2023 – 6/30/2024 (\$5,000,000) (Retroactive)
7/1/2024 – 6/30/2025 (\$4,000,000) (Retroactive)
7/1/2025 – 11/20/2025 (\$3,500,000) (Retroactive)

Original Amount: \$1,300,000

Modification Amount (this Item): \$12,500,000

Prior Modification Amount: \$12,112,632 - Secretary's Agenda, Item 16 (12/21/2022)

Revised Contract Amount: \$25,912,632

MBE Participation: 0%

Fund Source: MSU Operating Budget

Performance Security: Yes

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REVISED



22. MORGAN STATE UNIVERSITY (cont'd)

Remarks: From 2016 through 2017, Morgan State University (MSU) procured unarmed security guard services from Allied Universal through the DC Water Intergovernmental Cooperative Agreement. Beginning in 2017, MSU continued to obtain these services from the same vendor, independent of the DC Water contract, to ensure the continuous protection of University personnel, students, and property.

In an effort to establish a compliant and competitively awarded contract, the University issued Invitation for Bid (IFB) No. 22-PRO-0025-S in May 2022; however, the solicitation was subsequently canceled due to material deficiencies in the procurement process. Thereafter, MSU issued Request for Proposal (RFP) No. 23-PRO-0018-S on November 21, 2022. Following consultation with the Office of the Attorney General in March 2023, the RFP was also canceled due to concerns identified during the evaluation phase.

To strengthen procurement compliance and integrity of evaluation, MSU initiated the development of an improved solicitation and review process. However, these efforts were disrupted by the resignation of the University's Procurement Director in June 2023. Recognizing the critical importance of uninterrupted security services, MSU sought and obtained retroactive approval from the Board of Public Works (BPW) on December 21, 2022, for services rendered through June 30, 2023.

Since that time, Allied Universal has continued to provide essential unarmed security guard services under University-issued purchase orders, ensuring continuous campus safety. All payments have been made strictly for services rendered and within available budgetary authority.

The University now requests Board of Public Works retroactive approval for the continued utilization of Allied Universal's services from June 2023 through November 20, 2025 to maintain the security and safety of the campus community while the University completed a new competitive procurement.

For reference regarding the replacement contract, please see Secretary's Agenda Item 17 on the November 19, 2025 Board of Public Works meeting agenda.

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: Yes

MD Tax Clearance: 25-4333-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 3, 2025



REVISED

Contact: Nehemiah Yisrael 443-885-3966
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23. MORGAN STATE UNIVERSITY
Real Property Lease – Washington Street Building Lease

Recommendation: That the Board of Public Works approve Morgan State University's current lease to facilitate AI for Materials and Manufacturing Workforce Development Academy (AIMM).

Lessor: 1103 N. Washington, LLC
2101 East Biddle Street, Baltimore City, Maryland

Lessee: Morgan State University, an agency and instrumentality of the State of Maryland

Property: 1103 N. Washington Street
Baltimore City, Maryland

Term: Sixty months from the Commencement Date (with two, three-year options)

Rent: The base rent is \$522,000 per year, with a 3% annual escalator, plus tax and insurance for 20,850 square feet.

Fund Source: Grant Funds

Remarks: AI for Materials and Manufacturing Workforce Development Academy (AIMM) is a collaborative initiative by Johns Hopkins University (JHU) and Morgan State University to address manufacturing supply chain issues facing the state and the nation. This program will invest heavily in capabilities in generational AI design, 3D printing of metals, and advanced robotic and autonomous manufacturing systems.

Morgan is expected to receive approximately \$12.5 million over five years from the \$85 million Department of Defense grant that is expected to be awarded to JHU. The lease is contingent upon the grant award, as well as approval from the Morgan State University Board of Regents and the Board of Public Works. All costs associated with the facility, including any fit-out costs, are to be borne by the grant.

The lease provides the necessary facilities to execute the grant objectives. The Washington Avenue facility is approximately 21k square feet and is in proximity to the Morgan State University Hoen Lithograph facility. The term of the lease is 60 months from the date the facility is ready for occupancy, which is expected to be January 1, 2027, with two 3-year options to extend the lease. Rent escalates at 3% per year. The lease may be terminated in the event the grant award and related funding are terminated or cancelled.

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REVISED



23. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

Board of Regents Approval: The Morgan State University Board of Regents approved this action at the regular meeting on November 10, 2025.

Resident Business: Yes

MD Tax Clearance: 25-4497-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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SECRETARY'S
ACTION AGENDA
December 3, 2025



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nehemiah.yisrael@morgan.edu

24. MORGAN STATE UNIVERSITY

RETROACTIVE- Real Property Lease – Hoen Lithograph Building Lease

Recommendation:

- 1) That the Board of Public Works approve Morgan State University extending the term of the original lease and revising administrative billing from monthly to quarterly, and
- 2) That the Board of Public Works retroactively approve the original lease term, and the first three days of the new lease from December 1, 2025 to December 3, 2025.

Lessor: Hoen MT, LLC

Lessee: Morgan State University, an agency and instrumentality of the State of Maryland

Property: 2101 East Biddle Street, Baltimore City, Maryland

Original Term: 11/17/2020 – 11/30/2025 (Retroactive)

Modification Term: 12/1/2025 – 12/3/2025 (Retroactive)
12/4/2025 – 11/30/2030

Rent: Base rent is \$110,000 per year, with a 3% annual escalator, plus common area maintenance for 8,620 square feet.

Fund Source: Unrestricted Funds

Remarks: The University [...] identified the historic Hoen Lithograph Building as a suitable facility for expanding community-based research programs and providing administrative surge space. With its central location and community-based tenants, the building will enhance collaboration on community-based research initiatives.

The Hoen building highlights the Center for Neighborhood Innovation (CNI) as a collaborative workspace for mission-driven organizations. The facilities include private offices, traditional coworking spaces, and a suite of state-of-the-art classroom and training spaces that offer a uniquely tailored environment where innovators can collaborate with community stakeholders. Strategic partnerships, interdisciplinary conversations, and in-house university networks broaden their reach and impact.

The University failed to seek Board of Public Works approval of the original lease in accordance with the University's Policy on Acquisition, Disposition Encumbrance. Furthermore, the University permitted the new lease extension term to commence on December 1, 2025 without Board of Public Works approval.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 3, 2025



REVISED

24. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

Board of Regents Approval: The Morgan State University Board of Regents approved the original lease at the April 6, 2020, special meeting and this amendment at the November 10, 2025, regular meeting.

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: Yes

MD Tax Clearance: 25-4496-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 3, 2025



REVISED

Contact: Charles Wilson
cawilson1@smcm.edu

25. ST. MARY'S COLLEGE OF MARYLAND
Montgomery Hall Renovation

Contract ID: Montgomery Hall Renovation Architecture and Engineering Services
SMCM RFP No. SMC-23-38425

Recommendation: Award Architectural and Engineering (A/E) services for design and construction administration for the Montgomery Hall renovation project.

Project: Renovate the existing Montgomery Hall academic building 67,167 GSF

Contract Description: Architectural and Engineering Services (Fixed Price)

Procurement Method: Request for Proposals, multi-step evaluation, best value selection.

Proposals:

| Rankings: | Technical Rating* | Overall |
|-----------------------------------------|-------------------|---------|
| Hord Coplan Macht, Baltimore MD | Outstanding | 1 |
| Quinn Evans Architects, Washington D.C. | Excellent | 2 |
| Perkins & Will, Washington D.C. | Excellent | 3 |
| Glave & Holmes, Richmond VA | Excellent | 4 |

*Technical proposals were evaluated using adjectival ratings: Outstanding, Excellent, Acceptable, Marginal, and Unacceptable.

Award: Hord Coplan Macht

Amount: \$ 128,306 (pre-design services) – Exempt (SFP Section 11-203)
\$4,613,619 (Design Phase)
\$4,759,925 Total

Term: 7/19/2023 – 9/30/2025 – Programming & Visioning Phase (pre-design services)
12/5/2025 – 6/30/2027 – Design Phase
7/1/2027 – 3/31/2030 – Construction Phase

MBE Participation: 12.0%

Sub Goals: African American 2.2%
[...]
Woman-Owned 9.54%
Asian-American Owned 0.26%

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 3, 2025

REVISED



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

Fund Source: SMCM General Funds - \$128,306 (pre-design services) – Delegated authority
MCCBL 2023 (149); MCCBL 2024 (162) - \$2,844,000
Future MCCBL as per FY26-FY30 CIP - - \$1,769,619

Agency Remarks: This contract is to renovate the Montgomery Hall academic building, which has remained essentially unchanged since its opening in 1979. The building currently houses the departments of Art, Theater Dance & Performance Studies, English, and Philosophy. The College had a Building Condition Assessment (BCA) completed in 2023 by Terracon Consultants, Inc. Based on the BCA's findings and the ever-increasing costs to maintain the facility; and the deteriorating conditions of the major building components: HVAC, electrical, plumbing, emergency power, fire protection, roofing, masonry facade, window, and doors; the recommendation is for the facility to receive a major renovation of all non-structural building components.

In response to advertisement on eMaryland Marketplace, a total of 15 technical proposals were received. The technical proposals were scored based on an evaluation criterion of two sub-factors of Relevant Experience and Past Performance. Four firms were shortlisted and evaluated as among the top of the group of 15, having received technical scores Outstanding to Acceptable and within budget. The other 11 firms were rated based on their proposals being less responsive or over budget and with lower technical ratings having a lower range of Acceptable to Marginal.

The proposed contractor, Hord Coplan Macht, of Baltimore, presented a highly qualified team of architects and engineers, and proposed a very competitive price to provide the full scope of services requested for the project. The Hord Coplan Macht team has excellent experience designing similar architectural renovations projects within the past 5 years and has the expertise to design within the historic character of the St. Mary's College setting. The evaluation committee determined Hord Coplan Macht team's technical qualifications as Outstanding. As its financial proposal is competitive with the other most qualified firms, Hord Coplan Macht, is the Best Value selection.

St. Mary's College is seeking approval of the contract award at this time, and the College will return to the Board with an Action Agenda Item proposing to use preauthorized funds once they have been appropriated and the future MCCBL has taken effect.

Resident Business: Yes

MD Tax Clearance: 25-4507-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
December 3, 2025



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

26. MARYLAND STADIUM AUTHORITY
Taxable Revenue Bonds (Pimlico Improvements Project) Series 2025

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority issuing bonds in a principal aggregate amount not to exceed \$250 million. The proceeds of the Bonds will finance certain capital projects at Pimlico Race Course, fund capitalized interest, and pay the costs of issuance of the Bonds.

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

Background: The Authority expects to issue Bonds as taxable bonds in a principal amount not to exceed \$250 million and designated as Racing Facilities Revenue Bonds (Pimlico Improvements Project) Series 2025 (the “Series 2025 Bonds”).

The approval of this Item will authorize the Stadium Authority to issue up to \$250 million of bonds as Series 2025 Bonds (or such other designations as approved by the Authority’s Executive Director or Chairman) with the proceeds to be used to:

- Pay costs related to the issuance of the bonds;
- Fund a capitalized interest account;
- Pay project costs; and

Approval of this Item includes approval of the following:

- The Comprehensive Plan of Financing, which was approved by the Stadium Authority Board on October 7, 2025 and submitted to the fiscal committees of the General Assembly for review and comment on October 8, 2025;
- A joint plan between the former Maryland Thoroughbred Racetrack Operation Authority and the Department of Housing and Community Development that includes the required investments in and around the Pimlico racing facility site set forth in EC Section 10-646.1(b)(6);
- Resolution of the Board of Public Works approving this bond issuance.

Pursuant to sections 10-601 et seq. of the Economic Development Article of the Annotated Code of Maryland, as amended, the Maryland Stadium Authority is authorized to issue bonds at any time for any of its corporate purposes. Specifically, Economic Development Article Section 10-628(c)(1)(vii) authorizes the Authority to issue and have outstanding up to \$400 million face amount of bonds for racing facilities as defined in the statute. Bonds may be issued to finance acquisition, construction, renovation, and related expenses for construction management, professional fees, and contingencies for racing facilities.

BOARD OF PUBLIC WORKS
SECRETARY'S
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December 3, 2025



26. MARYLAND STADIUM AUTHORITY (cont'd)

Background (cont'd):

Section 10-629 of the Economic Development Article requires the Maryland Stadium Authority's debt service payment obligations with respect to the Series 2025 Bonds be secured by, and payable from, the property or receipts of the Maryland Stadium Authority which may include taxes, fees, charges or other revenues payable to the Maryland Stadium Authority, or any combination thereof. The Maryland Stadium Authority expects the Series 2025 Bonds will be solely secured by, and payable from, the Racing and Community Development Financing Fund established under Section 10-657.2 of the Economic Development Article. Pursuant to State Government Article Section 9-120(b), the Comptroller shall deposit, cause to be deposited, or pay into the Financing Fund \$17 million each fiscal year until bonds issued for a Racing Facility have matured. The Authority remains below its \$400 million debt limit for racing facilities with issuance of debt in the proposed amount not to exceed \$250 million.

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 3, 2025

REVISED



APP 1

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

A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

Contract Title: Emergency Installation of HVAC and Supporting Systems on the Second Floor of the REF Building
ADPICS No.: Q00P6601618

Contract Type: Maintenance

Contract Description: Emergency Procurement to install HVAC and supporting electrical system on the second floor of the REF Building located at 39 W. Monument St. Baltimore, MD 21201

Procurement Method: Emergency

Bids: Maryland Mechanical, Inc.; Baltimore, MD \$191,234.00
(Single Bid Received)

Award: Maryland Mechanical, Inc.; Baltimore, MD

Amount: \$191,234

Term: 10/24/2025 – 12/23/2025

Date Emergency Declared: 9/3/2025

Contract Award Date: 10/24/2025

Date Emergency Reported: 11/10/2025

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% General Funds

Appropriation Code: Q05A1153

Remarks: Nature of Emergency: The Jail Industries Building (JIB) is located at 531 E Madison St, Baltimore, MD 21202. The building is a State owned facility that DPSCS operates within. With the building having been built in 1922, the building has had a number of issues for many years with the primary problem being that the building floods every time it rains. In March 2025, DGS asked for DPSCS to develop a plan to vacate all personnel from JIB by November 2025. DPSCS decided that the second floor of the REF building on 319 W. Monument Street (formerly the home of DPSCS's Community Treatment Re-Entry Facility) could be the new office space for JIB's staff but only after some significant renovations were completed.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 3, 2025

REVISED



APP 2

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

Remarks (cont'd):

However, the situation only worsened over the summer and the conditions within JIB have threatened the health and safety of DPSCS's employees. JIB has faced electrical issues, elevator failures, and a total failure of the AC. The final straw was on July 10th when an air quality test revealed high levels of asbestos, lead, and mold. At that point, staff was instructed to vacate the building immediately. The staff at JIB have been temporarily relocated to any available space DPSCS has in other facilities. The only staff that remains within JIB at the present moment is the K-9 Unit, which includes staff and police dogs. Until the REF building is ready, there is nowhere for the K-9 Unit to relocate in the Baltimore region that meets their requirements for response time.

Since the sudden evacuation in July, the timeline to rehab the REF building has been fast-tracked. DPSCS has executed several contracts (sole sources and small procurements) over the last month within our delegated authority to get the REF building rehabbed. This included procurements for the following services: moving services, paint services, services to plaster & sand walls, and services to repair and restore loose bricks. DPSCS is in need of a contractor to design and install several systems (HVAC & electrical) for the REF building and make some structural repairs. Due to the current unsafe state of the REF building, DPSCS cannot move the displaced JIB employees and most importantly, the K-9 Unit who still operates within JIB, into the building until the HVAC, electrical, and structural repairs are complete.

Basis for Selection: Thirty-six vendors were solicited and two site visits were scheduled. Only one vendor attended a site visit. The bid opening date was extended twice to provide more time for potential bidders to bid. Despite the Department's efforts, Maryland Mechanical, Inc. was the only vendor that submitted a bid.

Resident Business: Yes

Tax Clearance: 25-4200-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 3, 2025



APP 3

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

A2. MARYLAND DEPARTMENT OF TRANSPORTATION
Maryland Transit Administration

Contract Title: HP EliteBook 860 G11 16" Notebook
EM-26-006-IT

Contract Type: Information Technology

Contract Description: This is an emergency modification for an additional 50 HP EliteBook 860 G11 16" Notebooks to aid with remote work in response to an urgent and unforeseen disruption in productivity and flexibility.

Procurement Method (this Item): Emergency Modification

Original Procurement Method: Small Procurement

Prior Report: 10/22/2025

Award: En-Net Services, LLC, Frederick, MD
(Certified Small Business)

Original Contract Amount: \$35,024.00

Modification Amount (this Item): \$71,277.00

Prior Modifications or Prior Options: \$100,715.30 (Mod #1: Additional 70 HP EliteBooks 9/17/2025-9/16/2026; Sec. Agenda A4 10/22/2025)

Revised Contract Amount: \$207,016.30

Original Contract Term: One Year

Original Contract Award Date: 09/08/2025

Modification Term (this Item): 10/26/2025 - 10/25/2026 (one year)

Date Emergency Declared (this Item): 08/27/2025

Modification Award Date (this Item): 10/23/2025

Date Emergency Reported (this Item): 11/07/2025

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
December 3, 2025



APP 4

A2. MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)

Percent +/- (this Action): 203.51%
Total Percent Change: 491.07%

MBE / VSBE Participation: 0% / 0%
MBE / VSBE Compliance: 0% / 0%

Fund Source: 100% Special Funds (Transportation Trust Funds)
Appropriation Code: J05H0101

Remarks: Nature of Emergency: On August 21, 2025, the Maryland Transit Administration (MTA) learned of a potential cybersecurity incident. Upon detecting the incident, which involved unauthorized access to certain MTA systems, the State of Maryland's cybersecurity teams at MTA and the Maryland Department of Information Technology (DoIT) immediately acted to investigate the nature and scope of the incident, to contain the threat, and to secure MTA systems. MTA systems have been negatively impacted by the incident which has compromised the main desktop computers in the office, which greatly affects the day-to-day operations. This emergency procurement will help with remote work in response to an urgent and unforeseen disruption in productivity and flexibility.

In accordance with COMAR 21.05.06.02(A), the procurement was limited to the scope necessary to address the emergency. MTA made an initial purchase of 25 HP Notebook laptops as a competitive small procurement under \$50,000 and purchased an additional 70 laptops on September 19, 2025. The incident is still being resolved, so the need to purchase additional laptops is a continuation of the existing emergency. As part of the next phase of system recovery to restore operations, additional laptops were identified as requiring replacement and is necessary to continue day-to-day MTA operations. MTA does not anticipate any additional laptops being purchased.

Basis for Selection: As the emergency conditions have not been resolved, and MTA needed additional laptops, the MTA determined that issuing an emergency modification would be permissible. MTA utilized the unit pricing received under contract EM-26-006-IT, the initial small procurement, and issued an emergency modification to add an additional 50 HP Notebook laptops.

Resident Business: Yes **Tax Clearance:** 25-4328-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025



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

1A. PROGRAM OPEN SPACE LOCAL SHARE
Queen Anne's County

Recommendation: Approval to commit \$191,940 for the following **development** project.

White Marsh Park - Comfort Station – \$191,940
Queen Anne's County
POS #7935-17-188 MD20250925-0627

Background: Design and construct a new comfort station at White Marsh Park.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$76,894.52

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$115,045.48

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025



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

2A. RURAL LEGACY PROGRAM FUNDS
Kent County

See next page for Record
Correction Letter dated
12/5/25

Recommendation: Approval to grant \$1,393,540.60 to the **Eastern Shore Land Conservancy, Inc.**, from Rural Legacy Funds to acquire a 186.02-acre conservation easement.

*Agricultural Security Corridor – Eastern Shore Harvest Crescent Rural Legacy Area –
La Chiusa, LLC
La Chiusa, LLC*

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 3,000 linear feet of forested buffer along Lloyd Creek and associated unnamed tributaries, which are in the Sassafras River watershed. The easement will also protect over 1,300 feet of scenic viewshed along Rosedale Cannery Road. This Rural Legacy easement, RL No. 35691, will be held jointly by the Department of Natural Resources, and the Eastern Shore Land Conservancy.

Easement Value: \$1,310,081 (\$7,042.69 per acre)

Purchase Price: \$1,310,081 (\$7,042.69 per acre)

Total Other DNR Costs: Administrative: \$ 39,302.00
 Incidental: \$ 24,506.60
 Compliance: \$ 19,651.00
 \$ 83,459.60

Amount Requested: \$1,393,540.60

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$1,393,540.60

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

December 5, 2025

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

Accepted 12/5/2025- JTG

John Gontrum

Dear Mr. Gontrum:

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

BPW-December 3, 2025

DNR-RL Agenda, Item 2A

*Rural Legacy Program
Chiusa Property*

FROM: La Chiusa, LLC

TO: La Chiusa, LLC

REMOVE: "Eastern Shore" from Eastern Shore Harvest Crescent Rural Legacy Area

SHOULD READ: Agricultural Security Corridor – Harvest Crescent Rural Legacy Area –
La Chiusa, LLC

REASON: Clerical Error

Sincerely,
Katie Gaver

**Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025**



DNR 3

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

3A. RURAL LEGACY PROGRAM FUNDS
Cecil County

Recommendation: Approval to grant \$374,798.44 to the **Cecil Land Trust, Inc.**, from Rural Legacy Funds to acquire an 86.71-acre conservation easement.

Fair Hill Rural Legacy Area – Riddle Property

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 soils, pasture, and forested land, as well as preserving approximately 6,380 linear feet of stream buffers along the headwaters of unnamed tributaries to Basin Run. The stream flows into Octoraro Creek before emptying into the Susquehanna River. This Rural Legacy easement, RL No. 35731, will be held by the Department of Natural Resources and the Cecil Land Trust, Inc.

Easement Value: \$469,919.64 (\$5,419.44 per acre)

Purchase Price: \$346,840.00 (\$4,000.00 per acre)

Total Other DNR Costs: Administrative: \$10,405.20
 Incidental: \$12,350.64
 Compliance: \$ 5,202.60
 \$27,958.44

Amount Requested: \$374,798.44

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$374,798.44

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025**



DNR 4

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

4A. RURAL LEGACY PROGRAM FUNDS
Baltimore County

Recommendation: Approval to grant \$52,717.14 to **The Gunpowder Valley Conservancy, Inc.**, from Rural Legacy Funds to acquire a 7.78-acre conservation easement.

Gunpowder Rural Legacy Area –2013 Shepperd Road LLC property

Prior Approval: Gunpowder Rural Legacy Area approved grant for easement acquisitions: DNR-RP Item 15A (8/23/2023) \$2,286,000 FY 2024

Project Description: Acquisition of this easement will protect agricultural and forested lands along Charles Run, which is a tributary to Gunpowder Falls that flows into the Loch Raven Reservoir. Loch Raven Reservoir is a source of drinking water for the Baltimore Metropolitan Area. The easement will protect approximately 865 linear feet of forested stream buffers along Charles Run, as well as the scenic viewsheds along both Shepperd Road and Monkton Road. This Rural Legacy easement, RL #35729, will be held by the Gunpowder Valley Conservancy, Inc., and the Department of Natural Resources.

Easement Value: \$ 45,514.01 (\$5,850.13 per acre)

Purchase Price: \$ 45,514.01 (\$5,850.13 per acre)

Total Other DNR Costs: Administrative: \$ 1,365.42
 Incidental: \$ 5,155.00
 Compliance: \$ 682.71
 \$ 7,203.13

Amount Requested: \$52,717.14

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$52,717.14

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025



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

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

Recommendation: Approval to grant \$364,153.87 to the **Southern Maryland RC&D Board, Inc.**, from Rural Legacy funds to acquire a 50.17-acre conservation easement.

Mattapani Rural Legacy Area – Bershon Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 12A (10/21/2020) \$1,453,247 for FY 2021

Project Description: Acquisition of this conservation easement will protect valuable waterfront forested land and wetlands. In addition, the easement will provide permanent protection to 800 linear feet of a primarily forested buffer along the shoreline of Breton Bay, a tributary to the Potomac River. This Rural Legacy easement, RL No. 35689, will be co-held by the Department of Natural Resources and the Southern Maryland RC&D Board. St. Mary's County is contributing 25% (\$108,06.01) towards the cost of the Purchase Price.

Easement Value: \$432,064.04 (\$8,612.00 per acre)

Purchase Price: \$432,064.04 (\$8,612.00 per acre)

Funding Sources: \$324,048.03 DNR
\$108,016.01 St. Mary's County

Total Other DNR Costs: Administrative: \$12,961.92
Incidental: \$20,662.96
Compliance: \$ 6,480.96
\$40,105.84

Amount Requested: \$364,153.87

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$364,153.87

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025



DNR 6

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

6A. RURAL LEGACY PROGRAM FUNDS
Charles County

Recommendation: Approval to grant \$1,227,103.09 to **Charles County** from Rural Legacy Funds to acquire a 287.29-acre conservation easement.

Zekiah Rural Legacy Area – The Heinze Family Limited Partnership Property

Prior Approval: Zekiah Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 14A (12/1/2021) \$1,280,000 for FY 2022
DNR-RP Item 15A (8/23/2023) \$1,544,000 for FY 2024

Project Description: Acquisition of this easement will preserve agricultural fields, forested land, and wetlands, as well as 3,200 linear feet of forested buffers on an unnamed tributary of Newport Run, which flows to the Wicomico River in the Potomac River watershed. The easement will also protect over 1,800 feet of scenic viewshed along Budd's Creek Road. This easement, RL No. 35711, will be held by the County Commissioners of Charles County. The County is not requesting reimbursement for program compliance costs.

Easement Value: \$1,316,250.74 (\$4,581.61 per acre)

Purchase Price: \$1,185,064.07 (\$4,124.98 per acre)

| | | |
|-------------------------------|-----------------|----------------|
| Total Other DNR Costs: | Administrative: | \$ 35,551.92 |
| | Incidental: | \$ 6,487.10 |
| | Compliance: | <u>\$ 0.00</u> |
| | | \$ 42,039.02 |

Amount Requested: \$1,227,103.09

Fund Source: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$1,227,103.09

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025



DNR 7

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

7A. CONSERVATION RESERVE ENHANCEMENT PROGRAM

RL Davis Real Estate, LLC, (Kent County) Eastern Shore Land Conservancy, Inc.

Recommendation: Approval to grant \$140,751.07 to the **Eastern Shore Land Conservancy, Inc.**, from Program Open Space Stateside Funds to acquire an 18.07-acre Conservation Reserve Enhancement Program easement.

Background/Prior Approvals: Reference is made to Program Open Space Agenda Item 14A (January 3, 2024) in which the Board of Public Works approved the Conservation Reserve Enhancement Program (CREP) easement acquisition program and authorized the use of Program Open Space funds to be used for acquiring permanent conservation easements on stream side forests, natural areas and wetlands.

Project Description: Acquisition of this CREP easement protects water quality by preserving approximately 2,000 linear feet of forested stream buffers along unnamed tributaries of East Fork Langford Creek. As part of the transaction, the landowner will be donating 10.96 acres of the property into the easement for 29.03 acres of total protection. The easement, CREP No. 35714 and POS No. 35715, will be held by the Eastern Shore Land Conservancy, Inc., and the Maryland Department of Natural Resources.

Easement Value: \$126,324.00 (6,990.81 per acre)

Purchase Price: \$126,324.00 (6,990.81 per acre)

| | |
|-------------------------------------|--------------------------------|
| <i>Total Other DNR Costs</i> | Administrative: \$ 3,790.00 |
| | Incidentals: \$ 8,742.07 |
| | Compliance: <u>\$ 1,895.00</u> |
| | \$14,427.07 |

Total Amount Requested: \$140,751.07

7A. CONSERVATION RESERVE ENHANCEMENT PROGRAM (cont'd)
RL Davis Real Estate, LLC, (Kent County) Eastern Shore Land Conservancy, Inc.

Easement Valuation System: DNR uses an easement evaluation system based on:

- (1) the amount of the property covered by the easement and extinguishment of development rights;
- (2) the width of the buffers; and
- (3) the amount of land in the CREP contract that will be covered by the easement.

The program seeks to retain conservation practices beyond the 10- to 15-year contract period available under the federal CREP rental program. The easement acquires development rights and a portion of the agricultural production value beginning at the end of the federal contract term and continuing into perpetuity.

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
 Program Open Space Stateside
 Source Code: 23001 \$140,751.07

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025



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

8A. PROGRAM OPEN SPACE STATE SHARE
Kent County (Apotheosis Farm, LLC)

Recommendation: That the Board of Public Works approve:

1. DNR acquiring a conservation easement on the property with the assistance of Eastern Shore Land Conservancy; and
2. The payment of incidental costs expended by Eastern Shore Land Conservancy.

Description: This mostly forested property includes a tributary that flows from Urieville Lake into Morgan Creek, an important spawning habitat for numerous fish species that flows into the Chester River and then the Chesapeake Bay. The forest on the property provides buffers important for protection of water quality in the Middle Chester River watershed and provides important habitat for Forest Interior Dwelling species of birds. The easement will permit managed public access for fishing.

POS Scoring System: 80 out of 100

Targeted Ecological Area: No

Prior Approval: Reference is made to Program Open Space Agenda Item 14A (January 3, 2024) in which the Board of Public Works approved a land trust, local government or resilience authority to contract directly with a property owner for conservation easements funded with Program Open Space Stateside.

Grantor: Apotheosis Farm, LLC

Grantee: The State of Maryland to the use of the Department of Natural Resources and Eastern Shore Land Conservancy

Property: 28.94 +/- acres, improved, POS No. 34823

Easement Value: \$214,994 (\$7,429/acre)

Purchase Price: \$214,994 (\$7,429/acre)

| Incidentals to Land Trust: | \$ (total not to exceed) | |
|-----------------------------------|--------------------------|--|
| Administrative fee: | \$ 6,450 | |
| Compliance fee: | \$ 3,225 | |
| Reimbursements: | | |
| Environmental due diligence | \$ 5,000 | |
| Appraisals | \$10,000 | |
| Survey | \$10,000 | |

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025



8A. PROGRAM OPEN SPACE STATE SHARE (cont'd)
Kent County (Apotheosis Farm, LLC)

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$249,669

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
December 3, 2025



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

9A. TIMBER SALE
Garrett County

Recommendation: That the Board of Public Works approve this timber sale of 158,527 board feet of sawtimber, and 351 cords of pulpwood, which will be conducted in Habitat Management Unit (HMU) 8 off Oakland Sang Run Road in Mount Nebo Wildlife Management Area (WMA).

Mount Nebo Wildlife Management Area
30 acres /Habitat Management Unit (HMU) 8 (MN-01-26)

Description: This will be a regeneration harvest in Habitat Management Unit 8. The harvest is designed to remove the majority of the overstory trees to release advanced regeneration present in the understory. This will increase Ruffed Grouse habitat within the WMA.

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:

| Bidders | State | Amount |
|----------------------------|-------|-------------|
| Joe Colmer Logging | MD | \$61,984.57 |
| Glotfelty Lumber Co., Inc. | MD | \$48,502.00 |
| Wood Products, Inc. | MD | \$36,310.00 |

Award: Joe Colmer Logging

Amount: \$61,984.57

Estimated Value: \$52,092.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED at the meeting

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 funds (PayGo) for the following contracts totaling \$4,409,278.

Authority: State Finance and Procurement Article, Annotated Code of Maryland, §8-301(general obligation bonds)

**1.0 University of Maryland College Park
Chemistry Wing 1 Replacement**

1.1 Description: One (1) Bruker D6 PHASER Benchtop Diffractometer System.

Procurement Method: Sole/Single Source

Award: Bruker AXS, LLC, Madison, WI

Amount: \$129,500

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:** 25-4137-0000

1.2 Description: One (1) Dye laser + Second Harmonic Generation (SHG) unit to produce pulsed light in the wavelength range of 260 - 760 nm.

Procurement Method: Sole /Single Source

Award: LIOP-TEC GmbH, Radevormwald, Germany

Amount: \$61,200

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:** 25-4269-0000

REVISED at the meeting

Board of Public Works
University System of Maryland
Supplement
December 3, 2025



1-GM. GENERAL MISCELLANEOUS (cont'd)

**2.0 University of Maryland, College Park
Mckeldin Library**

2.1. Description: Replacement of Chilled Water System to include four (4) chillers, three (3) cooling towers, eight (8) pumps, chiller plant Building Automation System, and all associated components.
Procurement Method: Cooperative Agreement-Omnia Partners (Contract #R240901)
Award: Daikin Applied Americas, Inc., Minneapolis, MN
Amount: \$4,097,000
Fund Source: MCCBL 2025: *UMCP Campus wide Building Systems and Infrastructure Improvements*. Item 108, \$4,000,000; Academic Revenue Bonds, \$97,000
MBE Participation: 15.01%
Resident Business: No **MD Tax Clearance:** 25-4166-0111

2.2. Description: Design Services for ADA Restrooms Upgrades.
Procurement Method: On Call SBR A/E Design Services Master Contracts
Award: Grid Architects, PC, Arnold, MD
Amount: \$62,672
Fund Source: FY 2026 General Funds (PayGo Funding)
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 25-4351-0110

**3.0 University of Maryland, Baltimore County
Sherman Hall Renovation**

3.1. Description: Furniture for the Sherman Hall Renovation
Procurement Method: Preferred Provider
Award: Maryland Correctional Enterprises, Jessup, MD
Amount: \$58,906
Fund Source: MCCBL 2024: *Provide funds to continue construction and begin equipping of the renovation of Sherman Hall, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project*. Item 112.
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 25-4430-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

***Sub-Item 2.2 was withdrawn at the meeting; The remaining Sub-Items were approved.**

REVISED

Board of Public Works
University System of Maryland
Supplement
December 3, 2025



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

2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK
Health and Human Sciences Complex - Bid Package 2 of 3

Contract ID: Design-Build Construction Services Contract
Health and Human Sciences Complex-University of Maryland
College Park
RFP No. 141874-W

Recommendation: Award of Bid Package 2

Contractor: Clark Construction Group, LLC, Bethesda, MD

Prior Approval: USM Item 2-C (10/2/2024)
USM Item 2-C-BP (8/27/2025)

Project Description: The proposed project is for the design and construction of an approximately 169,000 GSF/89,000 NASF fit-out for the School of Public Health (SPH) and the Academy for Innovation and Entrepreneurship (I&E). The Health and Human Sciences Complex (HHSC) will include 85,580 NASF for the School of Public Health to house research focused units (Maryland Institute for Applied Environmental Health, the Department of Kinesiology, the Center for Healthy Families, and the Department of Epidemiology and Biostatistics), the Dean's Office and some of the School's support staff. The HHSC will also include 3,602 NASF for the I&E.

The University anticipates the final value of this contract, after award of all Bid Packages, will be approximately \$127 million.

Bid Package Description: Bid Package 2 includes demolition, concrete, masonry, miscellaneous metals, fire suppression, plumbing, mechanical, and electrical trade contractors.

Contract Term: Seventy-three (73) months from Notice to Proceed
(includes warranty period)

This Bid Package Amount: \$74,697,358

Current Contract Amount: \$13,050,389

Revised Contract Amount: \$87,747,747

REVISED

Board of Public Works
University System of Maryland
Supplement
December 3, 2025



2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Health and Human Sciences Complex - Bid Package 2 of 3

Fund Source: MCCBL 2022: *Provide funds to design, construct, and equip the Health and Human Sciences facility in the new Cole Field House, 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 105 \$12,000,000
MCCBL 2025: *Add funds to continue construction of the New Health and Human Sciences Complex, 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 105 \$2,000,000

[...]

Prior Authorizations of State Debt Alterations Bill (Chapter 643 of 2025): \$2,525,000

Fund Source (cont'd): FY 2027 GO Bond Preauthorized; \$39,315,000
FY 2028 GO Bond Preauthorized; \$18,857,358

NOTE: FY 2027 and FY 2028 preauthorized funds will not be expended until these funds are available on July 1, 2026 & July 1, 2027. The University will return to the Board for approval when these funds become available.

MBE Participation Goal: Overall: 30%;
Subgoals: 8% African American Owned, 11% Women Owned

MBE Participation
This Bid Package: 26.53%

MBE Compliance: 16.54% (See Requesting Institution Remarks)

Performance Security: Equal to contract amount

REVISED

Board of Public Works
University System of Maryland
Supplement
December 3, 2025



2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Health and Human Sciences Complex - Bid Package 2 of 3

Requesting Institution Remarks: This contract was initially awarded for preconstruction and design services (USM Item 2-C approved on 10/2/2024). As design has progressed, the contractor has sequentially and competitively bid the construction packages. This is the second of three (3) Bid Packages anticipated on this project.

Approximately 5% of the projected contract value referenced above has been paid to the contractor. The University will meet the established MBE goals for the project through this bid package and the future bid package for the project.

Sustainability: The HHSC project will comply with the Maryland High Performance Green Building Program which includes either LEED Silver, Two Green Globes under the Green Building Initiative's Green Globes rating or the Maryland Green Building Council's supplement to the International Green Construction Code (IgCC). The contractor and design team will collaborate with the University to make determination of how best to comply with this program for the HHSC project.

Resident Business: Yes **MD Tax Clearance:** 25-3990-1110

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

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

3-S-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK
Temporary Staffing Services - Renewal Option

| | |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contract ID: | Multiple Award Contract for Temporary Staffing Services at University of Maryland College Park |
| Prior Approval: | USM Item 2-S (10/30/2024) (\$2,000,000 Not to Exceed) 1-year base term |
| Contractors: | Insight Global LLC, Atlanta, GA Infojini Inc., Columbia, MD |
| Contract Description: | This contract will provide temporary staffing services for University of Maryland College Park during the transition to a new University Enterprise Resource Planning (ERP) system (Workday). |
| Option Description: | Exercise renewal option |
| Original Term: | 12/15/2024 – 12/15/2025 (1-year base term w/ 1-year renewal option) |
| Option Term: | 12/16/2025 – 12/15/2026 (renewal option) |
| Option Amount: | \$2,000,000 (Not to Exceed) |
| Original Amount: | \$2,000,000 (not to exceed) 1-year base term <u>\$2,000,000</u> (not to exceed) Renewal option \$4,000,000 (not to exceed Total) |
| Revised Contract Amount: | \$4,000,000 (Not to Exceed) |
| Procurement Method: | Cooperative Purchase Insight Global LLC GOVMVMT Contract# 23-21-IG Infojini Inc., E&I Master Agreement Number EI00413-2024MA |
| MBE Participation: | 0% |
| Performance Security: | NA |

Requesting Institution Remarks: Renewal is recommended to continue to offer available support, resources, and solutions to the campus users as to modify, upgrade, and customize the new ERP System, Workday, to fit the needs of the University.

3-S-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Temporary Staffing Services - Renewal Option

Fund Source: Institutional Funds

Resident Business/MD Tax Clearance:

| Firm | Resident Business | MD Tax Clearance |
|--------------------|--------------------------|-------------------------|
| Insight Global LLC | No | 25-4202-0110 |
| Infojini Inc. | Yes | 25-4101-0111 |

BOARD OF PUBLIC WORKS

APPROVED

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WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
December 3, 2025



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

4-S. UNIVERSITY OF BALTIMORE
Adult Learner Recruitment Services

Contract ID: Adult Learner Recruitment Services, RFP #UB-25-BK-18

Contract Description: Provide enrollment recruitment services by assisting the University with identifying and increasing the number of academically eligible students the University can recruit.

Award: Liaison Holdings, LLC d/b/a Liaison International, LLC, Brighton, MA

Contract Term: 1/1/2026 - 12/31/2028 (with one (1), two-year renewal option)

Amount: \$1,527,185 Base Three-Year Term
\$ 971,403 Renewal Option (two-years)
\$2,498,588 Total

Proposals:

| Offeror | Technical Ranking | Fee (Base Term and Renewal Option) | Overall Ranking |
|----------------------------------------|-------------------|------------------------------------|-----------------|
| Liaison Holdings, LLC, Brighton, MA | 1 | \$2,498,588 (1) | 1 |
| EAB Global, Inc., Washington, DC | 2 | \$2,844,650 (2) | 2 |

Procurement Method: Competitive Sealed Proposals

MBE Participation Goal: 0% (See Requesting Institution Remarks)

MBE Waiver: 5% (See Requesting Institution Remarks)

Performance Security: Not applicable

Fund Source: Institutional Funds

Incumbent: No

4-S. UNIVERSITY OF BALTIMORE (cont'd)
Adult Learner Recruitment Services

Requesting Institution Remarks: This solicitation was advertised on *eMaryland Marketplace Advantage* as well as posted on the University's electronic bid board. In addition, eight firms were directly invited to participate, resulting in five (5) submitted proposals. All submissions were reviewed, and the Evaluation Committee shortlisted the top four ranked firms for further technical and financial evaluation. Only two firms progressed to the Best and Final Offers stage, as their proposals were deemed responsive to the service requirements, a determination that was reinforced by their financial submissions. Following this process, Liaison International emerged as the highest-ranked firm based on both technical merit and cost and is recommended for award as the most advantageous option for the University.

Although services in this sector are predominantly delivered in-house due to reliance on proprietary tools, a Minority Business Enterprise (MBE) participation goal of 5% was established to foster inclusivity and encourage subcontracting opportunities. This target was designed to incentivize firms to identify and engage qualified MBE partners within their service offerings. Liaison requested a waiver from the 5% MBE goal and the University granted this waiver as the firm demonstrated good faith efforts to meet the goal. This documented effort included outreach to forty (40) MBEs via email, phone calls, and formal correspondence. The outreach focused on firms classified under NAICS code 32311 – Commercial Printing, Digital Printing, specifically targeting professional on-demand printing services. Despite these proactive measures, Liaison did not receive any responses from potential MBE subcontractors.

Resident Business: No

MD Tax Clearance: 25-4344-0000

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



Wes Moore

Governor

Aruna Miller

Lt. Governor

Samantha J. Biddle

Acting Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
December 3, 2025**

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| 7 - 9 | Maryland Transit Administration (MTA) | 16 - 22 |

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 1

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

1-M-MOD. MARYLAND AVIATION ADMINISTRATION
Modification: Maintenance Contract

Contract ID: Maintenance and Repair of Promobot Robots at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-MC-21-033*
EPICS No.: CO432420

Contract Approved: MDOT 6-M, 12/02/2020

Contract Description: This contract provides for the maintenance, service, repair, adjusting and testing of six customer service robots at BWI Thurgood Marshall Airport. The Promobot Robots provide wayfinding for restrooms and concessions, answer frequently asked questions, provide information regarding ground transportation and parking options, and communicate with customers in five different languages.

Modification Description: Modification No. 1 is to add an additional 12 months to the contract at no additional cost and adjust the scope of work to reduce the number of robots from six to two.

Award: Promobot Corp; Huntingdon Valley, PA

Contract Term: 12/17/2020 – 12/16/2025 (five years)

Modification Term: 12/17/2025 – 12/16/2026 (one year)

Original Contract Amount: \$843,600 NTE

Modification Amount: \$0

Prior Mods/Options: None

Revised Total Contract Amount: \$843,600 NTE

Percent +/- Change (this item): 0%

Total Percent +/- Change: 0%

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

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

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Requesting Agency Remarks: The MAA is seeking approval of contract modification No. 1 to add an additional 12 months to the contract and adjust the Scope of Work to reduce the number of robots from six to two.

Although no additional funding is required, and the overall contract budget remains unchanged, the modification to a cost component of this contract is valued at \$96,000.00 and will be funded through the Extra Work Allowance currently on the contract.

Promobot Corp provides scheduled preventive maintenance (cleaning, calibration, component inspection), replacement of worn-out parts (e.g., belts, sensors, actuators), emergency repairs or on-site service visits, battery health checks and replacements, firmware and controller updates, hardware diagnostics, and troubleshooting for the Promobot Robots at BWI Thurgood Marshall Airport.

MAA has determined that after five years of operational usage the Promobots' most effective role is for targeted single-unit deployment. The two customer service robots will be strategically positioned on the arrivals/baggage claim level of BWI Thurgood Marshall Airport. They provide multi-lingual wayfinding in five different languages and answer frequently asked questions to enhance customer service for patrons utilizing the airport's public parking services, facilities, and other amenities in the terminal, without the need for direct human-to-human contact. Based on these findings, MAA is refining the annual maintenance contract to cover two units instead of the current six units. This strategic adjustment will transition the robot program to a more efficient and resilient state with the following clear benefits: Reliability - establishes a formal primary/backup system, ensuring a fully operational robot is always available for public engagement and eliminating downtime risk. Cost Savings - aligns annual maintenance expenditures directly with our demonstrated operational needs, creating a fiscally responsible and sustainable budget for the program. Maximized Asset Value - the remaining four units will be held as a strategic reserve for spare parts, reducing future repair costs and expediting service on our primary units. This will optimize our resources and enhance service reliability while ensuring continued success of the Promobot program.

The scope of work is considered a single element of work therefore there are no subcontracting opportunities. By nature of the proprietary hardware and software components, only Promobot Corp is authorized to perform maintenance services repairs and upgrades to the robots. MAA has requested a quote from Promobot Corp to provide maintenance for two robots which will change the payment terms for the remainder of the contract therefore we are seeking Board of Public Works review and approval.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 3

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

Fund Source: 100% Special (Transportation Trust Fund)

Appropriation Code: J06I0002

Resident Business: No

MD Tax Clearance: 25-3258-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

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

Contract ID: Standard Concession Contract for Non-Exclusive Right to Establish, Operate, and Maintain Peer-to-Peer (P2P) Car Sharing Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport.

Contract Description: A standard non-exclusive concession contract for qualified service providers to operate P2P car sharing services at BWI Thurgood Marshall Airport.

Recommendation:

- 1) To approve a new standard contract for the non-exclusive right for P2P Ground Transportation Concessionaires to conduct prearranged ground transportation activities at BWI Thurgood Marshall Airport.
- 2) To provide delegated authority for the Maryland Aviation Administration (MAA) to enter into such contracts without further Board of Public Works (BPW) approval. The MAA requests the authority to make non-material changes, adjustments and/or modifications to the standard 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 standard contract, MAA will present the resulting contract to the BPW for its approval.

Contractor: Any Ground Transportation Concessionaire meeting specific requirements set forth in the contract.
(*List of potential Contractors is provided on Attachment I*).

Contract Term: Maximum term three years

Contract Amount: Contractors will pay a Privilege Concession Fee based on a percentage of the annual Gross Revenues generated as a result of its derived from its vehicle reservation transactions, in accordance with BWI Thurgood Marshall Tenant Directive 401.1 rates and charges.

Requesting Agency Remarks: The purpose of this standard contract is to regulate P2P services at BWI Thurgood Marshall Airport and meet the increasing reliance by the traveling public on newer modes of transportation such as ridesharing and car sharing applications. Contractor shall be responsible for all costs and expenses associated with its operations at BWI Marshall Airport. P2Ps operate under a business model that relies on a P2P digital platform/mobile app to connect passengers to available authorized vehicles. A similar Non-Exclusive Concession Contract with the currently operating P2P operator, Turo, was historically approved individually by the BPW, most recently as Item 4-GM on April 6, 2022.

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

Requesting Agency Remarks (cont'd):

In accordance with MD Code, Transportation § 18.5-106, to operate at an airport in the State, a P2P car sharing program must have a concession contract with the MAA. The requested BPW approval of this Standard P2P Ground Transportation Concession Contract will ensure fair competition across ground transportation services, ensure consistent requirements apply to all P2P service providers, and increase revenue to the State in compensation from Contractors for access to the market created by Airport passengers at BWI Thurgood Marshall. This standard contract will be revenue-generating through privilege concession fees and reflects current contractual terms and conditions.

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: N/A

MD Tax Clearance: N/A

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 6

2-GM.

MARYLAND AVIATION ADMINISTRATION (cont'd)

ATTACHMENT I

**List of Potential Contractors to Conduct
P2P Car Sharing Services at BWI Thurgood Marshall**

Turo, Inc.
Avail (currently only in Denver and Chicago airports)
Getaround
HyreCar

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

3-GM-MOD. MARYLAND AVIATION ADMINISTRATION

Modification: General Miscellaneous - Lease Contract

Contract ID: Lease Contract for Land in the BWI North Fuel Farm and Midfield Cargo Complex (MCC) Fuel Farm at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-24-013 Amendment 2*

Contract Approved: MDOT 2-GM, 09/06/2023

Contractor: Baltimore Fuel Facilities LLC; Wilmington, DE

Contract Description: Lease of exclusive land and common area space to Baltimore Fuel Facilities, LLC (BFF), a BWI commercial airline fueling consortium. BFF will develop, operate, and maintain an airline fuel system at BWI Thurgood Marshall Airport.

Modification Description: Modification No. 2 is a lease amendment adding 4,049 square feet of building space and 8,615 square feet of land to incorporate Ground Service Equipment Building No. 134 into BFF's lease effective January 1, 2026.

Original Contract Term: 10/01/2023 – 09/30/2043 (20 years)

Modification Term: 01/01/2026 – 09/30/2043 (17 years, eight months, 29 days)

Original Contract Amount: \$43,138,919.45

BFF will pay initial ground rent in the amount of \$212,745.45 annually for a total of 146,721 square feet of space (\$1.45 per square foot per annum, with annual inflationary adjustments). Over the 20-year ground Lease, Maryland Aviation Administration (MAA) will receive an estimated \$5.7 million in ground rent. Rent assumes annual increase of 3%.

Upon the complete installation of two additional fuel storage tanks at the North Fuel Farm, BFF will also pay a New Tankage Recovery Fee in the amount of \$154,325.53 per month. This monthly fee will recover \$25,467,086.00 in MAA construction costs at 4% interest over 20 years. The total payment amount paid by BFF for the New Tankage Recovery Fee will be \$37,038,127.59.

Additionally, BFF will remit 10.12% fuel flowage fees to MAA for fuel sales to airlines who do not enter into contractual agreements with BFF.

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

Modification Amount: \$120,797.33 annually

Prior Mods: \$96,576.15 annually (Mod. #1: Additional leased space for fuel tank installations and commencement of New Tankage Recovery Fee; 19-GM-MOD, BPW 06/11/2025)

Revised Total Contract Amount: \$47,937,066.91 over 20-year term

Percent +/- Change (this item): +5.51%

Overall Percent +/- Change: +11.12%

Requesting Agency Remarks: Ground Service Equipment Building No. 134 (GSEB No. 134) is being added to BFF's lease effective January 1, 2026. GSEB No. 134 includes 4,049 square feet of building space and 8,615 square feet of land. The GSEB Building Rental Rate is \$26.77 per square foot per annum and the GSEB Land Rental Rate is \$1.44 per square foot per annum. These initial rental rates originate from Tenant Directive No.: BWI 401.1, "Standard Rates and Fees at Baltimore/Washington International Thurgood Marshall Airport." BFF will pay an additional \$120,797.33 annually for the use of GSEB No. 134.

Modification No. 2 also removes the annual inflationary adjustment tied to the Consumer Price Index for all rental rates and replaces the adjustment with an annual three percent (3%) escalation occurring every July 1st of the remaining contract term.

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: 25-2886-0001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 9

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

4-AE. MARYLAND TRANSPORTATION AUTHORITY
Architecture/Engineering Contract

Contract ID: SBR Comprehensive Operational Asset Management and Support Services; AE-3130-0000

Contract Description: One contract for comprehensive engineering, construction, operational and maintenance services for operational needs for Asset Management, Engineering, Construction, E-ZPass Operations, Facilities Operations, Support Services, and Traffic Management and Technology.

Award: Arya Consultants, Inc.; Lutherville, MD
(Certified Minority Business Enterprise and Small Business)

Contract Term: 12/18/2025* – 12/17/2030 (*or earlier upon BPW approval)
(five years)

Amount: \$2,000,000 NTE

Procurement Method: Qualification Based Selection (SBR-Designated)

Proposals:

| Offerors | Technical Proposal Rating (Max 100) | Award |
|---------------------------------------------------------|------------------------------------------------|----------------------------------|
| Arya Consultants, Inc. Lutherville, MD | 87.72 (1) | \$2,000,0000 NTE AE-3130-0000 |
| The Wilson T. Ballard Company Owings Mills, MD | 79.64 (2) | |
| Dhillon Engineering, Inc. Owings Mills, MD | 71.25 (3) | |
| Jeezny Sourcing LLC Baltimore, MD | 70.93 (4) | |
| Transtech Engineering Consultants, Inc. Columbia, MD | 59.63 (5) | |

Living Wage Eligible: No

MBE/VSBE Participation: 29% / 1%

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

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: None

Requesting Agency Remarks: On June 5, 2024, the Maryland Transportation Authority (MDTA) advertised a solicitation in The Daily Record and on eMaryland Marketplace Advantage (eMMA). The solicitation sought to award one Certified Small Business contract valued at \$2 million for operational asset management and support services. A total of 124 firms were notified through eMMA, with 89 receiving direct solicitations. MDTA received six technical proposals; however, one firm later withdrew, leaving five proposals for evaluation.

MDTA followed a qualifications-based selection process and ultimately identified one consultant as eligible for contract award. No protests were filed.

The scope of services includes the design, review, evaluation, and analysis of traffic control devices, as well as the design and analysis of ancillary structures such as sign supports, foundations, and other related elements. Services also encompass geotechnical investigations, utility identification, and the analysis and design of Intelligent Transportation Systems (ITS) and electrical systems. Additional services include roadway design and analysis, roadside hardware evaluation and design, pavement assessments, and the evaluation, analysis, and design of roadway and sign lighting. The scope further includes asset management and program support—such as asset inventories, condition inspections, and data management. Support will also be provided in the development and review of Maintenance of Traffic plans and Temporary Traffic Control typical applications. Other services involve traffic data collection and analysis, travel demand modeling and forecasting, traffic safety studies, transportation management plans related to specific projects and programs, cost estimating, and assistance to MDTA with overall project and program management.

The MDTA Procurement Review Group reviewed the scope of work to assess the potential for Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation. Based on this evaluation, MDTA established a 29% MBE goal and a 1% VSBE goal for the contract. Arya Consultants, Inc. has committed to meeting both the MBE and VSBE goals.

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 11

4-AE. **MARYLAND TRANSPORTATION AUTHORITY** (*cont'd*)

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00.41

Resident Business: Yes

MD Tax Clearance: 25-2672-0011

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 12

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

5-IT. MARYLAND TRANSPORTATION AUTHORITY
Information Technology Contract

Contract ID: IBM Maximo Consulting Services
ADPICS No.: J01B5600027

Contract Description: This Sole Source Contract is to provide International Business Machines Corporation (IBM) Maximo Consulting Services for expert labor services on the IBM Maximo system currently utilized by the Maryland Transportation Authority (MDTA) as its asset management system. The labor services include architects, delivery consultants and project managers which will be utilized to build and upgrade the current Maximo system to the Maximo Application Suite (MAS) version 9.

Award: International Business Machines Corporation
New York, NY

Contract Term: 01/01/2026* – 12/31/2030 (*or earlier upon BPW approval)
(five years)

Amount: \$5,065,328.80

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Incumbents: No

Requesting Agency Remarks: The MDTA is an independent State agency that acts on behalf of the Maryland Department of Transportation (MDOT). The MDTA is responsible for financing constructing, operating, and maintaining Maryland's toll facilities. It also provides MDOT with conduit financing for other revenue-producing transportation projects.

The MDTA currently utilizes Maximo version 7.6.1.3 for Work Orders, Inventory, and Asset Management. Work Order Management allows assignment tracking to include progress, labor hours, inventory, and equipment used to maintain MDTA owned Highways, Facilities and Fleet vehicles. Inventory Management is utilized to track and record the issuance of parts and inventory, non-stock, or special-order items that are held in various stockrooms.

5-IT. **MARYLAND TRANSPORTATION AUTHORITY (cont'd)**

Requesting Agency Remarks (cont'd):

Asset Management is utilized to record the purchase information, detailed information, and the location of an asset. Further, the system's Procurement Functions are also utilized for creating Purchase Orders (PO) and Purchase Contracts. The Procurement Function allows users to issue PO releases from existing Agency and Statewide Contracts for goods and services. This system interfaces with MDTA's Financial Management System, Procurement Card Management System, and Enterprise Geographic Information System (GIS).

The IBM Maximo Consulting Services will provide the MDTA Department of Information Technology with expert labor services and resources to build and upgrade the current Maximo system to the MAS version 9.

In accordance with Board of Public Works (BPW) Advisory 2016-1, the response submitted by IBM on August 13, 2025, was evaluated and a price analysis was conducted to determine whether the pricing was "Fair and Reasonable." Upon evaluation, it was found that IBM's pricing of \$5,065,328.80 was 1.31% higher than MDTA's pre-project estimate and determined the pricing offered to be fair and reasonable. This contract was also compared to a previously awarded contract by the MDOT for similar services, Contract No. J01B1600031, IBM Maximo Software. The IBM Maximo contract was approved by BPW on June 2, 2021. In comparison, the awarded contract was 11.50% higher than the quote submitted by IBM.

Per BPW advisory 2001-1, the MDTA 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 designation. No MBE nor VSBE participation goals were established for this contract as it is the provision of expert labor services to IBM Maximo systems and presents no subcontracting opportunities.

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00.41

Resident Business: No

MD Tax Clearance: 25-2934-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Jeffrey Davis 410-537-7832
Jdavis8@mdta.state.md.us

6-S-OPT. MARYLAND TRANSPORTATION AUTHORITY
Renewal Option: Services Contract

Contract ID: Internal Auditing Services; *SV-00210783*
ADPICS No.: J01B3600023

Contract Approved: DGS OSP 40-S, 01/25/2023

Award: Citrin Cooperman & Company, LLP; Oakland, MD

Contract Description: Provides for Internal Auditing Services for the Maryland Transportation Authority (MDTA).

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

Original Contract Term: 02/01/2023 - 01/31/2026 (three years w/one, two-year renewal option)

Option Term: 02/01/2026 – 01/31/2028 (two years)

Original Amount: \$900,000 NTE

Option Amount: \$600,000 NTE

Total Contract Amount: \$1,500,000 NTE

Prior Options/Mods: None

Percent +/- Change (This Item): 66.667%

Total Percent +/- Change: 66.667%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 31.5% / 1%

MBE/VSBE Compliance: 33.12% / 0% (see remarks)

6-S-OPT. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

Requesting Agency Remarks: This contract provides for internal auditing services, including assurance services and consulting services. This includes providing expertise in critical areas through guidance and augmenting existing MDTA staff, and/or fully conducting audits.

This Contract was originally awarded to BD & Company, Inc. on January 26, 2023, however; on January 28, 2025, a Novation Agreement was executed, changing the name of the Contractor from BD & Company, Inc. to Citrin Cooperman & Company, LLP (Citrin). Citrin acknowledged all respects of the original Contract signed on January 26, 2023.

The Minority Business Enterprise (MBE) Goal established for this procurement was 30%, however, Citrin committed to 31.5%, exceeding the established MBE Goal by 1.5%. The actual MBE Goal attainment as of September 2025 is 33.12%. The Veteran-Owned Small Business Enterprise (VSBE) Goal established for this procurement was 0.50%, however, Citrin committed to 1%, exceeding the established VSBE Goal by 0.50%. Although the VSBE Subcontractor has not yet been assigned work, the Contractor has committed to meeting the goal prior to the original term's expiration on January 31, 2026. The VSBE Subcontractor will be assigned work on a control audit in late Fall of 2025 that will fulfill the VSBE Goal.

MDTA is satisfied with the contractor's performance of this contract and requests approval to exercise the renewal option.

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00.41

Resident Businesses: Yes

MD Tax Clearances: 25-3385-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 16

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

7-GM. MARYLAND TRANSIT ADMINISTRATION
General Miscellaneous

Contract ID: Commuter Bus Routes 220, 230, and 260; *OPS-25-037-SR*
EPICS No.: OPS25037SR

Contract Description: Five-year contract for the provision of services of a bus company to operate Maryland Transit Administration (MTA) Commuter Bus services for Routes 220, 230, and 260.

Award: Dillon's Bus Lines, LLC; Hanover MD

Contract Term: 12/18/2025 – 12/31/2025 (Mobilization Period: 14 days)

01/01/2026 – 12/31/2030 (five years w/ one, two-year renewal option)

Amount: \$ 8,000.00 (Mobilization: 14 days)
\$ 28,972,974.81 (Base: five years)
\$ 13,123,516.49 (Renewal Option: two years)
\$ 42,104,491.30 NTE Aggregate Total

Procurement Method: Competitive Sealed Bidding

Bids:

| Bidders | Amounts |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dillon's Bus Lines, LLC Hanover, MD | \$ 8,000.00 (Mobilization: 14 days) \$ 28,972,974.81 (Base: five years) <u>\$ 13,123,516.49 (Renewal Option: two years)</u> \$ 42,104,491.30 NTE Aggregate Total |
| MTI Transportation Atlanta, GA | \$ 8,000.00 (Mobilization: 14 days) \$ 31,040,069.52 (Base: five years) <u>\$ 12,530,248.37 (Renewal Option: two years)</u> \$ 43,578,317.89 NTE Aggregate Total |
| Gold Line, Inc. Hyattsville, MD | \$ 8,000.00 (Mobilization: 14 days) \$ 35,225,288.84 (Base: five years) <u>\$ 14,347,321.93 (Renewal Option: two years)</u> \$ 49,580,610.80 NTE Aggregate Total |

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

7-GM. **MARYLAND TRANSIT ADMINISTRATION** (*cont'd*)

Performance Security: \$100,000 Multiyear Annual and Renewable Performance Bond

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 16, 2025, with six vendors directly solicited via email. On the date of the bid opening, August 12, 2025, a total of three bids were received.

The MTA Commuter Bus service operates 36 routes that link suburban areas to major urban centers, including Washington, D.C., Baltimore, Annapolis, and BWI airport. The service is designed to accommodate daily commuters with safe, comfortable, and reliable service. Commuter Bus provides over 140,000 rides per month across its service area. For the 220, 230, and 260 routes, the applicable service areas are as follows:

- Route 220 Provides services between Annapolis and Washington D.C.
- Route 230 Provides services between Severna Park, Annapolis and Washington D.C.
- Route 260 Provides services between Severna Park, Davidsonville and Washington D.C.

The MTA Procurement Review Group established a 5% MBE participation goal. A VSBE goal was not established, due to a lack of subcontracting opportunities.

In accordance with Board of Public Works (BPW) Advisory 1995-1 this contract includes a provision authorizing an extension for a total period no longer than one-third of the base term to spend funds remaining on the contract.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0102

Resident Business: Yes

MD Tax Clearance: 25-3823-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 18

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

8-GM. MARYLAND TRANSIT ADMINISTRATION
General Miscellaneous

Contract ID: Commuter Bus Routes 240 and 250; OPS-25-039-SR
EPICS No.: OPS25039SR

Contract Description: Five-year contract for the provision of a bus company to operate Maryland Transit Administration (MTA) Commuter Bus services for Routes 240 and 250.

Award: Dillon's Bus Lines, LLC; Hanover, MD

Contract Term: 12/18/2025 - 12/31/2025 (Mobilization Period: 14 days)

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

Amount:
\$ 8,000.00 (Mobilization: 14 days)
\$ 19,046,765.72 (Base: five years)
\$ 8,285,759.42 (Renewal Option: two years)
\$ 27,341,252.14 NTE Aggregate Total

Procurement Method: Competitive Sealed Bidding

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dillon's Bus Lines, LLC Hanover, MD | \$ 8,000.00 (Mobilization: 14 days) \$ 19,046,765.72 (Base: five years) <u>\$ 8,285,759.42 (Renewal Option: two years)</u> \$ 27,341,252.14 NTE Aggregate Total |
| MTI Transportation Atlanta, GA | \$ 8,000.00 (Mobilization: 14 days) \$ 19,903,474.21 (Base: five years) <u>\$ 8,045,688.42 (Renewal Option: two years)</u> \$ 27,957,162.63 NTE Aggregate Total |
| Gold Line, Inc. Hyattsville, MD | \$ 8,000.00 (Mobilization: 14 days) \$ 21,716,543.13 (Base: five years) <u>\$ 8,863,828.39 (Renewal Option: two years)</u> \$ 30,588,371.52 NTE Aggregate Total |

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

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

Performance Security: \$100,000 Multiyear Annual and Renewable Performance Bond

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 16, 2025, with six vendors directly solicited via email. On the day of the bid opening, August 12, 2025, a total of three bids were received.

The MTA Commuter Bus service operates 36 routes that link suburban areas to major urban centers, including Washington, D.C., Baltimore, Annapolis, and BWI airport. The service is designed to accommodate daily commuters with safe, comfortable, and reliable service. Commuter Bus provides over 140,000 rides per month across its service area. For the 240 and 250 routes, the routes and applicable service areas are as follows:

Route 240 Provides services between Kent Island and Washington, D.C.

Route 250 Provides services between Kent Island, Davidsonville, and Washington, D.C.

The MTA Procurement Review Group established a 5% MBE participation goal. A VSBE goal was not established, as the Commuter Bus contracts only contain one component that can be subcontracted.

In accordance with Board of Public Works (BPW) Advisory 1995-1 this contract includes a provision authorizing an extension for a total period no longer than one-third of the base term to spend funds remaining on the contract.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0102

Resident Business: Yes

MD Tax Clearance: 25-3824-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 20

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

9-GM. MARYLAND TRANSIT ADMINISTRATION
General Miscellaneous

Contract ID: Commuter Bus Routes 335 and 345; OPS-25-040-SR
EPICS No.: OPS25040SR

Contract Description: Five-year contract for the provision of a bus company to operate Maryland Transit Administration (MTA) Commuter Bus services for Routes 335 and 345.

Award: Academy Express, L.L.C; Hoboken, NJ

Contract Term: 12/18/2025 – 12/31/2025 (Mobilization Period: 14 days)

01/01/2026 – 12/31/2030 (five years w/ one, two-year renewal option)

Amount: \$ 8,000.00 (Mobilization: 14 days)
\$ 14,001,140.80 (Base: five years)
\$ 6,281,894.62 (Renewal Option: two years)
\$ 20,291,035.42 NTE Aggregate Total

Procurement Method: Competitive Sealed Bidding

Bids:

| Bidders | Amounts |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Academy Express, L.L.C. Hoboken, NJ | \$ 8,000.00 (Mobilization: 14 days) \$ 14,001,140.80 (Base: five years) <u>\$ 6,281,894.62 (Renewal Option: two years)</u> \$ 20,291,035.42 NTE Aggregate Total |
| Dillon's Bus Lines, LLC Hanover, MD | \$ 8,000.00 (Mobilization: 14 days) \$ 15,014,304.93 (Base: five years) <u>\$ 6,495,209.69 (Renewal Option: two years)</u> \$ 21,517,514.62 NTE Aggregate Total |
| Eyre Bus Service, Inc. Glenelg, MD | \$ 8,000.00 (Mobilization: 14 days) \$ 15,845,848.21 (Base: five years) <u>\$ 6,971,121.61 (Renewal Option: two years)</u> \$ 22,824,969.82 NTE Aggregate Total |
| Gold Line, Inc. Hyattsville, MD | \$ 8,000.00 (Mobilization: 14 days) \$ 17,919,755.52 (Base: five years) <u>\$ 7,314,036.53 (Renewal Option: two years)</u> \$ 25,241,792.05 NTE Aggregate Total |

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

Bids (cont'd):

| <i>Bidders</i> | <i>Amounts</i> |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MTI Transportation Atlanta, GA | \$ 8,000.00 (Mobilization: 14 days) \$ 18,257,285.60 (Base: five years) <u>\$ 7,366,962.33 (Renewal Option: two years)</u> \$25,632,247.93 NTE Aggregate Total |
| Atlantic Coast Charters, Inc. Linthicum, MD | \$ 8,000.00 (Mobilization 14 days) \$ 18,108,944.23 (Base: five years) <u>\$ 8,002,522.71 (Renewal Option: two years)</u> \$ 26,119,466.94 NTE Aggregate Total |

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

Performance Security: \$100,000 Multiyear Annual and Renewable Performance Bond

Hiring Agreement Eligible: No

Incumbent: Dillon's Bus Lines, LLC; Hanover, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 16, 2025, with six vendors directly solicited via email. The pre-bid conference was held on July 22, 2025, with a total of four vendors in attendance. On the date of the bid opening, August 12, 2025, a total of six bids were received.

The MTA Commuter Bus service operates 36 routes that link suburban areas to major urban centers, including Washington, D.C., Baltimore, Annapolis, and BWI airport. The service is designed to accommodate daily commuters with safe, comfortable, and reliable service. Commuter Bus provides over 140,000 rides per month across its service area. For the 335 and 345 routes, the routes and applicable service areas are as follows:

Route 335 Provides services between Clarksville / Columbia and Washington D.C.

Route 345 Provides services between Ellicott City / Columbia and Washington D.C.

The MTA Procurement Review Group established a 5% MBE participation goal. A VSBE goal was not established, as the Commuter Bus contracts only contain one component that can be subcontracted.

In accordance with Board of Public Works (BPW) Advisory 1995-1 this contract includes a provision authorizing an extension for a total period no longer than one-third of the base term to spend funds remaining on the contract.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
December 3, 2025



MDOT 22

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0102

Resident Business: No

MD Tax Clearance: 25-3825-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

1-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of \$93,142.00 to *Chesterwye Center, Inc.* (Queen Anne's County).

Project: The repair and renovation of the properties located at 110 Chesterwye Lane, Grasonville, MD, and 112 Gravel Run Road, Grasonville, MD.

Fund source: The Maryland Department of Health has determined the grantee is required to provide a 10% local share of the eligible project cost.

| | |
|---------------------|------------------------------------------|
| Total Eligible Cost | \$103,492.00 |
| State Share (90%) | \$ 93,142.00 MCCBL 2024, CB-20602-06, 07 |
| Grantee Share (10%) | \$ 10,350.00 Cash in Hand |

Remarks

1. Grantee is a nonprofit organization that provides community support services to individuals with developmental disabilities.
2. In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Queen Anne's County.
3. No State funds will be disbursed until the grantee has presented suitable evidence to the OFMD that it has expended the required matching funds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

2-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of \$665,000.00 to ***Western Maryland Health Care Corporation d.b.a. Mountain Laurel Medical Center*** (Garrett County).

Project: The renovation and equipping of the grantee's facility located at 28 Hershberger Lane, Grantsville, MD 21536. As a Federally Qualified Health Center, Western Maryland Healthcare Corporation d.b.a. Mountain Laurel Medical Center provides access to a wide range of advanced primary and behavioral health care services.

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

| | | |
|-----------------------|----|------------------------------------------|
| Eligible Project Cost | \$ | 886,000.00 |
| State Share (75%) | \$ | 665,000.00 |
| Grantee Share (25%) | \$ | 221,000.00 |
| This Action | \$ | 665,000.00 |
| | | Cash in Hand (MCCBL 2024 CB-25705-01) |

Remarks:

1. Grantee is a federally qualified health center that provides access to a wide range of advanced primary and behavioral health care services. The project will improve access to advanced primary care services that are both affordable and convenient for patients in the Garrett County community.
2. In accordance with Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland, the Board's approval is further contingent upon the State's right of recovery being recorded among the Land Records of Garrett County.
3. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

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

Contract ID: Maryland State House, Restoration of Exterior and Grounds; *BA-491-160-001*
 ADPICS No. COJ65583

Contract Approved: DGS 15-AE, 11/03/2021

Contract Description: Restore the exterior of the Maryland State House and grounds within State Circle, includes stabilization and potential restoration of the Old Treasury Building.

Modification Description: Correct the contract term on DGS 9-AE-MOD, 07/27/2022. The Item incorrectly listed the contract term as 07/28/2022 – 02/01/2023; the correct term should have been noted as 02/01/2023 – 05/01/2024.

Award: MCWB Architects; Albany, NY

Original Contract Term: 02/01/2023 – 05/01/2024

Modification Term: 02/01/2023 – 05/01/2024

Original Contract Amount: \$619,620

Modification Amount: No additional funds needed

Prior Options/Mods: Multiple under delegated authority

Total Contract Amount: \$4,000,367

Percent +/- (This Item): 0%

Total Percent Change: 0%

Original Procurement Method: Exempt – Renovation of Historic Structures
 State Finance and Procurement Article 11-203 (a) (1) (xvii)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



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

Performance Security: No

Requesting Agency Remarks: The Board of Public Works (BPW) previously approved this contract as Item 9-AE-MOD on July 27, 2022, BPW agenda and the Department of General Services is seeking confirmation of the Board's previous approval with an updated contract term. The contract term was incorrect as originally presented to the BPW; while the correct term was noted on the item when approved within DGS by the Departmental Procurement Review Board (DPRB), the term was apparently incorrectly modified in processing for final submission to the Board of Public Works, resulting in this request for correction.

MBE and VSBE participation were not established for this contract because it is an Exempt – Renovation of Historic Structures procurement

Fund Source: 100% General (Capital PAYGO for State House Exterior and Grounds Restoration.)

Approp. Code:

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

4-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: Statewide Master Contract – Indefinite Quantity Contract to Provide HVAC/Boiler Work & Related Services, *DGS-25-301-IQC*
 ADPICS No.'s: 001B6600132

Contract Description: Provide HVAC/Boiler Work and Related HVAC/Boiler Services in four regions: Central (Frederick, Carroll, Howard, Baltimore, Baltimore City, Harford, Cecil, and Anne Arundel Counties), Eastern (Somerset, Wicomico, Worcester, Dorchester, Caroline, Talbot, Queen Anne's and Kent Counties), Western (Garrett, Allegany and Washington Counties), and Southern (Montgomery, Prince Georges, Calvert, Charles and St. Mary's Counties). HVAC/Boiler work includes activities such as the installation, replacement, or repair of HVAC/Boiler systems.

Awards: See Attachment I

Contract Term: 12/18/25* – 12/02/30 (w/two 1-year renewal options)
 (*Or earlier upon BPW approval)

Amount: \$450,000,000 NTE (Base Term)
 \$150,000,000 NTE (Renewal Option #1)
\$150,000,000 NTE (Renewal Option #2)
 \$750,000,000 Total NTE

Procurement Method: Master Contracting

Proposals: See Attachment I

MBE/VSBE Participation: Determined by Purchase Order Request for Proposals (PORFP)

Performance Security: Required for Individual Purchase Orders over \$200,000

Incumbents: N/A



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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4-C.

CONSTRUCTION CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of the Request for Proposals (RFP) was posted on the DGS website and *eMaryland Marketplace Advantage* on March 7, 2025. Eighteen technical proposals were received. Fifteen proposals were determined to be reasonably susceptible of being selected for award and the offerors responsible. Three proposals were rejected because the offerors failed to meet the minimum qualifications. There will be secondary competition among the prequalified master contractors within each region for each project. The evaluation process included the firm's qualifications and responsibilities as demonstrated by providing three references from the past five years that were able to attest to its experience providing HVAC/Boiler services for a commercial portfolio of work and valued at \$100,000 minimum for individual projects.

The Procurement Review Group (PRG) process will determine MBE and VSBE participation in task orders issued via secondary competition. Four of the fifteen master contractors are certified MBE firms.

This Indefinite Quantity Contract (IQC) can be utilized by State Executive Agencies, county and municipal governments. The previous HVAC/Boiler IQC was only available for use by DGS, and it was used to its capacity. DGS anticipates that given this new IQC is available to multiple State, local and municipal government agencies, there will be increased activity. Additionally, with various mandates and requirements around the State's goal, DGS anticipates increased use of this procurement methodology by all eligible agencies. The NTE amount is for State agencies only. County and municipal governments using this master IQC will fund their own work done under this contract.

Fund Source: Determined by PORFP

Approp. Code: Determined by PORFP

Resident Business: See Attachment I

MD Tax Clearance: See Attachment I

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



4-C.

CONSTRUCTION CONTRACT (cont'd)

ATTACHMENT I

| | <i>Offerors</i> | <i>Regions</i> | | | | <i>MD Tax Clearance</i> | <i>MBE/CSB</i> |
|----|----------------------------------------------------------------------------|----------------|---------|---------|----------|-------------------------|----------------|
| | | Central | Eastern | Western | Southern | | |
| 1 | Adrian L. Merton Inc. Capitol Heights, MD | X | | | X | 25-1850-1111 | |
| 2 | American Combustion Industries, Inc. Glenn Dale, MD | X | X | X | X | 25-1853-1101 | |
| 3 | BMC Services, LLC, Baltimore, MD | X | | | | 25-1849-0110 | MBE/CSB |
| 4 | Boiler & Furnace Cleaners, Inc. Hurley Company (DBA), Brentwood, MD | X | | | X | 25-1851-1111 | |
| 5 | Combustioneer Corporation – EMCOR Services Combustioneer, Lanham, MD | X | | | X | 25-1855-1111 | |
| 6 | Denver Elek Inc. Essex, MD | X | X | X | X | 25-1854-1111 | |
| 7 | Flo Tron Contracting, Inc. Hunt Valley, MD | X | X | X | X | 25-1839-1110 | CSB |
| 8 | Gaghan Mechanical, Inc. Alexandria, VA | X | | | X | 25-1840-0110 | MBE |
| 9 | M&M Welding & Fabricators, Inc. Mount Airy, MD | X | | | X | 25-1842-1101 | |
| 10 | Patapsco Mechanical LLC, Hanover, MD | X | X | X | X | 25-2353-0000 | CSB |
| 11 | Power & Combustion Inc, Baltimore, MD | X | X | X | X | 25-1846-0110 | |
| 12 | R. F Warder, Inc. White Marsh, MD | X | | | | 25-1845-0110 | CSB |
| 13 | RSC Electrical & Mechanical Contractors Inc. Fairmount Heights, MD | X | | | X | 25-1844-0111 | MBE |
| 14 | Vigil Contracting, Inc. Crofton, MD | X | | | X | 25-1848-1110 | MBE |
| 15 | W. L Gary Company, Inc. Washington, DC | X | | | X | 25-1852-1110 | |



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



*Contact: Shakira Johnson 410-260-8093
 shakira.johnson@maryland.gov*

5-C.

CONSTRUCTION CONTRACT

Department of Natural Resources, Engineering and Construction

Contract ID: Hillsboro Armory Parking Lot Resurfacing, EC25-09502-44/BPM052045
 ADPICS No.: 605B6600005

Contract Description: Resurfacing of parking lots at the Department of Natural Resources Hillsboro Armory in Queen Anne.

Award: GMC Contractors Inc; Millersville, MD (Certified Small Business)

Contract Term: 60 Calendar Days

Amount: \$288,260.75

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

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---------------------------------------------------|----------------|
| GMC Contractors Inc; Millersville, MD | \$288,260.75 |
| The American Asphalt Paving Co LLC; Baltimore, MD | \$317,970.00 |
| Taggart Brown & Associates, Inc; Towson, MD | \$358,281.99 |

MBE/VSBE Participation: 22.56% / 0%

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

Incumbent: N/A

Requesting Agency Remarks: An Invitation for Bid was posted on eMaryland Marketplace Advantage on July 11, 2025. Five bids were received and opened on August 28, 2025. One bid was withdrawn at the request of the bidder citing an error made during bid submission. Written request for the withdrawal was submitted to the Procurement Officer and subsequently approved by the Department of Natural Resources Office of the Attorney General. One bid was rejected due to the bidder's failure to accurately complete the MBE participation schedule form and determined to be non-responsive and not reasonably susceptible of receiving award.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025**



5-C. CONSTRUCTION CONTRACT (cont'd)

Agency Remarks (cont'd):

GMC Contractors Inc. has been found responsible and its bid responsive. The bid pricing has been confirmed.

An MBE subcontracting participation goal of 15% was established for this solicitation, however, the recommended awardee has committed to exceeding the goal by 7.56% to achieve 22.56% participation. No VSBE subcontracting participation goal was established for this solicitation due to the extremely limited pool of certified vendors registered to perform the services outlined in the scope of work.

Fund Source: 100% Parks Service (Critical Maintenance)

Approp. Code: FY 2024 PSCM PCA#24D71

Resident Business: Yes

MD Tax Clearance: 25-3384-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



Contact: Elizabeth Hall 410-767-3652
elizabeth.hall2@maryland.gov

6-S. SERVICE CONTRACT
Department of Disabilities

Contract ID: Leveraging Interagency Networks for Knowledge – Parents’ Place;
 DEXB6600004

ADPICS No.: DEXB6600004

Contract Description: Support the training and engagement of participants under MDOD’s five-year demonstration Leveraging Interagency Networks for Knowledge-sharing to Develop a 21st Century Workforce of Youth with Disabilities (LINK) project through the US Department of Education’s -Disability Innovation Fund (DIF)

Award: The Parents' Place of Maryland (Parents' Place); Glen Burnie, MD

Contract Term: 01/15/2026 - 09/30/2029 (w/three 1-year renewals)

Amount: \$105,000 NTE (Base Term)
 \$100,000 NTE (Renewal Option #1)
 \$100,000 NTE (Renewal Option #2)
\$100,000 NTE (Renewal Option #3)
 \$405,000 NTE Total

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: The procurement is a part of the U.S. Department of Education/ Rehabilitation Services Administration’s 2024 Disability Innovation Fund (DIF). Through this competitive grant opportunity, the Maryland Department of Disabilities (MDOD) was awarded \$9,496,534 in grant funding to be distributed over a five- year -period. Maryland’s demonstration project, Leveraging Interagency for Knowledge (LINK) will focus on increasing the linkage to essential education and employment services that enhances the seamless transition from high school to postschool supports and competitive employment outcomes.



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

Agency Remarks (cont'd):

The Parents' Place of Maryland is a non-profit and is the federally designated Parent Training and Information Center for Maryland by U.S. Department of Education's Parent and Training Center. The Parents' Place of Maryland's mission is to empower families as advocates and partners in improving education and health outcomes for children with disabilities and special healthcare needs with a commitment to diversity and equity. Parents' Place helps families obtain education and health care services for their children with disabilities; work to improve education and health care for all children; train and inform parents and professionals on a variety of topics; and connect children with disabilities to community resources that address their needs. Parents' Place is named in MDOD's approved grant application as a project partner. Parents' Place's proposal met the technical requirements of the grant and builds on previous work performed under another federal grant award. Parents' Place's role in the Disability Innovation Fund, project will be to support training and engagement of LINK participants.

The DIF grant requirements do not allow MDOD to substitute vendors for the ones named in its grant application. Therefore, Parents' Place is the only vendor that can satisfy the grant's requirements. Failure to carry out the grant activities according to their guidelines could also result in a reduction in grant funding.

As stated in BPW Advisory 2016-1, a proposed price may be determined fair and reasonable when a State agency articulates a rationale appropriate to the circumstances. The proposed cost for Parents' Place's services is fair and reasonable because it is consistent with the budget that was reviewed and approved by the U.S. Department of Education as part of the DIF grant award. All expenditures, including the costs allocated for Parents' Place's work, were subject to federal grant application review and are limited to the amounts approved in the final grant budget. The price is therefore fair and reasonable, as it reflects the federally authorized funding levels specific to the approved application which is reflected in the approved technical proposal.

Pursuant to federal funding grant requirements and the Procurement Review Group's approval on October 6, 2025, the procurement involves federal dollars and inclusion in the SBR Program conflicts with grant provisions. The MBE and VSBE percentage goals are set at 0% as the grantee (MDOD) may only award subgrants and contracts to entities it has identified the approved application. Subrecipients may not further subgrant funds received under the award.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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December 3, 2025



6-S. **SERVICES CONTRACT** (*cont'd*)

Fund Source: 100% Federal Funds

Approp. Code: D12112

Resident Business: Yes

MD Tax Clearance: 25-3044-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

7-S. SERVICES CONTRACT
Department of Public Safety and Correctional Services

Contract ID: Transitional Programs for Women in Baltimore City; *BPM048005*
 ADPICS No.: Q00B6600027

Contract Description: Provide supervised, residential, transitional housing and therapeutic services for up to twenty-five (25) female participants daily released from the Department of Public Safety & Correctional Services (the Department) and returning to the Baltimore area. Program objectives include reducing recidivism and successful reintegration into the community and workforce.

Award: Marian House, Incorporated; Baltimore, MD

See next page for
 Record Correction
 Letter dated 12/19/25

Contract Term: ~~01/01/2026 – 12/30/2030~~ *01/01/2026 – 12/31/2030*

Amount: \$2,123,235

Procurement Method: Competitive Sealed Proposals (*Single Qualified Proposal received*)

Proposals:

| <i>Offerors</i> | <i>Technical Rankings</i> | <i>Financial Offers (Rankings)</i> | <i>Overall Rankings</i> |
|-------------------------------------------|---------------------------|------------------------------------|-------------------------|
| Marian House, Incorporated; Baltimore, MD | 1 | \$2,123,235.00 (1) | 1 |

**Technical and financial proposals were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 23% / 0%

MBE/VSBE Waiver Yes - VSBE

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbents: Same



Department of Public Safety and Correctional Services

Office of the Secretary

6776 Reisterstown Road, Baltimore, Maryland 21215
410-585-3346 – TOLL FREE 877-379-8636 • www.dpscs.maryland.gov

Accepted 12/19/2025- JTG

John Gontrum

December 10, 2025

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

SUBJECT: Record Correction – December 03, 2025 – Board of Public Works
Action Agenda – Item No. DGS 7-S.

Dear Mr. Gontrum:

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

BPW – December 03, 2025

DGS 7-S.

Department of Public Safety and Correctional Services
Transitional Programs for Women in Baltimore City; *Q00B6600027*

FROM: **Term:** 01/01/2026 – 12/30/2030

TO: **Term:** 01/01/2026 – 12/31/2030

REASON: The Department of Public Safety and Correctional Services noticed
a clerical error in the attached item after its approval, where the term used in the
item was incorrect.

Please do not hesitate to contact me if you have any questions.

Regards,

Amanda Kratzen

Amanda Kratzen
Executive Director of Procurement
Department of Public Safety and Correctional Services

Cc: Lisa Grisby, Recording Secretary



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



7-S. SERVICES CONTRACT (*cont'd*)

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage on May 13, 2025, and four (4) proposals were received in response. Of the four (4) proposals received, three (3) were determined to not be susceptible for award due to not meeting the minimum requirements set forth in the solicitation and were rejected, in accordance with COMAR 21.06.02.03.B.(2).

An evaluation of Marian House, Incorporated's (Marian House) technical proposal was conducted and based on the standard criteria set forth in the RFP, no substantial weaknesses were found; therefore, it was deemed acceptable and reasonably susceptible of being selected for award. Marian House's technical proposal demonstrated that the offeror has the proper experience, strong intake and assessment processes, and robust support services. An award is recommended to Marian House as having the most advantageous offer for the State.

Upon award, Marian House will provide Transitional Housing and support services such as counseling, education, employment training and addiction recovery. In addition, essential needs such as meals, hygiene products and transportation are met. The primary goal is to support women, under the supervision of the Division of Parole and Probation, in achieving a drug-free, independent, and law-abiding lifestyle.

The Department has determined that the price offered is fair and reasonable for the services to be provided, based on historic pricing. The incumbent contract awarded in 2019 had a value of \$1,946,745. After applying the rate of inflation using the Consumer Price Index (CPI), the 2019 incumbent contract would be worth \$2,505,636 today which is more than the value of the new contract.

The official MBE participation goal established for this contract is 22%. The goal included MBE sub goals of 2% for Hispanic Americans, 3% for Asian Americans, and 10% for Women. Marian House requested and was granted a full waiver for the individual sub goals and has voluntarily committed to an overall 23% MBE participation goal.

The VSBE participation that had been established for this contract was 0.5%. Marian House requested and was granted a full waiver for the entire VSBE participation goal.

Fund Source: 100% General Funds

Approp. Code: Q00CC910



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



7-S. **SERVICES CONTRACT** (*cont'd*)

Resident Business: Yes

MD Tax Clearance: 25-2636-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



*Contact: Udoka Onwumechili 410-379-9413
 udoka.onwumechili@maryland.gov*

8-S. SERVICES CONTRACT
Department of State Police, Superintendent Office

Contract ID: Recruiting Services for Maryland State Police; *W00B6600031*
 ADPICS No.: W00B6600031/CTR024506

Contract Description: EPIC Recruiting Services (Police Recruiting Services), a recruitment platform and service provider that offers a comprehensive, law enforcement-specific website solution, to assist Maryland Department of State Police (MDSP) with critical and ongoing challenge in recruiting qualified and diverse applicants to fill sworn trooper positions.

Award: Epic Productions of Phoenix, LLC, Scottsdale, AZ

Contract Term: 12/18/2025 - 11/30/2027 (**Or earlier upon BPW approval*)

Amount: \$437,814.20

Procurement Method: Sole Source

MBE/VSBE Participation: 1.5% / 0%

Performance Security: No

Incumbents: N/A

Requesting Agency Remarks: EPIC Recruiting Services, a recruitment platform and service provider that offers a comprehensive, law enforcement-specific website solution. This is to assist Maryland Department of State Police (MDSP) with critical and ongoing challenge in recruiting qualified and diverse applicants to fill sworn trooper positions.

The traditional recruitment methods are not effectively reaching or converting modern candidates, especially amid a national decline in interest in law enforcement careers. MDSP needs a comprehensive, technology-driven recruiting platform tailored to the public safety sector that provides digital outreach, applicant tracking, data analytics, and branded content creation. This IT solution is essential to modernize agency recruitment process and meet current and future staffing needs.

MDSP market research of publicly available information about recruitment service providers revealed, that EPIC is the only company that offered all of the required services that help the Maryland State Police improve recruiting pools and provide transparency in recruiting processes.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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December 3, 2025**



8-S. SERVICES CONTRACT (*cont'd*)

Agency Remarks (cont'd):

EPIC provides a proprietary blend of services that are custom-designed for police departments, including law enforcement-branded video production, campaign strategy rooted in public safety culture, and a fully integrated applicant tracking platform tailored specifically for sworn officer recruitment. Their platform provides MDSP with measurable insights and continuous optimization strategies, which are essential for recruiting success in today's highly competitive environment.

There are no other comprehensive, recruitment service providers that offers this full scope of services combined with a singular focus on public safety. For example, while other vendors may offer digital marketing or recruitment services, they lack the specialized understanding of law enforcement culture and the critical need for maintaining a diverse and qualified applicant pool amidst current nationwide recruitment challenges. EPIC's ability to provide targeted social media campaigns with retargeting, funnel analytics, and real-time candidate progression tracking is unmatched in the marketplace.

The unique combination of services offered by EPIC is not currently available through any other vendor. Failure to obtain EPIC Recruiting's services will severely compromise the Maryland State Police's ability to meet its staffing goals and operational effectiveness.

The price has been determined to be fair and reasonable. Base on the EPIC recruiting Services package, which includes the 12 Month Online Recruiting Campaign. In 2024, the Montgomery County Police Department was charged \$90,000.00 per year for the Online Recruiting Campaign. MDSP is being quoted \$90,000.00 per year for the Online Recruiting Campaign as of 2025.

Fund Source: 100% General Funds

Approp. Code: W00.26.41291.0866

Resident Business: No

MD Tax Clearance: 25-3239-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



*Contact: Jane Noble 410-625-5660
 jnoble@sra.state.md.us*

9-S-OPT. SERVICE OPTION
State Retirement Agency, Executive Direction

Contract ID: Actuarial Services; *SRA 17-12*
 ADPICS No.: G20B6600004

Contract Approved: DBM 3-S, 11/01/2017

Contract Description: Comprehensive Actuarial Services to perform annual actuarial evaluations, actuarial consulting services, scheduled experience study and analysis services, and special or unscheduled actuarial services for the Maryland State Retirement and Pension System.

Option Description: Exercise the final renewal options.

Award: Gabriel Roeder Smith and Company; Southfield, MI

Original Contract Term: 01/01/2018- 12/31/2022 (w/four 1-year renewal options)

Option Term: 01/01/2026- 12/31/2026

Original Contract Amount: \$2,055,820

Option Amount: \$439,000

Prior Options/Mods: \$423,000 (Renewal Option #1: 01/01/2023 - 12/31/2023 DGS 32-S-OPT, 12/07/2022)
 \$428,000 (Renewal Option #2: 01/01/2024 - 12/31/2024 DGS 17-S-OPT, 10/4/2023)
 \$516,000 (Renewal Option #3 01/01/2025 - 12/31/2025 DGS 24-S-OPT, 11/20/2024)

Total Contract Amount: \$3,831,820

Percent +/- (This Item): 21.35%

Total Percent Change: 87.85%

Original Procurement Method: Competitive Sealed Proposals



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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December 3, 2025



9-S-OPT. SERVICE OPTION (cont'd)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The Maryland State Retirement Agency (MSRA) is requesting approval to exercise the fourth one-year renewal option of the four (4) one-year renewal options contained in the original contract for comprehensive actuarial services.

The contractor, GRS, has satisfactorily demonstrated expertise in the application of actuarial science and theory in performing and presenting annual actuarial valuations, periodic experience studies, special funding projections, and special analysis services to the MSRA Board of Trustees and senior executive staff. GRS' knowledge of the history of the Maryland Retirement and Pension Trust Fund (Fund), and the Maryland State Personnel Pension code, which dictates how the Fund is to be administered, has been, and continues to be, an invaluable cost-saving attribute.

MSRA believes it is in the State's best interest to exercise the requested one-year renewal option to continue receiving demonstrated quality actuarial services and support under renewal pricing established as part of the initial contract that commenced in 2018 and contained minimal increases for the option periods, in lieu of a new procurement.

No MBE participation goal was identified for this procurement opportunity because no MBE actuaries were identified in the MDOT directory of certified MBE firms. Additionally, any MBE companies available would need to be qualified to perform the requested services for a \$60 billion pension trust fund which limits the number of offerors at this level, MBE or otherwise.

Fund Source: 68% Special Funds (Admin Cost Allocation – Participating Governments), 32% Reimbursable (Admin Cost Allocation – State Agencies)

Approp. Code: G20J0101 ***Resident Business:*** No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



*Contact: Cynthia Washington 410-767-7675
 cynthia.washington2@maryland.gov*

10-S-MOD. SERVICES MODIFICATION

Department of Human Services, Child Support Administration

Contract ID: Maryland State Directory of New Hires; CSA/MSDNH/20-001-A4
 ADPICS No.: COL21370

Contract Approved: DGS 25-IT, 11/20/2019

Contract Description: Operate the Maryland State Directory of New Hires, a centralized database of newly hired or rehired employees in Maryland. Also, process Income Withholding Notices, National Medical Support Notices that have been returned by mail, maintain the Child Support Administration's internal employer table (with the exception of Baltimore City), and conduct outreach services.

Modification Description: Extend the contract to allow time to complete the evaluation of the Proposals for the new solicitation and award the new Contract.

Award: MAXIMUS Human Services, Inc.; Reston, VA
 (Local Office in Baltimore, MD)

Original Contract Term: 12/17/2019 – 01/16/2023 (w/two 1-year renewal options)

Modification Term: 01/01/2026 – 12/31/2026

Original Contract Amount: \$2,397,374.00

Modification Amount: \$758,456.24

Prior Options/Mods: \$800,716 (Renewal Option #1: 01/17/2023 - 01/16/2024,
 DGS 44-IT-OPT, 12/07/2022)
 \$800,715 (Renewal Option #2: 01/17/2024 - 01/16/2025,
 DGS 29-S-OPT, 01/03/2024)
 \$758,456.24 (Mod. #1 Extension 01/17/2025 - 12/31/2025,
 DGS 19-S-MOD, 1/8/2025)

Total Contract Amount: \$5,515,717.48

Percent +/- (This Item): 31.64%

Total Percent Change: 130.07%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025**



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

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 30% / 1%

MBE/VSBE Compliance: 34.55% / 3.07%

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: DHS requests a twelve-month extension to the Maryland State Directory of New Hires Contract in order to complete the new solicitation for services. If approved, MAXIMUS will continue to provide the federally mandated new hires services according to the following Federal Requirements:

- Title 45 of the Code of Federal Regulations (45 CFR) § 303.108 requires states to disclose quarterly, to the National Directory of New Hires, new employers and wage information.
- The Federal Office of Child Support Enforcement (OCSE) uses new hires Information to update the National Directory of New Hires (NDNH) and to transmit employment information nationwide for the collection of child support obligations.

DHS requires the extension due to the current number of solicitations in process and the workload of the Department's procurement staff. Additionally, there was a delay due to other priorities within the agency.

The extension period will also enable the Department to include a Transition-In period for the new Contract to ensure proper continuity of services.

The Contractor is currently compliant with the requirements of the RFP and has met contract performance measures. It is in the best interest of the State to extend the current contract to continue to provide these federally mandated new hires services while the evaluation of Proposals to award a new contract is completed.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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10-S-MOD. SERVICES MODIFICATION (cont'd)

Fund Source: 100% Special Funds (Reinvestment)

Approp. Code: N00H0008

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

11-S-MOD. SERVICES MODIFICATION
Department of Health, Board of Physicians

Contract ID: Maryland Board of Physicians Rehabilitation Program; *MDH/OPASS 21-18481*
 ADPICS No.: M00B1600198

Contract Approved: DGS 10-S, 12/16/2020

Contract Description: The Maryland Board of Physicians Rehabilitation Program (Board) is statutorily required to enter into a contract with a non-profit entity that will provide treatment services to licensees who are directed by the Board to receive treatment and rehabilitation for alcoholism, chemical dependency, or other physical, emotional, and mental conditions.

Modification Description: Term extension through 12/31/2026 with revised rates and participation cap.

Award: The Center for a Healthy Maryland: Baltimore, MD

Original Contract Term: 01/01/2021 – 12/31/2025

Modification Term: 01/01/2026 – 12/31/2026

Original Contract Amount: \$3,000,000

Modification Amount: \$0

Prior Options/Mods: N/A

Total Contract Amount: \$3,000.000

Percent +/- (This Item): 0 %

Total Percent Change: 0 %

Original Procurement Method: Competitive Sealed Proposals (Single Proposal Received)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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11-S-MOD. SERVICES MODIFICATION (cont'd)

Performance Security: No

Requesting Agency Remarks: The Maryland Board of Physicians contracts with the Center for a Healthy Maryland, Inc. (CFHM) to provide rehabilitation services to impaired practitioners, ensuring they can safely practice and deliver care. CFHM monitors and treats licensees referred by the Board and reports their progress to confirm fitness to practice.

Per Maryland Annotated Code, Health Occupations Article §14-401.1(g), the Board must contract with a nonprofit to deliver these services. In compliance, the Board entered into contract #21-18481 with CFHM, effective 01/01/2021 through 12/31/2025, to support practitioners with behavioral, cognitive, or physical impairments who pose a public safety risk.

A new procurement is underway for a new contract award recommendation to be submitted to the BPW for a new contract start date of January 1, 2027. The modification is needed to complete the new procurement for these services.

The Board and CFHM agreed to extend the current contract through December 31, 2026 with revised rates. This modification reflects revised participant rates and a reduced quarterly participation cap that does not exceed the current contract amount. The modification per-participant price will increase by 48% (down from a proposed 50%), and the participant cap will decrease from 75 to 68. Historical data shows quarterly participation has not exceeded 57 since 2021. CFHM justified the increase based on rising case complexity, inflation, staffing costs, and insurance expenses. The Board supports the adjustment, recognizing that costs have significantly risen since CFHM's 2020 proposal. The Board values CFHM's performance and considers the extension critical to maintaining public safety and compliance with state law.

The \$3,000,000 amount was a not-to-exceed (NTE) amount for the entire contract term. The NTE has not been completely utilized and has enough funding remaining to cover the one-year extension period for this modification based on the new pre-participant rates and the participant caption maximum. Therefore, the modification amount is zero dollars.

Based on research, it was determined that there were no MBEs or other potential vendors that could provide rehabilitation and behavioral monitoring services for health care professionals. Keywords used were "rehabilitation, monitoring, physician, and physician monitoring." There were vendors listed for rehabilitation services; however, none of them provided rehabilitation and behavioral monitoring services specifically for health care professionals. Therefore, no MBE participation goal was established for this contract.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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11-S-MOD. SERVICES MODIFICATION (cont'd)

Fund Source: 100% Special Funds (Collection of licensure fees)

Approp. Code: 32.02.01.06 (M00.B01.06)

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025**



12. This Item is Intentionally Blank



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



*Contact: Samantha Buchanan 410-260-8055
 samantha.buchanan2@maryland.gov*

13-S-MOD. SERVICES MODIFICATION

Department of Natural Resources, Resource Assessment Service/Power Plant Assessment Division

Contract ID: Technical Assistance in Economic Studies; *K00B0600043*
 ADPICS No.: COL21883

Contract Approved: DGS 15-S, 12/04/2019

Contract Description: Provide technical assistance in Economic Studies as it relates to the siting, licensing, and operation of electric power plants and transmission lines within or affecting Maryland, as well as provide the program with technical expertise on economic impacts to the State from all energy-related matters as mandated by Natural Resources Code §3-302 through §3-307.

Modification Description: Extend the current contract period by 18 months and increase contract authority by \$2,000,000 to ensure there is no lapse in mandated services while a new procurement is conducted to replace the current contract. A Request for Proposals (RFP) was previously conducted; however, upon review of the award recommendation it was discovered that a procedural error had occurred, and the procurement was deemed flawed.

Award: Exeter Associates, Inc. Columbia, MD (Certified Small Business)

Original Contract Term: 01/01/2020 - 06/30/2024

Modification Term: 01/01/2026* - 06/30/2027 (*Or earlier upon BPW approval)

Original Contract Amount: \$4,000,000 NTE

Modification Amount: \$2,000,000 NTE

Prior Options/Mods:

- \$ 50,000 (Mod. #1: Increased funding due to additional mandates; Delegated Authority - DNR, 11/06/2023)
- \$ 1,100,000 (Mod. #2: Increased funding due to additional mandates; DGS, 29-S-MOD, 12/13/2023)
- \$ 50,000 (Mod. #3: Increased funding due to additional mandated work; Delegated Authority-DNR, 11/01/2024)
- \$ 590,000 (Mod. #4: Increased funding due to additional mandates; DGS 17-S-MOD, 12/18/2024)



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025**



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

Prior Options/Mods (cont'd):

\$ 0 (Mod. #5: NCE-extending term ending date by three months from June 30, 2025 to September 30, 2025; Delegated Authority – DNR, 06/06/2025)
 \$ 50,000 (Mod. #6: Extension to 12/31/25 and increased funding due to mandates required prior to execution of replacement contract; Delegated Authority - DNR, 09/22/2025)

Total Contract Amount: \$7,840,000 NTE

Percent +/- (This Item): 50%

Total Percent Change: 96%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: No

MBE/VSBE Participation: 15% / 1%

MBE/VSBE Compliance: 15.07% / 1.08%

Performance Security: No

Requesting Agency Remarks: A Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) in an attempt to award a replacement contract. Upon review of the recommended award, a discovery of a procedural error was made. In turn, it was determined to be fiscally advantageous and in the best interest of the State to cancel the procurement and the recommended contract award in order to re-advertise the solicitation and conduct a new procurement subject to the Board's approval pursuant to State Finance and Procurement Section 13-206. To ensure no lapse in services occur, DNR is seeking to execute the subject modification while conducting a new RFP.

The majority of Power Plant Research Program (PPRP) projects are performed by contracted scientists and engineers working on task-based assignments under long-term contracts with PPRP. The PPRP has a small number of highly qualified State staff who are expected to utilize these contracts for a wide variety of expert technical assistance. This organization model has been successfully applied for over 30 years and provides the required flexibility and technical expertise the State needs to respond to diverse and evolving power plant-related issues.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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13-S-MOD. SERVICES MODIFICATION (cont'd)

Agency Remarks (cont'd):

The vendor is currently exceeding the established MBE subcontracting goal of 15% by 0.07% to achieve 15.07% compliance. Additionally, the established VSBE subcontracting goal of 1.0% is being exceeded by 0.08% to achieve 1.08% VSBE participation. Exeter Associates, Inc. has committed to continuing engagement with their subcontractor to meet or exceed the established goal through the expiration of this modification.

Exeter Associates, Inc. is a Maryland business with considerable experience in addressing power plant-related technical issues specific to Maryland. The contractor continues to perform satisfactorily, and this modification will ensure the services provided do not lapse and DNR continues to comply with the legislative mandates.

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

Approp. Code: K00.A12.05

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

14-IT. INFORMATION TECHNOLOGY
Department of Housing and Community Development

Contract ID: Application Oriented Design Software Maintenance and Enhancement;
S00B6600028
ADPICS No.: S00B6600028

Contract Description: Software to provide accounting framework and lender information portal to facilitate programs to assist low and moderate income Marylanders in finding affordable housing.

Award: Emphasys Computer Solutions, Inc.; Pembroke Pines, FL

Contract Term: 01/01/2026 - 12/31/2028 (w/one 2-year renewal option)

Amount: \$1,465,649.05 (Base Term)
\$1,197,655.03 (Renewal Option #1)
\$2,663,304.08 Total

Procurement Method: Sole Source (Proprietary)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: DHCD enables Single Family and Special Loan housing programs via its Community Development Administration (CDA), Division of Development Finance, Division of Credit Assurance, and Division of Finance and Administration.

The Application Oriented Design (AOD) system provides the core financial and program management systems supporting DHCD's operations. AOD delivers several mission-critical modules — including: General Ledger (GL), Debt Service Module, Cash Management, and Investment Module— all of which are fully integrated to ensure accurate and efficient financial operations.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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14-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

The GL module serves as the foundation of CDA's accounting and reporting framework. It consolidates financial data from all operational modules, supports compliance with state accounting standards, and enables timely reconciliations and financial reporting. The integration between the GL and related modules — particularly Debt Service, Cash Management, and Investment — ensures that transactions flow automatically and accurately, eliminating manual entries and reducing the potential for errors. The Debt Service module allows CDA to monitor bond obligations, manage payment schedules, and ensure timely debt service reporting. The Cash Management module supports monthly reconciliation and tracking of cash activity. The Investment module tracks and reports investment activity ensuring accurate reflection in the General Ledger.

In fiscal year 1985, DHCD competitively procured the AOD system. Since then, DHCD has contracted with the owners of AOD for additional enhancements and system modules; maintenance; training; and customizations. The contractor provides routine patches and upgrades for all users. Technical support must be provided by qualified technicians who have expertise with the software. This contract provides for enhancements on an as needed basis, if required to support new program initiatives and changing business practices. The applications licensed to DHCD are proprietary. Because of the proprietary nature only the contractor can provide the required maintenance, technical support, and enhancement services. An enhancement that has been in development for the past ten years to bring the system to a web-based Lotus platform is anticipated to go online next year.

DHCD reviewed the price proposal and determined it to be fair and reasonable. The costs for annual maintenance and support have increased by approximately 10% per year, which is in line with DHCD's expectations for software with this degree of customization and support.

MBE participation was not established because there are no subcontracting opportunities available because this is proprietary software.

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

Approp. Code: S00.A25.03



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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14-IT. INFORMATION TECHNOLOGY (cont'd)

Resident Business: No

MD Tax Clearance: 25-3865-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



*Contact: Jared DeMarinis 410-269-2840
jared.demarinis@maryland.gov*

15-IT. INFORMATION TECHNOLOGY
State Board of Elections

Contract ID: Statewide Pollbook Modernization; *D38B5600002*
ADPICS No.: D38B5600002

Contract Description: Statewide Pollbook Modernization solution including software and hardware for a statewide electronic pollbook solution. This solution will be used for SBE and the Local Boards of Elections (LBE) in the 2028 and 2030 statewide election cycles for the base period. This project includes the procurement of the new pollbook, Maryland-specific modifications, successful statewide integration acceptance testing, training, change management, statewide deployment & implementation, and statewide support and operations as well as critical resources necessary for development, implementation, and training.

Award: Tenex Software Solutions, Tampa FL

Contract Term: 01/15/2026 - 01/14/2031 (w/two 2-year renewal options)

Amount: \$40,092,333.00 (Base Term)
\$10,187,483.50 (Renewal Option #1)
\$10,187,483.50 (Renewal Option #2)
\$60,467,300 Total

Procurement Method: Competitive Sealed Proposals (CSP)

Proposals:

| <i>Offerors</i> | <i>Technical Rankings</i> | <i>Financial Offers (Rankings)</i> | <i>Overall Rankings</i> |
|-------------------------------------|---------------------------|------------------------------------|-------------------------|
| Tenex Software Solutions, Tampa, FL | 1 | \$60,467,300 (1) | 1 |
| VR Systems Inc., Tallahassee, FL | 2 | \$70,553,349 (2) | 2 |

**Technical and financial proposals were weighted equally*

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0%

Performance Security: Performance Bond

Hiring Agreement Eligible: Yes



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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15-IT. INFORMATION TECHNOLOGY (cont'd)

Incumbent: Election Systems and Software (ES&S), Omaha, NE

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace* Advantage on March 5, 2025. A 10% MBE participation goal and 0% VSBE goal was set for the solicitation. A total of seven vendors were directly solicited due to SBE's expectation that they would likely be able to meet the minimum Federal certification requirements for pollbook voting equipment included in the RFP.

The proposal received from Tenex Software Solutions is recommended for award approval because Tenex had the best overall proposal both technically and financially. SBE received a total of three proposals and two of the three were deemed susceptible for award. One proposal was eliminated due to the non-susceptibility of their financial proposal in which they failed to provide pricing for the majority of the requested labor categories. Tenex ranked #1 technically and #1 financially of the two proposals that were deemed susceptible for award. Tenex submitted a strong technical proposal, delivered effective oral presentations, and successfully completed in-depth onsite testing by SBE's technical team. Their pricing submission complied fully with RFP instructions, and they committed to a 10% MBE participation with Applied Technology Services (ATS), a Maryland-based, woman-owned MBE with proven positive performance on prior SBE projects.

Fund Source: 50% General Funds/50% Special Funds (County Funds)

Approp. Code: D38I0103

Resident Business: No

MD Tax Clearance: 25-4195-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025

REVISED



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

16-IT.

INFORMATION TECHNOLOGY

RETROACTIVE - Department of Information Technology

Contract ID: Socrata Connected Government Cloud; F50P6600259
ADPICS No.: F50P6600259

Contract Description: **RETROACTIVE** approval to ensure continuity of service for the State's Open Data platform through the renewal of the proprietary Socrata Connected Government Cloud (SCGC) subscription, currently maintained and supported exclusively by Tyler Technologies, Inc.

Award: Tyler Technologies, Inc.; Dallas, TX

Contract Term: 07/01/2025 – 12/03/2025 (**Retroactive**)
12/04/2025 – 06/30/2026 (Proactive)

Amount: \$168,300 (**Retroactive**)
\$227,700 (Proactive)
\$396,000 Total

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The Department of Information Technology (DoIT) requires the renewal of the Socrata Connected Government Cloud (SCGC) manufacturer's annual software maintenance and platform subscription to support the State of Maryland's Open Data initiatives. This subscription is critical to maintaining and advancing the statutorily mandated Open Data program, ensuring continued public access to government data, and enhancing internal data governance and management capabilities across state agencies.

The SCGC platform aligns with and supports the State's obligations under the Maryland Open Data Act (State Government Article, Chapter 69, Section 10-1501 through 10-1504), enabling the secure publication, management, and sharing of government data with both internal stakeholders and the public. It also ensures the technical compliance and continuity of the Open Data portal infrastructure, which is essential to DoIT's strategic data initiatives.



REVISED

**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025**



16-IT.

INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

Due to the proprietary nature of the Socrata Connected Government Cloud platform, which is owned and exclusively maintained by Tyler Technologies, Inc., Tyler Technologies is the sole provider and only authorized source of licensing, technical support, and subscription services for the Socrata software. There are no authorized resellers for the SCGC platform or the associated maintenance and upgrade services required for this procurement. As such, the software and its support services cannot be competitively procured from any other source.

To determine price reasonableness for this Sole Source procurement, DoIT compared the proposed FY26 pricing to the previous fiscal year's contract. In FY25, Tyler Technologies was awarded \$248,063 for a 9-month term supporting 500 users, equating to approximately \$27,562.56 per month or \$55.13 per user per month. The FY26 proposal totals \$396,000 for a 12-month term supporting 800 users, or \$33,000 per month and \$41.25 per user per month. Although the total contract value represents a 59.64% increase, this aligns with a 60% increase in users and a longer contract term. Furthermore, the FY26 subscription includes an upgrade to the Tier 3 platform which introduces enhanced capabilities beyond those provided under the prior agreement. Notably, the per-user cost has decreased by approximately 25%. Based on these factors, the proposed pricing is deemed fair and reasonable.

This contract is retroactive because the GIS Software as a Service (SaaS) Master Contract was approaching expiration and was subsequently extended through June 30, 2026. During the transition period, the associated Sole Source Award action was inadvertently delayed, resulting in the need for retroactive approval to ensure continuity of services under the extended Master Contract.. DoIT is working to prevent retroactive activities in the future by developing a contract database that notifies the department of upcoming contract due dates.

MBE / VSBE participation goals were not established for this contract because no subcontracting opportunities are available.

DGS OSP Remarks: RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. DGS-OSP requests that the BPW determine this void contract to be voidable, based on DGS-OSP's opinion that: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025

REVISED



16-IT.

INFORMATION TECHNOLOGY (cont'd)

Fund Source: 100% Reimbursable (DoIT)

Approp. Code: B0403

Resident Business: No

MD Tax Clearance: 25-3828-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



Contact: Karen Davis 410-260-4084
karen.davis@maryland.gov

17-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: ***Consulting and Technical Services Plus (CATS+)***

Contract No.: 060B2490023

Approved: DoIT 3-IT, 04/03/2013

Term: 04/22/2013 - 04/21/2028

***As of publication, the remaining balance of this master contract is \$265,533,082.*

1.1 Using Agency: Comptroller of Maryland

Description: Information Technology (IT) management consulting services to provide daily hands-on project management for organizational transformation management to align with the Integrated Tax System (ITS). The ITS replaces COM's State of Maryland Tax (SMART) system, Computer Assisted Collection System (CACS) and other certain outdated web applications and tax processing systems. *E00B6600014*

Option Description: Exercise the first renewal option

Award: Business Solutions Group, Inc.; Ridge, MD (MBE)
 (Certified Small Business)

Original Term: 04/06/2022 – 04/05/2026 (w/two 1-year renewal options)

Option Term: 04/06/2026 – 04/05/2027

Original Amount: \$6,355,440

Option Amount: \$1,702,440

Prior Mods/Options: N/A

Total Contract Amount: \$8,057,880

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Special Funds (MITDP)

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



*Contact: Karen Davis 410-260-4084
 karen.davis@maryland.gov*

18-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Unarmed Uniformed Guard Services - Maryland Disability Determination Services; *CTR024331*
 ADPICS No. 001B6600115

Contract Description: Unarmed uniformed guard services for Maryland Disability Determination Services, Schilling Circle in Hunt Valley.

Award: FDSS Services, LLC; White Marsh, MD
 (Certified Small Business)

Contract Term: 01/01/2026 - 12/31/2026 (w/four 1-year renewal options)

Amount: \$116,537.80 (Base Term)
 \$118,495.91 (Renewal Option #1)
 \$120,510.13 (Renewal Option #2)
 \$122,580.15 (Renewal Option #3)
\$124,651.32 (Renewal Option #4)
 \$602,775.31 Total

Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Performance Bond: No

Requesting Agency Remarks: FDSS Services, LLC; White Marsh, MD is a Community Service Provider, under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on October 16, 2025. FDSS Services, LLC has confirmed the contract price and accepted the terms and conditions.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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December 3, 2025



18-M. MAINTENANCE CONTRACT (cont'd)

Fund Source: 100% Federal Funds

Approp. Code: 0823

Resident Business: Yes

MD Tax Clearance: 25-3023-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

19-M. MAINTENANCE CONTRACT
Department of Juvenile Services

Contract ID: EVAC Brand Vacuum Evacuation System Plumbing Preventative Maintenance & Repair Services; 26-MX--CY-002
ADPICS No.: ~~V00B6600020/CTR024761~~
V00B6600031

**See next page for Record Correction
Letter dated 12/4/25**

Contract Description: EVAC Brand vacuum evacuation system plumbing preventative and repairs services for the plumbing system at the Cheltenham Youth Facility to ensure its proper functionality.

Award: Limbach Company, LLC; Warrenton, PA

Contract Term: 12/18/2025* - 12/14/2027 (*Or earlier upon approval)

Amount: \$ 126,374.76

Procurement Method: Competitive Seal Bidding (*Single Bid Received*)

Bid:

| Bidder | Amount |
|-------------------------------------|---------------|
| Limbach Company, LLC; Warrenton, PA | \$ 126,374.76 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: No

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 18, 2025, with a Small Business Reserve (SBR) designation and no Minority Business Enterprise (MBE) goal. However, there was no vendor activity on eMMA leading up to either the original bid closing date of 2:00 PM on August 11, 2025, or the amended closing date of August 18, 2025.

Aruna Miller
Lt. Governor

Wes Moore
Governor

Betsy Fox Tolentino
Acting Secretary

December 4, 2025

Board of Public Works
Louis Goldstien Treasury Building, Room 117
Annapolis, Maryland 21401

Dear BPW Members,

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

BPW – December 3, 2025

Department of General Services, Item 19-M
Maryland Department of Juvenile Services
ADPICS No. Change Request- V00B6600020

FROM *ADPICS No. V00B6600020*
TO: *ADPICS No. V00B6600031*
REASON: Clerical Error

Best Regards,

Hasan McMillan
Procurement Officer
Maryland Department of Juvenile Services
217 E. Redwood St.
Baltimore, Maryland 21202
Hasan.McMillan@maryland.gov
Cell: 443-310-3489





DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



19-M. MAINTENANCE CONTRACT (cont'd)

Agency Remarks (cont'd):

To broaden vendor participation and foster a more competitive procurement process, an SBR Waiver was requested and granted by the Governor's Office of Small, Minority & Women Business Affairs (GOSBA). Subsequently, the designation for this solicitation was changed to Small Business Preferred (SBP). An amendment was issued on eMMA, notifying prospective vendors of this change and extending the bid closing date to August 25, 2025. A total of five (5) amendments were posted.

The Procurement Officer also sent direct solicitations to companies that had expressed interest, allowing them the same amount of time to reply. The Procurement Officer determined that companies had a reasonable opportunity to respond. However, when the bid closed, only one (1) vendor submitted a bid

Limbach's price was determined to be fair and reasonable for this single bid award through a price analysis method. The proposal was evaluated against the historical pricing obtained from a prior solicitation with two bids received for a one-year term. Hot & Cold Corporation submitted a bid for \$53,984.00, but the contract was terminated for convenience due to the complexity of the equipment. For this solicitation, Limbach's was the only bid received at \$61,887.00, which is .92% lower than the previous bid from Digital Career Opportunities Worldwide LLC, received at \$62,460.00 in the past solicitation. The recommended award proposes a cost of \$61,887.00 for one year. Based on this historical price analysis, it was determined that Limbach's price is fair and reasonable.

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

Fund Source: 100% General Funds

Approp. Code: E102 7112 0809 17112

Resident Business: No

MD Tax Clearance: 25-3221-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



*Contact: Karen Davis 410-260-4084
 karen.davis@maryland.gov*

20-M. MAINTENANCE CONTRACT
Department of Juvenile Services

Contract ID: Janitorial Services at Charles H. Hickey, Jr. School; *CTR024333*
 ADPICS No. 001B6600131

Contract Description: Janitorial services at Charles H. Hickey, Jr. School in Baltimore.

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

Contract Term: 02/01/2026 – 01/31/2031

Amount: \$1,279,205.26 NTE

Procurement Method: Preference Provider (Community Service Provider)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Performance Bond: No

Requesting Agency Remarks: National Center on Institutions and Alternatives, Inc., located in Baltimore, 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 October 16, 2025. National Center on Institutions and Alternatives, Inc. has confirmed the contract price and accepted the terms and conditions. The supplies to support this contract will be purchased through BISM.

Fund Source: 100% General Funds

Approp. Code: 0813



DEPARTMENT OF GENERAL SERVICES
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20-M. MAINTENANCE CONTRACT (cont'd)

Resident Business: No

MD Tax Clearance: 25-3021-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025

REVISED



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

21-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve usage of the construction contingency fund for the following contract.

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

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.0 | Agency: Department of General Services Fund Sources: MCCBL 2020 Construction Contingency Fund. Provide funds for the construction contingency fund to be administered in accordance with § 3-609 of the State Finance Procurement Article. Item 103 \$788,378.21 |
| <i>MCCBL 2022 Construction Contingency Fund. Provide funds for the Construction Contingency Fund to be administered in accordance with § 3-609 of the State Finance and Procurement Article. Notwithstanding the fund balance restriction set forth in § 3-609(c) of the State Finance and Procurement Article, an appropriation to the Fund may cause the total balance in the Fund to exceed 1.25% of the capital debt affordability limit as determined under Title 8 of the State Finance and Procurement Article in fiscal year 2023 Item 149 \$111,621.79</i> | |

1.1 **Contract ID:** Maryland School for the Deaf – Veditz Building Renovation Center; A-500-190-001

Description: Approve expenditure of up to \$900,000.00 allocated from the Construction Contingency Funds for the continued renovation of the Veditz Building at Maryland School for the Deaf – Frederick Campus in Frederick County

Prior Approval: DGS OSP Agenda, Item 17-C (November 29, 2023)

Procurement Method: Competitive Sealed Bidding

Award: Waynesboro Construction Co., Inc; Waynesboro, PA

Amount: \$900,000

MBE/VSBE Participation: 32% / 15.50%

MBE/VSBE Compliance: 39.67% / 17.57%

Resident Business: No



DEPARTMENT OF GENERAL SERVICES
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REVISED

21-GM. GENERAL MISCELLANEOUS (cont'd)

Remarks: Construction Contingency Funds in the amount of \$900,000.00 is now available and Board of Public Works authorization to apply these funds to the contract is requested. In compliance with SFP Section 3-609, the Secretaries of Budget and Management and General Services have evaluated the project for additional funding and certify project meets the following criteria: all reasonable attempts to reduce the cost of the project have been made; no practicable alternative exists for securing funding to complete the project; and the requested additional funding does not increase the scope of the project. The MBE participation goals will be met by the end of the contract.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

22-GM. GENERAL MISCELLANEOUS

Reference: Department of General Services
 Underground Storage Tank (UST) Removal Program

Description: The Department of General Services requests Board of Public Works approval of a temporary exception for one (1) year extension of the Maryland Consolidated Capital Bond Loan (MCCBL) funds authorized under MCCBL 2023 Item 164, to provide funds to design, construct and fund State-Owned Fuel Storage Tank Replacements. The authorization amount was \$1,000,000.00 of which \$1,000,000.00 remains unencumbered.

Approval of this time extension is being requested in accordance with Finance and Procurement Article 8-128 (a) which states " If, within 2 years after the date of an authorization of State debt, evidence that a required matching fund will be provided has not been presented to the Board or no part of the project or program for which the enabling act authorized the State debt is under contract and the Board has not encumbered money for any part of the project or program, the authorization terminates unless..., the Board unanimously grants a temporary exception for 1 year".

The schedule indicates there are currently two construction projects that will use the funds by the end of the current calendar year. The current projects are to be completed at two Maryland State Police Barracks located in North East , MD and McHenry, MD.

Due to the retirement of the previous Project Manager that led the program and procurement issues with both projects, the contracting of the projects has been delayed. The project at North East has the documentation being readied to present to BPW and the McHenry project has recently had the proposal submitted to DGS. By granting the 1- year extension, both projects will be able to be funded and both projects will continue moving forward.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Approved 2-1 vote; Comptroller voted No



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

23-GM. GENERAL MISCELLANEOUS

Reference: Department of General Services
 Renovations to Enoch Pratt Library, ED-000-971-128

Description: The Department of General Services requests Board of Public Works approval of a temporary exception for one (1) year in the termination of Maryland Consolidated Capital Bond Loan (MCCBL) funds authorized under Chapter 009, Acts of 2018, MCCBL Item 116, to provide funds to Renovate The Enoch Pratt ~~Free~~ Library in Baltimore, Maryland. The authorization amount was \$4,831,000 of which \$948,357.19 remains unencumbered. The Department has been notified by the Maryland State Treasurer that these funds will expire on June 1, 2025.

Approval of this time extension is being requested in accordance with Finance and Procurement Article 8-128 (c) which states "Except to the extent that money authorized by an enabling act for a State project or program has been encumbered by the Board, authorization of State debt shall automatically terminate 7 years after the date of the authorization unless, ... in an emergency, the Board unanimously grants a temporary exception for 1 year".

Work for this \$95,792,138 construction contract at the Pratt Library was substantially completed in 2019, and the facility is in use. To move from substantially complete to complete, however, a punch list of corrective work items needs to be completed, and \$62,000 of this work remains.

Additionally, and as identified in 2019, there are moisture infiltration issues with the building envelope, if left untreated, it will cause damage to the completed work and render portions of the building unusable. The exact cause of the moisture problem has not been specifically identified, so exploratory work to determine the root cause and corrective action is required to solve this problem. An allowance of \$300,000 is required to address the problem correctly, and any unused funds will be reverted back in 2026. While this required additional work is out of the original scope of work for the construction contract, it is essential for continued use of the facility. Use of these funds will be administered as a construction change order(s) over the next year and will only be used for this specific issue.



**DEPARTMENT OF GENERAL SERVICES
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23-GM. GENERAL MISCELLANEOUS (*cont'd*)

If approved, this item would permit continued use of funds totaling \$362,000, and as required to complete work.

We hereby request the following funds to remain available and to be extended for one year: 116/MCCBL 2018 - \$362,000(CE).

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Approved 2-1 vote; Comptroller voted No



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

24-LL. LANDLORD LEASE
Department of Natural Resources

Recommendation: Approve a lease renewal

Prior Board Action: DGS 7-LL-OPT, 4/15/2015

Tenant: NexStar Media, Inc.; 909 Lake Carolyn Parkway, Suite 1450
Irving, TX 75039

Lessor: State of Maryland, Department of Natural Resources

Property Location: Indian Springs Wildlife Management Area (WMA)
Clear Spring, MD 21722

Space Type: Land

Lease Type: Renewal (*Continued Use*)

This Term: 06/15/2025 - 06/14/2028 (3-years)

Future Lease Renewal: N/A

Annual Rent: \$2,000.00 (Year 1)

Rent Escalation: \$2,025.00 (Year 2) and \$2,050.00 (Year 3)

Estimated Full Term Rent Value: \$6,075

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4), where the State is the lessor.



**DEPARTMENT OF GENERAL SERVICES
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24-LL. LANDLORD LEASE (*cont'd*)

Remarks: This is a lease renewal with NexStar Media Inc. at Indian Springs WMA. The tenant is in holdover status; the lease expired on June 14, 2025. The previous lease for 4.48+- acres of land was approved by the State of Maryland Board of Public Works as Item 7-LL-OPT on April 15, 2015. The new lease is for the same land and usage for a period of three (3) years while the tenant closes down the use of their tower. The property is used as an access road only to the tenant's tower, owned by them and situated on land owned by another party. The lease is consistent with the previous lease approved by the Board between NexStar Media and Indian Springs WMA. The tenant has maintained good standing with the State of Maryland, as well as with DNR.

Climate/Sustainability: N/A

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

25-LL. LANDLORD LEASE
Canal Place Preservation and Development Authority

Recommendation: Approve a Renewal lease

Prior Board Actions: DGS 38-LL 3/23/2022; DGS 28-LL 12/16/2020

Tenant: European Desserts and More
1136 Braddock Road, Cumberland, Maryland, 21502

Property Location: Shops at Canal Place
17 Howard Street, C-1, Cumberland, MD 21502

Space Type: Retail Space (444 sq.ft.)

Lease Type: Renewal (Continuous Use)

Lease Term: 1/01/2026 – 12/31/2026

| | | | |
|-------------------------------|------------|----------------------|----------|
| Annual/Full Term Rent: | \$4,528.80 | Monthly Rate: | \$377.40 |
| Square Foot Rate: | \$10.20 | | |

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes

See next page for
Record Correction
Letter dated 1/13/26

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

Remarks: ~~Tenant shall occupy and use the Demised Premises for massage practice therapy, providing therapeutic services to improve patients' physical and mental well-being. This space has one dedicated parking space, identified as space #18.~~

~~Tenant shall occupy and use the Demised Premises for and only for a retail café shop, which includes the sale of specialty coffees, desserts, specialty meat pie pastries, and sandwiches, and the sale of European candles and goods. The space includes use in common parking spaces.~~

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

January 12, 2026

Accepted 1/13/2026- JTG

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

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

SUBJECT: Record Correction – December 3, 2025 – Board of Public Works Agenda Item

Dear Mr. Gontrum,

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

BPW – December 3, 2025

DGS 25-LL

Department of General Services

FROM: ***Remarks:*** Tenant shall occupy and use the Demised Premises for massage practice therapy, providing therapeutic services to improve patients' physical and mental well-being. This space has one dedicated parking space identified as space #18.

TO: ***Remarks:*** Tenant shall occupy and use the Demised Premises for and only for a retail café shop, which includes the sale of specialty coffees, desserts, specialty meat pie pastries, and sandwiches, and the sale of European candles and goods. The space includes use in common parking spaces.

REASON: The DGS Office of Real Estate noticed a clerical error in the attached item after its approval, where the "Remarks" section differed from the New Lease Agreement.

If there are any questions concerning this correction, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Wendy Scott-Napier".

Wendy Scott-Napier, Assistant Secretary
Office of Real Estate



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

26-LT. TENANT LEASE
Office of the Comptroller

Recommendation: Approve a Supplemental Lease Agreement to extend the existing term.

Prior Board Action: DGS 42-LT, 04/23/2025

Lessee: Office of the Comptroller

Lessor: Klitenic Family Properties, LLC
11019 McCormick Road, Suite 400, Hunt Valley MD 21031

Property Location: 1904 Emmorton Road, Belair MD 21015

Space Type: Office w/ client interaction (2,650 sq. ft.)

Lease Type: Amendment

Original Term: 07/01/2025 – 06/30/2035 (w/ standard 6-month holdover)

Modified Term: 01/01/2026 – 12/31/2040 (w/ standard 6-month holdover)

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** 01/01/2041 – 12/31/2045

Annual Rent Office: \$63,600.00 **SF Rate:** \$24.00/sq. ft.

Rent Escalation: \$24.00 (years 1-3), \$26.40 (years 4-6), \$29.04 (years 7-9), \$31.94 (years 10-12), \$35.13 (years 13-15)

Estimated Full Term Value: \$1,164,754.50

Fund Source: 100% General

Appropriation Code: E00A0403 430 1301 4311

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes

Procurement Method: Sole Source

See COMAR 21.05.05.02A(1); DGS Space Mgmt Manual

¶6-605 E



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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26-LT. TENANT LEASE (cont'd)

Remarks: The Maryland Office of the Comptroller is relocating from 103 Chesapeake Boulevard, in Elkton, to 1904 Emmorton Road, in Belair, to expand its Harford County Operations. The new Lease for this location was approved by the BPW on April 23, 2025. The modified term is required to accommodate the Landlord's increase in tenant improvement cost. In accordance with State Finance and Procurement, Section 4-319, notification of this new lease location was made to the local government on March 17, 2025.

Climate / Sustainability: The new construction will include energy-efficient LED lighting with motion detection controls, solar shades, and water-conserving plumbing throughout the restrooms and kitchen areas.

Resident Business: Domestic

MD Tax Clearance: 25-0302-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



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

27-LT. TENANT LEASE
Department of Education

Recommendation: Approve renewal lease

Prior Board Action: DGS 7-LT, 01/07/2015

Lessee: Maryland State Department of Education

Lessor: 5001 Durant Center, LLC
445 Hamilton Ave, Ste 700, White Plains, NY 10601

Property Location: 5001 Silver Hill Rd, Ste 306
Suitland, Maryland 20746

Space Type: Office w/ client interaction (4,360 NUSF)

Lease Type: Renewal (continued use)

Term: 01/1/2026 - 12/31/2035 (w/ 6-month hold-over)

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** N/A

Annual Rent: \$130,800.00 (Year 1)

Square Foot Rate: \$30.00

Rent Escalation: 2.5% annually

Estimated Full Term Rent Value: \$1,465,396.00

Additional Parking Fees: No

Fund Source: 100% Federal Funds

Appropriation Code: PCA 08816

Utilities/Custodial Responsibility: *Lessor*/Lessor



DEPARTMENT OF GENERAL SERVICES
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27-LT. TENANT LEASE (cont'd)

Termination for Convenience Clause: Yes

***Utility expenses:** Base Year is established in year one with Lessee paying increases over base.

***Custodial Responsibility:** Base Year also established with Lessee paying increases over base.

Procurement Method: Sole Source

See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: MSDE-DORS has been at this location since 2015. This location provides accessibility for blind and visually impaired clients. The agency provides counseling services to the clients as well as handling administrative duties.

Climate/Sustainability: Energy efficiency improvements include installing interior roller-screen solar shades throughout the demised Premises.

Resident Business: No

MD Tax Clearance: 25-1821-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



REVISED
SUPPLEMENTAL

**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025**



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

**28-S. SERVICES CONTRACT
*Department of Health***

Contract ID: Cancer Surveillance, Operations, and Quality Assurance for the Maryland Cancer Registry; OCMP-24-19692

ADPICS No.: M00B6600087/CTR024152

Contract Description: This contract provides quality assurance and database management services for the Maryland Cancer Registry (MCR).

Award: Myriddian, LLC; Baltimore, MD (MBE)

Contract Term: 01/01/2026 - 12/31/2030

Amount: \$6,524,372.76

Procurement Method: Competitive Sealed Proposals (*Single Proposal Received*)

Proposals:

| Offerors | Technical Rankings | Financial Offers (Rankings) | Overall Rankings |
|-------------------------------|---------------------------|------------------------------------|-------------------------|
| Myriddian, LLC; Baltimore, MD | 1 | \$6,524,372.76 (1) | 1 |

**Technical and financial rankings were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbents: Same

Requesting Agency Remarks: This contract provides quality assurance and database management services for the Maryland Cancer Registry (MCR). These services include registration and processing of cancer and benign brain and central nervous tumor reports for Maryland residents and non-residents diagnosed or treated in Maryland; quality assurance activities; preparation of reports; data processing; providing technical training for reporting entities in Maryland, and submitting Maryland data to the Centers for Disease Control and Prevention's National Program of Cancer Registries and the North American Association of Central Cancer Registries.



DEPARTMENT OF GENERAL SERVICES
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REVISED

SUPPLEMENTAL



28-S. **SERVICES CONTRACT** (*cont'd*)

Agency Remarks (cont'd):

Due to the highly specialized nature of the services under the contract and because the majority of costs are for specialized personnel who are certified in cancer record coding, the ability to subcontract work is limited, and no MBE or VSBE participation was established. However, the single **proposal** vendor selected is an MBE (certification #15-366665).

On November 14, 2024, a notice announcing the availability of the Request for Proposal (RFP) was published on eMaryland Marketplace Advantage (eMMA). In addition, the solicitation was directly sent to eighteen (18) prospective vendors. A total of two (2) **proposals** were received in response.

Following its review, the Evaluation Committee determined that one (1) **proposal** was not reasonably susceptible for award and rated the technical proposal as *Unsatisfactory*. The proposal lacked adequate risk-mitigation strategies, failed to clearly outline secure migration procedures, and did not sufficiently demonstrate compliance with security and privacy standards or the ability to protect sensitive data. In addition, the Offeror declined to submit the required SOC 2 report, opting instead to provide a heavily redacted alternative assessment that the Committee was unable to properly evaluate.

The remaining Offeror, Myriddian, LLC, also the incumbent Contractor, was deemed reasonably susceptible for award based on the evaluation of proposals.

[...] The proposed pricing was evaluated against historical contract data to determine fairness and reasonableness. The annual cost over the five-year term ranges from \$1,275,525.27 to \$1,327,576.93, which is lower than the \$1,370,291 currently being paid by the Maryland Cancer Registry for the same services in Fiscal Year 2025. Myriddian LLC has reduced its rates annual by at least 3.12%. Based on a comparison of historical rates offered to the State of Maryland, it has been determined that the pricing is fair and reasonable.

Fund Source: 5.2% Federal Funds,
27.8% Special Funds (Cigarette Restitution Fund),
67% General Funds

Approp. Code: M00 F0304



DEPARTMENT OF GENERAL SERVICES
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REVISED
SUPPLEMENTAL



28-S. **SERVICES CONTRACT** (*cont'd*)

Resident Business: Yes

MD Tax Clearance: 25-2763-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



SUPPLEMENTAL

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

29-S.

SERVICES CONTRACT

Department of Health; Behavioral Health Administration

Contract ID: Brain Injury Waiver Application Assistance; OCMP# 26-25172
 ADPICS: M00B6600347

Contract Description: The Behavioral Health Administration (BHA or the Department) is issuing this contract to the Brain Injury Association of Maryland (BIAMD) to provide Brain Injury waiver application assistance, assessment, transitional case management, training, information and assistance, and outreach to individuals interested in the Maryland Brain Injury waiver and other brain injury resources.

Award: Brain Injury Association of Maryland; Baltimore, MD

Contract Term: 01/01/2026 - 06/30/2026 (w/one 1-year renewal option)

Amount: \$150,000 (Base Term)
\$250,000 (Renewal Option #1)
 \$400,000 Total

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The Behavioral Health Administration (BHA) is the designated lead agency on brain injury in Maryland and is responsible for developing and administering the state's plans and initiatives to improve services and support Marylanders with brain injury. This includes oversight of Maryland's 1915(c) Home and Community Based Services Waiver for individuals with brain injuries. To ensure program continuity and effective service delivery, BHA requires a contractor with highly specialized expertise, statewide reach, and the ability to provide neutral, non-conflicted case management and resource coordination services for individuals with brain injuries.

The Brain Injury Association of Maryland, Inc. (BIAMD) is the only known organization capable of providing the required services. The following factors establish BIAMD as uniquely qualified and justify the use of the sole source procurement:



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

29-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

- BIAMD is the only entity in Maryland whose sole mission is to serve Marylanders impacted by brain injury through information, assistance, and education. As the Maryland affiliate of the national Brain Injury Association of America (each state has one affiliate), BIAMD has extensive experience and access to national best practices, training resources, and advocacy networks.
- BIAMD is not a healthcare service provider. Its independent status ensures there is no conflict of interest in providing case management and waiver application assistance to individuals seeking services or support.
- BIAMD maintains the only comprehensive catalogue of Maryland-specific brain injury resources, available both internally for case management and externally to the public through its website and referral line. It is designated as the primary brain injury information and referral resource for Maryland Access Point (MAP) – the State's "No Wrong Door" system for accessing long-term services and supports, which also enables BIAMD to access specific federal funds unavailable to other organizations.
- BIAMD's offices are located at the University of Maryland Orthopedic and Rehabilitation Hospital, the largest acute brain injury hospital in Maryland, allowing for efficient collaboration and outreach to individuals transitioning from inpatient rehabilitation to community living.
- BIAMD employs staff who are certified brain injury specialists or hold brain injury fundamentals certification, ensuring qualified, evidence-based service delivery.
- BIAMD has successfully served as the contracted entity providing Brain Injury Waiver Case Management services for more than three years. The continuation of services through this contract will prevent disruption in care for existing Medicaid beneficiaries and preserve established relationships with waiver participants and providers.

Given the unique qualifications, expertise, and statutory alignment of the BIAMD, no other vendor possesses the requisite experience, statewide infrastructure, and neutrality to perform these services.

The Contract price includes staff costs (salaries, benefits, and time needed to provide the services), program costs (materials, training, outreach, and technology), administrative costs (reporting, compliance, and support services), and indirect costs (a small percentage for overhead, following state/federal guidelines). The Price is Fair because it is consistent with what the Vendor charged in past state contracts. The budget reflects real costs with no padding or unnecessary expenses. Because BIAMD already has the infrastructure in place, the state avoids paying for duplicate systems or startup expenses. The proposed contract price is fair, reasonable, and reflects the true cost of delivering these critical services to Maryland residents with brain injuries and their families.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025**



SUPPLEMENTAL

29-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Fair and reasonable price analysis: The Contract price includes staff costs (salaries, benefits, and time needed to provide the services), program costs (materials, training, outreach, and technology), administrative costs (reporting, compliance, and support services), and indirect costs (small percentage for overhead, following state/federal guidelines). The Price is Fair because it is consistent with what the Vendor charged in past state contracts. The budget reflects real costs with no padding or unnecessary expenses. Because BIAMD already has the infrastructure in place, the state avoids paying for duplicate systems or startup expenses. The proposed contract price is fair, reasonable, and reflects the true cost of delivering these critical services to Maryland residents with brain injuries and their families.

MBE and VSBE participation were not established for this contract because there is a lack of available and qualified MBE and VSBE firms to perform the work.

Fund Source: 50% General Funds, 50% Federal Funds

Approp. Code: 32.17.01.03

Resident Business: Yes

MD Tax Clearance: 25-4170-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



SUPPLEMENTAL

Contact: Cynthia Washington 410-767-7675
cynthia.washington2@maryland.gov

30-S. SERVICES CONTRACT
Department of Human Services, Office of Technology for Human Services

Contract ID: Tetrus Carelink for Health Passport. MDTHK/MDTHK-26-017-C
ADPICS No.: N00B6600260

Contract Description: Tetrus CareLink is a data-sharing and collaboration platform designed to transform care coordination for vulnerable populations.

Award: SHI International Corporation, Somerset, NJ

Contract Term: 12/18/2025* – 12/14/2028 (*Or earlier upon BPW approval)

Amount; \$1,056,166.80

Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA)

Proposals

| <i>Offerors</i> | <i>Technical Rankings</i> | <i>Financial Offers (Rankings)</i> | <i>Overall Rankings</i> |
|---------------------------------------------|---------------------------|------------------------------------|-------------------------|
| SHI International Corporation, Somerset, NJ | 1 | \$1,056,166.80 (1) | 1 |

*Technical and financial rankings were weighted equally.

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: This is an Intergovernmental Cooperative Purchasing Agreement (ICPA) procurement through OMNIA Partners' Information Technology Solutions Products and Services Contract # 2024056-02 for the purchase of Tetrus CareLink. SHI International Corp. (SHI) was selected for this procurement as SHI is the only public sector distributor for Tetrus CareLink. OMNIA Partners awarded their Cooperative Contract to SHI as the result of a competitive bid process conducted by the State of Utah which selected SHI as the only provider of software products to eligible entities. SHI is also the only public sector distributor for Tetrus Carelink and the necessary integration services.



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

30-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Maryland Department of Human Services has engaged with SHI International Corp. and Tetrus Corp. to design, develop and implement the Tetrus CareLink solution. Every state has a number of children in their foster care system. Many of these children have complex traumatic histories leading to more intensive physical and behavioral health care and psychosocial service needs. These vulnerable children often see several different healthcare providers within human service agencies or in the community. The State of Maryland has similar situations for foster care children residing in Maryland.

In Maryland, when a foster care child is placed in the custody of foster parents, sometimes the foster parents do not have access to the child's medical history. When a foster care child is taken to the hospital for a healthcare visit, the Child Welfare Case system needs to be able to send an alert to the healthcare facility to inform the healthcare providers that the child is a ward of the State. In addition, there is a need for informed consent between the parents (biological/foster care), child (if not a minor), and the keeper of the child's data for the data to be seen by a provider as well as consent either by the Case Worker or the parents (biological/foster care) for any procedure the child may require.

Department of Human Services and SHI with Tetrus are proposing to utilize the CareLink solution to meet the needs of Maryland described above.

Background:

There was no Minority Business Enterprise goal for this procurement and no Veteran Owned Small Business Enterprise goal.

From a cost perspective, the MSRP for the CareLink software licensing is \$75,000 per year. The software license pricing for Tetrus CareLink on the OMNIA Partners' Information Technology Solutions Products and Services Contract is \$69,440. Also, the standard labor rate for Tetrus' hourly services is \$175.00 per hour. Through the ICPA, the hourly service rate is \$155.00 per hour which is below Tetrus' standard rate.

DHS compared the pricing, features, and architecture provided by Tetrus and CORDATA and in accordance with COMAR 21.05.09.04 determined that the use of this Inter-governmental Cooperative Purchasing Agreement provides a viable process for the State to acquire CareLink.

Fund Source: 50% Federal, 50% General

Approp. Code: N00G0001



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 3, 2025



SUPPLEMENTAL

30-S. **SERVICES CONTRACT** (*cont'd*)

Resident Business: No

MD Tax Clearance: 25-4583-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION