

BOARD OF PUBLIC WORKS
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FEBRUARY 12, 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
February 12, 2025**



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

Recommendation: That the Board of Public Works approve funding for six individual grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$343,300

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

County	Grantee	Agreement #	Amount
Caroline	Christopher J. Schoonover	CR-2025-2479	\$62,100
Carroll	Reese Farm LLC	MP-2025-2476	\$132,200
		MP-2025-2477	\$17,700
		MP-2025-2478	\$31,400
St. Mary's	Joseph P. Jarboe	PA-2025-2475	\$58,400
Talbot	Wye Mills Farm Limited Partnership	CH-2025-2468	\$41,500

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 12, 2025**



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

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

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

Amount: \$25,156.27

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
St. Mary's	Francis F. Greenwell & Margaret L. Greenwell	PA-2024-2547	\$25,156.27

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 completion. These additional costs result from design changes required based on site conditions encountered during construction.

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

Recommendation: That the Board of Public Works approve reverting the balances on 11 completed or canceled projects under the Maryland Agricultural Cost-Share Program.

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

Amount: \$76,882.53

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

County	Recipient	Agreement #	Amount	Status
Allegany	Sylvia A. Shipley	AT-2023-2832	\$5,112.02	Completed
Carroll	Christopher B. High	MP-2024-2001	\$3,500.00	Canceled
		MP-2024-2002	\$14,600.00	Canceled
Queen Anne's	C. Temple Rhodes, Jr.	AT-2024-2341	\$3,000.00	Completed
	Henry M. Hilleary	AT-2024-2192	\$400.00	Completed
	Johnson's Flyway LLC	CH-2024-2645	\$1,776.76	Completed
	Luke Sultenfuss	AT-2025-2007	\$1,706.25	Completed
		AT-2025-2008-P	\$1,687.50	Completed
Talbot	Cranston Farm LLC	CH-2024-2833	\$43,700.00	Canceled
	Larry F. Mueller	CR-2025-2223-R	\$400.00	Completed
	Pamela C. Sard	CR-2023-2463	\$1,000.00	Canceled

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

BOARD OF PUBLIC WORKS

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

Recommendation: That the Board of Public Works pay Mr. Marando Warthen compensation for erroneous confinement in the amount of \$2,806,773.70, and attorney’s fees in the amount of \$228,189.50 to the Law Office of J. Wyndal Gordon, P.A. and RMA Associate, LLC.

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

Order Received: January 2, 2025

Amount: \$ 2,806,773.70 – Compensation
 \$ 228,189.50 – Attorney’s Fees & Expenses
 \$ 3,034,963.20 Total

Compensation Payment Schedule:

Payment	Date	Amount
1	Within 60 days of Court Order (March 3, 2025) (FY25)	\$ 98,678.00
2	By April 30, 2025 (FY25)	\$ 541,619.14
3	By October 30, 2025 (FY26)	\$ 541,619.14
4	By April 30, 2026 (FY26)	\$ 541,619.14
5	By October 30, 2026 (FY27)	\$ 541,619.14
6	By April 30, 2027 (FY27)	\$ 541,619.14

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

Attorney's Fees Payment Schedule:

Payment	Date	Amount
7	To the Law Office of J. Wyndal Gordon, P.A., and RMA Associate, LLC (FY25)	\$228,189.50

Fund Source: BPW Settlements and Judgements

D05E01.15

Remarks: Conviction & Release. On November 9, 1984, Mr. Warthen was convicted in Baltimore City Circuit Court of two counts of murder in the second-degree, use of a handgun in a crime of violence, and wearing or transporting a handgun. He was released from his total sentence of one hundred and three years in prison on April 3, 2023.

Actual Innocence. On February 16, 2023, Mr. Warthen's convictions were vacated in the Baltimore City Circuit Court pursuant to granting a *Writ of Actual Innocence*, and while the Baltimore City State's Attorney's Office declined to certify that Mr. Warthen was factually innocent of the felonies of which he was convicted, or that the convictions were otherwise in error, it did subsequently dismiss the charges. Accordingly, a contested hearing regarding Mr. Warthen's innocence for purposes of this petition was held before the Office of Administrative Hearings. Following a review of several records (including from the hearing before the Circuit Court on the *Writ*) and taking additional witness testimony, the Administrative Law Judge concluded "the Claimant has proved by clear and convincing evidence that he is actually innocent and did not murder Mr. Stewart and Mr. Johnson."

Compensation. In its decision, the Administrative Law Judge found that: (1) Mr. Warthen is eligible for compensation for 10,382 days of confinement, (2) the current annual income figure to use is \$ 98,678.00, and (3) under the statutory formula he is entitled to \$ 2,806,773.70 in compensation.

Recommended Expedited Payment Schedule. Additionally, pursuant to SFP § 10-501(d)(1)(iv), the Administrative Law Judge determined it is in the best interests of the exoneree to recommend an expedited payment schedule over approximately 2 years. The Department of Budget & Management has reviewed this schedule and concurs.

Attorney's Fees. Pursuant to SFP § 10-501(d)(1), the Administrative Law Judge ordered the state to pay \$228,189.50 as reasonable attorney's fees and expenses associated with this petition. If approved, one check for this amount will be issued jointly the Law Office of J. Wyndal Gordon, P.A., and RMA Associate, LLC as the firms representing Mr. Warthen in this matter.

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

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

<i>Department of General Services</i>	<i>December 2024</i>
<i>Department of Transportation</i>	<i>December 2024</i>
<i>State Treasurer's Office</i>	<i>4th Quarter 2024</i>

Authority: COMAR 21.02.01.05

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

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Contact: Bill Morgante 410-260-7791
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6. **BOARD OF PUBLIC WORKS**
Wetlands Licenses

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

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

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

ANNE ARUNDEL COUNTY

23-0958 *ANNAPOLIS DEPARTMENT OF PUBLIC WORKS* – To improve navigational access by constructing an ADA accessible pier including fixed platforms, fixed ramps, a gangway connecting to a floating platform, and a floating pier.
Annapolis, Back Creek
Special conditions: Requirements for installing chocks, stoppers, bracing, or similar devices. Restrictions on attaching accessory platforms to any existing or proposed boatlift.

WORCESTER COUNTY

23-1029 *HARBOR LIGHTS OF OCEAN CITY LLC*- To reduce shoreline erosion by constructing a new steel bulkhead and stone revetment.
West Ocean City, Sinepuxent Bay
Special conditions: Requirements for construction of bulkhead and design and construction of stone revetment.

24-0714 *MARYLAND DEPT OF NATURAL RESOURCES - ENGINEERING & CONSTRUCTION* – To reduce shoreline erosion and protect an existing recreational beach by hydraulically dredging an area and transporting and placing sand along 10 miles of beach. Providing a 10-year license term.
Ocean City, Atlantic Ocean
Special conditions: None.

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

7. **BOARD OF PUBLIC WORKS**
Wetlands License No. 23-0638

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board grant a State tidal wetlands license as described for this project involving constructing pier extensions.

MDE: The Maryland Department of the Environment recommends granting the license.

- Application received July 19, 2023
- Public hearing held April 22, 2024
- Public comment period ended May 22, 2024
- MDE Report and Recommendation December 11, 2024

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

23-0638 *EDWIN A. AND JOHN O. CRANDELL, INC.* – To provide additional mooring for commercial barges by replacing and extending two piers including finger piers, mooring piles, and pier extensions.
Galesville, Tenthouse Creek
Special Conditions: Listed Below

Application: Edwin and John Crandell, Inc. seek a State tidal wetlands license to replace and extend two piers including: a) North pier: Replace in-kind a 253-foot long by 6-foot-wide pier, three tapered 14-foot long by 3-foot wide finger piers, and twelve mooring piles; and to construct a 27.8-foot long by 6-foot wide pier extension, all extending a maximum of 280.8 feet channelward of the mean high water line at an existing bulkhead; b) South Pier: Replace in-kind an 88-foot long by 23-foot-wide platform, and a 171-foot long by 6-foot wide pier; and to construct a 37.2-foot long by 6-foot wide pier extension, all extending a maximum of 296.2 feet channelward of the mean high water line at an existing bulkhead on Tenthouse Creek in Anne Arundel County.

Report & Recommendation: MDE held a public hearing and received public comments. MDE’s Report and Recommendation (R&R) to the Board of Public Works recommends the license be granted.

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

Public Comment to the Board: Since opposition was expressed at the April 22, 2024 MDE hearing, the Wetlands Administration solicited email comments from interested persons and posted MDE's R&R on the Board's website. Wetlands Administration received three responses in opposition to the project. Mr. Steve Sharkey's extensive comments centered on harm to submerged aquatic vegetation (SAV) and adjacent wetlands, runoff, flooding, debris at the site, and a fuel storage tank on site. The issues relevant to the five factors (ecological, economical, developmental, recreational, and aesthetic) and the tidal wetlands at the project site include the SAV impacts. Comments from Mark Bird focused on issues outside the five factors except for impacts to SAV. Comments from Millicent Calver centered on runoff, commercial usage of the site, and shading to SAV.

Wetlands Administrator's Review: The Wetlands Administrator reviewed MDE's R&R, as well as the many comments submitted. Additionally, the Wetlands Administrator discussed the project with DNR, commercial fishermen, interested persons, the U.S. Fish and Wildlife Service, and the applicant.

After reviewing comments from the three neighbors, I believe the relevant issue related to the five factors centered on project impacts to SAV. Impacts to adjacent wetlands from site runoff, though important, are not relevant to the issuance of the wetlands license to extend the pier. I consulted with Elle Bassett (Arundel Rivers Federation), who had carried out SAV surveys near the project site, and Brooke Landry (DNR SAV expert) regarding this pier extension and SAV impacts. Following those discussions, I concluded that this project, to extend an existing pier, would have minimal impact to SAV (tidal wetlands) as the proposed project would not remove SAV to extend the pier. While the pier extension will have some shading impacts and could remove some SAV to install pier posts, these impacts are minimal.

Other concerns raised by neighbors were not relevant to the five factors. I was satisfied with MDE's responses, the information provided by my contacts and believe it is in the best interest of the State and its tidal wetlands to move this project forward to receive a wetlands license.

Conclusion: Based on the record herein, MDE and the Wetlands Administrator concurs that the Board should grant the license. The Wetlands Administrator recommends the following proposed special conditions for this project included in the Department's Report and Recommendation.

Proposed Special Conditions:

A. The Maryland Department of the Environment has determined that the proposed activities comply with and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.

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

Proposed Special Conditions (continued):

B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.

C. If the authorized work is not performed by the property owner, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537-3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.

D. The issuance of this license is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.

E. The Licensee shall not perform any construction from November 15th through March 1st of any year to protect wintering waterfowl. The proposed project site is located in a Historic Waterfowl Concentration Area.

BOARD OF PUBLIC WORKS

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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8. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Rental Housing Works Program

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

Borrower: Hamlet Apartments, LLC

Project: Hamlet Woods
5201-5215 (odd), 5220-5235 (all), 5237-5251 (even), 5301-5357 (even)
Egret Lane, Bladensburg, MD 20710

Located on approximately 5.25 acres at the northern terminus of 57th Avenue in Bladensburg, situated east of Templeton Elementary School and west of Blue Heron Way.

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

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

Amount: \$3,500,000

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

Collateral: Deed of Trust

Description: The Project entails the construction of a 59-unit family rental community located in Bladensburg. The project will offer a mix of affordable 3 and 4-bedroom units in townhouse-style buildings. All 59 units will serve households with incomes at 60% of Area Median Income. The Project Sponsors are Osprey Property Company II LLC and Parallax Development Group, LLC.

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

Description (cont'd):

The Hamlet Woods project plans to incorporate green and sustainable features by adhering to CDA’s Base Level Energy and Green Standards. Additionally, the project will pursue Energy Star certification as specified in the initial application. Hamlet Woods is designed to achieve the ‘Bronze’ rating certification under the Energy Star Multifamily New Construction checklists. This program promotes the integration of health and sustainability features into the project, contributing to a modern multifamily living environment.

Sources	Amount
Rental Housing Works (this Item)	\$3,500,000
FHA Risk Share Senior Mortgage	\$10,590,000
Tax Credit Equity	\$11,715,354
Prince George’s County Housing Investment Trust	\$2,500,000
Deferred Developer’s Fee	\$904,610
Total	\$29,209,964

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on July 28, 2022.

BOARD OF PUBLIC WORKS

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WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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*Contact: Matthew Lapinsky 410-729-8259
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**9. MARYLAND ENVIRONMENTAL SERVICE
*Dorsey Run Wastewater Treatment Plant, Anne Arundel County***

Contract Modification: Johnston Construction Company
MES Project # 1-24-2-01-5

Original Approval Secretary’s Agenda, Item 11 (10/4/2023)

Award: Johnston Construction Company

Contract Description: The scope of this project is for the removal of the existing sludge dewatering equipment and the installation of new sludge centrifuge equipment at the Dorsey Run Wastewater Treatment Plant in Anne Arundel County

Modification Description: Furnish and install eight helical piles for the centrifuge foundation

Original Contract Term: 3/4/2024 – 9/5/2025 (550 calendar days)

Modification Term (this Item): 2/13/2025 – 10/20/2025

Original Contract Amount: \$ 2,542,261.00
This Modification (this Item): \$ 67,444.40
Revised Amount: \$ 2,609,705.40

MBE Goal: 16.2%

MBE Compliance: 33.16%

Remarks: Upon initial excavation of the subsurface foundation for one of the centrifuges it was discovered that the soil was wet. The wet soil will not meet the structural loading requirements to adequately support the new centrifuges. Thus, the need to install the helical piles to meet the structural requirements.

Fund Source: General Funds - FY 2023 PAYGO Funds
PCA# 12243 -\$ 67,444.40

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact: Cory Daviau 240-791-0740
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10. **MARYLAND ENVIRONMENTAL SERVICE**
Jessup Correctional Institution, Anne Arundel County

A/E Contract JCI - Boiler Controls Upgrade – Bid & Construction Services
MES Project # 1-25-4-38-3

Description: Provide engineering services for the upgrade of the Jessup Correctional Institution (JCI) Steam Plant Boiler Controls.

Procurement: 2024 ALL A/E Shortlist

Award: Design Teams, Inc. t/a Hartwell Engineering and McCrone

Amount: \$44,899.90

Term: Notice to Proceed to December 30, 2025

MBE Participation: 14 %

Remarks: In 2021, Maryland Environmental Service (MES) contracted Hartwell Engineering to design and prepare the final construction package for a project to modernize the boiler controls system at Jessup Correctional Institution (JCI), Steam Plant, which is owned by the Department of Public Safety and Correctional Services (DPSCS.) This work was conducted via MES's Architectural/Engineering Short List Contract. Unfortunately, the bids for construction work exceeded the anticipated budget and were not awarded due to lack of funding.

With some replacement parts no longer available, the Jessup Steam Plant requires an upgraded boiler control system as the current controls are obsolete. Having already completed the design, MES has reprioritized and secured the necessary capital funding to readvertise the project for construction. The upgrade is critical to maintaining the operational steam production function of the boilers, which produce steam for building heating, hospital, and cooking services at the correctional institution.

Hartwell Engineering will provide bid phase and construction phase services, including the review of contractor shop drawings to ensure conformance with project requirements, providing technical responses during construction, and the review of other project deliverables such as invoices, schedules, and as-built drawings.

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10. **MARYLAND ENVIRONMENTAL SERVICE** (cont'd)

Fund Source: MCCBL of 2019, MES Infrastructure Improvement Fund (UB00)

Appropriation Codes: 336 MCCBL 19 (PCA#12070)

Resident Business: Yes

Tax Compliance No.: 25-0188-1111

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THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 12, 2025



Contact: Nehemiah Yisrael
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11. **MORGAN STATE UNIVERSITY**
Real Property Lease - Altus Apartments Lease

Recommendation: That the Board of Public Works approve Morgan State University entering into a lease to provide additional student housing to meet the University's student housing demand.

Lessor: Altus Student Housing LLC d/b/a Altus

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

Property: Altus Apartments
22 West Susquehanna Avenue, Towson, MD 21204

Term: 8/1/2025 – 7/28/2027 (with one 1-year option)

Rent: \$ 3,400,000 (Initial 2-year term)
\$ 1,800,000 (Option Year)
\$ 5,200,000 (Total)

Fund Source: Auxiliary (Unrestricted)

Remarks: This new lease is providing an additional 120 beds and 25 additional parking spaces with the Altus. A prior lease, still in effect, for 236 units and 25 parking spaces was approved as Secretary's Agenda, Item 17 at the April 17, 2024 Board of Public Works meeting.

MSU is expecting a continuation of its historic enrollment for the fall 2025 semester, which may exceed 11,000 students. This record enrollment includes continued enrollment of freshman classes averaging in excess of 2,250 students over the last three years and strong retention rates of prior year freshmen, sophomore and junior classes.

This lease is required to maintain MSU's current housing capacity plan of 5,200 for on and off-campus sponsored housing to accommodate enrollment, and the high level of interest among students for residing in university owned or affiliated housing. Continued strong housing demand is expected to exceed current capacity planning of on-campus and off-campus beds of 5,200 for the fall 2025. Further, privatized housing facilities are expected to reach full capacity for the upcoming academic year.

Morgan's Office of Residential Life has recommended that the University add additional housing beds in a location it can control in terms of a safe and healthy college environment and this facility has been identified as a potential location to house students at terms agreeable to the University.

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

Board of Regents: The Morgan State University Board of Regents approved this action at the February 4, 2025 regular meeting.

Resident Business: Yes

MD Tax Clearance: 25-0446-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Phil Hutson 410-333-1560
phutson@mdstad.com

12. **MARYLAND STADIUM AUTHORITY**
***Renovation Projects at M&T Bank Stadium Construction Management (CM) Services
GMP #14***

Contract ID: 23-100

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority awarding a construction services contract for Guaranteed Maximum Price (GMP) Package No. 14 for the Renovation Projects at M&T Bank Stadium located in Baltimore City.

Contractor: Gilbane Building Company

Prior Approvals: Secretary's Agenda, Item 13 (5/17/2023)
Secretary's Agenda, Item 14 (10/4/2023)
Secretary's Agenda, Item 12 (11/8/2023)
Secretary's Agenda, Item 18 (12/13/2023)
Secretary's Agenda, Item 14 (2/14/2024)
Secretary's Agenda, Item 14 (3/13/2024)
Secretary's Agenda, Item 14 (4/17/2024)
Secretary's Agenda, Item 18 (6/5/2024)
Secretary's Agenda, Item 34 (7/17/2024)
Secretary's Agenda, Item 15 (8/28/2024)
Secretary's Agenda, Item 15 (10/16/2024)
Secretary's Agenda, Item 14 (11/20/2024)
Secretary's Agenda, Item 14 (12/18/2024)
Secretary's Agenda, Item 13 (1/29/2025)

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

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #14 – Final Cleaning, Masonry, Millwork, Fireproofing, Ceramic Tile, Carpet / VCT, Paint, Signage / Graphics, Telecom/ AV IT / Security, Concrete Hardscapes, and Landscaping.

Term: 5/4/2023 - 5/2028

Pre-Construction Amount: \$1,003,365

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

GMP Package #1:	\$6,580,550
GMP Package #2:	\$43,906,623
GMP Package #3:	\$72,557,944
GMP Package #4:	\$19,011,614
GMP Package #5:	\$10,520,060
GMP Package #6:	\$25,696,276.54
GMP Package #7:	\$6,705,055.56
GMP Package #8:	\$11,365,554.87
GMP Package #9:	\$15,326,614.12
GMP Package #10:	\$26,330,152.32
GMP Package #11:	\$25,503,873.87
GMP Package #12:	\$3,931,512.09
GMP Package #13:	\$37,318,640.69
GMP Package #14 (This Item):	<u>\$12,326,638.04</u>
Revised Amount:	\$318,084,474.10

MBE Participation (GMP 1 - 14):	35.73%
MBE Subgoals:	African American 8%
	Women 11%

MBE Compliance:	22.19%
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Remarks: Reference is made to Secretary's Agenda, Item 13 (5/17/2023) in which the Stadium Authority stated that it "[I]ntends to return with a recommendation to award several Guaranteed Maximum Price contracts providing pre-construction performance is satisfactory."

The procurement process for GMP Package #14 proceeded as follows: Starting on December 7th, 2024, Gilbane advertised the project for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, Maryland Stadium Authority website, Maryland Washington Minorities Companies Association, and via direct solicitation. An MBE outreach event was previously conducted by Gilbane and a pre-bid site walkthrough was held at M&T Bank Stadium. Attendees were provided with summary project information.

Gilbane advertised for bids on construction packages for final cleaning, masonry, millwork, fireproofing, ceramic tile, carpet / VCT, paint, signage / graphics, telecom/ AV IT / security, concrete hardscapes, and landscaping. Competitive bids were received between January 10th and January 13th on various due dates by representatives from Gilbane. Post-bid scope review meetings with selected trade contractors began on January 13th, 2024 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted virtually, and Gilbane and MSA representatives were in attendance.

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

Remarks (cont'd):

Gilbane submitted GMP #14 Package on January 27th, 2025.

Future GMP Package(s) will be presented to the Board of Public Works for approval.

The overall MBE participation goal for the construction phase of this project was set at 35% with sub-goals of 8% African American-owned and 11% Women-owned. The MBE goal for this project is a total goal inclusive of all GMPs. There are no GMP specific goals. This is the fourteenth of several anticipated GMPs.

Gilbane has demonstrated the good faith effort required to satisfy the goals of the MBE program and remains committed to meeting the MBE participation goals established for the Project.

Fund Source: Series 2023 Bonds

Tax Compliance No.: 24-2495-1110

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Phil Hutson 410-333-1560
phutson@mdstad.com

13. **MARYLAND STADIUM AUTHORITY**
Renovation Projects at Oriole Park at Camden Yards
Construction Management (CM) – Pre-construction Services

Contract ID: 25-011

Prior Approval: Secretary's Agenda, Item 35 (7/17/2024)

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority expending bond funds on previously approved preconstruction management services contract for the Renovation Projects at Oriole Park at Camden Yards located in Baltimore City.

Procurement Method: Competitive Sealed Proposals

Amount: \$1,097,444

Fund Source: Baseball Stadium Bonds Series 2025

Contractor: Gilbane Contracting Company/Warren Builds Joint Venture

Term: 7/18/2024 – 9/1/2028

Background: Reference is made to Secretary's Agenda, Item 35 in which the Board of Public Works approved the Maryland Stadium Authority awarding a pre-construction contract to the contractor for a total amount \$1,097,444. At the time of award, funds in the amount of \$400,000 were available and the meeting agenda item stated, "MSA will return for authorization to spend the remaining preconstruction fee once the financing/bond plan and/or another funding source is established."

MBE Goal: 47.5% Overall MBE

MBE Subgoals: 8% African-American,
11% Women-Owned

MBE Compliance: 0%

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Gary McGuigan 410-223-4118
gmcguigan@mdstad.com

14. **MARYLAND STADIUM AUTHORITY**
Prince George's Stadium Improvements
Design-Build (D/B) Services

Contract ID: MILB-001

Recommendation: Approve the award of Guaranteed Maximum Price (GMP) Package No.3 for the Prince George's Stadium Improvements Project in Bowie.

Contractor: Gilbane Building Company
Baltimore, MD

Prior Approvals: Secretary's Agenda Item 18 (October 4, 2023)
Secretary's Agenda Item 18 (October 2, 2024)
Secretary's Agenda Item 14 (January 28, 2025)

Project: Design and construction of improvements to Prince George's Stadium

Bid Package Description: GMP Package #3 – Miscellaneous Steel, Waterproofing, Glass and Glazing, Doors/Frames/Hardware, Drywall and Ceilings, Painting, Elevators, Fire Protection, HVAC and Plumbing, Electrical, Tele/Data and Security, and Audio Visual trade packages

Procurement Method: Competitive Sealed Proposals

Term: 11/1/2023 – 12/31/2025

Pre-Construction Amount:	\$ 864,581.30
Pre-Construction Adjustment:	\$ 23,510.70
GMP Package #1:	\$ 6,134,098.00
GMP Package #2:	\$ 5,867,279.00
<u>GMP Package #3 (this Item):</u>	<u>\$ 11,604,092.00</u>
Revised Amount:	\$ 24,493,561.00

MBE Participation (this item): 27.66%

MBE Participation (Cumulative GMP 1 - 2): 42.32%

MBE Subgoals: African American 8%
Women 11%

MBE Compliance (Construction Services): 0%

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

Remarks: The Board approved the contract with Gilbane Building Company for design and pre-construction services at its meeting on October 4, 2023 (Secretary's Agenda, Item 18). The Authority represented as part of that approval that it would return to the Board with a recommendation to modify the design and pre-construction contract upon negotiating an acceptable GMP.

The procurement process for this GMP proceeded as follows:

An onsite MBE outreach event was conducted at the project site on October 17, 2024 among the Design Builder, the Authority, interested trade contractors and other representatives seeking contracting opportunities and MBE participation.

On November 8, 2024 Gilbane Building Company advertised the Miscellaneous Steel, Waterproofing, Glass and Glazing, Doors/Frame/Hardware, Drywall and Ceilings, Painting, Elevators, Fire Protection, HVAC and Plumbing, Electrical, Tele/Data and Security, and Audio Visual packages for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, MSA's website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation.

On December 11, 2024, competitive sealed trade contractor bids for the Miscellaneous Steel, Waterproofing, Glass and Glazing, Doors/Frame/Hardware, Drywall and Ceilings, Painting, Fire Protection, HVAC and Plumbing, and Electrical trade package were received and opened using Gilbane Building Company's online bidding system. On December 16, 2024 competitive sealed trade contractor bids for Elevators, Tele/Data and Security, and Audio Visual packages were received and opened using Gilbane Building Company's online bidding system. Starting December 17, 2024, post-bid scope review meetings were conducted to ensure the bids were both responsive and complete. The post bid scope review meetings were conducted virtually.

The identified MBE goals are for the construction phase as a whole and are not specific to just this GMP Package submission. Gilbane has a cumulative GMP commitment of 42.32% MBE participation (Combined GMP #1-3) for the construction phase of the Project. Gilbane continues to demonstrate the good faith effort required to satisfy the MBE participation goals established for the Project.

MSA anticipates presenting at least one more GMP submissions to the Board of Public Works for Approval in the future.

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

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

Fund Source: Sports Entertainment Revenue Bonds Series 2023B
Secretary's Agenda Item 13 (10/04/2023)

Tax Compliance No.: 25-0045-1100

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: James Becker
james.becker@maryland.gov

15. **BALTIMORE CITY DEPARTMENT OF SOCIAL SERVICES**
General Miscellaneous

Recommendation: The Baltimore City Department of Social Services, through the Office of the Attorney General, recommends approval of a request for reimbursement of attorney's fees incurred by State employee Rachel Thierry in the criminal *State of Maryland v. Rachel Nicole Thierry*, Case No. D-01-CR-24-012017, District Court of Maryland for Baltimore City.

Authority: Section 12-315 State Government Article,
Annotated Code of Maryland

Request Amount: \$1,500

Fund Source: 100% General Funds

Appropriation Codes: GC960 0856

Requesting Agency's Remarks: The Baltimore City Department of Social Services and the Office of the Attorney General recommend paying \$1,500 to reimburse State employee Rachel Nicole Thierry for attorneys' fees incurred in a criminal case. The Attorney General certifies, under State Government § 12-315, that Rachel Nicole Thierry, in connection with the matter that was the subject of criminal charges, discharged her responsibilities in good faith and incurred reasonable attorneys' fees.

If this request is approved a check should be issued payable to "Rachel Thierry" in the amount of \$1,500. The check should be delivered to James Becker, Assistant Attorney General, Legal Services Division, Baltimore City Department of Social Services, 1510 Guilford Avenue, Baltimore, Maryland 21202, who will arrange delivery to Ms. Thierry, and ensure that all of the necessary documentation is complete.

This item was withdrawn from the January 8, 2025 Agenda as Secretary's Item 18.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: James Becker
james.becker@maryland.gov

16. **BALTIMORE CITY DEPARTMENT OF SOCIAL SERVICES**
General Miscellaneous

Recommendation: The Baltimore City Department of Social Services, through the Office of the Attorney General, recommends approval of a request for reimbursement of attorney's fees incurred by State employee Patricia Keene in the criminal case *State of Maryland v. Patricia Keene*, Case No. 4B02476100, District Court of Maryland for Baltimore City.

Authority: Section 12-315 State Government Article, Annotated Code of Maryland

Request Amount: \$4,000

Fund Source: 100% General Funds

Appropriation Codes: GC960 0856

Requesting Agency's Remarks: The Baltimore City Department of Social Services and the Office of the Attorney General recommend paying \$4,000 to reimburse State employee Patricia Keene for attorneys' fees incurred in a criminal case. The Attorney General certifies, under State Government § 12-315, that Patricia Keene, in connection with the matter that was the subject of criminal charges, discharged her responsibilities in good faith and incurred reasonable attorneys' fees.

If this request is approved a check should be issued payable to "Patricia Keene" in the amount of \$4,000. The check should be delivered to James Becker, Assistant Attorney General, Legal Services Division, Baltimore City Department of Social Services, 1510 Guilford Avenue, Baltimore, Maryland 21202, who will arrange delivery to Ms. Keene, and ensure that all of the necessary documentation is complete.

This item was withdrawn from the January 8, 2025 Agenda as Secretary's Item 17.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Veronica N. Love 410-336-6936
veronica.love@maryland.gov

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

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against the defendant in the matter of *Jalonte Davis v. Marvin Riley, et al.*, United States District Court for the District of Maryland, No. 1:22-cv-03015-TDC.

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

Request Amount: \$30,000

Fund Source: 100% General Funds

Appropriation Codes: Q00A0101

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$30,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to "Jalonte Davis" in the amount of \$30,000. The check should be delivered to Veronica N. Love, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland, 21215, who will ensure that all of the necessary documentation and releases are complete and will deliver it to the lockbox for deposit into Mr. Davis's inmate account or to Mr. Davis' counsel to effectuate deposit.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Sharon Conners 443-240-7446
Sharon.Conners@maryland.gov

18. **DEPARTMENT OF PUBLIC SAFETY & CORRECTIONAL SERVICES**
General Miscellaneous

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendants in the matter of *Jeffrey France v. Correctional Officer II Corey Holland, Captain Daniel Barnes, and DPSCS*, United States District Court for the District of Maryland, No. 1:21-cv-03167-LKG.

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

Request Amount: \$50,000

Fund Source: 100% General Funds

Appropriation Codes: A0101 11110 1258

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$50,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to "Jeffrey France" in the amount of \$50,000. The check should be delivered to Sharon Conners, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland 21215 who will deliver it to plaintiff's attorney and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Sandra Lee 410-576-6429
slee@oag.state.md.us

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

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendants in the matter of *Tracy L. Skinner v. Bruce Liller, et al.*, case No. 17-cv-03262-LKG, United States District Court for the District of Maryland.

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

Request Amount: \$ 30,000.00

Fund Source: 100% General Funds

Appropriation Code: Q00A0101

Requesting Agency Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend approval of the payment of \$30,000.00 in full and final satisfaction of the plaintiff's claims including attorneys' fees, as in the best interest of the State.

If this proposed settlement is approved, a check in the amount of \$30,000.00 should be made payable to Tracy L. Skinner and Venable LLP. The check should be mailed to Assistant Attorney General Sandra Lee, 200 St. Paul Place, 19th Floor, Baltimore, Maryland 21202, who will deliver the check and ensure all the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Teresa Kelly 410-576-7962
tkelly@oag.state.md.us

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

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendants in the matter of *Keston Whitehurst v. Warden Richard Dovey, et al.*, Civil Action No. GLR-20-484, in the United States District Court for the District of Maryland.

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

Request Amount: \$50,000

Fund Source: 100% General Funds

Appropriation Codes: 350101 Q00 A0101 PCA 11110 1258

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$50,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved, a check should be issued payable to "The Law Office of Daniel Wright" in the amount of \$50,000. The check should be delivered to The Law Office of Daniel Wright, 20 Courthouse Square, Suite 212, Rockville, Maryland 20850, ATTN: Daniel Wright, Esquire, who will deliver the payment to plaintiff. Assistant Attorney General Teresa Kelly will ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Morgan Clipp 443-931-0624
morgan.clipp1@maryland.gov

21. **MARYLAND CANNABIS ADMINISTRATION**
General Miscellaneous

Recommendation: The Maryland Cannabis Administration, through the Office of the Attorney General, requests approval to pay a settlement of all claims, against defendant in the matter of *Suggs v. State of Maryland, MDH*, MCCR Case No. 2103-0135/12F-2021-0447

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

Request Amount: \$64,000

Fund Source: Cannabis Regulation and Enforcement Fund
(Md. Code Ann., Alc. Bev. § 36-206)

Appropriation Codes: D23 232311

Requesting Agency's Remarks: The Maryland Cannabis Administration and the Office of the Attorney General recommend paying \$64,000 to settle all claims, as in the best interest of the State.

If this settlement is approved, a check should be issued payable to Shalawnda Suggs in the amount of \$64,000. The check should be mailed to Morgan Clipp, Assistant Attorney General, Office of the Attorney General, Maryland Cannabis Administration, 300 West Preston Street, Suite 302, Baltimore, Maryland 21201, who will ensure Ms. Suggs receives payment and that all necessary documentation and releases are complete. Upon payment to claimant, the MCA and the State will be released from all claims contained in the complaint.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Musa L. Eubanks 410-767-1866
musa.eubanks@maryland.gov

22. **MARYLAND DEPARTMENT OF HEALTH**
General Miscellaneous

Recommendation: The Maryland Department of Health, through the Office of the Attorney General, requests approval to pay a court ordered payment in the matter of *State of Maryland v. Bryant Maurice Allen, et al.*, Case Nos. D-121-CR-23-000624, D-121-CR-23-001776, and D-121-CR-23-060285 (Allegany County District Court).

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

Request Amount: \$41,144

Fund Source: 100% General Funds

Appropriation Codes: Program M00A0107, Subprogram A702, PCA A702G

Requesting Agency's Remarks: The Maryland Department of Health and the Office of the Attorney General recommend paying court ordered sanctions in the amount of \$41,144, as it is in the best interest of the State.

If this court ordered payment is approved, a check in the amount of \$41,144.00 should be made payable to the Board of Commissioners of Allegany County, Maryland. The check should be mailed to the attorney of the Board of Commissioners: Ramon Rozas III, Esq., Allegany County Office of Law, 701 Kelly Street Cumberland, Maryland 21502.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEFERRED

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WITH DISCUSSION

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SUPPLEMENTAL

Contact: Myriem Seabron 443-679-6965
myriem.seabron@maryland.gov

23. THE BOARD OF PUBLIC WORKS
Department of Housing and Community Development
Compensation to Erroneously Confined Individual
Mr. Marando Warthen

Recommendation: The Department of Housing and Community Development (“DHCD”) recommends approval of payment of \$99,720.00 to resolve all claims for housing benefits of claimant, Marando Warthen, as ordered by the Office of Administrative Hearings, *In the Matter of the Wrongful Conviction of Marando Warthen v. Board of Public Works*, Maryland Office of Administrative Hearings, OAH No. BPW-WLA-02-24-08836.

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

Request Amount: \$99,720

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

Appropriation Codes: S00A2505

Requesting Agency’s Remarks: DHCD requests and recommends Board approval to pay \$99,720.00 to resolve all claims for housing benefits made by Mr. Warthen under the Walter Lomax Act as in the best interest of the State.

If this payment is approved, DHCD will make an electronic funds transfer to Mr. Warthen, in the amount of \$99,720.00.

See also Secretary Item 4 on this February 12, 2025 agenda for related item requesting approval for the award of payment of a compensation award and attorneys’ fees.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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SUPPLEMENTAL

*Contacts: Peter Berns, General Counsel, Executive 410-576-6974
pberns@oag.state.md.us*

*Joshua Chazen, Deputy Chief, Civil Litigation Division 410-576-7058
jchazen@oag.state.md.us*

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

Recommendation: That the Board of Public Works approve the Attorney General’s proposal to include a contingent fee provision in a contract for Assistant Counsel. This contract would compensate an external law firm with a portion of the monetary recovery, if any, that the State receives in an action against a gun manufacturer under the Gun Industry Accountability Act, Sections 3-2501 to 3-2504, Courts and Judicial Proceedings Article, Annotated Code of Maryland (“the Act”).

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

Contract Description: Assistant Counsel – Gun Litigation. The contract is for Assistant Counsel to the Attorney General, pursuant to Section 6-105(b), State Government Article, Annotated Code of Maryland.

Contractor: Motley-Rice LLC, Mt. Pleasant, SC
SDAT ID #: Z13333513

Amount:

Attorney Fees. The Contractor will be paid for services rendered under this Contract on a contingent fee basis. The Contractor will receive attorney’s fees for the sums recovered based on the percentages in the following fee matrix.

Row	Timing of Recovery	Percentage of Sums Recovered
1	Before summary judgment motion(s) are filed by any party	20%
2	After summary judgment is filed by any party	25%

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SUPPLEMENTAL

24. OFFICE OF THE ATTORNEY GENERAL (cont'd)

Remarks:

Background about the Gun Litigation: Gun violence is an epidemic in the State. The Act, effective June 1, 2024, authorizes the OAG to bring civil actions against members of the firearms industry who create a public nuisance and harm the public through their actions.

The OAG is pursuing a lawsuit against a firearm manufacturer, dealer, and importer located out-of-state, which has since 1990 been registered to do business in Maryland. The second defendant is a limited liability company outside the U.S. that designs, manufactures, assembles, markets, advertises, and distributes semi-automatic pistols and the component parts used to make those pistols and exports them into the United States and, more specifically, Maryland (collectively "Defendants").

The lawsuit will be brought by the OAG, on behalf of the State, with the Baltimore City Law Department, on behalf of the Mayor and City Council of Baltimore. Based on recoveries of firearms at crime scenes in the State and public records reflecting a high volume of Defendants' firearms used throughout the State, Baltimore City and the State believe there is strong evidence to support allegations that (1) Defendants specifically created, contributed to, and assisted in the creation of a public nuisance against the City and the State by selling and marketing pistols to civilian consumers that can be easily modified to illegal machine guns and (2) Defendants decided not to take reasonable steps to prevent such illegal modifications.

The lawsuit will bring statutory claims under the Act against Defendants for their role in inflicting harm to our communities. It will include additional counts alleging common law public nuisance and negligence to maximize the likelihood of our success in redressing harm to Marylanders. The lawsuit will seek (1) an injunction prohibiting Defendants from marketing and selling pistols that can easily be converted to fire fully automatically to Baltimore and Maryland non-law-enforcement consumers; (2) implementation of reasonable controls, safeguards, and procedures by Defendants to prevent its easily converted pistols from being possessed, altered, used, marketed, or sold unlawfully to non-law-enforcement consumers in Maryland; (3) a monetary award to compensate the State for damages and to allow the State to abate the nuisance that Defendants created; (4) restitution, interest, costs, and reasonable attorneys' fees; and (5) punitive damages.

Assistant Counsel Contract: The law firm listed above as a contractor was selected to serve as Assistant Counsel to the Attorney General, pursuant to State Government Article, §6-105(b), for purposes of potential gun litigation. As required by the statute, the Attorney General sought prior approval from Governor Moore to procure the services of an Assistant Counsel. Governor Moore approved the Attorney General's request by letter dated February 4, 2025. Compensation under the contract is by contingent fee.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 12, 2025



SUPPLEMENTAL

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

Remarks (cont'd):

Assistant Counsel Contract (cont'd):

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

Counsel Selection: Motley Rice was selected to work with the OAG's Civil Litigation Division in this matter in a noncompetitive process due to the depth of its expertise and experience with tort litigation. They will also be representing the City of Baltimore. We anticipate greater efficiency in handling the matter if Motley Rice represents both Baltimore City and Maryland in the litigation.

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

Fund Source: Negotiated Recovery

Resident Business: No

Tax Compliance Number: 25-0582-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 12, 2025**



HAND CARRIED

*Contact: Beverly Pivec 410-576-6442
bpivec@oag.state.md.us*

25. OFFICE OF THE ATTORNEY GENERAL

- Recommendation:** That the Board of Public Works create 6 positions.
- Authority:** Section 7-236, State Finance and Procurement Article, and Section 34 of Chapter 716 of 2024 (Budget Bill for FY 2025)
- Amount:** \$1,166,033
- Fund Sources:** C81328 – Consumer Protection Division Recoveries
- Appropriation Code** C81C00.05

Requesting Agency Remarks: Section 34 of Chapter 716 of 2024 (Budget Bill for FY 2025) authorizes the Board of Public Works to create no more than 100 positions in excess of the total number of authorized State positions on July 1, 2024, within the Executive Branch. The following new positions are requested to be created:

Regular Positions to be Created

	FTE	Position Title	Class Code	Grade/Step	Salary and Fringe
	1.0	<i>Principal Counsel</i>	5626	26/23	\$230,949
	1.0	<i>Assistant Attorney General VIII</i>	5306	25/23	\$216,277
	1.0	<i>Assistant Attorney General VIII</i>	5306	25/22	\$212,035
	2.0	<i>Assistant Attorney General VII</i>	5121	24/23	\$405,163
	1.0	<i>Administrative Officer II</i>	6304	14/21	\$101,609
Total	6.0				\$1,166,033

The Federal Accountability Unit will investigate and take legal action against arbitrary, unlawful, or unconstitutional federal actions or inactions that threaten the health, safety, civil liberties, economic security, and overall well-being of the state's residents. In carrying out its duties, the Unit will coordinate with state agencies to protect access to affordable healthcare, safeguard financial security, prevent fraud, preserve natural resources, and defend against unjust federal immigration enforcement actions.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
February 12, 2025



HAND CARRIED

25. OFFICE OF THE ATTORNEY GENERAL

Requesting Agency Remarks (cont'd):

These positions have already been included in the FY 2026 Governor's Allowance, but it is critical for this work to begin immediately.

DBM REMARKS: The Secretary of the Department of Budget and Management has certified that special funds from CPD Recoveries are available for the new positions for which approval is requested. If the Board approves this request, 20 positions will have been approved within the Rule of 100 for FY 2025.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
February 12, 2025



APP 1

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

A1. MARYLAND DEPARTMENT OF TRANSPORTATION
Maryland Transit Administration

Contract Titles: Commuter Bus Routes 220, 230, 240, 250, 260;
OPS-19-004-SR A, B, C, D, E
EPICS: OPS1904SRA OPS1904SRB, OPS1904SRC,
OPS1904SRD, OPS1904SRE

Contract Type: Services

Original Contract Award Date: MDOT 18-GM (5/22/2019)

Contract Description: Provides services of a bus company or companies to operate the Maryland Transit Administration (MTA) Commuter Bus services for Routes 220, 230, 240, 250, and 260.

Modification Description: Extend the contracts for one year due to a failed procurement.

Procurement Method (this Item): Emergency Modification

Original Procurement Method: Competitive Sealed Bidding

Original Approved Award Item: 05/22/2019, MDOT Item 18-GM

Award: Dillon's Bus Lines LLC (Contracts A – E)
Hanover, MD
Contracts: A (Route 220); B (Route 230); C (Route 240); D (Route 250); E (Route 260)

Original Contract Amount: \$12,159,373.11 Contract A
\$10,745,505.57 Contract B
\$ 7,042,352.68 Contract C
\$ 6,960,302.32 Contract D
\$ 6,213,254.43 Contract E
\$43,120,788.11 (Aggregate Total)

Modification Amount: \$ 3,154,202.52 Contract A
\$ 2,597,056.22 Contract B
\$ 1,478,603.65 Contract C
\$ 2,466,941.88 Contract D
\$ 1,344,137.22 Contract E
\$11,040,941.49 (Aggregate Total)

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
February 12, 2025



APP 2

A1. MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)
Maryland Transit Administration

<i>Prior Modifications/Options:</i>	Mod. #1 \$0.00 (Added to scope for Covid Disinfection; 6-GM-MOD,03/10/2021)
	Mod. #2 \$0.00 (Added to scope for Fuel Reimbursement; 11-GM-MOD,12/13/2021)
	Mod. #3 \$0.00 (Added 91 days to contract term, 09/01/2024-11/30/2024 and increased mileage rate; 11-GM-MOD, 08/07/2024)
	Mod. #4 \$0.00 (Clerical error, mod #4 skipped.)
	Mod. #5 \$0.00 (For contracts A, B, C, and E, added 31 days to contract term, 12/01/2024-12/31/2024; MTA Delegated Authority, 09/18/2024).
	Mod. #5 \$25,000.00 (For contract D only, added 31 days to contract term, 12/01/2024-12/31/2024; MTA Delegated Authority, 09/18/2024).
	Mod. #6 \$50,000.00 (Added 10 days to contract term, 01/01/2025-01/10/2025; MTA Delegated Authority, 12/27/2024)
<i>Revised Contract Amount:</i>	\$15,363,575.63 Contract A \$13,392,561.79 Contract B \$ 8,570,956.33 Contract C \$ 9,502,244.20 Contract D <u>\$ 7,607,391.65 Contract E</u> \$54,436,729.60 (Aggregate Total)
<i>Percent +/- (this Action):</i>	26% Contract A 24% Contract B 21% Contract C 35% Contract D 22% Contract E
<i>Total Percent Change:</i>	26% Contract A 24% Contract B 21% Contract C 36% Contract D 22% Contract E

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
February 12, 2025



APP 3

A1. MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)
Maryland Transit Administration

Original Contract Term: 9/1/2019 – 08/31/2024

Modification Term (this Item): 1/10/2025 – 1/09/2026

Date Emergency Declared (this Item): 12/16/2024

Modification Award Date (this Item): 1/10/2025

Date Emergency Reported (this Item): 1/17/2025

MBE / VSBE Participation: 6% / 0% Contracts A-E

MBE / VSBE Compliance:
4.74% / 0% Contract A
4.28% / 0% Contract B
4.47% / 0% Contract C
4.73% / 0% Contract D
4.35% / 0% Contract E

Fund Source: 100% Special (Transportation Trust Fund)

Appropriation Code: J05HO102

Remarks: Nature of Emergency: A solicitation for the contracts expiring on December 31, 2024 was publicly advertised with the bid opening on October 1, 2024. The contract solicitation and award would normally have been completed months in advance of the contract end date, however the process was delayed due to the restructuring of MTA's Commuter Bus service due to the budgetary cutbacks. The restructured service went live on July 1, 2024. The new contracts for Commuter Bus Services reflected consolidated routes under fewer contracts and were advertised under IFB Number OPS-25-002-SR-A, B, C. Contract A was for routes 220, 230 and 260; Contract B was for routes 240 and 250; and Contract C was for routes 335 and 345. Dillon's Bus Service, Inc., the incumbent, was the apparent awardee with the lowest price on all three contracts under the Competitive Sealed Bidding procurement process. Between the time of the solicitation and potential award pending Board of Public Works (BPW) approval, Dillon's Bus Service, Inc., was sold and a new entity, Dillon's Bus Lines LLC, was created. There was a compressed timeline between the final sale of Dillon's Bus Service, Inc., the current contracts' end date on December 31, 2024, and the final BPW meeting of the year, scheduled for December 18, 2024. After deliberating all available options, it was determined that MTA was unable to award the contract to the successor entity. Therefore, IFB OPS-25-002-SR-A, B, C was deemed a failed procurement. Without the ability to award contracts OPS-25-002-SR-A, and B, Commuter Bus routes 220, 230, 240, 250, and 260 would cease to operate on January 1, 2025. The routes provide origin and destination service for approximately 1,000 passengers per day who depend on this service to travel to employment and other necessary trips.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
February 12, 2025



APP 4

A1. **MARYLAND DEPARTMENT OF TRANSPORTATION** (cont'd)
Maryland Transit Administration

Remarks (cont'd):

With the little time remaining on the current contract, and the impending holidays, it was critical that MTA move forward in conducting a procurement action utilizing the Emergency Procurement Method.

On December 11, 2024, MTA and Dillion's Bus Service, Inc. executed a novation agreement to address their business sale and name change from Dillon's Bus Service, Inc. to Dillon's Bus Lines LLC.

The MBE compliance for these contracts is below the goal due to three months of outstanding invoices which were resolved and paid on January 10, 2025. MTA is awaiting completion of the subcontract payment reports and anticipates compliance with the goal once payments to the subcontractors have been made.

Extending the current contracts is in the best interest and welfare of the riding public as it will ensure service continues uninterrupted while the failed procurement is revised, re-solicited and a new contract is established. The procurement officer determined the pricing to be fair and reasonable as the costs will remain the same during the one-year extension.

Resident Business: Yes

Tax Clearance: 25-00670100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
February 12, 2025



REVISED

APP 5

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

A2. MARYLAND DEPARTMENT OF TRANSPORTATION
Maryland Transit Administration

Contract Titles: Commuter Bus Routes 335, 345; OPS-19-005-SR
EPICS: OPS19005SR

Contract Type: Services

Original Contract Award Date: MDOT 6-GM (6/5/2019)

Contract Description: Provides services of a bus company or companies to operate the Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) Commuter Bus services for Routes 335 and 345.

Modification Description: Extend the contracts for one year due to a failed procurement.

Procurement Method: Emergency Modification

Original Procurement Method: Competitive Sealed Bidding

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

Original Contract Amount: \$14,554,137.78

Modification Amount: **\$3,273,290.86**

Prior Modifications/Options: \$0.00 (Mod. #1 Added to scope for Covid Disinfection; 6-GM-MOD,03/10/2021)
\$ 0.00 (Mod #2 Added to scope for Fuel Reimbursement; 11-GM-MOD,12/13/2023)
\$0.00 (Mod. #3 added 91 days to contract term, 09/01/2024-11/30/2024 and increased mileage rate; 12-GM-MOD, 08/07/2024)
\$0.00 (Mod. #4 Clerical error, mod #4 skipped.)
\$0.00 (Mod. #5 added 31 days to contract term, 12/01/2024-12/31/2024; MTA Delegated Authority, 09/18/2024)
\$50,000 (Mod. #6 added 10 days to contract term, 01/01/2025-01/10/2025; MTA Delegated Authority, 12/27/2024)

Revised Contract Amount: \$17,877,428.64

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
February 12, 2025



APP 6

REVISED

A2. MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)
Maryland Transit Administration

Original Contract Term:	9/1/2019 – 08/31/2024
Modification Term (this Item):	1/10/2025 – 1/09/2026
Date Emergency Declared (this Item):	12/16/2024
Modification Award Date (this Item):	1/10/2025
Date Emergency Reported (this Item):	1/17/2025
Percent +/- (this Action):	22%
Total Percent Change:	22.83%
MBE / VSBE Participation:	6% / 0%
MBE / VSBE Compliance:	4.79% / 0%
Fund Source:	100% Special (Transportation Trust Fund)
Appropriation Code:	J05HO102

Remarks: Nature of Emergency: A solicitation for the contracts expiring on December 31, 2024 was publicly advertised with the bid opening on October 1, 2024. The contract solicitation and award would normally have been completed months in advance of the contract end date, however the process was delayed due to the restructuring of MTA's Commuter Bus service due to the budgetary cutbacks. The restructured service went live on July 1, 2024. The new contracts for Commuter Bus Services reflected consolidated routes under fewer contracts and were advertised under IFB Number OPS-25-002-SR-A, B, C. Contract A was for routes 220, 230 and 260; Contract B was for routes 240 and 250; and Contract C was for routes 335 and 345. Dillon's Bus Service, Inc., the incumbent, was the apparent awardee with the lowest price on all three contracts under the Competitive Sealed Bidding procurement process. Between the time of the solicitation and potential award pending Board of Public Works (BPW) approval, Dillon's Bus Service, Inc., was sold and a new entity, Dillon's Bus Lines LLC, was created. There was a compressed timeline between the final sale of Dillon's Bus Service, Inc., the current contracts' end date on December 31, 2024, and the final BPW meeting of the year, scheduled for December 18, 2024. After deliberating all available options, it was determined that MTA was unable to award the contract to the successor entity. Therefore, IFB OPS-25-002-SR-A, B, C was deemed a failed procurement.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
February 12, 2025



APP 7

REVISED

A2. MARYLAND DEPARTMENT OF TRANSPORTATION (cont'd)
Maryland Transit Administration

Remarks (cont'd):

Without the ability to award contracts OPS-25-002-SR-C, and B, Commuter Bus routes 220, 230, 240, 250, and 260 would cease to operate on January 1, 2025. The routes provide origin and destination service for approximately 1,000 passengers per day who depend on this service to travel to employment and other necessary trips.

With little time remaining on the current contract and the impending holidays, it was critical that MTA move forward in conducting a procurement action utilizing the Emergency Procurement Method.

On December 11, 2024, MTA and Dillion's Bus Service, Inc. executed a novation agreement to address their business sale and name change from Dillon's Bus Service, Inc. to Dillon's Bus Lines LLC.

The MBE compliance for these contracts is below the goal due to three months of outstanding invoices which were resolved and paid on January 10, 2025. MTA is awaiting completion of the subcontract payment reports and anticipates compliance with the goal once payments to the subcontractors have been made.

Basis for Selection: Extending the current contracts is in the best interest and welfare of the riding public as it will ensure that service continues uninterrupted while the failed procurement is revised, re-solicited, and replacement contracts are established. The procurement officer determined the pricing to be fair and reasonable as the cost will remain the same during the one-year contract extension.

Resident Business: Yes

Tax Clearance: 25-00670100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 12, 2025



DNR 1

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

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

Recommendation: Approval to commit \$54,400 for the following **development** projects.

1. Eastern Garrett Community Park Lacrosse Field Conversion - \$49,000

Garrett County
POS #7677-11-303 MD20250104-0004

Background: Repurpose an existing field to accommodate lacrosse activities, including upgrading the playing surface, adding field markings, goals, spectator seating, and associated amenities at the park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$49,000.00

2. Bloomington Community Park Amenities - \$5,400

Garrett County
POS #7790-11-318 MD20250103-0003

Background: Purchase and install picnic tables, bicycle racks, exercise stations, and associated amenities at the park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$5,400.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 12, 2025



DNR 2

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

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

Recommendation: Approval to commit \$5,017,020 for the following **acquisition** project.

Longwood Property Acquisition - \$5,017,020.88

Howard County

POS #7777-13-139 MD20241120-0846

Background: Acquire 77.59 acres for a new park. The county plans to develop the POS acquired portion into public gardens for interpretive and educational benefit. The entire property is 97.59 acres. The county is also acquiring the remaining 20 acres and paying the balance of the acquisition costs with its own funds.

Appraised Value: Associated Appraisers, LLC \$7,051,000
Lipman, Frizzell & Mitchell \$6,160,000

Property Cost: \$4,929,364.99

Incidental Costs: \$87,655.89

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$1,366,611.24

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$1,571,700.50

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$1,908,121.00

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$170,588.14

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
February 12, 2025



DNR 3

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

3A. **PROGRAM OPEN SPACE LOCAL SHARE**
Prince George's County

Recommendation: Approval to commit \$25,000 for the following **planning** project.

Prince George's County - 2027 Land Preservation, Parks and Recreation Plan - \$25,000
M-NCPPC (Prince George's County)
POS #7795-16-883 MD20250107-0009

Background: Funding to complete Prince George's County 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Fund Source: Maryland Consolidated Capital Bond Loan 2015, Chapter 495, Acts of 2015
Program Open Space Local
Source Code: 15162 \$5,446.50

Outdoor Recreation Land Loan 2017, Chapter 143, Acts of 2016
Program Open Space Local
Source Code: 17009 \$6,211.50

Outdoor Recreation Land Loan 2020, Chapter 19, Acts of 2019
Program Open Space Local
Source Code: 20011 \$13,342.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 12, 2025



DNR 4

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

4A. **PROGRAM OPEN SPACE LOCAL SHARE**
St. Mary's County

Recommendation: Approval to commit \$300,400 for the following **planning and development** projects.

1. St. Mary's County - 2027 Land Preservation, Parks, and Recreation Plan – \$25,000

St. Mary's County
POS #7405-18-149 MD20220414-0255

Background: Additional funding to complete St. Mary's County's 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Prior Approval: \$25,000 (DNR-RP Item 4A [June 8, 2022])
\$25,000 (DNR-RP Item 6A(1) [October 12, 2022])
\$25,000 (DNR-RP Item 5A [September 6, 2023])

Fund Source: Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$4,224.70

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$20,775.30

2. Chancellors Run Regional LED Lighting Retrofit - \$275,400

St. Mary's County
POS #7794-18-155 MD20250103-0002

Background: Replace the metal halide lights at fields 3 and 4 at the park with LED lighting, electrical upgrades, and rewiring.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$338.29

Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$275,061.71

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
February 12, 2025



DNR 5

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

5A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**
Worcester County

Recommendation: Approval to commit \$9,095 for the following **development** project.

Northern Worcester Athletic Complex Bleachers - \$9,095
Worcester County
LPPI# LPPI-23-13

Background: Purchase and install bleachers for the football field and other site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$9,095.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
 Department of Natural Resources – Real Property
 Supplement
 February 12, 2025



DNR 6

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

6A. PROGRAM OPEN SPACE STATE SHARE

Charles County (Cecchini, Louis R., et. al)

Recommendation: That the Board of Public Works approve:

- 1) DNR accepting an assignment of an Agreement of Sale from the Trust for Public Land of its right to purchase three parcels of land totaling 70.56+/- acres;
- 2) DNR acquiring the property in fee simple; and
- 3) The payment of incidental costs expended by The Trust for Public Land.

Description: This property is comprised of three adjacent parcels, each improved, and includes marsh, a large forested area, and frontage on Swanson Creek, which flows into the Patuxent River. The property will be managed by the Maryland Wildlife and Heritage Service as a new unit. Acquisition will protect Forest Interior Dwelling Species habitat, contribute to long-term water quality protection, and expand public recreational opportunities for small game hunting and waterfowl hunting in an area where there is currently little public access. Areas along the shoreline where natural habitats occur, such as marshes and coastal forests, have the potential to reduce the impact of coastal hazards (flooding and erosion) to adjacent coastal communities by dampening waves, stabilizing sediment, and absorbing water. Natural features can also adapt to changing conditions within dynamic coastal environments, and thus have the ability to provide climate change resilience benefits over the long term.

POS Scoring System: 80 out of 100

Targeted Ecological Area: Yes

Grantor: Louis Richard Cecchini, Louis Richard Cecchini III, and Russell Cecchini

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

Property: 70.56+/- acres, improved, POS No. 13761

Price: \$800,000 (Louis Richard Cecchini – 56.56+/- acres; Parcel 37)
 \$436,000 (Louis Richard Cecchini, III – 7.00+/- acres; Lot 7)
 \$600,000 (Russell Cecchini – 7.00+/- acres; Lot 8)

<i>Appraisals:</i>	Parcel 37	Lot 7	Lot 8	
	\$804,000	436,000	601,000	(7/11/23) – Harman
	\$790,000	430,000	520,000	(7/11/23) – Peters
	All appraisals reviewed by Mary Lou Krozack, Review Appraiser			

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

Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 12, 2025



6A. **PROGRAM OPEN SPACE STATE SHARE** (cont'd)
Charles County (Cecchini, Louis R., et. al)

Incidentals to Land Trust: \$110,080 (total not to exceed)

Administrative fee:		\$ 55,080
Reimbursements:	Environmental due diligence	\$ 15,000
	Survey	\$ 40,000

Stabilization funds: \$183,600

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

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$2,129,680

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
February 12, 2025



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

7A. PROGRAM OPEN SPACE STATE SHARE
Wicomico County (Graham, Donald)

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

Description: This property has extensive frontage along Wetipquin Creek and contains a mix of forests, agricultural fields, and tidal wetlands that will be managed by the Maryland Park Service as the first state park in Wicomico County. The property includes the historic and architecturally significant house known as Long Hill, which is listed in both the National Register of Historic Places and the Maryland Inventory of Historic Properties. Acquisition will provide a buffer for Forest Interior Dwelling Species habitat recognized by the National Audubon Society as an Important Bird Area, expand public recreational opportunities for birding and hiking, and provide opportunities for historic and cultural interpretation of Long Hill., hiking, and birding.

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

Legislative Notification: Budget Committee notification has been completed as required by Natural Resources Article, §1-104(k), Annotated Code of Maryland.

Grantor: Donald C. Graham

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

Property: 445.8+/- acres, improved, POS No. 13444

Price: \$3,300,000

Appraisals: \$3,344,000 (9/6/23) – David E. Cadell
\$2,586,000 (9/6/23) – William R. McCain
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

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

Stabilization funds: \$330,000

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

Board of Public Works
Department of Natural Resources – Real Property
Supplement
February 12, 2025



7A. **PROGRAM OPEN SPACE STATE SHARE** *(cont'd)*
Wicomico County (Graham, Donald)

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$3,426,219.00

Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside - Advance Option and Purchase Fund
Source Code: 23005 \$52,600.00

Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Program Open Space Stateside - Advance Option and Purchase Fund
Source Code: 21014 \$151,181.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

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 for the following contracts totaling: \$262,463.

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

University of Maryland College Park
Chemistry Wing 1 Replacement

Description: One (1) TERA-Fab T Series Contact Printing Instrument; includes installation and training plus starter kit.

Procurement Method: Single Source

Award: TERA-print LLC, Skokie, IL

Amount: \$231,388

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:** 24-5459-0000

University of Maryland College Park for Bowie State University
Communication, Arts & Humanities Building

Description: Attic Stock Shelving – 7 Wide Units

Procurement Method: Cooperative Purchase

Award: Spacesaver Systems, Inc., Bethesda, MD

Amount: \$15,001

Fund Source: MCCBL 2024: *Provide funds to complete construction and equipping of a new Communication Arts and Humanities building.* Item 112

MBE Participation: 0%

Resident Business: Yes **MD Tax Clearance:** 24-5620-1110

REVISED

1-GM. GENERAL MISCELLANEOUS (cont'd)

University of Maryland, College Park
Health and Human Sciences Complex

Description: Project Engineer to augment staff during early design and into the construction phase of the project
Procurement Method: On-call Program Management Master Contract
Award: AECOM Technical Services, Glen Allen, VA
Amount: \$16,074
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
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-0183-1111

BOARD OF PUBLIC WORKS

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
February 12, 2025



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

**2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK
*Stanley R. Zupnik Hall – Design-Build Construction Contract –
Interdisciplinary Engineering Building: Bid Package 5 of 6***

Contract ID: Design-Build Construction Contract - Stanley R. Zupnik Hall –
Interdisciplinary Engineering Building - RFP No. 109691

Recommendation: Award Construction Bid Package 5

Contractor: Whiting-Turner Contracting Co., Greenbelt, MD

Prior Approval: USM Item 1-C 12/15/2021 (Design and Pre-construction Services)
USM Item 5-C-BP 12/21/2022 (Bid Package 1)
USM Item 3-C-BP 11/29/2023 (Bid Package 2)
USM Item 4-C-BP 4/3/2024 (Bid Package 3)
USM Item 5-C-BP 7/3/2024 (Bid Package 4)

Project Description: This project is for the design and construction of the Stanley R. Zupnik Hall, a 163,692 GSF/86,248 NASF interdisciplinary engineering building for the A. James Clark School of Engineering. The building will include primarily interdisciplinary research labs, instructional labs, a seminar classroom and office/conference/meeting spaces. It will be designed and constructed to be adaptable to address changing future needs and will be located in the Northeast District of campus.

The University anticipates that the final value of the design-build contract, including fixed equipment, will be \$227 million. The anticipated final value of the overall project will be \$244.8 million.

Bid Package Description: This bid package includes door frames and hardware, acoustical treatments, flooring, painting and wallcoverings, millwork, and equipment.

Contract Term: Seventy-six (76) months from notice to proceed (includes warranty period)

This Bid Package Amount: \$27,864,058

Current Contract Amount: \$194,481,129

Revised Contract Amount: \$222,345,187

2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)

Fund Source: MCCBL 2024: *Provide funds to continue construction and begin equipping of the interdisciplinary engineering building, 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.*

NOTE: Chapter 720, Acts of 2024 preauthorized \$52,200,000 in FY 2026 and \$1,412,000 in FY 2027 for this project. Item 110: \$0.00

FY 2026 Preauthorized: \$6,392,605;

Donor Funds: \$19,559,453

FY 2027 Preauthorized: \$1,412,000 MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement Item 105: \$500,000*

NOTE: The University is requesting approval of the contract for Bid Package 5 in the amount of \$27,864,058. No FY 2026 preauthorized funds will be expended until the FY 2026 funds become available (July 1, 2025). The University will return the Board for approval when preauthorized funds become available.

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

MBE Participation This Bid Package: 29.62%

MBE Compliance: 27.07%

Note: Approximately 32% of the estimated overall value of the project has been approved for payment to date.

Performance Security: Equal to contract amount

Requesting Institution Remarks: This contract was initially awarded for pre-construction and design phase services. As design progressed and design information became available, the design-build contractor sequentially and competitively bid construction packages. This is the fifth of six (6) bid packages.

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2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)

Requesting Institution Remarks (cont'd):

Sustainability: The Design-Build Contractor will perform the work utilizing sustainable design and construction principles. Zupnik Hall is designed following the Maryland Green Building Council's High-Performance Green Building Program. The project will achieve a LEED Silver rating and include features such as a waste heat recovery plant, energy efficient mechanical equipment, water saving plumbing fixtures, selection of building materials with a low environmental impact, and provisions for a photovoltaic array.

Resident Business: Yes

MD Tax Clearance: 25-0173-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
February 12, 2025



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

**3-C-BP\MOD. UNIVERSITY OF MARYLAND BALTIMORE for
TOWSON UNIVERSITY
*Smith Hall Renovation and Reconstruction-Bid Package 3 of 5***

Contract ID: Construction Management at Risk Services for the Smith Hall, RFP #22-333 ML,
University Contract #C-00933

Recommendations: 1) Award construction bid package 3 of 5. Bid Package 3 includes structural steel, subcontractor default insurance, CM general conditions, CM contingency and CM Fee; 2) Modify the contract to add three months to the contract term.

Contractor: Consigli Construction Company Inc., Washington, DC

Prior Approval:	USM Item 3-C	8/31/2022 (pre-construction services)
	USM Item 7-BP-C	11/29/2023 (bid package 1)
	USM Item 6-C-MOD.	7/17/2024 (modification)
	USM Item 11-BP-C	10/30/2024 (bid package 2)

Project: The primary goal of the project is to renovate and reconstruct the Smith Hall building in order to consolidate academic programs. The project will support these programs through shared classrooms, study and student support spaces, media production projects, and workforce demand initiatives. The proposed facility will improve operational efficiency, provide up-to-date media production technology, and maximize the provision of student services. The renovation and reconstruction of the existing Smith Hall building will extend the useful life of the existing part of the building being renovated and include the restoration of the building envelope, address building site accessibility issues and upgrade mechanical, plumbing, electrical and life safety systems.

The overall project estimate is \$153,525,000 which includes design, construction, and equipment.

This Bid Package Amount: \$8,177,238

Current Contract Amount: \$39,059,753

Revised Amount: \$47,236,991

Original Contract Term: 73 months from issuance of Notice to Proceed (includes construction and warranty period)

Modified Contract Term: 76 months from issuance of Notice to Proceed (includes construction and warranty period) (See Requesting Institution Remarks)

**3-C-BP\MOD. UNIVERSITY OF MARYLAND BALTIMORE for
TOWSON UNIVERSITY (cont'd)**

Fund Source: MCCBL 2024 Provide funds to complete design and continue construction of the partial demolition, renovation, and reconstruction of Smith Hall for the College of Fine Arts and Communication, 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 114: \$1,200,000

Note: Chapter 720, Acts of 2024 preauthorized \$70,509,000 in FY 2026 and \$15,128,000 in FY 2027 for this project.

Note: MCCBL 2024 funds will be used to fund this Bid Package at this time. Chapter 702, Acts of 2024 preauthorized \$70,509,000 for FY 2026 and \$15,128,000 for FY 2027. Board approval is however, requested for the full amount of the Bid Package of \$8,177,238, with the understanding that the University will initially authorize the contractor to perform construction work in a not to exceed amount of \$1,200,000. The University will return to the Board of Public Works to authorize the \$6,977,238 when the FY 2026 funds become available.

This Bid Package

MBE Participation: 5.09% (See Requesting Institution Remarks)

MBE Goal: Overall Goal 20%

MBE Compliance: 27.93%

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for pre-construction services. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the third of five bid packages. Subsequent bid packages will include a higher MBE percentage of subcontractor trade work to bring the contract into compliance with the overall MBE goal on the project. The University is also requesting a contract modification to add three months to the contract term to account for the reconstruction in lieu of a renovation of the Smith Hall East Building. The reconstruction created additional work which included demolition of the existing Smith Hall East Building, site utilities work, and revisions to the site enabling plan necessitating a longer contract term.



**3-C-BP\MOD. UNIVERSITY OF MARYLAND BALTIMORE for
TOWSON UNIVERSITY (cont'd)**

Sustainability: Smith Hall will undergo a major renovation/addition/reconstruction to transition from use as a science facility to future use for departments of media arts within the College of Fine Arts and Communication. A major emphasis of the project is to provide a healthy and sustainable environment that supports the university’s mission. A renovation project is often inherently more sustainable given the approach reduces the amount of building that is demolished and rebuilt.

The building has been a notoriously heavy user of energy – the factors that lead to this are being addressed as part of the renovation process – an uninsulated masonry exterior will be replaced with a highly efficient modern rainscreen that will significantly reduce energy consumption. The renovated/reconstructed Smith Hall will be an all-electric building to allow a “net-zero ready” strategy that is forward looking in its decoupling from fossil fuel energy production. The building will utilize geothermal wells, and a water-source heat pump-based HVAC system that will reduce electricity consumption by 85-90% for building heating and cooling. The project will target LEED gold certification – and maximize potential efforts inherent in the LEED scoring system within the project’s available budget. The re-visioned building will reduce the impervious site area while introducing non-irrigated local landscaping and stormwater management facilities. Design is intended to make the building ready for photovoltaic power generation. Finish and material selections will be made with an end goal of providing a healthy environment for occupants.

Resident Business: No
MD Tax Clearance: 25-0087-1110

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

Board of Public Works
University System of Maryland
Supplement
February 12, 2025



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

4-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
Spring Grove Utility Upgrades-Bid Package 2 of 2

Contract ID: Construction Management at Risk Services for the Spring Grove Utility Upgrades
Project: #BC-21286-C

Recommendation: Award construction bid package 2 of 2. Bid Package #2 includes: Electrical & Telecom, Asphalt Paving, Site Concrete, Site Utilities, Stream Restoration, University Allowances, CM Allowances, and CM General Condition costs.

Contractor: Whiting-Turner Contracting Company, Baltimore, MD

Prior Approval: USM Item 3-C 3/15/2023 (pre-construction services)
USM Item 14-C-BP 10/30/2024 (Bid Package #1)

Project: The Spring Grove project is located on the campus of the Spring Grove Hospital Center which is a 175-acre property. Under the lease between UMBC and the Maryland Department of Health (MDH), UMBC has the ability to do work on the property with the appropriate coordination with MDH. This limited scope project will stabilize the site, address State and Federal regulations, ensure continuity of operations for current users, and prepare the Spring Grove campus for UMBC's future use.

This Bid Package Amount: \$11,890,055

Current Contract Amount: \$9,623,597

Revised Amount: \$21,513,652

Contract Term: 48 months from issuance of notice to proceed (includes
construction and warranty
period)

Fund Source: MCCBL 2022: *Provide funds to design, replace, repair, construct, and upgrade utility systems, campus infrastructure, and environmental remediation on the University of Maryland, Baltimore County campus including property recently transferred to the University on the existing Maryland Department of Health Spring Grove campus.* Item 114: \$27,000,000

Board of Public Works
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**4-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY (cont'd)**

MBE Goal: 10%

**This Bid Package
MBE Participation:** 19.08%

MBE Compliance: 34.79%

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: The Construction Management at Risk contract was initially awarded for pre-construction. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the final bid package.

Sustainability: This phase of the project includes environmental remediation, stormwater capture and quantity management, planting of trees and shrubs in forest and floodplain areas, and restoration of existing infrastructure.

Resident Business: Yes

MD Tax Clearance: 25-0118-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

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

**5-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY
Colwell Center Roof Replacement and Improvements – Bid Package 3 of 5**

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

Recommendation: Award construction bid package 3 of 5. Bid Package 3 includes the early purchase of mechanical and electrical material equipment, owner allowances, and CM general conditions for bonds and insurance.

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

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

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

The overall project estimate is \$21,667,000 which includes design and construction.

This Bid Package Amount: \$2,910,331

Current Contract Amount: \$3,294,790

Revised Amount: \$6,205,121

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



REVISED

**5-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF MARYLAND BALTIMORE COUNTY (cont'd)
Colwell Center Roof Replacement and Improvements – Bid Package 3 of 5**

Fund Source: FY 2024 General Funds (PayGo Funding): \$312,210
MCCBL 2024: Provide funds to continue construction of deferred maintenance improvements, including roof replacement and central plant upgrades, at the Rita Colwell Center in Baltimore City, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project. Item 123 \$2,598,121
NOTE: Chapter 720, Acts of 2024 preauthorized \$5,099,000 in FY 2026 for this project.

This Bid Package

MBE Participation: 46.21%

MBE Goal: 8% overall goal

MBE Compliance: 0% (See Requesting Institution Remarks)

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: This Construction Management at Risk contract was initially awarded for pre-construction services. As design progresses and design information becomes available, the contractor will sequentially and competitively bid construction packages. The University now anticipates that it will present to the Board five bid packages (originally the University had anticipated a total of four bid packages). This is the third of five bid packages. There is no MBE compliance to date because only pre-construction and materials contracts have been awarded.

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

Resident Business: Yes **MD Tax Clearance:** 25-0088-1010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
February 12, 2025



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

**6-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY
Blackwell Hall Renovation – Bid Package 3 of 4**

Contract ID: Design-Build Construction Contract, Blackwell Hall Renovation
Salisbury University. RFP No. 12537-MG

Recommendation: Award of Bid Package 3

Contractor: Whiting Turner Contracting Co., Baltimore, MD

Prior Approval: USM Item 2-C (2/15/2023)
USM Item 4-C-BP (5/15/2024)
USM Item 4-C-BP (7/17/2024)

Project Description: This project is for the design and renovation of the 67,300 GSF/ 42,000 NASF Blackwell Hall for student services functions. The program also includes an approximately 6,000 GSF entrance addition. The former library, Blackwell Hall, will be renovated to become a Student Services Center. Student service departments, including the Registrar, Financial Aid, Academic Advising, Career Services, Bursar, Admissions, Counseling Center, Health Center, and Disabilities Resource Center units will be combined into one building to create a one-stop shop for student services.

The University anticipates the final value of this contract, after award of all Bid Packages, will be approximately \$60 million.

Bid Package Description: This bid package includes structural concrete, masonry veneer and cast stone, mechanical and electrical trades, storefronts and curtainwalls, drywall, casework, general trades, painting, roofing, audiovisual system, landscaping and several other trades.

Contract Term: Sixty-Eight (68) months from design notice to proceed (includes warranty period)

This Bid Package Amount: \$35,768,000

Current Contract Amount: \$17,086,409

Revised Contract Amount: \$52,854,409

Board of Public Works
University System of Maryland
Supplement
February 12, 2025



**6-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY (cont'd)**

MBE Participation Goal: Overall: 20% Subgoals: African American - 8%; Women - 11%.

MBE Participation This Bid Package: Overall: 20.56%; Subgoals: African American-2.37%; Women-8.49%

MBE Compliance: Overall: 10.97%

Fund Source: MCCBL 2024: Provide funds to complete design and begin construction of the renovation of Blackwell Hall to create a Student Services Center, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project. Item 120, \$14,200,000. FY 2026 preauthorized \$21,568,000.

(NOTE: Chapter 720, Acts of 2024 preauthorized \$26,306,000 in FY 2026 and \$5,442,000 in FY 2027 for this project).

No FY 2026 funds will be expended until the FY 2026 funds become available (July 1, 2025). Note: The University will return to the BPW to request approval to use the preauthorized funds once the funds become available.

Performance Security: Equal to contract amount

Requesting Institution Remarks: This contract was initially approved for pre-construction and design phase services by the BPW on 2/15/2023 (USM Item 2-C). As design progressed and design information became available, the design-build contractor sequentially and competitively bid construction packages. This is the third of the four (4) bid packages anticipated for this project. The University anticipates submitting a final bid package that will include project site improvements in 2025. The anticipated final value of the contract has increased due to market conditions.

**6-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY (cont'd)**

Sustainability: Project design complies with the Maryland State and Green Building Council's High-Performance Green Building Program and is currently targeting a LEED Gold rating, and it is being designed to be Net-Zero Ready. The project includes the following sustainable features: A Geothermal well field & ground source heat pump for heating and cooling of the facility. Building envelope upgrades including building skin/vapor barrier enhancements and substantial R-Value improvements. Primary mechanical systems include (ERVs) Energy Recovery Ventilators to significantly improve building operational efficiency and indoor air quality. Demand control ventilation to minimize the conditioning of outside air, airside economizer to utilize "free cooling" when outside conditions are favorable. A design guided by the Life Cycle Cost Analysis process, ensuring reasonable payback on first costs. Reductions in lighting power below required baseline energy use. Use of building materials having a low environmental impact.

Resident Business: Yes

MD Tax Clearance: 25-0173-1111

This item was withdrawn from the December 18, 2024 BPW meeting (USM Item 3-C-BP).

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
February 12, 2025**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
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**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025**



MDOT 1

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

**1-AE. MARYLAND TRANSPORTATION AUTHORITY
*Architecture and Engineering Contract***

Contract ID: Construction Management and Inspection Services for the Francis Scott Key Bridge Reconstruction; *AE-3133-0000, AE-3134-0000, AE-3135-0000*

Contract Descriptions: Three contracts for construction management and inspection services for traditional and alternative delivery projects to reconstruct the collapsed Francis Scott Key (FSK) bridge.

Awards:

Greenman-Pedersen, Inc. / Gannett Fleming, Inc. (JV)
Columbia, MD

Michael Baker International, Inc. / STV, Incorporated (JV)
Linthicum, MD

AECOM Technical Services, Inc.
Hunt Valley, MD

Contract Terms: 02/27/2025* – 02/26/2030 (**or earlier upon BPW approval*)
(five years)

Amounts: \$20,000,000 NTE each
\$60,000,000 NTE Total

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Awards</i>
Greenman-Pedersen, Inc./Gannett Fleming, Inc. Columbia, MD	88.54 (1)	\$20,000,000 NTE AE-3133-0000
Michael Baker International, Inc./STV, Incorporated Linthicum, MD	87.90 (2)	\$20,000,000 NTE AE-3134-0000
AECOM Technical Services, Inc. Hunt Valley, MD	83.66 (3)	\$20,000,000 NTE AE-3135-0000
Outer Harbor Partnership Baltimore, MD	79.59 (4)	
A. Morton Thomas and Associates, Inc./KCI Technologies, Inc. Towson, MD	77.03 (5)	

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025



MDOT 2

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

Proposals (cont'd):

Key Bridge Inspection Partners Baltimore, MD	76.20 (6)	
ATCS, P.L.C. / Jacobs Engineering Group Inc. Timonium, MD	58.96 (7)	
PrimECS Oxon Hill, MD	49.41 (8)	

Living Wage Eligible: No

DBE Participation: 33%

Hiring Agreement Eligible: No

Incumbent: None

Requesting Agency Remarks: On September 9, 2024, the solicitation was advertised in The Daily Record and eMaryland Marketplace Advantage (eMMA). The advertisement was for three contracts valued at \$20,000,000 each for construction management and inspection services for traditional and alternative delivery projects to reconstruct the collapsed FSK bridge. A total of 1,479 firms were notified through eMMA, and the Maryland Transportation Authority (MDTA) received eight technical proposals. The MDTA used qualifications-based selection and found three consultants eligible for a contract award. No protests were filed.

The services provided will encompass a wide range of construction management and inspection services. These services may include constructability reviews, conducting detailed inspections of all construction work including erosion and sediment control contract compliance, maintenance of traffic, detailed materials testing, critical path method cash flow schedules, document control and assisting the MDTA's compliance officers with monitoring and enforcement of Disadvantaged Business Enterprise (DBE) goals.

The MDTA Procurement Review Group reviewed the contract scope of work to assess the potential for establishing a DBE participation goal. A DBE participation goal of 33% was set for the contract.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025



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

Fund Source: 100% Special (Toll Revenue)
Approp. Code: J00.J00.42
Resident Business: Yes
MD Tax Clearance: 25-0038-1111 (AE-3133-0000)
25-0037-1111 (AE-3134-0000)
25-0036-1111 (AE-3135-0000)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025



MDOT 4

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

2-GM. MARYLAND TRANSIT ADMINISTRATION
General/Miscellaneous Contract

Contract ID: FY26 40 Ft. and 60 Ft. Bus Buy; *OPS-25-006-GM*
EPICS No.: OPS25006GM

Contract Description: This contract provides the Maryland Transit Administration (MTA) with 37 forty-foot Hybrid Electric Buses (HEB) and 10 sixty-foot Battery Electric Buses (BEB).

Award: New Flyer of America, Inc.
Saint Cloud, MN

Contract Term: 02/27/2025* - 02/26/2029 (**or earlier upon BPW Approval*)
(four years)

Amount: \$ 63,810,480.20

Procurement Method: Intergovernmental Cooperative Purchasing

DBE Participation: Federal Transit Administration, Transit Vehicle Manufacturer
(*See Agency Remarks*)

Requesting Agency Remarks: In 2019, the Maryland Department of Environment, in coordination with other Maryland agencies and stakeholders, proposed the Greenhouse Gas Reduction Act (GGRA) to achieve Maryland’s goal of reducing greenhouse gas emissions by 40% from 2006 levels by 2030. Under the GGRA, the MTA has committed to a program whereby 50% of its internal combustion engine buses will transition to zero-emission buses by 2030. Legislation in the 2024 session permits for purchase through fiscal year 2026 of hybrid and zero emission buses in recognition that chain supply chain issues continue with the demand of zero emission buses.

In consideration of the state of good repair for the bus fleet, and the safety and operational risks associated with an increasing average age of the bus fleet, it was determined that MTA could not wait to complete another competitive procurement for a multi-year bus buy. To do so would leave a large gap in the necessary delivery schedule of new coaches. MTA then considered an Intergovernmental Cooperative Purchase Agreement (ICPA) to provide a substantially quicker and more cost-effective procurement process that could fill the gap in new coach deliveries consisting of 37 HEBs and 10 BEBs. In addition, utilizing an ICPA would allow the MTA the necessary time to re-evaluate its needs and conduct a procurement for a long-term source of supply for the 2028 fiscal year.

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

Requesting Agency Remarks (cont'd):

The State of Washington, Department of Enterprise Services Contract No. 06719 contract requirements are the closest in scope of work to meet MTA's requirements and allows for bus delivery approximately 18 months from placing the order.

Although there is a contract with Virginia, it was more cost efficient to utilize the Washington contract as the pricing to adapt the base bus for Baltimore requirements was less costly. Furthermore, MTA has utilized this contract previously, which reduces costs and increases efficiency in ordering these buses.

The Washington contract for HEBs and BEBs has two contractors that can provide 40-foot buses, New Flyer of America Inc. (New Flyer) and Gillig, Inc., while still being eligible for Federal Transit Administration (FTA) funded contracts. New Flyer is the only contractor that can provide 60-foot buses. MTA's primary consideration was lead-time for production and delivery. Fleet standardization was a significant factor as well. By purchasing additional New Flyer coaches, MTA will reduce the costs associated with a new supplier such as maintenance training, operator training, inventory and materials management, inventory storage requirements, purchasing volume, and potential supply chain issues.

Per BPW Advisory 2006-1, MTA compared the overall costs to historical pricing from New Flyer for previous procurements and adjusting for the producer price index. The PPI adjustment created a significant increase in the base bus production cost; however, New Flyer has worked to maintain pricing as close as possible on all other cost components to the 2023 pricing, resulting in only a 10% increase from FY25 to FY26 pricing. Therefore, the cost is considered fair and reasonable.

In the case of vehicle purchases using federal funding, a transit vehicle manufacturer (TVM) is required per 49 CFR § 26.49 to submit a certification that it has complied with FTA's DBE requirements. The FTA assigns and tracks DBE goals. FTA's website contains a list of current certified TVMs. New Flyer's DBE goal for FY2025 is 4.01%.

Entering an ICPA with Washington to purchase 37 forty-foot HEBs and 10 sixty-foot BEBs from New Flyer will provide cost benefits to the State, promote administrative efficiencies, intergovernmental cooperation, and would not circumvent the State's procurement process. Therefore, MTA request approval of this contract with New Flyer of America Inc., utilizing the ICPA procurement method.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025



MDOT 6

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

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

Approp. Code: J05H0105

Resident Business: No

MD Tax Clearance: 24-2424-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025



MDOT 7

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

3-GM. MARYLAND TRANSIT ADMINISTRATION
General/Miscellaneous Contract

Contract ID: FY26 Hybrid Electric and Battery-Operated Electric Bus Buy; *OPS-25-007-GM*
EPICS No.: OPS25007GM

Contract Description: This contract provides the Maryland Transit Administration (MTA) with 10 forty-foot Hybrid Electric Buses (HEB) and 10 forty-foot Battery Electric Buses (BEB).

Award: Gillig, LLC
Livermore, CA

Contract Term: 02/27/2025* - 02/26/2029 (* or earlier upon BPW Approval)
(four years)

Amount: \$ 25,728,150.00

Procurement Method: Intergovernmental Cooperative Purchasing

DBE Participation: Federal Transit Administration, Transit Vehicle Manufacturer
(See Agency Remarks)

Requesting Agency Remarks: In 2019, the Maryland Department of Environment, in coordination with other Maryland agencies and stakeholders, proposed the Greenhouse Gas Reduction Act (GGRA) to achieve Maryland’s goal of reducing greenhouse gas emissions by 40% from 2006 levels by 2030. Under the GGRA, the MTA has committed to a program whereby 50% of its internal combustion engine buses will transition to zero-emission buses by 2030. Legislation in the 2024 session permits for purchase through fiscal year 2026 of hybrid and zero emission buses in recognition that chain supply chain issues continue with the demand of zero emission buses.

In consideration of the state of good repair for the bus fleet, and the safety and operational risks associated with an increasing average age of the bus fleet, it was determined that MTA could not wait to complete another competitive procurement for a multi-year bus buy after the failed procurement in 2023. To do so would leave a large gap in the necessary delivery schedule of new coaches. MTA then considered an Intergovernmental Cooperative Purchase Agreement (ICPA) to provide a substantially quicker and more cost-effective procurement process that could fill the gap in new coach deliveries consisting of 10 HEBs and 10 BEBs. In addition, utilizing an ICPA would allow the MTA the necessary time to re-evaluate its needs and conduct a procurement for a long-term source of supply for the 2028 fiscal year.

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

Requesting Agency Remarks (cont'd):

The State of Washington, Department of Enterprise Services Contract No. 06719 contract requirements are the closest in scope of work to meet MTA's requirements and allows for bus delivery in approximately 24 months from placing the order.

Although there is a contract with Virginia, it was more cost efficient to utilize the Washington contract as the pricing to adapt the base bus for Baltimore requirements was less costly. Furthermore, MTA has utilized this contract previously, which reduces costs and increases efficiency in ordering these buses.

The Washington contract for HEBs and BEBs has two contractors that can provide 40-foot buses, New Flyer of America Inc. and Gillig, Inc. (Gillig), while still being eligible for Federal Transit Administration (FTA) funded contracts. In consideration of its needs, the MTA has to diversify its fleet due to a bus manufacturing market that has significantly reduced the number of viable options of supply. Therefore, the MTA needs to have a diverse fleet to ensure competition for future procurements and to avoid a sole source of supply of buses.

By only procuring 20 buses through Gillig, MTA will be able to diversify the fleet with a minimal risk factor. As the demand for HEBs, BEBs, and fuel cell electric buses peak in the next two to four years around the country, having experience with a second approved bus manufacturer earlier will help MTA in selecting the bus with the best value for the MTA, and negotiate delivery schedule in retiring the older buses on-time at 12 years to maintain a safe and reliable diverse fleet. This will not be possible if MTA is locked into a sole source and might not be able to get these buses delivered when required as the zero-emission bus transition continues.

Per BPW Advisory 2006-1, MTA compared the overall costs to pricing from previously procured buses off the same Washington State contract. Comparing the HEB pricing received for FY 2026 from another manufacturer was 2.64% less per bus. Comparing the BEB pricing from another manufacturer for FY 25 to Gillig's FY 26 pricing was 3.5% more. However, the producer price index for Truck and Bus Bodies was 7.15% increased. Therefore, it has been determined that the pricing from Gillig is deemed fair and reasonable.

In the case of vehicle purchases using federal funding, a transit vehicle manufacturer (TVM) is required per 49 CFR § 26.49 to submit a certification that it has complied with FTA's DBE requirements. The FTA assigns and tracks DBE goals. FTA's website contains a list of current certified TVMs. Gillig's DBE goal for FY2025 is 0.72%.

Entering an ICPA with Washington to purchase 10 forty-foot HEBs and 10 forty-foot BEBs from Gillig will provide cost benefits to the State, promote administrative efficiencies, intergovernmental cooperation, and would not circumvent the State's procurement process. Therefore, MTA request approval of this contract with Gillig LLC, utilizing the ICPA procurement method.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025



MDOT 9

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

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

Approp. Code: J05H0105

Resident Business: No

MD Tax Clearance: 24-4931-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025



MDOT 10

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

4-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

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

Authority: Transportation Article, § 8-309 (g) (1) (2) (ii)
Annotated Code of Maryland

Property: MC# 23-2871
Jo Ann Klitz & Louise P. Keiser (± 1.261 acres) located along the southeast quadrant of MD Route 355 and Randolph Road at Maple Avenue in Rockville, Montgomery County.

Grantor: State of Maryland, SHA

Grantee: Montgomery County, Maryland

Consideration: \$801,326.56

Appraised Value: \$3,253,500 – Patrick Peters (Selected)
\$3,945,050 – David Lamb (Approved)
Lisa Ward, Review Appraiser

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

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on January 22, 2024. The 45-day review period expired on March 7, 2024.

Requesting Agency Remarks: In 1965, SHA acquired the subject properties for the MD 355–Montrose and Randolph Rd from Old Georgetown Rd to Maple/Chapman Ave right-of-way project. These landlocked parcels are being assembled and conveyed as one large parcel. SHA proposes to convey the property to Montgomery County, Maryland at the acquisition cost plus interest value of \$801,326.56 for public use. The buyer intends to aggregate the property with surrounding parcels for the purpose of constructing a fire station and police substation.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025



MDOT 11

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

5-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Access Break

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) granting a break in access controls.

Authority: Transportation Article, § 8-310
Annotated Code of Maryland

Property: MC# 24-2925
Charlotte M. Pitts, Et Al (± 70.32 ft & 189.36 ft), located south of MD Route 5 (Branch Ave) from station 538+50.46 to 539+20.78 and from station 543+47.50 to 545+36.86, Brandywine, Prince George’s County

Grantor: State of Maryland, SHA

Grantee: Brandywine IL-AL Investors LLC, a Virginia limited liability company

Consideration: \$160,000

Appraised Value: \$160,000 – Melody Campbell (Selected)
\$180,000 – Benjamin Bauer (Approved)
Lisa Ward, Review Appraiser

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on January 22, 2024. The 45-day review period expired on March 7, 2024.

Requesting Agency Remarks: In 1957, SHA acquired the access controls in conjunction with the MD Route 5 (Branch Ave) between Burch Hill Road and Moore’s Road right-of-way project. SHA intends to grant a break in access at the locations referenced above, approximately 400 feet apart. SHA would benefit from breaking the through highway controls as it would allow the construction of a ‘J’ turn, acceleration & deceleration lane, and a service road which would improve operations between the MD Route 5/Burch Hill Road and MD Route 5/Moore’s Road intersections. SHA proposes to grant this access break to the adjoining owner (Brandywine IL-AL Investors, LLC) through a negotiated sale of \$160,000 which is 100 percent of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Octavia Robinson 410-865-1035
orobinson1@mdot.maryland.gov

6-GM. THE SECRETARY’S OFFICE
General/Miscellaneous: Consolidated Transportation Bond Sale

Recommendation: That the Board of Public Works approve a request by the Maryland Department of Transportation (MDOT), made by the Secretary of Transportation, for the adoption of a resolution authorizing the issuance and sale by MDOT of Consolidated Transportation Bonds (CTB). A public sale shall occur on or before June 30, 2025, as determined by the Secretary, taking into account then current market conditions, with such Bonds being authorized by Subtitle 2 of Title 3 of the Transportation Article of the Annotated Code of Maryland. The total that will be offered for sale is not to exceed \$200,000,000 of new money bonds, issued in one series, to provide a portion of the funds needed for MDOT’s capital program, and up to \$650,000,000 of refunding bonds, issued in one or more series.

Title: Consolidated Transportation Bonds Series 2025 A and B

Amount and Form: 2025 Series A – not to exceed \$200,000,000 Tax-Exempt Bonds (Competitive) to provide a portion of the capital funds needed for MDOT’s capital program

2025 Series B – not to exceed \$650,000,000 Tax-Exempt Refunding Bonds (Competitive)

Anticipated Sale Date: April 2, 2025 (Competitive)

Maturities: Not to exceed 15 years

Method of Sale: Public Competitive Sale by electronic bid

Use of Proceeds: To provide a portion of the capital funds needed for the Consolidated Transportation Program and to refund previously issued CTBs.

Requesting Agency Remarks: The maximum aggregate principal amount of CTBs that may be outstanding is \$4,500,000,000. As approved by the General Assembly during the 2024 Session, the maximum aggregate amount of CTBs that may be outstanding as of June 30, 2025, are \$2,850,050,000.

Attachment I outlines bond sales over the last five years.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
February 12, 2025



MDOT 13

6-GM. THE SECRETARY'S OFFICE (cont'd)

ATTACHMENT I

Bond sales for the past five fiscal years (\$ in millions):

Series	Sale Date	New Money	Refunding	True Interest Cost
Series 2022B	09/30/2021		\$143.59	1.36%
Series 2022A	09/30/2021		\$52.40	.91%
Series 2021B	09/30/2021		\$139.21	.66%
Series 2021A	09/30/2021	\$295.00		1.73%
Series 2020	10/07/2020	\$300.00		1.58%

SUPPLEMENTAL

MDOT 14

Contact: Joy Abrams 410-865-1129
 jabrams@mdot.maryland.gov

7-GM. THE SECRETARY’S OFFICE
General Miscellaneous: Standard Contract

Contract ID: For the Non-Exclusive Right to Redevelop, Renovate, Lease & Manage the Retail, Restaurant & Commercial Services at Baltimore/Washington International Thurgood Marshall Airport; *MDOT-AC-2023A*

Contract Description: Develop, renovate, lease and manage the retail, restaurant, and commercial services at the Baltimore/Washington International Thurgood Marshall Airport (BWI Thurgood Marshall Airport) and fulfill the needs of Airport passengers, employees, and visitors.

Award: Fraport Baltimore Partnership, LLC; Baltimore, MD

Contract Term: 1-year Development Phase
 2-year Renovation Phase
 20-year Operation & Management Period
 23 Years Total from Notice to Proceed

Amount: Fraport has committed 90% revenue share to the Maryland Department of Transportation (MDOT) / Maryland Aviation Administration (MAA). Fraport projects revenues to MDOT/MAA of approximately \$39.43M in the first full year of the Operation & Management Period.

Year 4 Pro Forma Projections (1st Year of Operation & Management Period)	
	Fraport Baltimore Partnership, LLC
Retail Sales	\$71,499,000
Restaurant Sales	\$185,507,000
Commercial Services Sales	\$6,823,000
Total Concession Sales	\$263,829,000
Retail Revenue	\$12,727,000
Restaurant Revenue	\$29,277,000
Commercial Services Revenue	\$1,769,000
Gross Concessions Revenue/Rent	\$43,773,000
Proposed Percent Rent Commitment	90%
Proposed Rent Share to MAA	\$39,396,000

7-GM. THE SECRETARY’S OFFICE (cont’d)

Solicitation Method: Competitive Sealed Proposal

Proposals:

<i>Proposers</i>	<i>Technical Rank</i>	<i>Financial Offers (Rank)</i>	<i>Overall Rank</i>
Fraport Baltimore Partnership, LLC Baltimore, MD	1	1*	1
BWI Experience Partners Baltimore, MD	2	1*	2
ASUR/RMD BWI JV Baltimore, MD	3	1*	3

*Financial Evaluation criteria were set up using ranges/benchmarks. These were capped at specific progressively increasing amounts. Each of the proposers provided responses that fell within the same range, resulting in receiving the same scores.

ACDBE Participation: 30.32% (Fraport is expected to produce an ACDBE participation rate of 49.64% with a projected total of \$734.3M in gross sales over the first five years of the Operations & Management Period)

Performance Security: 50% of the amount paid by Fraport Maryland Inc. to MAA for contract year 2023.

Incumbent: Fraport Maryland, Inc.; Baltimore, Maryland

Requesting Agency Remarks: The MDOT, on behalf of MAA, issued a Request For Proposal (RFP) # MDOT-AC-2023 on September 18, 2023, to obtain qualified and experienced firms (including partners and subtenants) that demonstrated the experience necessary to develop the retail, restaurant, and commercial services at BWI Thurgood Marshall Airport to meet the expectations of MAA and fulfill the needs of Airport passengers, employees, and visitors.

Two separate evaluation teams were created. The Technical Evaluation Committee (“TEC”) evaluated the technical proposals and the Financial Evaluation Committee (“FEC”), evaluated the financial proposals. The evaluations were based on metrics with weights outlined in the RFP.

On December 4, 2023, four proposals were received. On September 9, 2024, an Intent to Award letter was issued; however, the initial intended awardee declined to sign the contract and as a result was eliminated from consideration for award of the contract.

7-GM. THE SECRETARY'S OFFICE (cont'd)

Requesting Agency Remarks (cont'd):

Each proposal included a Technical and a Financial component as required by the RFP. All proposals received were deemed reasonably susceptible of being selected for award. Overall, minimal levels of Exceptions were submitted by Proposers, and none were granted. Both evaluation teams began their initial scoring in early December 2023. Upon completion of the initial scoring, the TEC and FEC provided the Contracting Officer (CO) with clarification questions for each proposer. Individual letters were emailed to each proposer with a response deadline, and all responded within the required timeframe. It was determined that both committees had the answers they needed to finalize their evaluations and provide the CO with their recommendations.

The Proposer recommended for award is a joint venture, Fraport Baltimore Partnership LLC, (Fraport). The majority equity partner, Fraport Maryland Inc. has over 25 years of continuous airport concessions development and management experience, with current programs at major large hub US airports including JFK, Newark, Nashville, Reagan National and Dulles International. As the incumbent, they have successfully managed the concessions program at BWI Thurgood Marshall Airport over the past 20 years. BWI Thurgood Marshall Airport recently received an award as one of USA Today's Top 10 Airports to Shop in 2023. Fraport Maryland Inc. has been committed to the State of Maryland, continuing to manage the BWI Thurgood Marshall Airport concessions program on a month-to-month basis since April 2023. Fraport Maryland Inc. has continued to provide outstanding service to customers to include opening seven new concessions in 2024. Five of those concessions are Launch Pad accelerator businesses. Continuing to grow the Launch Pad entrepreneurial program while not knowing the outcome of the new contract award highlights Fraport's commitment to foster the success of Maryland's small businesses.

Fraport Baltimore Partnership, LLC's 30% equity, joint venture partner, Ernst Valery Investments ("EVI"), is a Baltimore-based minority-owned private real estate investment firm with extensive experience in retail and commercial development. EVI has completed over 30 retail developments and 100 commercial and residential developments and currently has over 100,000 sq. ft. of retail under its direct management, which seamlessly complements Fraport's airport concessions development and management experience.

Fraport's proposed concessions development plan is expected to produce an ACDBE participation rate of 49.64%, with 79 of the 118 units in the program being operated by 27 ACDBE operators generating \$734.3M in gross sales over the first five years of the Operations Period. Fraport will also make available a \$10 million Loan Fund exclusively for ACDBE partners to make sure they have access to capital.

With this new contract, Fraport has committed to a 90% revenue share to MDOT/MAA, projecting revenues approximating \$39.3M in the first full year of the Operations Period.

7-GM. THE SECRETARY'S OFFICE (cont'd)

Requesting Agency Remarks (cont'd):

Fraport confirmed that they will cause their sublessees to enter into Labor Peace Agreements with all labor organizations that represented at least 25 food and/or retail workers at BWI Thurgood Marshall Airport which will help stimulate economic development locally, regionally and to the State of Maryland. In keeping with providing affordable and fresh high-quality foods, Fraport will enforce a Pricing Policy of a maximum of 10% above Street Prices for all concessions operations.

Fraport will engage airport community partners to create strategies and help identify areas to reduce emissions and support the climate action commitments set forth by the International Air Transport Association's "Fly Net Zero" goals for the aviation industry. Fraport is committed to sustainable practices throughout the design, construction, and operation lifecycle of the program in line with LEED Silver standards. Fraport will continue their successful grease management program whereby BWI Thurgood Marshall Airport restaurants recycle and convert used cooking oil into renewable diesel and aviation fuel.

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: 24-5460-0000

This item was withdrawn from the 1/29/25 BPW agenda as MDOT Item 15-GM.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

*Approved 2-1 vote, Treasurer voted No



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 12, 2025**

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A1-EX	<i>Expedited Procurement Report</i>	69 - 71



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 12, 2025**



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

1-CGL. CAPITAL GRANTS AND LOANS

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

County Executive and County Council of Howard County
 Ilchester Parks and Recreation Center (Howard County)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of an Ilchester Parks and Recreation Center.”
 Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-374, (SL-010-240-038) **\$ 500,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 1,850,000
	24-374 (This Action)	\$ 500,000 (Non-match)
	Local Cost	\$ 1,350,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grant project name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include exterior improvements to the Ilchester Park and Recreation Center including the entrance, roadway, parking lot, trail, pavilions, playground, and indoor facility improvements.

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
February 12, 2025



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

2-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Nexus-Woodbourne Family Healing, Inc.

Nexus-Woodbourne Family Healing – Capital Improvement (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Nexus–Woodbourne Family Healing campus facilities.”

Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)
DGS Item 21-153, SL-245-210-038 \$ 500,000

Matching Fund: No match is required.

Background:	Total Project	\$ 500,000
	21-153 (This Action)	\$ 500,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

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

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
February 12, 2025**



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

3-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Green Branch Management Group, Corp.

Liberty Sports Park (Prince George’s County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Liberty Sports Park.”

Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-274, (SL-026-240-038)

\$250,000

Matching Fund: No match is required.

Background:	Total Project	\$ 1,150,000
	24-274 (This Action)	\$ 250,000 (Non-match)
	Local Cost	\$ 900,000

(Prior Actions: None)

Remarks:

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

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
February 12, 2025**



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

4-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the African American Resources Cultural and Heritage Society Inc.

African American Heritage Center (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the African American Heritage Center.”

Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-496, (SL-020-240-038) \$200,000

Matching Fund: No match is required.

Background:	Total Project	\$ 200,000
	24-496 (This Action)	\$ 200,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

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

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
February 12, 2025**



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

5-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Noble Realty Advisors, LLC

Candy Factory (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Candy Factory, a mixed-use project.”

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-577, (SL-009-240-038) **\$ 150,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 420,000
	24-577 (This Action)	\$ 150,000 (Non-match)
	Local Cost	\$ 270,000

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 12, 2025**



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

6-CGL. CAPITAL GRANTS AND LOANS

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

Wicomico County, Maryland

Mason–Dixon Athletic Complex (Wicomico County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Mason–Dixon Athletic Complex.”

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-370, (SL-016-240-038) **\$1,200,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 1,500,000
	24-370 (This Action)	\$ 1,200,000 (Non-match)
	Local Cost	\$ 300,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name from Executive and County Council of Wicomico County to Wicomico County, pursuant to Section 1(3)(9)(b) of Chapter 720, Act of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the capital equipping of the Mason–Dixon Athletic Complex.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Courtney League 410-767-5516
courtney.league@maryland.gov*

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

Contract ID: Exterior Curtain Wall Replacement at Fine Arts Building; CC-623-230-001
ADPICS No.: COK79861, CTR017796-2

Contract Approved: DGS 34-GM 1.2, 04/19/2023

Contract Description: Design to replace building exterior curtain wall systems. This includes adjacent finishes, fixtures, partitions, and a roof edge at the Fine Arts Building at Baltimore City Community College in Baltimore City.

Modification Description: Expand the scope of work. The original project provided for limited renovations to the building envelope; however, preliminary studies identified impacts to existing finishes, HVAC systems, and other building elements not previously considered.

Award: Waldon Studio Architects - A Michael Graves Company,
Baltimore, MD

Original Contract Term: 486 Calendar Days

Modification Term: No additional time is required.

Original Contract Amount: \$ 83,290.00

Modification Amount: \$125,774.70

Prior Options/Mods: N/A

Total Contract Amount: \$209,064.70

Percent +/- (This Item): 151.01%

Total Percent Change: 151.01%



DEPARTMENT OF GENERAL SERVICES
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7-AE-MOD. ARCHITECTURE AND ENGINEERING MODIFICATION (cont'd)

Original Procurement Method: Qualification Based Selection - *DGS-17-100-IQC*

MBE/VSBE Participation: 15% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: Preliminary studies identified additional needed repairs that were not previously considered part of the original contract. No work has been completed, and MBE firms have not yet been utilized.

Fund Source: MCCBL 2023 *Baltimore City Community College Deferred Maintenance. Provide funds to design, construct, and equip various infrastructure, building systems, and site improvements.*
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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Ronald Colbert 443-540-0929
ronald.colbert@maryland.gov*

**8-S. SERVICES CONTRACT
*Department of Juvenile Services***

Contract ID: Psychosexual Treatment Services for Youth in Multiple Regions; 25-MULTI-CS-BH-003

ADPICS No.: V00B5600015/CTR021289

Contract Description: Community-Based Psychosexual Treatment Services for adolescent youth between the ages of 10 and 20 who are alleged to have committed a sexual offense or have been adjudicated and/or court-ordered to attend treatment and reside in multiple regions throughout the State. These regions include the Eastern Region (Dorchester, Somerset, Wicomico, Worcester, Caroline, Cecil, Kent, Queen Anne's, and Talbot counties) and the Western Region (Allegany, Garrett, and Washington counties).

Award: Anne Arundel Counseling Inc.; Glen Burnie, MD (MBE)
Eastern Region and Western Region

Contract Term: 03/01/2025 - 02/28/2029

Amount: \$ 585,750 Eastern Region
\$ 629,500 Western Region
\$1,215,250 Total

Procurement Method: Competitive Sealed Bidding

Bids: Eastern Region

<i>Bidders</i>	<i>Amounts</i>
Anne Arundel Counseling Inc.; Glen Burnie, MD	\$ 585,750
Royal Homecare Staffing LLC; Odenton, MD	\$1,175,295

Bids: Western Region

<i>Bidders</i>	<i>Amounts</i>
Anne Arundel Counseling Inc.; Glen Burnie, MD	\$ 629,500.00
CSC Faith Services; Rockville, MD	\$ 652,904.70
Royal Homecare Staffing LLC; Odenton, MD	\$1,321,945.00



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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on September 25, 2024. Two bids were received for the Eastern Region and three were received for the Western Region and bids were opened on October 23, 2024. Anne Arundel Counseling Inc. has been found responsible and its bids responsive. Royal Homecare Staffing's bid prices differed greatly from the other bidders because they offered a flat session rate that was consistent across all types of therapy sessions. In contrast, the competitor's session rates varied based on the specific type of therapy provided. The bid pricing has been confirmed.

MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities available. The awardee is a certified MBE firm.

Fund Source: 100% General Funds

Approp. Code: E101

Resident Business: Yes

MD Tax Clearance: 24-5140-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Patti Tracey 410-260-7220
ptracey@marylandtaxes.gov*

**9-S. SERVICES CONTRACT
*Comptroller of Maryland, General Accounting Division***

Contract ID: Statewide Audit Services Via Audit of State Agencies; *E00B5600004, G20B5600005, R95B5600018*

ADPICS No.: E00B5600004 (Engagements 1-20),
G20B5600005 (Engagements 21-25), R95B5600018 (Engagements 26-30)

Contract Description: Statewide audit services via audit of state agencies, Maryland Department of Transportation and the University Systems of Maryland.

Award: SB & Company, LLP; Owings Mills, MD (MBE)
(Certified Small Business)

Contract Term: 03/01/2025 - 02/28/2030

Amount: \$ 8,476,188.76 E00B5600004 (Engagements 1-20)
\$ 390,763.01 G20B5600005 (Engagements 21-25)
\$ 173,148.44 R95B5600018 (Engagements 26-30)
\$ 9,040,100.21 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
SB & Company, LLP; Owings Mills, MD	1	\$ 9,040,100.21 (1)	1
Clifton Larsen Allen, LLC; Timonium, MD	2	\$12,235,200,00 (2)	2

**Technical and financial proposals were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 35% / 1%

Performance Security: No

Incumbent: Clifton Larsen Allen, LLC; Timonium, MD



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9-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks:

A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on October 1, 2024. Twelve potential vendors were directly solicited. Two proposals were received and opened on October 24, 2024 and both were determined to be reasonably susceptible of being selected for award. The recommended offeror SB & Company, LLP was determined to be most advantageous to the State as its proposal was both ranked highest technically and was lowest in price.

The Comptroller's General Accounting Division is responsible for maintaining the State's accounting records and producing the Annual Comprehensive Financial Report. An audit of the State's financial reports must be conducted each year by an independent accounting firm and an opinion must be provided by the independent auditor as to whether the financial statements were prepared in accordance with Generally Accepted Accounting Principles and fairly represent the financial condition of the State of Maryland. The State's ability to obtain and maintain an AAA bond rating is closely tied to the Comptroller's ability to produce quality financial statements and the receipt of an unmodified opinion from our independent auditor.

This contract includes auditing the financial statements of the State of Maryland, the Department of Transportation, various Maryland Department of Business and Economic Development Loan Fund Programs, the Maryland Water Quality Financing Administration, , Unemployment Insurance Trust Fund, Maryland Correctional Enterprises, Maryland Stadium Authority, State Treasurer's Office, and Maryland Environmental Services, as well as audits of federal grants-in-aid for the purpose of complying with the audit regulations of 2 C.F.R 200 issued by the U.S. Office of Management and Budget, for the fiscal years ending June 30, 2025 through June 30, 2029, inclusive (Engagements 1-5).

The contract also provides for additional optional Engagements for the University of Maryland (Engagements 6-10); Morgan State University (Engagements 11-15); St. Mary's College (Engagements 16-20); State Retirement and Pension System of Maryland (Engagements 21-25); and Baltimore City Community College and its WBJC Radio Station (Engagements 26-30).

Fund Source: 100% General Funds

Approp. Code: E00A0501



DEPARTMENT OF GENERAL SERVICES
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9-S. SERVICES CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 24-5631-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Amanda Sadler 301-429-7780
amanda.sadler@maryland.gov*

10-S-OPT. SERVICES OPTION
*Department of Housing and Community Development, Community
Development Administration Energy Programs*

Contract ID: Evaluation, Measurement, and Verification of Energy Efficiency Program's
Services; *S00R1600010*
ADPICS No.:COK35183

Contract Approved: DGS 22-S, 01/26/2022

Contract Description: Annual evaluation, measurement, and verification services under the EmPOWER Maryland Program and other energy efficiency programs, such as Washington Gas Light, Federal Department of Energy Weatherization Assistance Program, DHCD Maryland Energy Assistance Program.

Option Description: Exercise the final renewal option

Award: The Cadmus Group; Waltham, MA
(Local office in Bethesda, MD)

Original Contract Term: 01/26/2022 - 01/25/2024 (w/two 1-year renewal options)

Option Term: 02/17/2025 - 02/16/2026

Original Contract Amount: \$ 964,152 NTE

Option Amount: \$ 511,434.43

Prior Mods/Options: \$0 (Mod.#1: Extension 01/26/2024 - 02/16/2024 to correct the end date of the base term. Delegated Authority - DHCD, 06/15/2022)
\$175,000 (Mod.#2: Increase contract amount due to PSC Order 90546, HB169, the Hancock Database development. DGS 30-S-MOD, 01/03/2024)
\$496,538.28 (Renewal Option #1 02/17/2024 - 02/16/2025 DGS 38-S-OPT, 01/31/2024)

Total Contract Amount: \$2,147,124.71



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10-S-OPT. SERVICES OPTION (cont'd)

Percent +/- (This Item): 53.05%

Total Percent Change: 122.70%

Original Procurement Method: Competitive Sealed Bidding

Living Wage: Yes

MBE/VSBE Participation: 10% / 0%

MBE/VSBE Compliance: 6.04% / 0%

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The Cadmus Group works with their MBE subcontractors to develop a scope for process work. However, some tasks were delayed, and evaluation plans changed, but they are anticipated to be completed soon. They will continue working with their subcontractors to more accurately estimate the hours required for the allocated work and seek ways to increase that work. They have demonstrated good faith efforts to comply with the MBE participation by allocating additional tasks. Cadmus has submitted a Corrective Action Plan and is committed to seeking opportunities to increase roles and project workshare assigned to MBE subcontractors.

Fund Source: 100% Special Funds (EmPOWER Maryland)

Approp. Code: S00A2504

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Yasin Mohammed 410-591-6332
yasin.mohammed@maryland.gov*

11-IT. INFORMATION TECHNOLOGY
Department of General Services, Office of State Procurement

Contract ID: Statewide Agile Resources and Teams 2024; BPM043644
ADPICS No.: 001B5600235

Contract Description: Multiple-award Statewide Contracts to provide Agile resources, teams, or a combination of both with the technical skills to support technology modernization activities and staffing service needs in three functional areas:

Functional Area 1 (FA 1): Software Engineering Resources - Resources to provide full life cycle of a software system development, including process definition; requirements management (project planning, quality assurance, project tracking and oversight, organizational process focus); software metrics; software process assessments; software capability evaluations; software project management; software certification; software validation and verification; open systems; software architecture; software reengineering; software reuse; component-based software; software security; supervising software configuration management; and CASE tools.

Functional Area 2 (FA 2): Software Engineering Teams Bundle - Service to provide an agile team to execute a clearly defined deliverable consistent with the project description, objectives, and outcomes. This includes software modules or components (code), documentation, testing artifacts, deployment packages, and training materials, and unless advised otherwise, follow agile methodologies for execution.

Functional Area 3 (FA 3): IT Management Consulting Services – Provide resources to plan, manage, and implement IT Systems. *(SBR designated)*

Awards: See Attachment I

Contract Term: 03/01/2025 – 02/28/2035 (Ten years from notice to proceed)
*(*Or earlier upon BPW approval)*

Amount: \$445,000,000 NTE

Procurement Method: Competitive Sealed Proposals

Proposals: See Attachment II

Living Wage Eligible: Yes



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11-IT. INFORMATION TECHNOLOGY (cont'd)

MBE/VSBE Participation: 25% / 5%
 30% MBE – ServBeyond Solutions LLC (Functional Area 2)
 20% VSBE – BH Zion, LLC (Functional Area 3)
 12.5% VSBE – Istream Infotech, Inc (Functional Area 3)
 5.5 % VSBE – CW Professional Services (Functional Area 1)
 30% MBE / 6% VSBE Cyquent, Inc (Functional Area 1)

Performance Security: No

Incumbents: N/A

Requesting Agency Remarks: On May 10, 2024, DGS advertised a notice of the availability of the Request for Proposals (RFP) on eMaryland Marketplace Advantage (eMMA). Additionally, DGS sent automated notifications to 2,332 vendors through eMMA and directly solicited 220 vendors (with more than 600 certified minority-owned businesses from the MDOT MBE Directory included among these figures). Ultimately, DGS received a total of 200 proposals. Fifty-four (54) proposals were not reasonably susceptible for award for various deficiencies, such as failing to complete and submit the required MBE and VSBE forms and proposing to more than one Functional Area. One hundred and forty-six (146) proposals were deemed reasonably susceptible of being selected for contract award—fifty-nine (59) in FA 1, thirty-six (36) in FA 2, and fifty-one (51) in FA 3.

Functional Area 1 – The RFP stated that up to 15 awards would be made in FA 1. The top 14 offerors, who ranked overall from #1 to #14, are recommended for awards because they were determined to be the most advantageous to the State. These offerors provided proposals that fully addressed the RFP’s evaluation criteria, contained little or no material weaknesses, and offered prices DGS deemed reasonable.

Functional Area 2 - The RFP stated that up to 20 awards would be made in FA 2. The top 20 offerors who ranked overall from #1 to #20 are recommended for awards because they were determined to be the most advantageous to the State. These offerors provided proposals that fully addressed the RFP’s evaluation criteria, contained little or no material weaknesses, and offered prices DGS deemed reasonable.



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11-IT. INFORMATION TECHNOLOGY (cont'd)

Functional Area 3 - The RFP stated that up to 5 awards would be made in FA 3. The top 5 Offerors, who ranked overall from #1 to #5, are recommended for awards because they were determined to be the most advantageous to the State. These offerors provided proposals that fully addressed the RFP's evaluation criteria, contained little or no material weaknesses, and offered prices DGS deemed reasonable.

Throughout the term of the Contract, each request for IT resources or teams and/or the combination will be governed by a work order process in accordance with pre-approved Labor Categories with the fully loaded rates contained in the offerors' financial proposals or financial best and final offers. The State will rotate work assignments among the awarded contractors by issuing work order requests in the order of highest to lowest overall ranked Contractor. This sequence will repeat as necessary throughout the life of the Contract for each functional area. This procurement is designed to provide State agencies with Contractors who offer an extensive variety of Agile services. As a result of the awards from this solicitation, State agencies will obtain agile IT resources quickly and efficiently and specifically to agencies' needs. This contracting vehicle is also available to Maryland local and county government jurisdictions and not-for-profit entities within the State of Maryland, as defined in State Finance and Procurement 13-110(a)(5) - (7).

An overall MBE subcontracting goal of 25% applies to all Functional Areas. All awardees have committed to meeting the goal. Two awardees, ServBeyond Solutions LLC and Cyquent, Inc., have committed to exceeding the goal by 5% for an overall 30% MBE goal. An overall 5% VSBE participation was established for all three Functional Areas. All awardees have committed to meeting the goal, and several awardees have committed to exceeding the goal. BH Zion, LLC committed to exceeding the goal by 15% for a total VSBE participation of 20%. IStream Infotech, Inc. committed to exceeding the goal by 7.5% for a total of 12.5% VSBE participation. CW Professional Services committed to exceeding the goal by .5% for a total of 5.5 % VSBE participation. Cyquent, Inc. committed to exceeding the goal by 1% for a total of 6% VSBE. Functional Area 3 was designated as SBR only.

Nineteen protests were received. Twelve were denied, two sustained, and five pending DGS responses (Attachment III). DGS is requesting to award contracts in the face of protest(s). The protests raise concerns about flaws in the evaluation process, failure to follow RFP criteria, and discrepancies in the award process. Several protests also allege unclear evaluation standards, particularly regarding undefined terms like "best value" and improper consideration of partnerships or experience. Additionally, several protests argue that the lack of opportunity for oral discussions prevented offerors from clarifying misunderstandings or addressing minor issues. In response, DGS maintains that the evaluations were conducted in strict adherence to the RFP requirements and that all proposals were assessed based on the established RFP criteria.



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11-IT. INFORMATION TECHNOLOGY (cont'd)

Given the shortcomings identified in all submissions, none of the proposals protested met the necessary standards for an award and, therefore, were determined not to be reasonably susceptible of being selected for an award. ASR Tech Group, Inc. formally protested the non-selection of their company for an award in Functional Area 3 of the RFP on November 20, 2024. DGS denied the protest on December 17, 2024. On December 31, 2024, the Procurement Officer was notified that ASR Tech Group, Inc. had filed an appeal with the Maryland State Board of Contract Appeals (MSBCA). A hearing date has not been set.

At this time, DGS is requesting approval of these contract awards despite the ongoing protests and one appeal, based on the substantial State interests outlined below, to ensure the continuity of essential services that meet Maryland citizens' health and welfare needs.

The Statewide Agile contract is integral to supporting the operational requirements of Maryland's health and human services benefit programs on the MD THINK platform. These programs serve vital state departments, including the Department of Human Services (DHS), Maryland Department of Health (MDH), Maryland Health Benefit Exchange (MHBE), and the Department of Public Safety and Corrections (DPSCS). The contract provides necessary resources for maintaining daily operations, performing critical platform maintenance, and implementing essential system enhancements and new functionalities. Without the award of this contract, the State would be unable to deliver a range of essential services, such as:

- Supplemental Nutrition Assistance Program (SNAP)
- Temporary Cash Assistance (TCA)
- Home Energy Programs (OHEP) & Energy Assistance
- Emergency Assistance to Families with Children (EAFC)
- non-Modified Adjusted Gross Income (MAGI) Medicaid
- Supplemental Security Income (SSI)
- eMedicaid Provider Portal
- Medicaid Enterprise Systems Provider Management Module
- Medicaid Long-Term Services and Support (LTSS)
- Maryland Health Connection
- Child Support Collections & Distributions
- Child Welfare Support
- Foster Case Services
- Adult Protective and Social Services
- Vital Records Registration (Birth Registration System, Death Registration System)
- Eligibility Validation System Interactive Voice Response



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11-IT. INFORMATION TECHNOLOGY (cont'd)

These programs are funded through significant federal support, which mandates state preapproval for any contracts receiving Federal Financial Participation (FFP) (45 CFR 95.611). The approval process for these contracts typically requires 60 days, and no work orders can be issued until that approval is obtained. As such, awarding these contracts is critical to ensuring the uninterrupted delivery of these essential services that millions of Maryland residents rely on.

Fund Source: Various (Determined by Work Order)

Approp. Code: Various (Determined by Work Order)

Resident Business: See Attachment I

MD Tax Clearance: See Attachment I

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT 1

Functional Area 1					
	Awardee Name	Resident Business	MD Tax Clearance	MBE	Certified Small Business
1	4A Consulting, LLC; Ellicott City, MD	Yes	24-3829-0110	Yes	No
2	Navitas Business Consulting Inc.; Columbia, MD	Yes	24-3869-0110	Yes	No
3	Interclipse, Inc.; Annapolis Junction, MD	Yes	24-3864-1110	No	Yes
4	Cyquent, Inc; Rockville, MD	Yes	24-3928-0000	Yes	Yes
5	CW Professional Services d/b/a Lochbridge; McLean, VA	No	24-3842-1111	No	No
6	CoreSphere, LLC; Bethesda, MD	Yes	24-3841-1110	Yes	No
7	Innosoft Corporation; Windsor Mill, MD	Yes	24-3887-1110	No	No
8	Tryfacta, Inc.; Pleasanton, CA	Yes	24-3883-0101	Yes	No
9	Uniplus Consultants, Inc.; Manassas, VA	No	24-5242-0110	No	No
10	ExpediteInfoTech, Inc.; Rockville, MD	Yes	24-3858-1100	Yes	No
11	Serigor, Inc.; Baltimore, MD	Yes	24-3874-1111	Yes	Yes
12	Artisys Corporation – Government Services Division; Bethesda, MD	Yes	24-3929-0000	No	Yes
13	A&T Systems Claims; Silver Spring, MD	Yes	24-3830-1101	No	No
14	IStream Solutions Inc.; Ashburn, MD	Yes	24-3932-0110	Yes	No



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT I

Functional Area 2					
	Awardee Name	Resident Business	MD Tax Clearance	MBE	CSB
1	22nd Century Technologies, Inc.; McLean, VA	No	24-2901-1110	No	No
2	Creative Information Technology, Inc.; Falls Church, VA	No	24-2904-1011	No	No
3	vTech Solution, Inc.; Washington, DC	No	24-5145-0111	Yes	Yes
4	aXseum, Inc.; Sterling, VA	No	24-5146-0110	No	No
5	Turning Point Global Solutions, LLC; Rockville, MD	Yes	24-2918-0111	No	No
6	VivSoft Technologies LLC; Brambleton, VA	No	24-2919-0110	Yes	Yes
7	Skyline Technology Solutions, LLC; Glen Burnie, MD	Yes	24-2913-1110	No	No
8	ServBeyond Solutions LLC; Baltimore, MD	Yes	24-2914-1110	Yes	Yes
9	International Software Systems; Greenbelt, MD	Yes	24-2907-1110	Yes	No
10	Global Alliant, Inc.; Columbia, MD	Yes	24-2906-0110	Yes	Yes
11	Zillion Technologies Inc; Ashburn, VA	No	24-2920-1100	Yes	No
12	Ark-ISI JV LLC; Gaithersburg, MD	Yes	24-5147-0110	Yes	No
13	GCOM Software LLC; Columbia, MD	Yes	24-2905-1100	No	No
14	Salem Infotech Inc.; Herndon, VA	No	24-5148-1100	Yes	Yes
15	Stellar IT Solutions; Rockville, MD	Yes	24-5149-0110	Yes	No
16	SONA Networks, LLC; Baltimore, MD	Yes	24-2915-1010	Yes	Yes
17	Ad Hoc LLC; Washington, DC	No	24-2902-0100	No	No
18	Node.Digital; Leesburg, VA	No	24-2912-0110	No	Yes
19	My3Tech Inc; Pierre, SD	No	24-2910-0110	No	Yes
20	Nava; Washington, DC	No	24-2911-0111	No	No



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT I

Functional Area 3					
	Awardee Name	Resident Business	MD Tax Clearance	MBE	CSB
1	AgileTek, Inc.; Ashburn, VA	No	24-3731-0000	No	Yes
2	BH Zion, LLC; Upper Marlboro, MD	Yes	24-3768-0100	No	Yes
3	Unisoft Technology Inc; Gaithersburg, MD	Yes	24-3812-0110	Yes	Yes
4	R&B Services, Inc.; Greenbelt, MD	Yes	24-3789-0110	Yes	Yes
5	IStream Infotech, Inc; Ashburn, VA	No	24-3778-0000	No	Yes



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II

Functional Area 1			
Offerors	Technical Rankings	Financial BAFO (Rankings)	Overall Ranking
4A Consulting, LLC Ellicott City, MD	1	\$93,876,980.00 (12)	1
Navitas Business Consulting Inc. Columbia, MD	1	\$104,789,280.43 (31)	2
Cyquent, Inc Ashburn, VA	4	\$89,985,930.22 (4)	3
CW Professional Services d/b/a Lochbridge McLean, VA	3	\$112,570,130.00 (37)	4
CoreSphere, LLC Bethesda, MD	4	\$99,732,135.00 (22)	5
Innosoft Corporation Windsor Mill, MD	4	\$113,843,405.00 (40)	6
Tryfacta, Inc. Pleasanton, CA	4	\$125,208,295.00 (43)	7
Uniplus Consultants, Inc. Manassas, VA	11	\$91,826,635.10 (7)	8
ExpediteInfoTech, Inc. Rockville, MD	8	\$101,464,200.00 (27)	9
Serigor, Inc. Baltimore, MD	11	\$107,309,536.51 (34)	10
Artisys Corporation – Government Services Division Bethesda, MD	8	\$123,129,461.43 (42)	11
A&T Systems Claims Silver Spring, MD	11	\$126,426,514.57 (46)	12
IStream Solutions Inc.; Ashburn, VA	17	\$89,594,449.62 (3)	13
Interclipse, Inc. Annapolis Junction, MD	17	\$102,904,835.44 (28)	14



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II (FA 1 cont'd)

NexSolv, Inc.; Chantilly, VA	17	\$103,712,000.00 (30)	15
eSystems, Inc.; Monmouth Junction, NJ	8	\$156,480,500.00 (56)	16
Momentum, Inc.; Camp Hill, PA	11	\$157,620,989.41 (57)	17
Radiant Innovative; Bethesda, MD	20	\$98,932,526.31 (20)	18
Edify Technologies, Inc.; Naperville, IL	20	\$113,322,110.00 (39)	19
Ardent Technologies, Inc.; Centerville, OH	22	\$92,860,203.91 (9)	20
OST, Inc.; McLean, VA	22	\$99,874,065.00 (24)	21
ICUBE System, Inc.; Fairfax, VA	22	\$100,827,000.00 (26)	22
Previs Solutions, LLC; Gaithersburg, MD	22	\$103,202,363.58 (29)	23
Visionary Technology Consultants, LLC Fulton, MD	26	\$92,927,045.00 (10)	24
Lumen Solutions Group Inc.; Centerville, VA	30	\$97,343,082.59 (17)	25
iCloud Solutions Inc.; Herndon, VA	26	\$98,135,000.00 (18)	26
TeckPros LLC; Columbia, MD	30	\$100,765,000.00 (25)	27
G.R. Patel & Associates, Inc.; Fairfax, VA	26	\$109,305,000.00 (36)	28
Infojini, Inc.; Columbia, MD	30	\$113,181,671.85 (38)	29
Powersolv, Inc.; Reston, VA	33	\$90,659,856.25 (6)	30
Compass Solutions, LLC; Washington, DC	33	\$98,432,516.93 (19)	31
Mindboard Inc.; Sterling, VA	33	\$108,813,892.27 (35)	32
V Group Inc; East Windsor, NJ	33	\$116,640,022.96 (41)	33
Trust Consulting Services; Washington, DC	26	\$169,346,645.00 (59)	34
Elegant Enterprise Wide Solutions, Inc.; Aldie, VA	33	\$131,714,500.00 (50)	35



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II (FA 1 cont'd)

Kyyba Inc.; Farmington Hills, MI	38	\$93,151,679.98 (11)	36
Client Software Services, LLC (CSS); Gaithersburg, MD	38	\$95,412,800.00 (14)	37
Aditi LLC; Columbia, MD	42	\$85,107,281.01 (2)	38
Attain Consulting Group LLC, dba Attain Partners; McLean, VA	43	\$90,569,810.00 (5)	39
Canopy One Solutions Inc; Chantilly, VA	43	\$99,772,500.00 (23)	40
CyberBahn Federal Solutions, LLC; Potomac, MD	43	\$106,182,246.45 (32)	41
California Creative Solutions Inc (dba CCS Global Tech); Poway, CA	43	\$106,703,369.36 (33)	42
Advanced Analytical Systems, Inc.; Cypress, CA	43	\$126,622,910.00 (47)	43
DAS Federal, LLC; Gaithersburg, MD	38	\$128,088,635.00 (48)	44
Vinsys Information Technology, Inc.; Reston, VA	38	\$160,608,949.15 (58)	45
Business Integra Technology Solutions, Inc.; Bethesda, MD	48	\$80,977,898.51 (1)	46
Telecommunications Development Corp; Washington, DC	48	\$125,797,452.26 (45)	47
Catalyte IT Services, Inc.; Baltimore, MD	48	\$132,849,485.00 (51)	48
eRay Technologies LLC; Bridgewater ,NJ	52	\$96,134,486.96 (15)	49
Azulo LLC (formerly Celerens, LLC); Columbia, MD	52	\$98,959,290.00 (21)	50
Red Sun Technology, LLC; Baltimore, MD	51	\$125,355,000.00 (44)	51
Select Computing, Inc.; Minneapolis, MN	52	\$135,304,790.00 (52)	52
Winning Edge Solutions, LLC Columbia, MD	55	\$91,895,534.58 (8)	53
Vision Solution, LLC; Baltimore, MD	55	\$151,153,286.85 (55)	54
StrongBasics LLC; Powell, OH	57	\$95,348,000.00 (13)	55
MSys Inc.; Washington, DC	59	\$130,722,500.00 (49)	56
Stratice, LLC; Rogers, AR	57	\$139,661,124.93 (53)	57
Railroad19, Inc.; Saratoga Springs, NY	59	\$141,418,840.00 (54)	58

**Technical weight greater than the financial rankings*



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II

Functional Area 2			
Offerors	Technical Rankings	Financial BAFO (Rankings)	Overall Ranking
22nd Century Technologies, Inc. McLean, VA	1	\$121,664,215.00 (10)	1
Creative Information Technology, Inc. Falls Church, VA	2	\$123,563,420.00 (12)	2
vTech Solution, Inc. Washington, DC	3	\$135,569,820.93 (17)	3
aXseum, Inc. Sterling, VA	5	\$121,485,701.13 (8)	4
Turning Point Global Solutions, L.L.C. Rockville MD	4	\$148,178,613.00 (22)	5
VivSoft Technologies LLC Brambleton, VA	6	\$136,863,750.00 (18)	6
Skyline Technology Solutions, LLC Glen Burnie, MD	8	\$137,843,480.0 (19)	7
ServBeyond Solutions LLC Baltimore, MD	7	\$149,873,790.00 (25)	8
International Software Systems Greenbelt, MD	9	\$117,897,840.00 (4)	9



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II (FA 2 cont'd)

Global Alliant, Inc. Columbia, MD	9	\$122,925,324.70 (11)	10
Zillion Technologies Inc Ashburn, VA	11	\$95,888,056.26 (2)	11
Ark-ISI JV LLC Gaithersburg, MD	11	\$119,966,184.26 (6)	12
GCOM Software LLC Columbia, MD	14	\$118,077,129.93 (5)	13
Salem Infotech Inc. Herndon, VA	14	\$169,054,331.72 (27)	14
Stellar IT Solutions Rockville, MD	17	\$125,555,872.04 (14)	15
SONA Networks, LLC Baltimore, MD	17	\$129,909,709.42 (16)	16
Ad Hoc LLC Washington, DC	17	\$165,869,885.00 (26)	17
Node.Digital Leesburg, VA	20	\$145,677,171.17 (20)	18
My3Tech Inc Pierre, SD	20	\$149,029,557.98 (23)	19
Nava Washington, DC	11	\$227,449,835.00 (34)	20
Ernst & Young LLP; Baltimore, MD	20	\$265,457,955.00 (35)	21
Conduent State & Local Solutions, Inc; Florham Park, NJ	24	\$147,299,825.00 (21)	22
Guidehouse Inc; McLean, VA	23	\$199,821,766.78 (32)	23
Accenture LLP; Arlington, VA	14	\$313,079,500.00 (36)	24
Tetrus Corp.; East Brunswick, NJ	27	\$112,259,935.00 (3)	25
Glitra Inc.; Severn, MD	27	\$120,768,063.35 (7)	26
Advance Digital Systems; Fairfax, VA	27	\$129,295,490.00 (15)	27
ITnova LLC; Glen Burnie, MD	25	\$149,681,022.22 (24)	28



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II (FA 2 cont'd)

Mokxa Technologies, LLC; Columbia, MD	25	\$170,211,578.78 (28)	29
FEI.COM, Inc. dba FEI Systems; Columbia, MD	31	\$124,419,700.00 (13)	30
Fearless Solutions, LLC; Baltimore, MD	30	\$187,702,600.00 (30)	31
Amida Technology Solutions, Inc; Washington, DC	31	\$187,633,980.00 (29)	32
ThoughtCodes, LLC; Alexandria, VA	31	\$190,817,250.00 (31)	33
OpenKnect, Inc.; Halethorpe, MD	35	\$65,095,818.96 (1)	34
Slalom, Inc.; McLean, VA	34	\$221,823,047.58 (33)	35
Tri-Force Consulting Services, Inc.; Lansdale, PA	36	\$121,536,428.24 (9)	36

**Technical weight greater than the financial rankings*



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II

Functional Area 3			
Offerors	Technical Rankings	Financial BAFO (Rankings)	Overall Ranking
AgileTek, Inc. Ashburn, VA	1	\$29,982,896.87 (20)	1
BH Zion, LLC Upper Marlboro, MD	2	\$36,107,100.00 (33)	2
Unisoft Technology Inc Gaithersburg MD	3	\$27,377,562.03 (11)	3
R&B Services, Inc. Greenbelt, MD	3	\$29,883,670.00 (18)	4
IStream Infotech, Inc Ashburn, VA	4	\$24,187,933.69 (6)	5
MindPROS, Inc.; Windsor Mill MD	4	\$28,854,000.00 (14)	6
Gen3 Technology Consulting, LLC; Washington, DC	4	\$32,148,471.40 (27)	7
ASR Tech Group, Inc; Reston, VA	4	\$41,952,066.34 (44)	8
AlxTel, Inc.; Silver Spring, MD	9	\$29,597,095.86 (16)	9
Accelerated Innovation Management Consulting (AIM Consulting, LLC); Bel Air, MD	9	\$30,883,656.57 (22)	10
Business Solutions Group, Incorporated; Ridge, MD	9	\$33,451,470.00 (30)	11
Datawize Technologies LLC; Brambleton, VA	12	\$24,041,862.74 (5)	12
Assurit Consulting Group, LLC; Fairfax, VA	12	\$35,228,787.72 (32)	13
Edwards Industries, LLC; Columbia, MD	12	\$44,771,750.00 (47)	14
Xprotege Institute of Technology and Management; Ellicott City, MD	15	\$24,595,375.00 (8)	15
NuvTech LLC; Rockville, MD	15	\$28,983,148.63 (15)	16



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II (FA 3 cont'd)

SIXA LLC; Chantilly VA	17	\$30,569,000.00 (21)	17
Applied Technology Services, Inc., Middle River, MD	17	\$31,896,897.49 (26)	18
CMT Services, Inc.; Hyattsville, MD	17	\$36,706,970.00 (34)	19
Ignitec, Inc; Ashburn, VA	17	\$39,799,686.29 (42)	20
Dynanet Corporation; Elkridge, MD	17	\$45,398,130.00 (48)	21
SingTone LLC; Newport News, VA	22	\$25,797,535.00 (9)	22
Aileron Consulting, LLC; Arlington, VA	22	\$29,691,202.36 (17)	23
ASHA IT Solutions, Inc.; Bowie, MD	22	\$36,770,392.89 (35)	24
AQUAS, Inc; Kensington, MD	22	\$37,757,265.94 (37)	25
NXT LLC; North Bethesda, MD	22	\$45,500,526.25 (49)	26
ANGARAI; College Park, MD	22	\$96,247,620.00 (51)	27

Omm IT Solutions (Omm Inc.); Columbia, MD	28	\$20,605,842.10 (1)	28
SQN Systems Corporation; Columbia, MD	28	\$32,397,491.26 (28)	29
Netorian Limited Liability Company; Aberdeen, MD	28	\$35,157,680.00 (31)	30
Metropol-Tech Consulting Inc. (MTCI); Laurel, MD	28	\$39,175,468.92 (41)	31
Digital Network Group; Largo, MD	28	\$41,386,450.61 (43)	32
Barrow Wise Consulting, LLC; Rockville, MD	28	\$42,370,497.94 (45)	33
Providenz LLC; Marriottsville, MD	34	\$23,384,595.00 (4)	34
MakarySoft LLC; Rockville, MD	34	\$30,946,225.80 (24)	35
BEST LLC; Silver Spring, MD	34	\$38,550,122.03 (39)	36



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II (FA 3 cont'd)

Autonomic Enterprise Inc.; Gaithersburg, MD	37	\$21,618,722.46 (3)	37
Polished Technologies, LLC; Silver Spring, MD	37	\$31,690,135.03 (25)	38
International Projects Consultancy Services (IPCS); Minneapolis, MN	37	\$38,215,460.00 (38)	39
Creatus Inc.; Farmington Hills, MI	40	\$27,411,614.98 (12)	40
Stone Brook Solutions LLC; Bel Air, MD	40	\$37,148,210.00 (36)	41
In4structures; Baltimore MD	42	\$29,949,600.00 (19)	42
T-9 LLC; Bethany, DE	44	\$32,745,625.00 (29)	43
SYSCOM, Inc.; Baltimore, MD	42	\$45,599,596.39 (50)	44
Vion Consultants, Inc; Bowie, MD	45	\$43,601,718.57 (46)	45
OptiCoDev; Hancock, MD	46	\$27,981,302.84 (13)	46
N3O Technologies, LLC; Upper Marlboro, MD	46	\$30,936,002.73 (23)	47
Methodical Group; St. Petersburg, FL	48	\$24,555,285.57 (7)	48
Volitiion IIT Inc.; Leesburg, VA	49	\$39,103,486.41 (40)	49
TECBOMO Limited Liability Company; Waldorf, MD	50	\$20,837,750.00 (2)	50
SparkVenture, LLC; Columbia, MD	50	\$26,659,000.00 (#10)	51

**Technical weight greater than the financial rankings*



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11-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT III

Protest Received

	Offeror Name	Received	DGS Response	Comment
1	GCOM Information Technology Inc	8/6/2024	8/20/2024	Denied
2	Infosys Public Services, Inc.	8/7/2024	8/23/2024	Denied
3	Beacon Systems	8/14/2024	9/4/2024	Denied
4	Almartha	9/2/2024	9/12/2024	Denied
5	Eight Eleven IT	9/4/2024	9/12/2024	Denied
6	FEI.com dba FEI Systems (First Protest)	9/10/2024	9/23/2024	Sustained
7	Ernst & Young LLP	9/13/2024	9/23/2024	Sustained
8	Luminary Automation	9/20/2024	10/1/2024	Denied
9	Deloitte	9/10/2024	10/3/2024	Denied
10	TLinked LLC	9/6/2024	10/10/2024	Denied
11	ASR Tech Group	11/22/2024	12/17/2024	Denied – Appeal (MSBCA 3295)
12	Aditi LLC	12/29/2024	Pending	
13	FEI.com dba FEI Systems (Second Protest)	12/29/2024	1/28/2025	Denied
14	Attain Consulting Group LLC	12/30/2024	1/29/2025	Denied
15	OST, Inc.	12/31/2024	Pending	
16	Tetrus Corp.	12/31/2024	1/28/2025	Denied
17	NexSolv, Inc	12/31/2024	Pending	
18	Radiant Innovative	1/3/2025	Pending	
19	Infojini Inc.	1/6/2025	Pending	



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

12-IT. INFORMATION TECHNOLOGY
Department of the Environment

Recommendation: That the Board of Public Works approve the award of the following Task Orders/Purchase Orders under previously approved Master Contracts.

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: *Agile Team Resources*
Approved: 39-IT/1.0/1.1/02/16/2022
Term: 08/21/2021 – 03/31/2027

***As of publication, the remaining balance of this master contract is \$212,529,515.*

1.1 Using Agency: Department of the Environment
Description: Resources for a major IT project to develop an online portal for the intake of MDE various program applications, payment processing, permits, licenses, and online permit application processes. Includes a total of five positions: three Application Developers, one Business Analyst, (Junior), and one Quality Assurance Analyst.
ADPICS # U00B5600010
Awards: Elegant Enterprise-Wide Solutions, Inc.; Aldie, VA (MBE)
(Certified Small Business)
Turning Point Global Solutions, LLC.; Rockville, MD
OST, Inc.; McLean, VA
Total Contract Award: \$1,895,148.75
Number of Qualified Master Contractors: 10
Number of Bids: 10



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12-IT. INFORMATION TECHNOLOGY (cont'd)

4.1 Application Developer, Advanced

<i>Offeror</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
OST, Inc. McLean, VA	1	\$251,295.00	1
Elegant Enterprise-Wide Solutions, Inc, Aldie VA (2 candidates selected)	2	\$808,500.00	2

**Technical factors had greater weight than financial factors.*

4.2 Business Analyst, Computer Systems (Junior)

TO CONTRACTORS	Technical	Financial	Overall Rankings*
Elegant Enterprise-Wide Solutions, Inc, Aldie VA	1	\$445,500.00	1

**Technical factors had greater weight than financial factors.*

4.3 Quality Assurance Specialist

TO CONTRACTOR	Technical	Financial	Overall Rankings*
Turning Point Global Solutions, Rockville, MD	1	\$389,853.75	1

**Technical factors had greater weight than financial factors.*

4.1 Application Developer, Advanced (1 candidate)

OST, Inc.

Amount: \$ 251,295 (Base Term)
 \$ 251,295 (Total NTE)

Term: 02/13/2025 – 03/31/2027 (with no renewal options)

4.1 Application Developer, Advanced (2 candidates)

Elegant Enterprise (MBE)

Amount: \$ 808,500 (Base Term)
 \$ 808,500 (Total NTE)

Term: 02/13/2025 – 03/31/2027 (with no renewal options)



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12-IT. INFORMATION TECHNOLOGY (cont'd)

4.2 Business Analyst, Computer Systems (Junior)

Elegant Enterprise (MBE)

Amount: \$ 445,500 (Base Term)
 \$ 445,500 (Total NTE)
Term: 02/13/2025 – 03/31/2027 (with no renewal options)

4.3 Quality Assurance Specialist

Turning Point

Amount: \$ 389,853.75 (Base Term)
 \$ 389,853.75 (Total NTE)
Term: 02/13/2025 – 03/31/2027 (with no renewal options)

MBE/VSBE Participation: 0% / 0%
MBE Waiver: NA
Resident Business: Yes Turning Point/No Elegant & OST, Inc.
Fund Source: 100% General

Agency Remarks: The Maryland Department of the Environment (MDE) is developing an online customer portal for the submission of permits, payment modules, licensing applications, and data gathering and validation processes. Currently, MDE manages 460 forms manually. The new portal will feature an informational page for each form and serve as a critical tool to enhance technical capabilities, strengthen security, improve user experience, ensure compliance with standards, and provide more timely services to Maryland citizens and the general public.

A solicitation was issued from the Agile Team Resources Contract to obtain five resources to develop the portal. The solicitation was advertised via email to the ten Master Contractors on the AGILE list on September 6, 2024, with a closing date of September 19, 2024. A total of 87 resumes were received for consideration, of which a total of 16 applicants from nine Master Contractors were selected for interviews. One Master Contractor was not selected due to not having qualified applicants. Interviews were conducted to determine the most qualified resources for MDE. The five selected candidates from three Master Contractors were moved forward for further evaluation. Financial proposals were reviewed to ensure labor rates were reasonable. The five selections from three Master Contractors were determined to be the most advantageous and reasonably susceptible of being selected for awards. The remaining Contractor's candidates were deemed not reasonably susceptible of being selected for award.



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12-IT. INFORMATION TECHNOLOGY (cont'd)

The five identified positions involved in the portal's development play a vital role in its success. The portal aligns with the MDE's commitment to continuous quality improvement in service delivery. By transitioning from paper-based processes to an online platform, the portal will streamline operations, allowing users to complete and submit forms electronically. It will also provide real-time updates through a customer dashboard, improving transparency and efficiency.

In an effort to strongly support the Minority Business Enterprise (MBE) program, MDE set a 15% MBE participation goal, which was approved by the Procurement Review Group (PRG) for the five positions. This goal could have easily been met if a single Master Contractor had been awarded all five positions, as each of the ten Master Contractors proposed to fill all five positions. However, because awards were made based on individual resources, it was possible for each of the five positions to be awarded to a different Master Contractor. In such a case, those contractors individually would not have been able to meet the MBE participation goal. As a result, a goal for MBE participation may not have been appropriate for this solicitation. Importantly, since all **ten** Master Contractors submitted proposals, no contractors were excluded from the competition, and the issue with the MBE participation goal did not impact any contractor's ability to secure an award. As a result, the MBE participation goal was changed to 0% for this solicitation.

It should be noted that of the three Master Contractors chosen for this project, one (Elegant Enterprise) is a certified small business and an MBE.

Additionally, the portal will integrate with existing Maryland state systems, such as the Financial Management Information System (FMIS) and Enterprise Permit Tracking Systems. The Customer Dashboard will provide an opportunity to share information with the US Department of Environmental Protection Agency (EPA). It will include features for an online payment portal, data mapping, and payment reconciliation.

Ultimately, these advancements will contribute to the health and well-being of Maryland residents.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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REVISED

*Contact: Yasin Mohammed 410-260-4084
yasin.mohammed@maryland.gov*

13-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Landscaping for the Lawyers Mall and Bladen Street Planters; BPM045100
ADPICS No.: CTR021031

Contract Description: Landscaping for the Lawyers Mall and Bladen Street Planters in the Annapolis State Complex.

Award: Lorenz Lawn & Landscape dba Lorenz, Inc.; Pikesville, MD
(Certified Small Business)

Contract Term: **03/01/2025*** - 12/31/2027 (w/two 1-year renewal options)
(*Or earlier upon BPW approval)

Amount: \$117,000.00 (Base Term)
\$ 40,560.00 (Renewal Option #1)
\$ 42,182.40 (Renewal Option #2)
\$199,742.40 Total

Procurement Method: Competitive Sealed Bids (*Single Bid Received*)
(*SBR - Designated*)

Bids:

<i>Bidder</i>	<i>Amount</i>
Lorenz, Inc.; Pikesville, MD	\$199,742.40

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Homestead Gardens; Davidsonville, MD



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REVISED

13-M. MAINTENANCE CONTRACT (cont'd)

Requesting Agency Remarks: A notice of the availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on July 25, 2024, with a Small Business Reserve (SBR) designation, and 697 potential vendors were notified of the solicitation. DGS extended the original bid closing date by seven calendar days to allow more time for interested vendors to respond. One bid was received and opened on August 23, 2024. The incumbent did not bid because they had been on vacation and missed the solicitation. Lorenz Lawn & Landscape dba Lorenz, Inc. has been found responsible, and its bid is responsive. The bid pricing has been confirmed.

The price has been determined to be fair and reasonable based on historical price analysis. In 2024 DGS awarded a contract for the Lawyers Mall location and compared to the current bid there is a 50% decrease or approximately \$20,900.

Fund Source: 100% General Funds

Appropriation Code: H00 25 33151 0814 \$19,500
 H00 26 33151 0814 \$39,000
 H00 27 33151 0814 \$39,000
 H00 28 33151 0814 \$19,500

Resident Business: Yes

MD Tax Clearance: 24-4303-1110

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
February 12, 2025



REVISED

*Contact: Yasin Mohammed 410-260-4084
yasin.mohammed@maryland.gov*

14-M. MAINTENANCE CONTRACT
Military Department

Contract ID: Armed Uniformed Guard Services at Martin State Airport; 001IT821427
ADPICS No.: 001B5600239

Contract Description: Armed uniformed guard services at Martin State Airport in Baltimore County.

Award: Tactical 1 Security Services, LLC; Towson, MD (MBE)
(Certified Small Business)

Contract Term: 03/01/ 2025 - 02/28/2026 (w/two 1-year renewal options)

Amount: \$ 360,672 (Base Term)
\$ 360,672 (Renewal Option #1)
\$ 360,672 (Renewal Option #2)
\$1,082,016 Total

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Tactical 1 Security Services LLC; Towson, MD	\$1,082,016.00
Eagle Protection Agency; Silver Spring, MD	\$1,113,840.00
Trust Consulting Services, Inc.; Washington, DC	\$1,146,817.86
Chesapeake Strategies Group, Inc.; Oxford, MD	\$1,213,056.00
Watkins Security Agency; Baltimore, MD	\$1,249,497.60
Wright Dynamics; Windsor Mill, MD	\$1,385,280.00
TCT Security Services; Brooklyn Park, MD	\$1,516,320.00
Evolution Group; Silver Spring, MD	\$1,516,944.00
Bri-Bet Police Supply; Baltimore, MD	\$1,635,254.40

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 5%

Performance Security: No



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

14-M. MAINTENANCE CONTRACT (cont'd)

Hiring Agreement Eligible: Yes

Incumbent: Trust Consulting Services, Inc.; Washington, DC

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on August 16, 2024 with a Small Business Reserve designation. Nine bids were received and opened on October 9, 2024. Tactical 1 Security Services, LLC has been found responsible, and its bid is responsive. The bid pricing has been confirmed.

Fund Source: 100% General Funds

Approp. Code: D50 25 23005 0823

Resident Business: Yes

MD Tax Clearance: 24-5289-0110

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
February 12, 2025**



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

15-GM. GENERAL MISCELLANEOUS

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

Authority: §8-301, State Finance & Procurement Article, Annotated Code of Maryland

1.0	Agency:	Department of General Services
	Fund Source:	CA 2022 Provide funding to the Department of General Services for facilities renewal that will repair and rehabilitate State-owned facilities. Item 050

1.1 Contract ID: Design and Renovation at 50 Community Place; B-075-220-002

Description: Architect, mechanical, electrical, and plumbing design teams to evaluate the existing building and its systems to upgrade them to the current building code at 50 Community Place Crownsville.

Procurement Method: Qualification Based Selection - DGS-23-100-IQC

Award: Wheeler Goodman Masek & Associates, Inc.,
Stevensville, MD (Certified Small Business)

Amount: \$374,599.40

MBE/VSBE Participation: 41.46% / 0%

Resident Business: Yes

Remarks: The established MBE Participation was 30% and the vendor has committed to exceed it and achieve 41.46% MBE Participation.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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15-GM. GENERAL MISCELLANEOUS (cont'd)

2.0 **Agency:** Department of General Services
Fund Source: MCCBL 21 *Provide funds for the Construction Contingency Fund to be administered in accordance with 3-609 of the State Finance and Procurement Article.* Item 103

2.1 **Contract ID:** Baltimore City Community College Loop Road Improvements;
CC-000-170-001
Description: Baltimore City Community College Loop Road improvements in Baltimore City. The project will extend the Loop Road to encompass the campus grounds along with a second exit that leads onto Liberty Heights Avenue to provide ease of vehicular movement throughout the campus.
Modification Description: The original approved amount was \$1,200,000 but as the project progressed, only \$144,476.59 was used and the remainder of the approved balance can be reverted to the Construction Contingency Funds (CCF).
Original Procurement Method: Competitive Sealed Bidding
Award: North Point Builders; Baltimore, MD
Original Amount: \$1,200,000.00
Modification Amount: -\$1,055,523.41
MBE/VSBE Participation: 25% / 0%
MBE/VSBE Compliance: 31.59% / 0%
Resident Business: Yes
Remarks: The planned \$1,200,000 was a projection halfway through the construction of the retaining walls supporting piers.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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February 12, 2025**



15-GM. GENERAL MISCELLANEOUS (cont'd)

3.0 Agency: Department of General Services
Fund Source: MCCBL 2023 Provide funds to complete design of a replacement barrack and garage in Forestville, 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 150

3.1 Contract ID: Barrack L – Forestville New Barrack and Garage;
 PL-350-230-001
Description: Design package to build a new police barracks and garage at Barrack L in Forestville. The proposed project will demolish the existing barracks and garage and build a new barracks and garage.
Procurement Method: Qualification Based Selection
Award: Bushey Feight Morin Architects, Inc., Hagerstown, MD
Amount: \$ 488,062
MBE/VSBE Participation: 26.07% / 5%
MBE/VSBE Compliance: 25.49% / 4.33%
Resident Business: Yes
Remarks: The A/E contract was approved as DGS 22-AE 06/07/2023 with an approved amount of \$1,483,062; the initial encumbrance of \$567,323 was approved for use of phase 1 and 2. DGS requests approval of funds to continue design. The vendor is on track to meet the MBE and VSBE participation 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
February 12, 2025**



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

16-RP. REAL PROPERTY

Department of Agriculture, Maryland Agricultural Land Preservation Foundation (MALPF) and Agricultural Land Preservation Easements (Various Properties)

Reference: Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties. All purchases outlined below have been reviewed and approved by the MALPF Board.

Special Conditions: Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or billboards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

- A) As to items 1 and 2, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.
- B) As to item 3, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others.
- C) As to item 4, the Grantor is waiving the right to request any additional lots.



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16-RP. REAL PROPERTY (cont'd)

<u>Grantor</u>	<u>Property</u>	<u>Price</u>		
<u>FAMILY LOTS</u>				
<u>Somerset County</u>				
1. Wilson E. Davis, et.al.	79.5 Acres	\$314,000.00		
19-24-03	Less 1 acre	\$4,000.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Jeffery (fee)	\$530,000	\$41,832.67	\$488,167.33	
b. Cadell (fee)	\$510,000	\$41,832.67	\$468,167.33	
Review Appraiser: Lefort				

Washington County

2. B & T Baker	53.62 Acres	\$402,000.00		
21-24-01		\$7,497.20/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Bowers (fee)	\$536,000	\$50,180.47	\$485,819.53	
b. Cline (fee)	\$483,000	\$50,187.47	\$432,812.53	
Review Appraiser: Enger				

UNRESTRICTED LOTS

Kent County

3. Rich Levels at	228.6 Acres*	\$1,623,991.12		
Mill Creek, LLC		\$7,328.48/acre		
14-24-17				
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$2,880,000	\$252,929.42	\$2,627,070.58	
b. Peters (fee)	\$2,629,000	\$252,929.42	\$2,376,070.58	

Review Appraiser: Andrews

**228.6 acres will be encumbered by the MALPF Easement, but 7 acres are reserved for a non-subdivideable permitted use envelope and thus payment will only be made upon 221.6 acres.*



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16-RP. REAL PROPERTY (cont'd)

LOT WAIVER
Wicomico County

Table with 4 columns: Item, Acres, Appraised Value, Agricultural Value, Easement Value. Includes entries for J&J Ag. LLC and sub-items a, b, c.

Fund Source: L00/10460 \$3,111,441.12
Total: \$3,111,441.12

Total Acres (TA): 516.01

TA Less Unpaid Acres and Dwellings: 508.01

Average Price per Paid Acre: \$6,124.76

Remarks:

- 1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal 'a.' listed above be the fair market value of the land on which the easement is to be acquired.
3. Pursuant to Agriculture Article 2-511(e), the purchase price of each easement may not exceed 75% of the fair market value, or the owner's asking price, whichever is less.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 12, 2025**



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

**17-LT. TENANT LEASE
*Department of Transportation, Motor Vehicle Administration***

Recommendation: Approve a renewal lease

Prior Board Action: DGS 39-LT, 07/22/2020

Landlord/Owner: CBC Dobbin, LLC, 4920 Elm St., Suite 325,
Bethesda, MD 20814

Property Location: 6490 Dobbin Road, Columbia, MD 21046

Space Type: Office Space (4,588 sq. ft.)

Lease Type: Renewal (Continued Use)

Term: 05/01/2025 - 04/30/2030 (w/standard 6-month holdover)

Future Option Term: 05/01/2030 - 04/30/2035

Annual Rent: \$137,640 ***Rate/Month:*** \$30.00 psf

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

Appropriation Code: J04E001 5350 1301 1020

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02D; DGS Space Mgmt Manual 6-605 E

Remarks: The MDOT / MVA has been leasing this property since 2013. The property serves as a customer transactions site for driver services and includes open surface parking. The rent will escalate 3% annually. The energy efficiency improvements for this lease include the installation of new LED lighting and exit signs, and passive dual technology motion sensors.



DEPARTMENT OF GENERAL SERVICES
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17-LT. TENANT LEASE (cont'd)

Residential Business: Yes

MD Tax Clearance: 24-4047-0000

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
February 12, 2025



REVISED

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

18-LT. TENANT LEASE
Department of Transportation/Maryland Transit Administration

Recommendation: Approve renewal lease

Prior Board Action: DGS 8-LT, 07/3/2019)

Landlord/Owner: 901, LLC, 100 Painters Mill Rd, Ste. 900
 Owings Mills, MD, 21117

Property Location: 1040 Park Avenue, Baltimore, MD 21201

Space Type: Office Space (8,180 sq. ft.)

Lease Type: Renewal (Continued Use)

This Term: **03/01/2025 - 02/28/2030** (w/standard 6-month holdover)

Future Option Term: **03/01/2030 - 02/28/2035**

Annual Rent Office: \$212,680 ***SF Rate:*** \$26.00 psf

Fund Source: 100% Special Funds (Administration) ***Appropriation Code:*** H0101

Utilities/Custodial Responsibility: Tenant/Landlord

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
 See COMAR 21.05.05.02D; DGS Space Mgmt Manual 6-605 E

Remarks: The MDOT / MTA Police unit has been leasing this property since 2010. The property serves the MTA Police Southern District Professional Standards Unit and Civilian Uniformed Personnel Services. The rent will escalate by 3% annually. Energy efficiency improvements include the repair, replacement and installation of motion sensors.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

18-LT. TENANT LEASE (cont'd)

Residential Business: Yes

MD Tax Clearance: 24-4186-0010

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
February 12, 2025**



SUPPLEMENTAL

*Contact: Yasin Mohammed 410-260-7552
yasin.mohammed@maryland.gov*

19-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: Desktop, Laptops and Tablets 2015
Contract No. 060B5400007
Approved: DOIT 1-IT, 07/16/2015
Term: 07/22/2015 - 07/21/2027
***As of publication, the remaining balance of this master contract is \$34,376,953.*

1.1 Using Agency: Department of Public Safety and Correctional Services
Description: Purchase Dell laptops and tablets equipped with Windows 11 operating system to refresh the hardware infrastructure; *Q00P5601386*.
Award: Applied Technology Services, Inc.; Middle River, MD (MBE) (Certified Small Business)

Number of Qualified

Master Contractors: 17 (SBR-Designated)

Number of Bids: 5

Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services, Inc.; Middle River, MD	\$5,411,275.00
MVS, Inc.; Washington, D.C.	\$6,403,241.25
ePlus Technology, Inc.; Herndon, VA	\$6,596,124.75
HCGI Hartford, Inc.; Columbia, MD	\$6,987,375.00
CDW Government, LLC; Vernon Hills, IL	\$7,173,350.00

Amount: \$5,411,275.00

Estimated Delivery: Anticipated delivery date - 03/27/2025

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes



DEPARTMENT OF GENERAL SERVICES
 OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

19-IT. INFORMATION TECHNOLOGY (cont'd)

Fund Source: 100% General Funds

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

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 12, 2025**



SUPPLEMENTAL

*Contact: Raelene Glasgow 410-767-7050
raelene.glasgow3@maryland.gov*

20-EX. EXPEDITED PROCUREMENT REQUEST
Department of Labor

Recommendation: The Maryland Department of Labor is requesting approval to use the Expedited Procurement method as per the Code of Maryland Regulations (COMAR) 21.05.06.03.

Description: The Maryland Department of Labor (MDOL), Division of Family and Medical Leave Insurance (FAMLI), The FAMLI program is expected to receive up to \$2 billion in payments from approximately 180,000 employers per year and pay out nearly that amount in direct payments to approximately 170,000 Maryland workers each year. The primary financial mechanism facilitating these transactions consists of a revolving, non-lapsing trust fund into which mandatory premium payments from employers are deposited and from which payments to workers are debited. The trust fund is essentially a bank account, or a series of bank accounts, serviced by one or more private financial institutions. To uphold public trust in the program, MDOL and FAMLI must establish strong financial and accounting controls to process, track, and report on inflows and outflows of these funds, as well as to prevent all sources of potential misappropriation and fraud, both internal and external.

On May 13, 2024, a solicitation for financial management and accounting support was advertised using the Competitive Sealed Proposals (CSP) on eMaryland Marketplace Advantage. The first goal of this procurement is to develop a comprehensive project plan for the implementation of FAMLI's financial management and accounting teams and functions. Secondly, this procurement is to support FAMLI's execution and implementation of the project through the start of the collection of employer's contribution. Procurement received eight (8) proposals on the due date and the evaluations were done and vendor was chosen. Subsequently, FAMLI received a protest which delayed the agency from moving forward with the award. This delay places FAMLI behind in their efforts to have this platform ready to receive the necessary payments from employers. A review of the Scope of Work indicated that several areas need to be revised, and a new solicitation completed and advertised. FAMLI has cancelled the solicitation and understands that attempting to advertise this solicitation again using the normal RFP guidelines will lead to a significant delay, considering the time it will take for advertisement, evaluations, and the award process.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

20-EX. EXPEDITED PROCUREMENT REQUEST (cont'd)

At this juncture, the use of the Expedited Procurement method is the best option for the agency to get these services in place, in a timely manner, to accommodate the mandate from the General Assembly that was passed in 2022. FAML I must be ready by July 1, 2025, so contributions from employers can begin and on July 1, 2026, for the benefit for all workers to begin. These services are urgent and require prompt action.

Pursuant to Maryland State Finance & Procurement Article (SFP) § 13-108 (d)(1), MDOL’s Procurement Officer with approval of the Agency Head has determined that this procurement should be expedited because: (1) urgent circumstances require prompt action; (2) an expedited procurement best serves the public interest; and (3) the need for the expedited procurement outweighs the benefits of making the procurement on the basis of competitive sealed bids or competitive sealed proposals. However, the procurement officer shall attempt to obtain as much competition as reasonably possible per SFP § 13- 108 (d)(2).

BOARD OF PUBLIC WORKS ACTION		THIS ITEM WAS:
APPROVED	DISAPPROVED	DEFERRED <u>WITHDRAWN</u>
WITH DISCUSSION		<u>WITHOUT DISCUSSION</u>



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 12, 2025**



SUPPLEMENTAL

*Contact: Merricka Brown 443-931-0627
merricka.brown1@maryland.gov*

**21-IT. INFORMATION TECHNOLOGY
*Cannabis Administration***

Contract ID: Licensing Records and Management System; *MCA250003*
ADPICS No.: D23B5600003

Contract Description: Develop, implement, and maintain a Licensing and Records Management System (LRMS) to consolidate licensing and compliance systems into a unified solution.

Award: System Automation Corporation, Columbia, MD

Contract Term: 02/27/2025* - 06/30/2027 *(or earlier upon BPW approval)*

Amount: \$1,124,395

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: System Automation (SA) uniquely offers a proprietary technology system, Evoke, a highly configurable and customizable platform designed from the ground up to support regulatory processes, backed by deep subject matter expertise in every aspect of licensing and regulatory operations. This system can deploy the LRMS rapidly and ensure regulatory compliance, avoiding delays that could have substantial operational and financial impacts. They are the only vendor that can provide all the services needed to meet State and agency requirements. MCA requires a specific system geared towards cannabis inspections and compliance. MCA must maintain the current proprietary solutions to ensure continuity of service and the quality of products available to patients and consumers. These requirements include critical features like automated workflows, role-based access, and integrated document management. These capabilities eliminate manual processes that rely on spreadsheets and paper-based tracking, significantly reducing administrative overhead and improving operational efficiency. Automating tasks like inspections, investigations, and case management ensures that MCA can handle an increasing workload without escalating costs, thus leading to long-term cost savings.



**DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

21-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

This price has been determined to be fair and reasonable. It was compared with the cost of similar records management system contracts in other States, and the New Hampshire Liquor Commission awarded the exact same type of contract at a cost of \$1,236,556 in 2023. Twenty-two states are currently using System Automation Corporation as their provider for records management systems.

MBE and VSBE participation was not established for this contract because no subcontracting opportunities are available.

Fund Source: 100% Special Funds (Cannabis Regulation and Enforcement Fund)

Approp. Code: 232311

Resident Business: No

MD Tax Clearance: 24-5191-0110

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
February 12, 2025**



SUPPLEMENTAL

*Contact: Yasin Mohammed 410-260-7552
yasin.mohammed@maryland.gov*

22-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: *Agile Team Resources; F50B2600034
(Secondary Master from CATS+ 060B2490023)*
Approved: DGS 39-IT 1.0 and 1.1; 02/16/2022
Term: 02/17/2022 - 02/16/2027
***As of publication, the remaining balance of this master contract is \$212,529,515.*

1.1 Using Agency: Department of Education
Description: Senior Database Management Specialist responsible for managing information systems that collect data from the 24 Local Education Agencies Statewide. These information systems are used to collect student and teacher data that is used for Federal reporting; *F50B0600045-46.*

Award: 4A Consulting, LLC; Ellicott City, MD (MBE) (Certified Small Business)

Number of Qualified

Master Contractors: 10

Number of Proposals: 6

Proposals:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Ranking</i>
4A Consulting; Ellicott City, MD	1	\$448,278.00 (4)	1
Infojini; Columbia, MD	2	\$391,746.16 (1)	2
OST Global; McLean, VA	3	\$425,019.84 (3)	3
Turning Point; Rockville, MD	4	\$391,935.67 (2)	4

**Technical rankings were weighted greater than financial rankings.*



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

22-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Agile Team Resources; F50B2600034

Amount: \$224,374.50 (Base Term)
\$223,904.00 (Renewal Option #1)
 \$448,278.50 Total

Term: 02/27/2025 - 02/28/2026 (w/one 1-year renewal option)

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Federal Funds

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

2.0 Master Contract: **Delivery Program Management Services; F50B0600039** (Secondary Master from CATS+ 060B2490023)

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

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

****As of publication, the remaining balance of this master contract is \$62,594,989.**

2.1 Using Agency: Department of Information Technology

Description: Senior Project Manager to oversee the full project management life cycle and software development life cycle for implementing highly complex, large-scale, strategic IT initiatives; F50B0600039-56/F50P5600385.

Option Description: Exercise the first renewal option.

Award: Navitas Business Consulting Inc.; Columbia, MD (MBE)

Original Term: 02/19/2024 - 02/18/2025 (w/two 1-year renewal options)

Option Term: 02/19/2025 - 02/18/2026

Original Amount: \$253,440.00

Option Amount: \$255,974.40

Prior Mods/Options: N/A

Total Contract Amount: \$509,414.40

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

22-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Delivery Program Management Services; F50B0600039*

Resident Business: Yes

Funding Source: 100% Reimbursable (MITDP)

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

BOARD OF PUBLIC WORKS ACTION

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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February 12, 2025



SUPPLEMENTAL

*Contact: Linda Taggart 410-581-4274
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23-S. SERVICES CONTRACT
Maryland Public Television

Contract ID: Inbound Call Center and Online Donation Services; *R15B5600061*
ADPICS No.: R15B5600061

Contract Description: Telephone and online systems to accept donations from viewers to sustain operations.

Award: ACD Direct Inc.; Farmington, UT

Contract Term: 03/01/2025 - 02/28/2028 (w/one 3-year renewal option)

Amount: \$240,000 (Base Term)
\$270,000 (Renewal Option #1)
\$510,000 Total

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: On October 3, 2018, the Board of Public Works approved a contract, DoIT, Item 3-IT to deliver a specific set of services, including upgrading the membership database and focusing on improved fundraising efficiency. According to the agreement, MPT is required to utilize certain operational vendors and to adopt the products and services provided by the specified operational vendors. ACD Direct Inc. is the only operational vendor under the agreement that provides inbound call center services and web-based donation services.

The price has been determined to be fair and reasonable based upon the comparison of the previous contract. The new contract price is \$34,349 less per year , a 17% savings. The new contract also includes a new service called Sustainer Recapture that works to help increase the retention of membership.



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

23-S. SERVICES CONTRACT (cont'd)

Fund Source: 100% Special Funds (Viewer Membership)

Approp. Code: R15

Resident Business: No

MD Tax Clearance: 24-5000-0111

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED **DISAPPROVED**

DEFERRED **WITHDRAWN**

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

*Contact: Krishnanda Tallur 443-767-1234
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24-IT. INFORMATION TECHNOLOGY
RETROACTIVE

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 *Master Contract:* ***Consulting and Technical Services Plus (CATS+)***
 Contract No.: 060B2490023
Approved: DoIT 3-IT, 04/03/2013
Term: 04/22/2013 - 04/21/2028
 **As of publication, the remaining balance of this master contract is \$266,999,041.

1.1 *Using Agency:* Department of Education
Description: Online application submission, case management, and provider
 payment processing system; R00B1600021.
Option Description: ***RETROACTIVE*** approval to exercise the second renewal option.
Modification Description: Recommendation 1 - Extend renewal option 2 to one year and
 eleven months and add funding. Recommendation 2 - Add a third one-year renewal
 option.
Award: Deloitte Consulting LLP; Baltimore, MD
Original Term: 01/7/2021 - 02/07/2024 (with two 1-year renewal options)
Option 2 Term: 02/01/2025 - 02/15/2025 (***Retroactive***)
 02/16/2025 - 12/31/2026 (Proactive)
 (w/one 1-year renewal option)
Original Amount: \$ 18,807,747
Option 2 Amount: \$ 1,415,606 (***Retroactive***)
 \$ 67,106,460 (Proactive)
 \$ 35,031,296 (Renewal Option #3)
 \$103,553,362 Total



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SUPPLEMENTAL

24-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 *Consulting and Technical Services Plus (CATS+)*

Prior Options/Mods: \$11,700,000 (Mod. #1: Additional development work for increase in applications; Secretary's Agenda A-2 11/03/2021)
 \$7,192,247 (Mod. #2 Additional staff for Spanish translation services; DGS 34-IT 3.1 09/14/2022)
 \$198,000 (Mod #3 Add artificial intelligence execution environment (AIEE) to automate data entry of business processes. Delegated Authority - MSDE 06/02/2023)
 \$31,041,023 (Mod.#4 Add additional funding to address the requirements outlined in Maryland General Assembly House Bill 995 and exercise first renewal option 12/18/2023 - 12/17/2024. DGS 29-IT 1.3 06/21/2023)
 \$299,422.70 (Mod. #5 Add additional funding for Artificial Intelligence Execution Environment (AIEE) for automating data entry DGS- 30-IT., 1.1, 11/20/2024)
 \$0 (Mod. #6 Extension 01/08/2025 - 01/10/2025 Delegated Authority - MSDE 12/16/2024)
 \$1,390,106 (Mod # 7 Extension 1/10/2025- 1/31/2025, DGS 33-IT, 1.1, 01/08/2025)

Total Contract Amount: \$139,150,611.70
MBE/VSBE Participation: 30% / 0%
MBE/VSBE Compliance: 27.12% / 0%
Resident Business: Yes
Fund Source: 100% Federal Funds (Childcare Development Funds)

Agency Remarks: As a result of the tremendous growth in the program, the customer service needs, and related technological needs have grown. In addition, MSDE responded to the state and Federal statutory changes and expectations including advanced payment and presumptive eligibility. To maintain program continuity and meet evolving legislative requirements, MSDE has modified the contract, including adjustments for pandemic-related funding, increased program demand, and process automation enhancements. MSDE is now requesting approval for further contract modifications and an extension to ensure the success of the program while supporting a significant IT system upgrade to the Child Care Administration and Tracking System (CCATS).



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24-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Consulting and Technical Services Plus (CATS+)

As MSDE set out to exercise the second option year, MSDE is also engaged in Major IT Development Project (MDITP) to upgrade the 20-years old IT system (CCATS) that processes the childcare program administration including licensing, scholarship payments, accreditations to ensure that system continues to operate but also able to handle the new program requirements that are becoming increasingly difficult to implement using the current system. This project is approved by DoIT and scheduled to go-live in January 2026. Due to this upgrade project, the scholarship application portal currently developed and operated by Deloitte will undergo significant changes so it can continue to interface with the new CCATS system to supply the approved scholarship applications and other related work. In addition, once the new CCATS system goes live, MSDE anticipates that it will take 8 to 10 months for the new system to settle down and operations to return to pre-upgrade normal. MSDE has determined that it is critical to maintain the continuity of an existing experienced vendor (Deloitte) in the calendar year 2026. Deloitte's maintenance and operations (M&O) support of enhancements for the family and provider portals, allows for critical fixes and maintenance of the current infrastructure as prioritized by MSDE.

The system upgrade will result in the critical IT systems supporting the childcare program to be on one modern platform and we anticipate that we can close and merge several IT contracts into one contract. MSDE intends to proceed with new systems and operations solicitation in the middle of calendar year 2026 and anticipate an award in 2027. Having a Deloitte contract extended into 2027 will allow MSDE to complete necessary transitions as needed.



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SUPPLEMENTAL

24-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Consulting and Technical Services Plus (CATS+)

MSDE anticipates that Deloitte Consulting LLP will achieve its MBE commitment. Based on the changing mix of services in the contract with increased technical work, a modification will be done to calculate Minority Business Enterprise (MBE) compliance on the 30% MBE goal over the full period of performance against call center and case management "operate" services per the original contract. Deloitte Consulting LLP has agreed and has a corrective action plan to meet the 30% participation requirement scope of services of call center, payment processing, and case management. Deloitte will continue to demonstrate good faith efforts to explore and engage with MBE vendors to be added to the contract to perform the technology work. MSDE, through this amendment, is requesting BPW to calculate MBE participation in this work and not include the technology services.

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

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

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

25-IT. INFORMATION TECHNOLOGY
Department of Information Technology

Contract ID: Maryland.gov Top-Down Site Transformation; F50B5600009
 ADPICS No.: F50B5600009

Contract Description: Research, strategy, and design services to create a comprehensive digital experience for Maryland.gov and select agency websites and portals.

Award: Carahsoft Technology Corp.; Gaithersburg, MD

Contract Term: 03/20/2025* - 08/13/2025 (*or earlier upon BPW approval)

Amount: \$499,700

Procurement Method: Intergovernmental Cooperative Purchase Agreement (ICPA)
 National Association of State Procurement Officials (NASPO)
 Cloud Solutions (2016 - 2026) #AR2472

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: The Maryland.gov domain serves as the front door for state digital information and services, enabling constituents to navigate critical information, services, and benefits across Maryland state websites. The current site is dated, not aligned to user needs, and hosted in a Content Management System (CMS), which is fast approaching its end of service.

In response to the Governor's goal of transforming Maryland's executive branch digital services and creating user-centered digital experiences to increase trust in government, decrease the cost to serve, and support agencies in delivering on their critical missions, the Maryland Digital Service (MDDS) is focusing on transforming the Maryland.gov website. MDDS needs a partner with proven experience in digital experience design to support these priorities. Lullabot, a Fulfillment Partner of Carahsoft, has successfully performed numerous top-down website transformations for other states with similar circumstances, statements of work, and budgetary constraints. Lullabot has published case studies on some of these efforts that MDDS has found helpful in forging its website transformation strategy. Additionally, MDDS communications with other states partnered with Lullabot have resulted in consistent positive feedback.



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SUPPLEMENTAL

25-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

Discussions with other states regarding similar project scopes provided dramatically higher pricing. Pennsylvania has been working with Pluribus Sapient on its website redesign efforts and has spent over \$37M on contractor fees. A similar scope was explored with Bloom Works following their efforts for the MD Office of the Attorney General, which resulted in an estimate of \$1.3M. Compared with similar projects for other states, this pricing and approach have been determined to be fair and reasonable.

This procurement method will reduce the time between need determination and delivery of the solution, ensure an expedient time to value for the State of Maryland, and reduce the administrative burden on DGS. NASPO is the nation’s largest and most experienced cooperative purchasing organization for the public sector. Additionally, all contracts available through NASPO are competitively solicited and publicly awarded by a lead agency, using a competitive solicitation process consistent with applicable procurement laws and regulations. In accordance with COMAR 21.05.09.04, it is determined that this ICPA will provide cost benefits to the State, promote administration efficiencies, and promote intergovernmental cooperation. The ICPA is in the best interest of the State and is not intended to evade the purpose of Division II of the State Finance Procurement Article.

The ICPA does not include contractual requirements for MBE participation. However, the vendor has committed to using MBE vendors as subcontractors for 10% of services performed in this contract.

Fund Source: 100% General Funds

Approp. Code: B0403

Resident Business: Yes

MD Tax Clearance: 24-5674-1110

BOARD OF PUBLIC WORKS ACTION

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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REVISED

*Contact: Raelene Glasgow 410-757-7050
raelene.glasgow3@maryland.gov*

A1-EX. REPORT OF EXPEDITED PROCUREMENT REPORT
Department of Labor, Unemployment Insurance Division

Date BPW approved Expedited Procurement Request: DGS-39-EX, 8/28/2024

Date of Award: December 23, 2024

Awardee: CenturyLink Communications, LLC d/b/a Lumen Technologies Group, Monroe, LA

Contract Type: IT Services

Amount: \$3,831,668 (Base Term)
\$3,071,398 (Renewal Option 1)
\$3,152,626 (Renewal Option 2)
\$10,055,692 Total

Term: 01/01/2025 – 12/31/2028 (w/2 two-year renewal options)

Proposals:

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

**Technical rankings were weighted greater than financial rankings.*

List of supplies, services, maintenance, commodities, construction, or construction-related services procured under the contract: A multi-phased, multi-project telecommunications upgrade. A state-of-the-art Commercial-Off-The-Shelf (COTS) application, delivered as either premises-based or Software as a Service (SaaS), omni-channel contact center solution including, but not limited to, IVR, agent desktop (ACD), virtual assistant, knowledge base, workforce optimization, quality management, voice and agent desktop recording, transcription, and analytics.



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REVISED

A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

List of vendors solicited and their responses:

<i>Vendors Solicited</i>	<i>Responded: Yes/No</i>
Business Operational Concepts, LLC, Columbia, MD	No
CenturyLink Communications LLC d/b/a Lumen Technologies Group, Monroe, LA	Yes
Verizon Business Services, Ashburn, VA	Yes

MBE/VSBE Participation: 15% / 3.5%

Agency Remarks: The Maryland Department of Labor (“MD Labor”) received approval from the Board of Public Works (DGS-39-EX, 8/28/2024) to use the Expedited Request for Proposal (ERFP), to procure the much-needed state-of-the-art Commercial-Off-The-Shelf (COTS) application, delivered as either premises-based or Software as a Service (SaaS), omni-channel contact center solution including, but not limited to, IVR, agent desktop, (ACD), virtual assistant, knowledge base, workforce optimization, quality management, voice and agent desktop recording, transcription, and analytics. The modern contact center solution was named LABOR Omni-channel Contact Center System (LOCCS). LOCCS will be the voice, email, chat, and web form interaction repository for all of LABOR/UI.

The ERFP was released to three vendors via email on 9/3/2024. One vendor did not respond at any point. Labor received two responses on 9/24/2024 from Verizon and Lumen.

Labor conducted a formal evaluation by using an evaluation committee. After analyzing all technical proposals and reviewing the financial offers, Labor believes it is in the best interest of the State of Maryland to select Lumen Technologies Group as the winning vendor. Their technical proposal was excellent and was ranked #1 overall by the evaluation committee. Their financial proposal was ranked #1. Lumen Technologies Group currently has a Statewide contract that already provides some of the services needed by the Unemployment Division. The vendor demonstrated a clear understanding of the project objectives and technical needs. With advanced experience in implementing Genesys, Lumen has substantial industry knowledge of the LOCCS project. Lumen had minimal exceptions to the RFP, presented a well-defined project team, and provided a comprehensive plan for risk management, communication, and quality management.



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REVISED

A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

Both Lumen and the competing vendor proposed solutions based on the Genesys platform but only Lumen distinguished itself by agreeing to support Bring Your Own Carrier (BYOC), offering a seamless fit with the existing DoIT network and demonstrating financial and technical prudence for the agency.

Based on the strengths of their proposal, expertise, their willingness to accommodate MD Labor's network preferences and providing a fiscally advantageous cost to the state, the recommendation of award was offered to CenturyLink Communications LLC d/b/a Lumen Technologies Group.

Reason for Late Report: The Department was waiting on documentation from the vendor, which caused the late report.

Resident Business: No

MD Tax Clearance: 24-4857-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION