

BOARD OF PUBLIC WORKS
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JANUARY 8, 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
January 8, 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 eight 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: \$376,400

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
Baltimore	Douglas H. Armacost	RS-2025-2396	\$77,700
		RS-2025-2397	\$48,800
Carroll	Jane E. Gilligan	MP-2025-2398	\$2,500
	Mark G. Harman	MP-2025-2362	\$18,200
	Wooden Hill Farms LLC	MP-2025-2399	\$1,000
Frederick	Holterholm Farms LLC	MP-2025-2294	\$22,900
Garrett	Sines Family Farm LLC	AT-2025-2257-C	\$200,000
Howard	Clover Luck Stables LLC	PA-2025-2422	\$5,300

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
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January 8, 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 four 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: \$4,021.86

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

County	Recipient	Agreement #	Amount
Dorchester	Mary Lou P. Brown	CR-2025-2030	\$751.30
Howard	Clover Luck Stables LLC	PA-2024-2491	\$1,394.46
Queen Anne's	John F. Harper, III	AT-2025-2039	\$1,609.60
Talbot	Lewis H. Smith, Jr.	CR-2024-2656	\$266.50

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

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

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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 19 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: \$326,072.27

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

County	Recipient	Agreement #	Amount	Status
Allegany	Tony A. Flanagan	AT-2024-2164	\$7,727.08	Completed
		AT-2024-2165	\$882.82	Completed
	William J. Beattie, III	AT-2024-2282	\$950.00	Completed
Carroll	Brandon Hochheiser	RS-2024-2269-R	\$13,800.00	Canceled
	Raymond W. Howes	MP-2024-2186	\$22,600.00	Canceled
		MP-2024-2187	\$4,800.00	Canceled
	Thomas E. Cole	RS-2025-2181-R	\$455.75	Completed
	Timothy L. Hatfield	RS-2024-2323	\$32,000.00	Canceled
Cecil	Staff-herd Farms	AT-2024-2244-R	\$2,211.06	Completed
Charles	Thomas L. Hoffman, Sr.	PA-2024-2105	\$138.57	Completed
		PA-2024-2106	\$968.78	Canceled
		PA-2024-2107	\$444.28	Completed
Frederick	P Bodmer Farms LLC	MP-2024-2765	\$15,216.56	Completed
		MP-2024-2767	\$14,924.15	Completed
		MP-2024-2768	\$28,160.77	Completed
		MP-2024-2769	\$6,704.34	Completed

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**3. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program- Reversion (cont'd)***

County	Recipient	Agreement #	Amount	Status
Frederick <i>(cont'd)</i>	Stuart H. Garst	MP-2023-3022-C	\$98,388.29	Completed
		MP-2024-2037	\$74,400.00	Canceled
Garrett	Annetta F. Enlow	AT-2024-2318	\$1,299.82	Completed

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

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WITHOUT DISCUSSION

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SECRETARY'S
ACTION AGENDA
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4. **BOARD OF PUBLIC WORKS**
Procurement Agency Activity Reports

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

Department of General Services *October-November 2024*
Department of Transportation *November 2024*

Authority: COMAR 21.02.01.05

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

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
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Contact: Bill Morgante 410-260-7791
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5. **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

24-0053 *ANNE ARUNDEL COUNTY DEPT. OF PUBLIC WORKS* – To improve navigable access to a main channel and spur channels by mechanically maintenance dredging a main channel in segments, removing 8,364 square feet (0.19 acre) of submerged aquatic vegetation (SAV), transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.
Annapolis, Duvall Creek & Kitty Creek
Special conditions: Time of year restrictions. Requirements for dredge material transport and disposal, maintenance dredging, post dredge bathymetric survey, and staking of the dredged area. License provides no justification or assurance for future dredging.

24-0054 *ANNE ARUNDEL COUNTY DEPT. OF PUBLIC WORKS* – To maintain navigable access by mechanically maintenance dredging a main channel in segments, removing 45,180 square feet (1.04 acres) of SAV, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.
Annapolis, Church Creek
Special conditions: Time of year restrictions. Requirements for maintenance dredging, dredge material transport and disposal, staking of the dredged area, and post dredge bathymetric survey.

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5. **BOARD OF PUBLIC WORKS** (cont'd)
Wetlands Licenses

ANNE ARUNDEL COUNTY (cont'd)

24-0154 *HILLSMERE SHORES IMPROVEMENT ASSOCIATION* – To improve navigable access to the main and spur channels by mechanically maintenance dredging areas removing 10,579 square feet (0.24 acre) of SAV, removing an existing pier and associated structures, constructing a timber pier with a gangway and floating pier with an “L” shaped platform, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Annapolis, Duvall Creek & Kitty Creek

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

24-0160 *WILELINOR COMMUNITY MARINA* – To maintain navigable access of a spur channel by mechanically maintenance dredging three spur channels, removing 22,308 square feet (0.51 acre) of SAV, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Edgewater, Church Creek

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

24-0161 *RAYMOND R. ROSENBERG* – To improve navigable access of a spur channel by mechanically maintenance dredging an area, removing 2,661 square feet (0.06 acre) of SAV, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Edgewater, Church Creek

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

24-0162 *EDWARD A. GEIL* – To maintain navigable access of a spur channel by mechanically maintenance dredging an area, removing 1,903 square feet (0.04 acre) of SAV, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Edgewater, Church Creek

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

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5. **BOARD OF PUBLIC WORKS** (cont'd)
Wetlands Licenses

ANNE ARUNDEL COUNTY (cont'd)

24-0163 *STEVEN RIKER* – To improve navigable access of a spur channel by mechanically maintenance dredging an area, removing 660 square feet (0.02 acre) of SAV, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Edgewater, Church Creek

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

24-0165 *JOHN G. SMITH* – To maintain navigable access of a spur channel by mechanically maintenance dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Annapolis, Church Creek

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

BALTIMORE CITY

23-1096 *BALTIMORE CITY AND MEDSTAR HOSPITAL* – To reduce shoreline erosion, enhance aquatic habitat, and improve water quality by constructing new marsh consisting of a segmented stone and gravel sill, woody fascine structures, woody vent structures and root wads, filling and grading with sand, planting low and high marsh vegetation, and constructing open water channels including woody debris structures and cobble weirs.

Baltimore, Patapsco River

Special conditions: Time of year restriction. Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, deploying and maintaining turbidity curtain, placement of an activated carbon amendment, and following a habitat monitoring plan.

Wetlands Created: 8.63 acres

24-1013 *BTR CAPITAL GROUP* – To reduce shoreline erosion by constructing and backfilling a replacement bulkhead.

Baltimore, Patapsco River

Special conditions: None.

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5. **BOARD OF PUBLIC WORKS** (cont'd)
Wetlands Licenses

ST. MARY'S COUNTY

22-0959 *JOHN MCALLISTER, JR., JOHN MCALLISTER III & MICHAEL MCALLISTER-*
To reduce shoreline erosion by repairing and placing a stone revetment,
constructing a sand containment sill, filling and grading with sand, and planting
marsh vegetation.

Leonardtown, Breton Bay

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

Wetlands Created: 1,150 square feet

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

***Wetlands License - #24-0576 – Choptank Electric Cooperative, Inc
Compensation***

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

- (1) grant a wetlands license for a project involving a horizontal directional drill of a bore under 706 linear feet of State Tidal Wetlands and install carrier pipes containing electrical transmission lines and telecommunication lines; and
- (2) assess annual compensation of \$10,590 to be deposited into the MDE's Wetlands and Waterways Program Fund.

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

- Application received May 28, 2024
- Comment period closed November 1, 2024
- MDE Report and Recommendation received 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 23.02.04.01.C. and COMAR 23.02.04.12.E.

Compensation: This license contains a recommendation that the Board assess compensation. The licensee seeks to drill a bore and install carrier pipes containing electrical transmission lines and telecommunication lines under 706 linear feet of State Tidal Wetlands and compensation is due for the 6 electrical and fiber optic cable lines. The Wetlands Administrator recommends annual compensation of \$10,590 calculated as follows:

706 linear feet x 6 cable lines x \$2.50 per linear foot of tidal wetland impact = \$10,590

*COMAR 23.02.04.15.D(3)(a)

WICOMICO COUNTY

24-0576 **CHOPTANK ELECTRIC COOPERATIVE, INC** – To upgrade electrical and telecommunication infrastructure by horizontally directionally drilling a bore and installing cable lines.

Eden and Salisbury, Wicomico River

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

WICOMICO COUNTY (cont'd)

24-0576 CHOPTANK ELECTRIC COOPERATIVE, INC (cont'd)

Special conditions: Time of year restriction. Requirements for an annual fee for conduits crossing State tidal wetlands, for following HDD Good Practice Guidelines 4th Edition, United States Coast Guard coordination, geotechnical data, Frac-out Contingency Plan, retaining an Independent Environmental Monitor (IMC), IMC monitoring of drilling contractor, IMC responsibilities, bottom elevations prior to construction, restoring disturbed wetlands, pre- and post-construction well yield and water quality testing, preconstruction meeting and required attendees, protocol in event of a frac-out, drill hole abandonment, drilling fluid makeup, water quality monitoring in event of a frac-out, notifying MDE if the Licensee transfers ownership, obtaining DNR authorization prior to tree planting or removal, and evaluating geotechnical data. Restrictions on discharging runoff.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



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

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

Borrower: Clare Court II Limited Partnership

Project: Clare Court II
3725 Ellerslie Avenue, Baltimore, MD 21218

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

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

Loan Amount: \$3,500,000

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

Collateral: Deed of Trust

Description: Clare Court II (the “Project”) entails the adaptive reuse of an historic former convent to an 83-unit family rental community located in Baltimore City. The Project includes the new construction of 53 one-bedroom, two-bedroom, and three-bedroom units, and the rehabilitation of 30 existing one-bedroom, two-bedroom, and four-bedroom units and townhomes. The Project is sponsored by Homes for America, Inc.

Pursuant to Maryland’s commitment to reducing greenhouse gas emissions, conserving water resources, and enhancing Maryland’s environment, the Project scope of work includes the following:

1. The Project complies with Green Building standards criteria from Green Building Initiatives in an attempt to obtain a ‘Bronze’ certification.
2. Air sealing and insulation testing will be conducted by Pando Alliance, a State-recognized RESNEC consultant.

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

Description (cont'd):

3. All faucets and bath fixtures will use 'WaterSense' labeled products.
4. All appliances will be Energy Star Rated including refrigerators, ranges, bath exhaust fans as well as 'in-unit' individually metered washers and dryers for electricity.
5. All floorings will be quality and durable floor coverings.
6. All cabinetry to be durable hardwood quality.
7. Energy Star-rated lighting fixtures will be installed in all units and common areas.
8. The mechanical systems are designed to be highly efficient, with 15+ SEER ratings, programmable thermostats, and insulated plumbing pipes.

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

Sources	Amount
Rental Housing Works (this Item)	\$3,500,000
MEEHA Empower	\$28,700
State Capital Funds Grant	\$350,000
Tax-exempt Bonds	\$13,920,000
Low Income Housing Tax Credit Proceeds	\$11,733,358
Deferred Developer Fee	\$503,066
Accelerator/HOME-ARP grant	\$4,250,000
Baltimore City HTF grant	\$1,000,000
DHCD Assumptions	\$1,392,485
HFA (AHP) Assumptions	\$200,000
Baltimore City Assumptions	\$850,000
Seller Note	\$1,500,000
Total Sources of Funds	\$31,457,609

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on October 29, 2024.

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
January 8, 2025**



*Contact: Jeffrey Fretwell 410-537-4155
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**8. MARYLAND DEPARTMENT OF THE ENVIRONMENT
*Bay Restoration Fund, Septic System Upgrade Program***

Recommendation: That the Board of Public Works approve up to \$1,800,000 in grant funding to upgrade Onsite Sewage Disposal (Septic) Systems (OSDS) with Best Available Technology for nitrogen removal and make sewer connections using the Bay Restoration (Septic) Fund during FY 2025.

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

Applicant/County	Grant Award
Anne Arundel	\$400,000
Baltimore County	\$100,000
Calvert	\$160,000
Caroline	\$50,000
Carroll (Canaan Valley Inst.)	\$50,000
Cecil	\$100,000
Charles	\$30,000
Dorchester	\$80,000
Frederick (Canaan Valley Inst.)	\$80,000

Applicant/County	Grant Award
Garrett	\$50,000
Harford	\$100,000
Howard (Canaan Valley Inst.)	\$80,000
Kent	\$80,000
Montgomery (Canaan Valley Inst.)	\$50,000
Queen Anne's	\$150,000
Somerset	\$80,000
Washington (Canaan Valley Inst.)	\$80,000
Wicomico	\$80,000

Program Description: These grantees will implement the OSDS-Best Available Technology program locally, consistent with COMAR 26.03.13.04 and MDE program guidance. Applications for funding will be prioritized as follows:

1. Failing OSDS in the Critical Areas
2. Failing OSDS outside the Critical Areas
3. Non-Conforming OSDS in the Critical Areas
4. Non-conforming OSDS outside the Critical Areas
5. Other OSDS in the Critical Areas, including new construction
6. Other OSDS outside the Critical Areas, including new construction

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

Program Description (cont'd):

Residential OSDS owners are eligible for a minimum 50% and maximum 100% grant for the Best Available Technology cost, based on household income; business owners are eligible for 50% of the Best Available Technology cost as grant; small business owners are eligible for 75% of the Best Available Technology cost as grant.

The project is consistent with State Clearinghouse comments and recommendations.

Fund Source: Bay Restoration (Septic) Fund

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WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Jeffrey Fretwell 410-537-4155
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9. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Drinking Water State Revolving Loan Fund
Water Supply Financial Assistance

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

Authority: Maryland Water Infrastructure Financing Administration Act
Sections 9-1601--9-1622 & Sections 9-420--9-426, Environment Article,
Annotated Code of Maryland

Project: Town of North East Leslie and Rolling Mill Powder Activated Carbon
(PAC) Installation

Recipient: Mayor and Commissioners of the Town of North East

Amount: Up to \$479,000

Location: Cecil County/Legislative Districts 35B and 36

Project Description: The project entails installation of Powder Activated Carbon (PAC) storage and feed systems to reduce disinfection byproduct (DBP) at the Town of North East Leslie and Rolling Mill Water Treatment Plants. At the Leslie Water Treatment Plant, the PAC storage and feed system along with dust collection system and associated appurtenances will be housed in a new fiberglass storage shed with a new ventilation, controls and electrical systems. The work at the Rolling Mill Water Treatment Plant includes retrofit of the existing pre-chlorination room with a dedicated ventilation system and installation of PAC system, controls, dust collection system and associated appurtenances.

This project will improve drinking water quality in the distribution system and ensure the Town of North East is in compliance with state drinking water requirements. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. New Loan (up to) \$42,000 – Drinking Water State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2024 loan recipients received interest rates ranging from 0.80% to 1.00%).

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

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

Financing Description (cont'd):

B. New Grant (up to) \$437,000 – Water Supply Financial Assistance

Project Funding Sources:

Drinking Water Revolving Loan Fund (<i>this Item</i>)	\$ 42,000
Water Supply Financial Assistance, WSG 08.08., MCCBL 2023-23129 (<i>this Item</i>)	\$ 437,000
Local Share	\$ 383,498
Total Estimated Project Cost	\$ 862,498

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEFERRED

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WITH DISCUSSION

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



Contact: Matt Lapinsky 410-729-8259
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10. **MARYLAND ENVIRONMENTAL SERVICE**
Point Lookout State Park, St. Mary's County

<i>A/E Contract:</i>	Water and Sewer System Improvements. MES Project # 1-22-2-59-3
<i>Original Approval:</i>	Secretary's Agenda, Item 12 (8/31/2022)
<i>Award:</i>	Mott McDonald (Hunt Valley, MD)
<i>Description:</i>	Bidding and construction-related services for improvements to the water distribution and wastewater collection systems.
<i>Modification Description:</i>	Provide construction phase AE services for an additional period of 9 months including inspection and onsite construction management services on-as needed basis.
<i>Original Contract Term:</i>	38 months
<i>Modification Term (this item):</i>	9 months
<i>Original Amount:</i>	\$211,756
<i>Previous Modification:</i>	\$ 48,925
<i>This Modification:</i>	<u>\$206,616</u>
<i>Revised Amount:</i>	\$467,297
<i>MBE Participation:</i>	17%
<i>MBE Compliance:</i>	3.7%

Note: Mott MacDonald is currently operating under an approved corrective action plan outlined below:

December 2024: Carroll Engineering will provide shop drawings and RFI reviews for all items submitted by the contractor for work pertaining to structural or erosion and sediment control design. Anticipated Contract Spend – \$5,000.00.

June 2025 through August 2025: Carroll Engineering will work with Mott MacDonald to produce final Record Drawings from red line markups provided by the Contractor. Anticipated Spend is \$21,709.00

Remarks: Existence of historical civil war sites, unanticipated subsurface soil conditions and addition of new scopes (pavement and campsite restorations) to the project necessitate extension of the construction period for this project. During this period, the AE tasks will include, but not be limited to, providing assistance in formulating responses to questions from Maryland Department of the Environment (MDE), Department of Natural Resources (DNR) and Maryland

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

Remarks (cont'd):

Historical Trust (MHT) regarding proposed construction methods through the historical sites and management of the construction spoil within the site. The AE will review and revise the approved limits of disturbance (LOD) to address variances and submit drawing revisions for approval as may be necessary.

Fund Source: Special Funds: Natural Resources Development Fund of FY 2021
FY 2021 Program Open Space / Item 004

Resident Business: Yes

Tax Compliance No.: 24-5352-0000

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THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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Contact: Stacy Montgomery 410-697-9559
stacy.montgomery@maryland.gov

11. **DEPARTMENT OF PLANNING**

***Maryland Historical Trust
African American Heritage Preservation Program***

Recommendation: Approve funding for the following thirty-one grants of general obligation bond proceeds for \$5,000,000.

Fund Source: MCCBL 2024: *Maryland Historical Trust - African American Heritage Preservation Grant Program Appropriation #24167*

**A. Asbury Methodist Church - Frederick \$36,000
101 West All Saints Steet. Frederick, Maryland 21701, Frederick County**

Grantee: Asbury United Methodist Church of Frederick City

Description: Interior and exterior rehabilitation including masonry; water remediation; gutters and downspouts; door repair/replacement; painting; finishes; and associated architectural, engineering, and consulting services. [Total project costs \$36,000.00 estimated.]

Remarks: Asbury Methodist Church, located within the Frederick Historic District, aims to open a Child Development Center. The church was a sanctuary where African Americans, some of whom were enslaved, were permitted to worship alongside white congregants and later, a place wholly their own. The church is over 200 years old and has remained a pillar in the community. The church plans to raise funds and provide scholarships to minority students. Funding will support a new interior ramp, two doors in their Child Development Center, and new gutters.

**B. Asbury United Methodist Church \$186,000
11501 Philadelphia Road, White Marsh, Maryland 21162, Baltimore County**

Grantee: Asbury, White Marsh United Methodist Church

Description: Interior and exterior rehabilitation including roof repair/replacement; gutters and downspouts; window repair/replacement; framing; siding repair/replacement; foundation repair/replacement; masonry; concrete; door repair/replacement; stucco repair/replacement; accessibility improvements; bathroom upgrades; floor repair/replacement; kitchen upgrades; mechanical/electrical/plumbing upgrades; selective demolition; painting; and associated architectural, engineering, and consulting services. [Total project costs \$186,000.00 estimated.]

Remarks: Asbury United Methodist Church started as a meeting house in 1828 for enslaved and freed persons living in the White Marsh, Loreley, and Cowenton areas. A log building served as the original church building until 1913 when the present framed structure was built. In 1872, members of the Asbury United Methodist Church formed the Union of Brothers and Sisters of Ford's Asbury Lodge #1 to meet the benevolent needs of community members and provide burial assistance. Funding will support replacing windows, frames, gutters, roof soffits, foundation repairs, siding repairs, and paving the sidewalks and driveway.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

C. Asbury Methodist Church \$193,717
87 West Street, Annapolis, Maryland 21401, Anne Arundel County

Grantee: Asbury United Methodist Church of Annapolis

Description: Interior and exterior rehabilitation including roof repair/replacement; window repair/replacement; gutters and downspouts; carpentry; masonry repair/replacement; finishes; painting; mechanical/electrical/plumbing upgrades; selective demolition; and associated architectural, engineering, and consulting services. [Total project costs \$193,717.00 estimated.]

Remarks: Asbury Methodist Church, in the Annapolis Historic District, was originally built in 1888 with an additional wing added in 1977. It is located on the site where one of the oldest African American congregations in the city worshiped (since 1803). Asbury's founding congregation included several hundred people, many of them enslaved. The church now hosts many community events, including a job re-entry program for those seeking employment after incarceration. Funding will support the restoration and selective replacement of windows, masonry repairs, and the replacement of a steel exit door.

D. Biscoe Gray Heritage Farm - George Rice House \$50,000
2695 Grays Road, Prince Frederick, MD 20678, Calvert County

Grantee: County Commissioners of Calvert County, Maryland

Description: Exterior rehabilitation including accessibility improvements; site work, pathways, trail, drainage improvements; signage installation; and associated architectural, engineering, and consulting services. [Total project costs \$50,000.00 estimated.]

Remarks: The Biscoe Gray Heritage Farm aims to continue its educational outreach by focusing on youth and providing them with an example of a 20th-century African American-owned farm. The Homestead will highlight the Gray family's success during Reconstruction, despite racial discrimination. It will also highlight African American roles in agriculture and farming by offering interpretive signage and themed walking trails/tours. Funding will support making the site more ADA-compliant.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

E. Ebenezer African Methodist Episcopal Church \$195,000
710 North Maple Avenue, Brunswick, MD 21716, Frederick County

Grantee: Ebenezer African Methodist Episcopal Church-Brunswick, Inc.

Description: Interior and exterior rehabilitation to include door repair/replacement; accessibility upgrades; bathroom upgrades; carpentry; finishes; mechanical/electrical/plumbing; and associated architectural, engineering, and consulting services. [Total project costs \$195,000.00 estimated.]

Remarks: Ebenezer African Methodist Episcopal Church, located in Brunswick Maryland, was established to serve the community in the early twentieth century. Dr. William Henry Bell, a college professor who was formerly enslaved, founded the church along with other congregants. The current church was constructed in 1920. Funding will support the rehabilitation of the building and upgrades to the kitchen, bathrooms, and mechanical equipment.

F. Fairview United Methodist Church \$74,783
3325 W. Old Liberty Road, New Windsor, MD 21776, Carroll County

Grantee: Fairview United Methodist Church

Description: Cemetery work including ground penetrating radar; conservation of markers; vegetation removal; new construction; paving; site work; concrete; selective demolition; and associated architectural, engineering, and consulting services. [Total project costs \$74,783.00 estimated.]

Remarks: Fairview M.E. Church and Cemetery is almost 175 years old and has continuously served the Carroll County community since its founding. The church was built by free African Americans who worked as farmers, stone smiths, and carpenters. When the church was completed, services were held at night so both free and enslaved people could attend. Funding will support cemetery conservation efforts, headstone repairs, and paving.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

G. Freetown Education, Research, and Cultural Museum \$250,000
409 Dighton Ave., Snow Hill, MD. 21863, Worcester County

Grantee: Freetown Education, Research, and Cultural Center of Snow Hill, Inc.

Description: Interior and exterior rehabilitation to include lifting the building; foundation upgrades; siding repair/replacement; carpentry; roofing repair/replacement; flooring repair/replacement; framing; window repair/replacement; door repair/replacement; gutters and downspouts; painting; finishes; selective demolition; mechanical/electrical/plumbing upgrades; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: The Freetown Education, Research, and Cultural Museum is located in Freetown, a historically African American neighborhood on the edge of Snow Hill. The building was constructed in the late 19th century as a home in a community that served as a safe haven for formerly enslaved along the Pocomoke River. Funding will support the rehabilitation of the building for the future home of the Freetown Education, Research, and Cultural Museum.

H. Mt. Nebo AME Church \$50,000
17304 Queen Anne Road, Upper Marlboro, MD 20774, Prince George's County

Grantee: Friends of Historic Mt. Nebo Preservation Corporation

Description: Interior and exterior rehabilitation including carpentry; painting; finishes; concrete; masonry; window repair/replacement; door repair/replacement; stabilization; foundation repair/replacement; siding repair/replacement; flooring repair/replacement; and associated architectural, engineering, and consulting services. [Total project costs \$50,000.00 estimated.]

Remarks: Mt. Nebo African Methodist Episcopal Church is a rare example of a rural AME church in Prince George's County. The church was constructed in 1925, replacing an earlier building that dated to about 1877. The current project will rehabilitate the building for use as a community center.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

I. Malone Methodist Episcopal Church **\$250,000**
4573 White Marsh Rd Madison Md 21648, Dorchester County

Grantee: Harrisville/Malone Cemetery Maintenance Fund, Inc.

Description: Interior and exterior rehabilitation to include carpentry; flooring repairs; siding repairs; window repair; door repair/replacement; finishes; painting; selective demolition; framing; mechanical/electrical/plumbing upgrades; utilities; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: Malone's Methodist Episcopal Church is a single-story, gable-roofed church built in 1895. The church served the African American community that had grown in the area beginning in the late 18th century as free-born families settled there and free-born individuals intermarried with the local enslaved population. The community has links to Harriet Tubman's family, including in-laws buried in the cemetery adjacent to the church. Funding will support a new foundation, masonry work, and roof rehabilitation.

J. Elk Landing Hollingsworth House **\$49,000**
590 Landing Lane, Elkton, MD 21921, Cecil County

Grantee: The Historic Elk Landing Foundation, Inc.

Description: Interior and exterior rehabilitation to include window repair; carpentry; masonry; finishes; painting; flooring repair; framing; mechanical/electrical/plumbing upgrades; door repair/replacement; guardrail installation; selective demolition; and associated architectural, engineering, and consulting services. [Total project costs \$49,000.00 estimated.]

Remarks: The Hollingsworth House is part of Elk Landing and was built sometime after Zebulon Hollingsworth acquired the property in 1735. An 1848 fire gutted the house, which was then remodeled to include an east wing and a front porch. The kitchen and slave quarters above it were likely a separate building until the remodel. Funding will support rehabilitation efforts so the house can continue to be used as a living history museum.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

K. Hosanna School Museum **\$225,000**
2424 Castleton Rd, Darlington MD 21034, Harford County

Grantee: The Hosanna Community House, Incorporated

Description: Interior and exterior rehabilitation including bathroom upgrades; accessibility upgrades; selective demolition; mechanical/electrical/plumbing upgrades; new construction; utilities; concrete; masonry; wood; carpentry; painting; finishes; foundation; framing; roof repair/replacement; siding repair/replacement; site work; and associated architectural, engineering, and consulting services. [Total project costs \$225,000.00 estimated.]

Remarks: The Hosanna School was built in 1867 to educate recently freed African Americans. The land was donated by a free Black man and teachers and supplies were funded by the Freedmen's Bureau. The local African American community donated other supplies and their labor. Hosanna School is currently the Hosanna School Museum and is open to the public. The museum highlights history from slavery to Jim Crow and the years that followed. Funding will support ADA compliance upgrades and restroom and plumbing upgrades.

L. Blandair, Enslaved Quarters **\$250,000**
5749 Oakland Mills Road, Columbia 21045, Howard County

Grantee: Howard County Government

Description: Interior and exterior rehabilitation including roof repair/replacement; carpentry; finishes; masonry; window repair/replacement; door repair/replacement; siding repair/replacement; flooring repair/replacement; accessibility improvements; mechanical/electrical/plumbing upgrades; gutters and downspouts; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: The enslaved quarter at Blandair is a notable example of a double-pen, sawn plank building with a central double fireplace. The building housed African Americans who were enslaved on the property, working in both the house and on the farm for over a century. Funding will support the rehabilitation of the quarters including roof, siding, and window repairs.

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11. **DEPARTMENT OF PLANNING** (cont'd)

Maryland Historical Trust

African American Heritage Preservation Program

M. Button Farm Living History Center \$106,000
16820 Black Rock Road, Germantown, MD 20874, Montgomery County

Grantee: The Menare Foundation, Inc.

Description: Interior and exterior rehabilitation including carpentry; roof repair/replacement; gutters and downspouts; foundation; site work; masonry; window repair/replacement; framing repair/replacement; painting; finishes; lifting the building; mechanical/electrical repairs/upgrades; and associated architectural, engineering, and consulting services. [Total project costs \$106,000.00 estimated.]

Remarks: Button Farm, located in Seneca Creek State Park, is a living history center that provides a unique learning experience to the community and tourists. The organization works with descendants of enslaved people who founded the community after Emancipation and weaves their stories into their programming. Funding will support a new roof for the pavilion, the completion of framing and electrical work, windows for the farmhouse, new gutters, window repairs, and electrical work on the barn.

N. The Montgomery Chapel Cemetery \$10,000
25160 Frederick Road, Clarksburg, Maryland 20871, Montgomery County

Grantee: The Montgomery County Parks Foundation, Inc.

Description: Cemetery work including ground penetrating radar; mapping; conservation of markers; accessibility upgrades; site work; paving; signage; and associated architectural, engineering, and consulting services. [Total project costs \$10,000.00 estimated.]

Remarks: The Montgomery Chapel Cemetery is one of the last remaining cultural resources associated with the post-Emancipation African American community that called Hyattstown home. The Hyattstown African American community is said to date back to the 1870s. It is believed several of the individuals buried at this cemetery were enslaved. This project aims to be an example of a way to expand the understanding of public spaces in the past, especially those reserved for an African American community that no longer remains. Funding will support cemetery conservation including a GPR survey.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

O. Mt. Gregory United Methodist Church **\$236,500**
2325 Route 97, Cooksville, Maryland 21723, Howard County

Grantee: Mt. Gregory United Methodist Church

Description: Interior and exterior rehabilitation including flooring repair /replacement; bathroom and kitchen upgrades; finishes; repair/replacement; carpentry; selective demolition; site work; concrete repair/replacement; masonry; painting; window repair/replacement; door repair/replacement; new construction; mechanical /electrical /plumbing upgrades; associated architectural, engineering, and consulting services. [Total project costs \$236,500.00 estimated.]

Remarks: Mt. Gregory United Methodist Church was founded in the 1860s in a building that was known as Warfield Academy. The building was sold to local African American community members to educate African American children. The upper level of Warfield Academy was utilized as a place for education and the lower level served as a place of worship, which was where Mt. Gregory Church was organized. The church, which was constructed in 1898, currently serves as an active place of worship and houses a food pantry. Funding will support renovations of the lower level of the building to increase storage space, provide a food preparation area, restroom upgrades, and a space for community engagement and programming.

P. Mt. Zion UMC Laurel **\$180,000**
3592 Whiskey Bottom Rd, Laurel MD 20724, Anne Arundel County

Grantee: NST Collaborative, LLC

Description: Cemetery work including ground penetrating radar; interior and exterior rehabilitation including masonry; foundation; accessibility upgrades; mechanical/electrical/plumbing upgrades; concrete; bathroom upgrades; selective demolition; site work; masonry; water remediation, roof repair/replacement; gutters and downspouts; and associated architectural, engineering, and consulting services. [Total project costs \$180,000.00 estimated.]

Remarks: Mt. Zion Church, in the Bacontown Historic District, was built in 1913 and has continually served the community since its opening. This project aims to construct a space that highlights the community's unique history while documenting, preserving, and promoting the African American heritage and lived experiences that contribute to the evolution of Bacontown. Funding will support pre-development costs, a historic survey, a GPR survey, and a civil engineer assessment.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

Q. Quinn Chapel AME Church \$250,000
106 East 3rd Street, Frederick, Maryland 21701, Frederick County

Grantee: Quinn Chapel African Methodist Episcopal Church, Incorporated

Description: Interior and exterior rehabilitation including stabilization; masonry; concrete repair/replacement; brick repair/replacement; framing; ceiling repair/replacement; water remediation; roof repair/replacement; finishes; painting; door repair/replacement; window repair/replacement; insulation; mechanical/electrical/plumbing upgrades; selective demolition; site work; gutters and downspouts; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: Quinn African Methodist Episcopal Church aims to preserve its church and congregation that dates to the 1790s. The church served as a safe house for the Underground Railroad and was used as a hospital during the Civil War. The building served as one of the first schools for Black children in Frederick. The church will continue to be an educational resource for the public and extend its outreach. Funding will support the repair and stabilization of the Bell Tower, structural support, and other building maintenance and repairs.

R. St. Mark's Episcopal Church, Lappans \$75,000
18319 Lappans Road, Boonsboro, Maryland 21713, Washington County

Grantee: St. Mark's Episcopal Church Incorporated

Description: Interior and exterior rehabilitation work to include masonry repair/replacement; electrical upgrades; framing; site work; foundation repairs; utility upgrades; selective demolition; and associated architectural, engineering, and consulting services. [Total project costs \$75,000.00 estimated.]

Remarks: St. Mark's Episcopal Church, located in Lappans, is a rural stone church constructed in 1849. The church served local landowners, as well as the free and enslaved African American population - performing weddings, baptisms, confirmations, and burials for African American congregants from its founding. A stained-glass window in the church commemorates the significant role African Americans played in the church. Funding will support roofing, repointing, and electrical upgrades.

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11. **DEPARTMENT OF PLANNING** (*cont'd*)
Maryland Historical Trust
African American Heritage Preservation Program

S. **St. Paul Church** **\$240,000**
26086 Beauchamp Branch Road, Denton, Md. 21629, Caroline County

Grantee: St. Paul Church Historical, Revitalization, and Maintenance, Inc.

Description: Cemetery work including conservation of markers; installation of markers; ground penetrating radar; interior and exterior rehabilitation including door repair/replacement; floor repair/replacement; wood; carpentry; finishes; concrete; masonry; mechanical/electrical/plumbing upgrades; painting; site work; plaster repair/replacement; foundation repair/replacement; finishes; painting; and associated architectural, engineering, and consulting services. [Total project costs \$240,000.00 estimated.]

Remarks: St. Paul Church in Denton is a historic church that dates to the 1880s. This project aims to make St. Paul Church a community-based center to engage in conversations that uplift and build the African American community while embracing and always remembering the past. The community center will increase awareness of African American culture and history in Caroline County and statewide. The organization will continue to host educational seminars, literature, and cultural events allowing visitors to understand the significance of African American history. Funding will support cemetery conservation efforts, floor repair, foundation repair, and interior and exterior finishes.

T. **The Custom House** **\$232,000**
101 S. Water St., Chestertown, MD 21620, Kent County

Grantee: Washington College

Description: Interior and exterior rehabilitation including water remediation; drainage improvements; accessibility improvements; mechanical/electrical/plumbing upgrades; framing repair/replacement; masonry; painting; wood repair/replacement; carpentry; concrete; brick repair/replacement; foundation repair/replacement; display cases; site work; selective demolition; and associated architectural, engineering, and consulting services. [Total project costs \$232,000.00 estimated.]

Remarks: The Custom House, located in the Chestertown Historic District, is more than 275 years old and has what is believed to be an underground holding cell for enslaved people, which is one of the few surviving architectural features associated with the trans-Atlantic slave trade. The house is now part of the Washington College campus and is home to the Starr Center for the Study of the American Experience. The Customs House hosts public events and will continue to do so by expanding its community engagements to educate the public on local African American history. Funding would support framing, waterproofing of the chamber, and an archaeological investigation

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

U. Mander House Museum \$247,000
11310 Neadam Road, Worton, MD 21678, Kent County

Grantee: Yvette Young

Description: Interior and exterior rehabilitation including foundation repair/replacement; stabilization; framing; roof repair/replacement; chimney repair/replacement; window repair/replacement; door repair/replacement; finishes; ceiling repair/replacement; floor repair/replacement; carpentry; wood; concrete; painting; vegetation removal; security and surveillance system; mechanical/electrical/plumbing upgrades; new construction; selective demolition; site work; and associated architectural, engineering, and consulting services. [Total project costs \$247,000.00 estimated.]

Remarks: Located in Kent County, the Mander House Museum aims to tell the story of local African American freedmen and their contributions to the county before the Civil War. The museum will also share the stories of the residents who fought in the Union Army. Funding will support structural repairs, a new roof, and an overall conditions assessment.

V. The Harlem Theatre \$243,000
614 North Gilmor Street, Baltimore, MD 21217, Baltimore City

Grantee: AJOR Real Estate Group, LLC

Description: Pre-development; interior and exterior rehabilitation work to include roof repair/replacement; gutters and downspouts; electrical upgrades; window repair/replacement; and associated architectural and engineering services. [Total project costs \$243,000.00 estimated.]

Remarks: The Harlem Theatre, located in the Old West Baltimore and Harlem Park historic districts, was the last first-run movie theater serving Black Baltimoreans. Opened in 1932 and built with an ornate Spanish-style interior and luxurious amenities, the theater drew in record crowds during the height of segregation. The theater still serves as an important community hub. Funding will support pre-development services, as well as roof, and window repair

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11. **DEPARTMENT OF PLANNING** (*cont'd*)
Maryland Historical Trust
African American Heritage Preservation Program

W. Barksdale Grocery Store and Tavern **\$185,000**
8070 Washington Boulevard, Jessup, Maryland 20794, Howard County

Grantee: BNCM, LLC

Description: Interior and exterior rehabilitation including site work; demolition; accessibility improvements; foundation repair/replacement; mechanical/electrical/plumbing installation; bathroom/kitchen upgrades; carpentry; framing; structural stabilization; fabrication and installation of shelving and display cases; finishes; masonry repair/replacement; painting; roof repair/replacement; security upgrades; door and window repair/installation; signage; and associated architectural, engineering, and consulting services. [Total project costs \$185,000.00 estimated.]

Remarks: The Barksdale Grocery Store and Tavern is a simple concrete-block commercial building with an attached garage. The original owner of the buildings, Edgar D. Barksdale, was the first person of color to obtain a liquor license in Howard County and was the proprietor of apartments located on site, as well as a meeting hall that was integral to the social life of the local African American community. The general store was also among only a few African-American-owned grocery stores within the segregated community. Funding will support the rehabilitation of the building.

X. Brooks Methodist Church **\$77,000**
5550 Mackall Road, St. Leonard, MD 20685, Calvert County

Grantee: Brooks United Methodist Church

Description: Interior and exterior rehabilitation including mechanical/electrical/plumbing upgrades; carpentry; framing; and associated architectural, engineering, and consulting services. [Total project costs \$77,000.00 estimated.]

Remarks: Brooks Methodist Church was constructed in 1968 to replace a ca. 1890 Gothic Revival church that was demolished in the late 1960s. The congregation was formed in the mid-19th century and may be the oldest African American Methodist congregation in Calvert County. The property was also the site of a segregated school that burned in the late 1880s. The congregation currently operates a food pantry, a voter registration site, and a rehearsal space for the congregation's choir. Funding will support the mechanical upgrades, accessibility improvements, and pre-development costs.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

Y. Catoctin Furnace African American Cemetery \$150,000
12442 Catoctin Furnace Road, Thurmont, Maryland 21788, Frederick County

Grantee: Catoctin Furnace Historical Society, Inc.

Description: Acquisition. [Total project costs \$150,000.00 estimated.]

Remarks: The Catoctin Furnace African American Cemetery located in the Catoctin Furnace Historic District, is significant to American industrial history and the role African Americans played in the iron industry. A joint DNA research project between Harvard University, 23andMe, and the Smithsonian Institute has identified more than 40,000 descendants of African American enslaved ironworkers at Catoctin Furnace. Currently, access to the cemetery is not possible. Funding will support the purchase of the cemetery.

Z. Charles "Hoppy" Adams Jr. House \$250,000
35 Old Solomons Island Rd., Annapolis, Maryland 21401, Anne Arundel County

Grantee: Charles W. "Hoppy" Adams Jr. Foundation, Inc.

Description: Acquisition. [Total project costs \$250,000.00 estimated.]

Remarks: The Charles "Hoppy" Adams Jr. House project aims to convert the home into a historic house museum. Adams' home served as a refuge for Black entertainers during segregation in Annapolis. The goal is for the home to interpret the life of Hoppy Adams, his legacy, and African American life in Annapolis during Jim Crow. Funding will support the acquisition of an adjacent parcel, once owned by Adam's parents, for redevelopment into a visitor's center and parking area.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

AA. Coulbourne and Jewett House at the Chesapeake Bay Maritime Museum **\$242,000**
213 N Talbot Street, St Michaels, MD 21663, Talbot County

Grantee: Chesapeake Bay Maritime Museum, Inc.

Description: Interior and exterior rehabilitation including roof repair; siding repair/replacement; carpentry; framing; door repair/replacement; window repair/replacement; painting; and associated architectural and engineering services. [Total project costs \$242,000.00 estimated.]

Remarks: The Coulbourne and Jewett House at the Chesapeake Bay Maritime Museum is a simple Victorian-style residence that was constructed in ca. 1875. In 1907, the building became the residence of William Coulbourne, who, along with his partner Frederick Jewett, were early African American entrepreneurs in the oyster packing trade. Their business, the Coulbourne & Jewett Seafood Packing Company, later became the largest employer in St. Michaels. The entrepreneurs devised a grading system for crab meat that is still used by the seafood industry today. The building served as a museum store since the 1970s; however, the museum plans to rehabilitate the building into an education center focused on the lives of Black watermen. Funding will support the rehabilitation of the building, including the repair of the historic windows, siding, and roof.

BB. Cowdensville A.M.E. Church **\$87,000**
1100 Sulphur Spring Road, Arbutus MD 21227, Baltimore County

Grantee: Friends of Cowdensville A.M.E., Inc.

Description: Interior and exterior rehabilitation including siding repair/replacement; painting; masonry; framing; carpentry; finishes; site work; safety improvements; concrete; metal; and associated architectural, engineering, and consulting services. [Total project costs \$87,000.00 estimated.]

Remarks: Cowdensville A.M.E. Church is a frame and shingled church with a gabled roof, in vernacular style, and was constructed between 1904 and 1907. The Cowdensville AME congregation's roots go back to 1857 within the free Black community once known as Crowden Town. A complete rehabilitation was undertaken in the late 1990s to save the church from condemnation and demolition. Funding will support rehabilitation, including repair of the narthex.

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11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

CC. Frederick Douglass Summer House \$106,000
3200 Wayman Avenue, Highland Beach, MD 21403, Anne Arundel County
Grantee: Town of Highland Beach

Description: Interior and exterior rehabilitation including roof repair/replacement; foundation repair; masonry; framing; carpentry; finishes; painting; selective demolition; and associated architectural, engineering, and consulting services. [Total project costs \$106,000.00 estimated.]

Remarks: The Frederick Douglass Summer House is a Queen Anne-style frame dwelling that was constructed in ca. 1894 as a summer home for Frederick Douglass, who unfortunately did not live to see the project's completion. The building is the oldest standing dwelling in Highland Beach – the first African American municipality in Maryland - and is currently used as a museum space for the Frederick Douglass Museum and Cultural Center, which hosts educational and cultural programming. Funding will support structural improvements and associated architectural and engineering services.

DD. Galilee United Methodist Cemetery \$24,000
Loveville Rd/Rt 247, Mechanicsville, MD 20659, St. Mary's
Grantee: St. Mary's College of Maryland

Description: Exterior rehabilitation including cemetery mapping; ground penetrating radar; vegetation removal; fence removal/installation; conservation of markers; kiosks; and associated architectural, engineering, and consulting services. [Total project costs \$24,000.00 estimated.]

Remarks: The Galilee Methodist Episcopal Church Cemetery located in Mechanicsville was established ca. 1880 on land purchased by the Galilee Methodist Episcopal Church – an African American congregation. The cemetery contains the remains of Civil War veteran J. E. Cully of Co. A 9th United States Colored Infantry. Once conserved, the cemetery will provide a space for genealogical research and interpretation of the post-emancipation lives of African Americans in St. Mary's County. Funding will support cemetery conservation and site mapping, fence repair, and the installation of interpretive kiosks.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



11. **DEPARTMENT OF PLANNING** (cont'd)
Maryland Historical Trust
African American Heritage Preservation Program

EE. Tyree African Methodist Episcopal Church \$250,000
10049 Germantown Road, Berlin, Maryland 21811, Worcester County

Grantee: Tyree African Methodist Episcopal Church Incorporated

Description: Interior and exterior rehabilitation including foundation; masonry repair/replacement; framing; ceiling repair; flooring repair/replacement; selective demolition; finishes; carpentry; accessibility improvements; painting; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: Tyree African Methodist Episcopal Church was constructed in 1915 and was altered in the early 1990s by the addition of a large, gabled, one-story ell at the rear of the structure. The original Gothic Revival portion of the building is wood-framed, cross-shaped, and displays tripartite-colored glass windows at the front façade. Located in the Germantown community, the church was used as a place for education before the establishment of the Germantown School – a Rosenwald School. Funding will support structural work to the foundation and original bell tower.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



Contact: Nehemiah Yisrael
nehemiah.yisrael@morgan.edu

12. **MORGAN STATE UNIVERSITY**
Real Property Lease - Enolia 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: MCB 4511 Harford Road LLC d/b/a Enolia Apartments

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

Property: Enolia Apartments
4529 Harford Road, Baltimore, MD 21214

Term: 8/1/2025 – 7/31/2030 (w/two 5-year renewal options)

Rent: 473 beds with annual rent of \$6.6M with a 4% annual escalator

Fund Source: Auxiliary (Unrestricted)

Remarks: 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.

Board of Regents: The Morgan State University Board of Regents approved this action at the November 12, 2024 regular meeting.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



12. MORGAN STATE UNIVERSITY (cont'd)

Resident Business: Yes

MD Tax Clearance: 24-5485-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



REVISED

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

13. **MARYLAND STADIUM AUTHORITY**
Baseball Stadium Bonds Series 2025

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority issuing bonds in a principal aggregate amount not to exceed \$135 million. The proceeds of the bonds will finance certain capital projects at Oriole Park at Camden Yards (the “Baseball Stadium”), fund capitalized interest, pay certain costs associated with the private sale and placement of the Bonds, and pay the costs of issuance of the Bonds.

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

Background: The Authority issued a Request for Proposals to procure a purchaser for the direct placement of its unrated bonds and selected RBC Capital Markets, LLC as the placement agent (the “Placement Agent”) and Rothesay Life, Plc. as the purchaser (the “Purchaser”). The Purchaser offers a fixed interest rate with level debt service payments for a term of 14 years. In connection with the sale of the Bonds, the Authority intends to enter into a Financing Agreement (the “Financing Agreement”) with the Purchaser; and a Placement Agent Agreement (the "Placement Agreement") with the Placement Agent.

The approval of this Item will authorize the Stadium Authority to issue up to \$135 million of bonds as Series 2025 (or such other designations as approved by the Authority’s Executive Director or Chairman) with the proceeds to be used to:

- Pay costs related to the issuance of the Bonds;
- Fund a capitalized interest account;
- Pay for the construction and renovation associated with capital improvement projects at the Baseball Stadium; and
- Pay fees and expenses for the Placement Agent’s services.

Approval of this Item includes approval of the following:

- The Comprehensive Plan of Financing, which was approved by the Stadium Authority Board on October 1, 2024 and submitted to the fiscal committees of the General Assembly for review and comment on October 3, 2024;
- Resolution of the Board of Public Works approving this bond issuance.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



REVISED

13. MARYLAND STADIUM AUTHORITY (cont'd)

Background (cont'd):

Pursuant to sections 10-601 et seq. of the Economic Development Article (“EC”) of the Annotated Code of Maryland, as amended (the “Act”), the Maryland Stadium Authority (the “Authority”) is authorized to issue bonds at any time for any of its corporate purposes. Specifically, EC section 10-628(b) of the Act authorizes the Authority to issue and have outstanding up to \$1.2 billion face amount of bonds (whether taxable or tax exempt) to be divided equally between M&T Bank Stadium (the “Football Stadium”) and Oriole Park at Camden Yards (the “Baseball Stadium” and with the Football Stadium, the “Stadiums”). Bonds may be issued to finance construction, renovation, and related expenses for construction management, professional fees, and contingencies of the Stadiums, and sports facilities (as defined in the Act) related thereto.

Chapter 112 (HB 524 Session 2023) amended the Act by, among other things, creating separate funds for bonds issued for the Stadiums for the purpose of receiving lottery deposits pursuant to State Government Article Section 9-120, and managing debt obligations in connection with bonds issued for each Stadium. Section 10-629 of the Act requires the Authority’s debt service payment obligations with respect to the Series 2025 Bonds be secured by, and payable from, the property or receipts of the Authority which may include taxes, fees, charges or other revenues payable to the Authority, or any combination thereof. The Authority expects the Series 2025 Bonds will be solely secured by, and payable from, the Camden Yards Baseball Sports Facility Supplemental Financing Fund (see EC § 10-652.2). The Authority remains below its \$600 million debt limit for the Baseball Stadium with issuance of debt in the proposed amount not to exceed \$135 million.

[...] Bonds issued under the Act will not constitute a debt, liability, or pledge of the faith and credit or the taxing power of the State, the Authority, or any other governmental unit.

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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



Contact: Eric Johnson 410-223-4150
ejohnson@mdstad.com

14. **MARYLAND STADIUM AUTHORITY**
***Baltimore City Public Schools – Commodore John Rodgers Elementary/Middle School
Bid Package 1***

Contract ID: BCS-02-019-GMP

Recommendation: Confirm the Board of Public Works' previous approval of the award of Guaranteed Maximum Price (GMP) Bid Package 1 for the Commodore John Rodgers Elementary/Middle School Replacement Project with updated MBE participation information.

Contractor: CAM Construction Company, Inc. 108 W. Timonium Rd., Suite 300, Timonium, MD 21093

Prior Approvals: Secretary's Agenda, Item 16 (8/7/2024)
Secretary's Agenda, Item 17 (10/2/2024)
Secretary's Agenda, Item 14 (12/4/2024)

Project: 119,300 +/- sf school building renovation/addition located at 100 N. Chester St. Baltimore, MD 21231

Procurement Method: Competitive Sealed Proposals

Bid Package Description: Early construction trade packages needed to begin the demolition and replacement of the Commodore John Rodgers Elementary/Middle School

Term: 10/2024 – 12/2026

Preconstruction Amount \$ 38,955
Bid Package 1 Amount (this Item): \$ 30,714,480
Bid Package 2 Amount: \$ 30,574,742
Revised Amount: \$ 61,328,177

MBE Participation (This Item): 38.41% (revised)
MBE Participation (Package 1&2) 43.25%
MBE Subgoals: African American 8%
Women 11%

MBE Compliance: 0%

BOARD OF PUBLIC WORKS
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14. **MARYLAND STADIUM AUTHORITY** (cont'd)

Remarks: On October 2, 2024, the Board of Public Works approved the award of GMP Package 1 to CAM Construction Company, Inc. for the Commodore John Rodgers Elementary/Middle School Replacement Project (Secretary's Agenda, Item 17). The meeting agenda item listed an incorrect MBE participation goal of 45.18% for GMP 1. The actual MBE participation goal for GMP 1 is 38.41%.

Authority: Baltimore City Public Schools Construction and Revitalization Act of 2013 (Chapter 647) [pertinent portion codified at § 10-646, Economic Development Article, Annotated Code of MD]

Fund Source: Non-Budgeted Funds; Proceeds on deposit in the Baltimore City Public School Construction Facilities Fund

Tax Compliance No.: 24-2302-1110

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



Contact: Phil Hutson 410-333-1560
phutson@mdstad.com

15. **MARYLAND STADIUM AUTHORITY**
Renovation Projects at M&T Bank Stadium Construction Management (CM) Services
GMP #13

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. 13 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)

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

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #13 – Demolition, Metal Panels, Roofing, Drywall, Paint, Fire Protection, HVAC / Plumbing, Electrical / Fire Alarm, Fire Alarm Migration

Term: 5/4/2023 - 5/2028

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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



15. **MARYLAND STADIUM AUTHORITY**

<i>GMP Package #1:</i>	\$6,580,550
<i>GMP Package #2:</i>	\$43,906,623
<i>GMP Package #3:</i>	\$72,557,944
<i>GMP Package #4:</i>	\$19,011,614
<i>GMP Package #5:</i>	\$10,520,060
<i>GMP Package #6:</i>	\$25,696,276.54
<i>GMP Package #7:</i>	\$6,705,055.56
<i>GMP Package #8:</i>	\$11,365,554.87
<i>GMP Package #9:</i>	\$15,326,614.12
<i>GMP Package #10:</i>	\$26,330,152.32
<i>GMP Package #11:</i>	\$25,503,873.87
<i>GMP Package #12:</i>	\$3,931,512.09
<i>GMP Package #13(this Item):</i>	\$37,318,640.69
<i>Revised Amount:</i>	\$305,757,836.06
<i>MBE Participation (GMP 1 - 13):</i>	35.17%
<i>MBE Subgoals:</i>	African American 8% Women 11%
<i>MBE Compliance:</i>	22.57%

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.”

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



15. MARYLAND STADIUM AUTHORITY

Remarks (cont'd):

The procurement process for GMP Package #13 proceeded as follows:

Starting on October 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 demolition, metal panels, roofing, drywall, paint, fire protection, HVAC / plumbing, electrical / fire alarm, fire alarm migration. Competitive bids were received between November 8th and November 19th on various due dates by representatives from Gilbane.

Post-bid scope review meetings with selected trade contractors began on November 11th, 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.

Gilbane submitted GMP #13 Package on December 19th, 2024
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 twelfth 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
SECRETARY'S
ACTION AGENDA
January 8, 2025



Contact: Jonathan Dobry 240-895-3346
jadobry@smcm.edu

16. **ST. MARY'S COLLEGE OF MARYLAND**
Encumbrance of State Pay-Go Funds

Recommendation: That the Board of Public Works approves St. Mary's College of Maryland encumbering PayGo Funds to procure capitalized equipment for the Maryland Heritage Interpretive Center (MHIC) Project.

Description: Kitchen Equipment

Procurement Method: Simplified Procurement

Award: National Restaurant Equipment & Supply
Laurel MD

Amount: \$16,524

Fund Source: General Funds PAYGO 2023 (002)

Remarks: The Department of Budget and Management approved the use of Pay-Go funds for the purchase of the above equipment. All procurements conform to the *St. Mary's College of Maryland Procurement Policies and Procedures*.

Resident Business: Yes

MD Tax Clearance: 24-5599-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



Contact: James Becker
james.becker@maryland.gov

17. **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: PCA A1050

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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



Contact: James Becker
james.becker@maryland.gov

18. **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: PCA A1050

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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 8, 2025



Contact: Kirstin Lustila 410-260-7412
klustila@treasurer.state.md.us

19. **CALVERT COUNTY SHERIFF**
General Miscellaneous

Recommendation: The Sheriff for Calvert County, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorney's fees, against defendant in the matter of *American Civil Liberties Union of Maryland v. Sheriff Ricky Cox*, Circuit Court for Baltimore City, Case No. 24-C-22-001125.

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

Request Amount: \$35,000

Fund Source: State Insurance Trust Fund

Appropriation Codes: B0244

Requesting Agency's Remarks: The Sheriff for Calvert County and the Office of the Attorney General recommend paying \$35,000 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 "ACLU Foundation of Maryland, Inc." in the amount of \$35,000.00. The check should be delivered to Kirstin Lustila, Assistant Attorney General, Office of the Attorney General of Maryland, 80 Calvert Street, 4th Floor, Annapolis, Maryland 21401, who will deliver it to the plaintiff and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
January 8, 2025



APP 1

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

A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

Contract Title: Emergency Service to Remove and Replace Hot Water Heaters at Patuxent Institution (PATX) ADPICS NO. Q00P5601957

Contract Type: Maintenance

Contract Description: Emergency services to remove and replace the existing hot water heaters supporting the DD Building at PATX.

Procurement Method: Emergency

Bids: JPG Plumbing and Mechanical, Inc.; Jessup, MD \$332,598.00
(Single bid received)

Award: JPG Plumbing and Mechanical, Inc.

Amount: \$332,598 NTE

Term: 11/15/2024 - Late February 2025 (expected completion)

Date Emergency Declared: 11/14/2024

Contract Award Date: 11/26/2024

Date Emergency Reported: 12/11/2024

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% General Funds

Appropriation Code: Q00D0001

Remarks: Nature of Emergency: A system failure resulted in a loss of hot water supply at PATX. A contractor is required to provide and install a temporary hot water supply unit and to integrate it with the existing system. The contractor will also be responsible for diagnosing, installing, and repairing the underlying issue causing the system failure. These repairs are vital to maintain a healthy and safe environment for the incarcerated population. Additionally, there is an estimated lead time of 10-12 weeks for the vendor to receive all necessary parts before installation can begin.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
January 8, 2025



APP 2

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

Remarks (cont'd):

Basis for Selection: This work is time sensitive in that a lack of hot water represents a health and sanitation hazard to the incarcerated population. To be competitive, emergency calls for quotes were made to two vendors that were known to respond, familiar with the facilities and security protocols, and have completed similar assignments successfully. JPG responded immediately and has proven to perform satisfactorily service on other projects. The other firm solicited was unable to respond in a timely manner. These repairs are vital to maintain a healthy and safe environment for the incarcerated population.

Resident Business: Yes

Tax Compliance No.: 24-5188-1111

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
 Department of Natural Resources – Real Property
 Supplement
 January 8, 2025



DNR 1

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

1A. RURAL LEGACY PROGRAM FUNDS
Harford County

Recommendation: Approval to grant \$223,893.18 to **Harford County** from Rural Legacy Funds to acquire a 41.46-acre conservation easement.

Deer Creek Rural Legacy Area – Lehnert Property

Prior Approval: Deer Creek Rural Legacy Area Grant for easement acquisitions: DNR-RP Item 15A (8/23/2023) \$1,235,521.30 for FY 2024

Project Description: Acquisition of this conservation easement will protect productive forested lands, as well as protect 4,525 linear feet of forested stream buffer along Rock Run and associated tributaries. Rock Run flows into the Susquehanna River. This Rural Legacy easement, RL No. 35369, will be held by Harford County. The county is not requesting reimbursement for administrative, program compliance costs, or incidental expenses.

Easement Value: \$290,231.90 (\$7,000.29 per acre)

Purchase Price: \$223,893.18 (\$5,400.23 per acre)

Total Other DNR Costs:	Administrative:	\$.00
	Incidental:	\$.00
	Compliance:	<u>\$.00</u>
		\$.00

Amount Requested: \$223,893.18

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
 Rural Legacy Program
 Source Code: 23003 \$223,893.18

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
 January 8, 2025



DNR 2

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

2A. RURAL LEGACY PROGRAM FUNDS
Worcester County

Recommendation: Approval to grant \$398,218.45 to **Worcester County**, from Rural Legacy Funds to acquire a 94.51-acre conservation easement.

Dividing Creek Rural Legacy Area – Disharoon Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
 DNR-RP Item 14A (12/1/2021) \$1,005,000 for FY 2022
 DNR-RP Item 15A (10/12/2022) \$600,000 for FY 2023

Project Description: Acquisition of this conservation easement will protect 94.51-acres of prime farmland in the Nassawango Creek and the Pocomoke River watersheds. This area contains some of the most productive agricultural soils in the county. Preservation of this high-quality farmland will contribute to the local economy, and also maintain significant scenic views along Shell Road, Whiton Road, and Disharoon Road. This Rural Legacy easement, RL No. 35389, will be held by the County Commissioners of Worcester County.

Easement Value: \$368,399.00 (\$3,897.99 per acre)

Purchase Price: \$368,399.00 (\$3,897.99 per acre)

Total Other DNR Costs:

Administrative:	\$11,000.00
Incidental:	\$13,319.45
Compliance:	<u>\$ 5,500.00</u>
	\$29,819.45

Amount Requested: \$398,218.45

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
 Rural Legacy Program
 Source Code: 23003 \$398,218.45

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds and General Fund (PayGo) funding for the following contracts totaling: \$5,063,254

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

University of Maryland College Park
Basketball Performance Center

1. Description: Provide Audio Visual equipment and installation for the new Basketball Performance Center.
Procurement Method: Master Contract MEEC AV Contract # TU-1901
Award: MidPoint Technology Group, LLC, Columbia, MD
Amount: \$1,233,355
Fund Source: MCCBL 2020: *Provide funds to purchase audio visual equipment and installation at the new Maryland Basketball Performance Center at the University of Maryland, College Park Campus: Item 603.*
MBE Participation: 25.3%
Resident Business: Yes **MD Tax Clearance:** 24-5415-1111

University of Maryland College Park for University of Maryland Center for Environmental Science
Horn Point Environmental Laboratory, Cambridge, MD

2. Description: Chiller plant replacement-laboratory and chemical hood exhaust upgrade.
Procurement Method: Competitive Sealed Proposal
Award: Kelly HVAC, Inc., Upper Marlboro, MD
Amount: \$2,898,134
Fund Source: FY 2023 General Funds (PayGo Funding)
MBE Participation: 15.52%
Resident Business: Yes **MD Tax Clearance:** 24-5395-0110

1-GM. GENERAL MISCELLANEOUS (cont'd)

University of Maryland, Baltimore County
Campus Fire Alarm Upgrades

3. Description: Renovation of the Fire Alarm System in the UMBC Central Utilities Plant
Procurement Method: UMB On-Call Electrical Services Task Order
Award: Dvorak LLC, Baltimore, MD
Amount: \$490,700
Fund Source: FY 2023 General Funds (PayGo Funding)
MBE Participation: 11.61%
Resident Business: Yes **MD Tax Clearance:** 24-5328-1110

University of Maryland, Baltimore County
Biology Building Restroom Renovations

4. Description: Renovation restrooms, corridors and supporting spaces Biology Building to improve accessibility.
Procurement Method: UMB On-Call General Contractors task order
Award: Wohlsen Construction Company, Lancaster, PA
Amount: \$320,528
Fund Source: MCCBL 2023: *Provide funds to design and construct architectural upgrades at State-owned facilities to improve accessibility for persons with disabilities*; Item 159: \$220,000; Institutional Funds: \$100,528.
MBE Participation: 14.05%
Resident Business: No **MD Tax Clearance:** 24-5157-1110

1-GM. GENERAL MISCELLANEOUS (cont'd)

Towson University
ADA Signage

5. Description: Furnish, deliver, and install ADA signage for Stephens Hall, 7800 York Rd, Burdick Hall, General Services, and Center for the Arts.
Procurement Method: Cooperative Purchasing Agreement (MHEC Contract # G24)
Award : Quorum Group LLC dba Takeform, Medina, NY
Amount: \$120, 537
Fund Source: MCCBL 2024: *Interior Sign Replacement and Wayfinding Upgrades, MD Access Funding.* Item 171.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 24-5583-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 8, 2025



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

**2-RP. UNIVERSITY OF MARYLAND, BALTIMORE
*Lease of 635 W. Lexington Street and Termination of 636 W. Lexington Street***

Recommendation: That the Board of Public Works approve:

- (1) a long-term lease for the real property known as 635 W. Lexington Street, Baltimore, Maryland 21201, between University of Maryland, Baltimore (UMB), as landlord, and the American Cancer Society (ACS), as tenant (New Lease), and
- (2) the commensurate buy out and termination of an existing ground lease between UMB, as landlord, and ACS, as tenant, for the real property known as 636 W. Lexington Street, Baltimore, Maryland 21202 (Existing Lease).

Properties: 635 W. Lexington Street, Baltimore, Maryland 21201.
Formerly utilized as a Ronald McDonald House that has been vacant since 2019 (New Lease).

636 W. Lexington Street, Baltimore Maryland 21201.
Currently occupied by ACS and operated as a Hope Lodge, temporary residence for use by patients receiving treatment for life-threatening cancer or cancer related illnesses, and/or their families (Existing Lease).

Landlord: State of Maryland for the University System of Maryland on behalf of its constituent institution, the University of Maryland, Baltimore.

Tenant: American Cancer Society, Inc., Atlanta, GA

Appraisals: Independent Market Value Appraisals were completed by Colliers International (December 2023) and Cushman and Wakefield (October 2023).

635 West Lexington Street: \$2,300,000
636 West Lexington Street: \$2,550,000

Price: \$90,000.00 (consideration payable by UMB to ACS for termination of Existing Lease and compensation for the reduced term under the new lease)

2-RP. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)
Lease of 635 W. Lexington Street and Termination of 636 W. Lexington Street

Requesting Institution Remarks: UMB requests approval to terminate an Existing Lease and enter into a New Lease with ACS. The initial term of the proposed New Lease will be twenty-five (25) years, with an option for one (1) additional period of fifteen (15) years, and further options upon the mutual agreement of UMB and ACS, for two (2) additional periods of five (5) years each, for a maximum potential total term of fifty (50) years. The New Lease will require annual rent payments by ACS in the amount of One Dollar (\$1.00), with ACS to be wholly responsible for the cost of utilities, services, security, property repairs and maintenance, and any applicable taxes. The Existing Lease was executed in 1983 and has a term of forty-nine (49) years, with an option to renew for an additional forty-nine (49) years. Under the Existing Lease, ACS pays UMB annual rent in the amount of One Dollar (\$1.00), with ACS wholly responsible for the cost of utilities, services, security, property repairs and maintenance, and any applicable taxes.

It is ACS's intention to renovate and convert the 635 W. Lexington Street property for use as a new Hope Lodge, allowing ACS to increase the number of guest rooms. Upon completion of the renovations and relocation of the Hope Lodge, the Existing Lease will be terminated and ownership of the building and other improvements on the 636 W. Lexington Street property will revert to UMB.

The 636 W. Lexington Street property was identified in UMB's Facilities Master Plan as being a strategically important future development site. The termination of the Existing Lease would enable UMB to join the 636 W. Lexington Street property with an adjacent site to create a uniquely large, unencumbered assemblage.

The 635 W. Lexington Street property is not of strategic importance to UMB and is not a site for planned future development.

Board of Regents: The Board of Regents of the University System of Maryland approved the New Lease and commensurate termination of the Existing Lease on December 20, 2024.

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

3-S-**[...]** MOD. **UNIVERSITY OF MARYLAND, COLLEGE PARK**
Workday [...] **Contract Modification**

Contract ID: SaaS Enterprise Resource Planning (ERP) System

Contract Approval: USM Item 3-S (12/2/2020)

Contractor: Workday Inc., Pleasanton, CA

Contract Description: Award two contracts: 1) implement Software as a Service (SaaS) Human Capital Management, Finance, and Student ERP system to replace current legacy ERP systems, and 2) award SaaS subscription services.

[...] **Modification Description:** Board approval is requested to **approve** a negotiated **[...]** **contract modification** which extends the base contract term to January 2035 and **[...]** shifts the three additional 2 year options securing pricing through 2041. This item pertains only to the second contract that was a part of the original BPW agenda item for software as a service.

[...] Exercising the **[...]** **modification** provides UMCP with a contract through **January** 2035 and

- 1) Provides a cost avoidance/savings of \$7.2 million with net present value of \$5.5 million
- 2) reduces the annual escalation from 3.5% to 2%;
- 3) eliminates escalation risk in 2031 when the original contract expires;
- 3) provides 2% escalation 2032-2035;
- 4) provides renewal terms through 2041 with escalations of 3.5% equal to the current contract

Original Term: 12/9/2020 – 12/8/2025 (5-year base + 3 additional 2-year options)

[...] **Modification Term:** 1/14/2025-1/13/2035 (years 5-15 **[...]** **modification** base + 3 **[...]** 2-year options)

Original Amount: \$20,742,886 (SaaS 5-year base subscription)
\$10,085,821 (Option 1 – two-year SaaS Subscription Renewal)
\$10,804,183 (Option 2 – two-year SaaS Subscription Renewal)
\$11,573,711 (Option 3 – two-year SaaS Subscription Renewal)
\$53,206,601 (Total – 11-year SaaS subscription)

Modification Amount: **(\$ 4,148,577) (SaaS initial 5-year base subscription less year 5)**
\$64,309,030 (10-year Extension Modification)
\$60,160,453

Revised Amount: \$80,903,339

REVISED

3-S-[...] MOD.

UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Workday [...] Contract Modification

Revised Total Amount-Base Period

Plus [...] Modification Years

and Increased Options:

\$16,594,309 (SaaS initial 5-year base subscription less year 5)
\$64,309,030 ([...] Modification years 5-15)
\$14,818,011 (Option[...] 1 - two-year SaaS subscription renewal)
\$15,873,424 (Option[...] 2- two-year SaaS subscription renewal)
\$17,004,009 (Option[...] 3 - two-year SaaS subscription renewal)
\$128,598,783 Total

Procurement Method: Competitive Sealed Proposals

MBE Participation: None

Performance Security: N/A

Requesting Institution Remarks: The University initially planned to go-live with Human Capital Management (HCM) and Finance on July 1, 2023, and Student Deployment on August 1, 2026. HCM and Finance were delayed for 15 months and went live on November 15, 2024. The revised planned go-live for Student Deployment is August 1, 2028, 29 months before the current contract will expire.

[...]. The [...] contract modification is recommended based on the following: 1) provides a contract through 2035, [...] reduces the annual escalation from 3.5% to 2%, and includes product discounts totaling \$3.07 million; 2) eliminates escalation risk in 2031 when the contract expires; 3) provides 2% escalation 2032-2035; 4) provides renewal terms through 2041 with escalations of 3.5%, equal to the current contract; and 5) provides a cost avoidance/savings to UMCP and the State of \$7.2 million and [...] calculated net present value savings [...] of \$5.5 million.

The original contract was \$20,742,886 plus three (3) two-year renewal options (\$32,463,715) for total of \$53,206,601 for the initial eleven-year contract period. In May 2021, the Procurement Module was added for \$444,784 and Strategic Sourcing added in January, 2024 for \$699,218 as part of the base contract. The proposed contract modification adds “Extend Professional”, a tool that provides additional functionality allowing UMCP to create custom applications within Workday and improve the integration and data reconciliation with the state payroll, benefits, and accounting systems.

The benefit to the [...] modification includes a reduction in fees for the remaining years of the contract secured by adding three (3) years, beyond the original renewal options, for an overall reduction of \$7.2 million, providing a Net Present Value savings of \$5.5 million. This contract modification [...] was approved by the USM Board of Regents on December 20, 2024.

Board of Public Works
University System of Maryland
Supplement
January 8, 2025



REVISED

3-S-[...] MOD. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Workday [...] Contract Modification

Fund Source: Institutional Funds

Resident Business: No

MD Tax Clearance: 24-5451-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
 University System of Maryland
 Supplement
 January 8, 2025



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

**4-C. UNIVERSITY OF MARYLAND, COLLEGE PARK for
UNIVERSITY OF MARYLAND EASTERN SHORE
 Construction Contract**

Contract ID: University of Maryland Eastern Shore (UMES) - Athletic Fields
 Renovation Phase 1

Recommendation: Award of Construction Contract

Contractor: Field Turf USA, Calhoun, GA

Project Description: Renovation of softball and baseball fields. The scope includes the installation of synthetic turf, construction of four dugouts, installation of home and away batting cages and bullpens, the replacement of existing fencing and backstops and installation of bleachers and press box at the softball field. The renovation addresses disparities noted by the Office of Civil Rights (OCR) and corrects gender equity and safety inequalities.

Contract Term: Thirty (30) months from Notice to Proceed (including warranty period)

Amount: \$5,568,636

Procurement Method: Keystone Purchasing Network Cooperative Purchase Program (202401-01)

Fund Source: USM Auxiliary Revenue Bonds

MBE Participation Goal: 15%

Performance Security: Equal to contract amount

Requesting Institution Remarks: This project will correct the inequities between the baseball and softball teams playing facilities. The renovation addresses disparities noted by the Office of Civil Rights (OCR) and corrects gender equity and safety inequalities. The project complies with the Maryland Department of the Environment water quality and water quantity control requirements. The installation of synthetic turf will reduce the amount of fertilizer, turf and field maintenance.

Resident Business: No

MD Tax Clearance: 24-5500-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 8, 2025



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

**5-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF BALTIMORE
*Learning Commons Basement Fit-Out for Baltimore Police Academy
Bid Package 1 of 1***

Contract ID: Construction Management at Risk Services for the Learning Commons Basement Fit-Out for BPA, RFTOP #24-327 ML, University Contract #C-00990

Recommendation: Award the sole construction bid package for Task Order under On-Call CM Build. The Bid Package includes all trades and materials for the project, Owner allowances, CM contingency, CM general conditions, and CM Fee.

Contractor: James G. Davis Construction Corporation, Rockville, MD

Prior Approval: USM Item 10-C (8/28/2024)

Project: This project is for the renovation of the Learning Commons basement to provide the lease tenant, the Baltimore Police Academy (BPA), a physical fitness/tactical training space. The project is to build-out a space meeting BPA training requirement. The completed facility will consolidate the academy within one (1) campus building and allow the current Academic Center Recreation Center to be repurposed.

This Bid Package Amount: \$1,910,531

Current Contract Amount: \$10,000

Revised Amount: \$1,920,531

Contract Term: 30 months from issuance of Notice to Proceed (includes construction and warranty period)

Fund Source: FY 2023 General Funds (PayGo Funding): \$1,107,064
Plant Funds: \$803,467

**This Bid Package
MBE Participation:** 18.68%

MBE Participation: Overall Goal 12%

MBE Compliance: 0% (See Requesting Institution Remarks)

Performance Security: 100% performance bond is required.

Board of Public Works
University System of Maryland
Supplement
January 8, 2025



**5-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
UNIVERSITY OF BALTIMORE (cont'd)
*Learning Commons Basement Fit-Out for Baltimore Police Academy
Bid Package 1 of 1***

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 bid the construction package. This is the only bid package anticipated for this project. There is no MBE compliance at this stage of the project since only pre-construction services have been awarded to date, and no payments to the CM have been made.

Sustainability: The basement level of the Learning Commons building is being renovated from a disused cafeteria and conference facility to a training area for the Baltimore Police Academy. The project will implement sustainable measures, including VOC emitting finishes, water sense labeled shower fixtures, LED lighting fixtures with occupancy controls and significantly greater life expectancy.

Resident Business: Yes
MD Tax Clearance: 24-5422-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 8, 2025



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

**6-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
COPPIN STATE UNIVERSITY
Residence Hall-Bid Package 2 of 3**

Contract ID: Construction Management at Risk Services for the Residence Hall at Coppin State University, RFP #23-322 ML, University Contract #C-00953

Recommendation: Award construction bid package 2 of 3. Bid Package 2 includes glass and glazing, curtainwalls and windows, elevators, fire protection, plumbing, HVAC/mechanical, electrical, telecommunication, A/V, security/access control, subcontractor default insurance, CM allowances, CM general conditions, CM contingency and CM Fee.

Contractor: Consigli Construction Company Inc., Washington, DC

Prior Approval: USM Item 6-C 6/21/2023 (Pre-Construction Services)
USM Item 5-C 12/18/2024 (Bid Package 1)

Project: This project consists of a new 109,049 GSF residence hall. The facility will modernize the campus life experience at CSU and will position the CSU student life experience at CSU to relate comparably to peer institutions, nationally and within the region. The new residential hall will add 350 new beds to the current campus-wide 650 total bed count. The total 1,000 bed count will address projected on-campus housing demand, but it also establishes a residential living and learning community, or “neighborhood” at the heart of the CSU campus.

This Bid Package Amount: \$21,075,078

Current Contract Amount: \$15,542,359

Revised Amount: \$36,617,437

Contract Term: 60 months from issuance of Notice to Proceed (includes construction and warranty period)

Fund Source: MCCBL 2024 Provide funds to continue construction of a new residence hall at Coppin State University. Item 118: \$1,103,472
Institutional Funds: \$19,971,606

**This Bid Package
MBE Participation:** 27.28%

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

MBE Compliance: 6.74% (See Requesting Institution Remarks)



**6-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for
COPPIN STATE UNIVERSITY (cont'd)
Residence Hall-Bid Package 2 of 3**

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 second of three bid packages. The final bid package will include a higher MBE percentage of subcontractor trade work to bring the contract into compliance with the overall MBE participation goal of the project.

Sustainability: This new residence hall knits together the residential and academic zones of the CSU campus, strengthening the existing pedestrian spine and providing a home-away-from-home for 350 students. Sustainable, low maintenance, and locally sourced building materials and finishes create a healthy interior environment for students. Shared lounge spaces are filled with daylight and offer views to the adjacent residential quad to the north and Memorial sculpture to the west. Passive strategies like ceramic frit insulated glazing and shade overhangs reduce solar heat gain and ensure glazed areas are bird-friendly.

Energy consumption is reduced compared to a similar sized building employing code-minimum construction and building systems standards by using various strategies. The high-performance building envelope utilizes high-albedo roofing and robust insulation values, while the building systems feature highly efficient heat pump air conditioning units and programmable lighting control systems. The building is “all-electric” and does not rely on combustion fuel for energy production.

Outdoor spaces are shaped to foster a variety of student experiences at different scales, from small gathering areas to large lawn areas designed to support volleyball and other recreation opportunities. The landscape uses native or adaptive plantings and strives to keep mature existing trees, reducing the amount of potable water use and maintenance. Micro-bioretenion rain gardens treat stormwater and provide an aesthetic benefit in the landscape. With the use of notable energy strategies along with careful consideration of indoor environmental quality, the Coppin State University Residence Hall is expected to achieve USGBC LEED Gold certification under the LEED 4.0/4.1 rating system, in accordance with the Maryland High Performance Building Standard.

Resident Business: No **MD Tax Clearance:** 24-5421-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
January 8, 2025**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
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7 - 11	State Highway Administration (SHA)	15 - 24

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025**



MDOT 1

*Contact: Donna DiCerbo 410-537-7814
ddicerbo@mdta.state.md.us*

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

Contract ID: Planning, Engineering, Construction Management and Program Support Services for Francis Scott Key Bridge Reconstruction; *AE-3132-0000*

Contract Description: Planning, engineering, construction management, and program support services for traditional and alternative delivery projects to reconstruct the collapsed Francis Scott Key (FSK) bridge.

Award: Bridging Maryland Partnership
(WSP USA, Inc., Johnson, Mirmiran & Thompson, Inc., and Rummel, Klepper & Kahl, LLP – TriVenture)
Baltimore, MD

Contract Term: 01/23/2025* – 01/22/2030 (**or earlier upon BPW approval*)
(five years)

Amount: \$75,000,000 NTE

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Award</i>
Bridging Maryland Partnership Baltimore, MD	85.15 (1)	\$75,000,000 NTE AE-3132-0000
FSK Gateway Partners Timonium, MD	79.47 (2)	
GM2 Glastonbury, CT	74.86 (3)	

Living Wage Eligible: No

DBE Participation: 31.5%

Hiring Agreement Eligible: No

Incumbent: None

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025



MDOT 2

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

Requesting Agency Remarks: On July 19, 2024, the solicitation was advertised in The Daily Record and eMaryland Marketplace Advantage (eMMA). The advertisement was for one contract valued at \$75,000,000 for planning, engineering, construction management, and program support services for traditional and alternative delivery projects to reconstruct the collapsed FSK bridge. A total of 1,489 firms were notified through eMMA, and the Maryland Transportation Authority (MDTA) received three technical proposals. The MDTA used qualification-based selection and found one consultant eligible for a contract award. No protests were filed.

The services provided will encompass a wide range of professional engineering consulting areas, including transportation planning, project planning, land surveying, public involvement, forestry and landscape architecture, environmental sciences, project management, and engineering services. These engineering services may include various specialties such as highway, construction, water resources, environmental, structural engineering and inspection, coastal engineering, traffic, transportation, electrical engineering, intelligent transportation systems, geotechnical engineering, pavement engineering, materials engineering, and utilities.

The MDTA Procurement Review Group reviewed the contract scope of work to assess the potential for establishing a Disadvantaged Business Enterprise (DBE) participation goal. A DBE participation goal of 31.5% was set for the contract.

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00.42

Resident Business: Yes

MD Tax Clearance: 24-5371-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025**



MDOT 3

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

**2-AE. MARYLAND TRANSIT ADMINISTRATION
*Architecture/Engineering Contract***

Contract ID: Rolling Stock and Associated Equipment Services; *AE-22-001-A, AE-22-001-C & AE-22-001-D*
EPICS No.: AE22001A, AE22001C & AE22001D

Contract Description: Three of five contracts to provide rolling stock and associated equipment services for the Maryland Transit Administration (MTA) in support of the procurement of locomotives, buses, paratransit, and rail passenger vehicles to be operated on various Maryland Transit service routes.

Awards:

Jacobs Engineering Group, Inc. Baltimore, MD		(Contract A)
STV Incorporated Owings Mills, MD		(Contract C)
WSP USA, Inc. Baltimore, MD		(Contract D)

Contract Terms: 01/09/2025 – 01/08/2030 (five years)

Amounts:

\$22,000,000 NTE	Contract A	
\$16,000,000 NTE	Contract C	
<u>\$13,000,000 NTE</u>	<u>Contract D</u>	
\$51,000,000 NTE	Aggregate Total	

Procurement Methods: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 1050) (Rankings)</i>	<i>NTE Price</i>
Jacobs Engineering Group, Inc. Baltimore, MD	1014 (1)	Contract A \$22,000,000 NTE
AECOM Technical Services, Inc. Chicago, IL	1003 (2)	Contract B Approved 12/04/2024 MDOT 2-AE
STV Incorporated Owings Mills, MD	989 (3)	Contract C \$16,000,000 NTE

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025**



MDOT 4

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

Proposals (cont'd):

WSP USA Inc. Baltimore, MD	938 (4)	Contract D \$13,000,000 NTE
Omni Strategy, LLC Baltimore, MD	870 (5)	Contract E Approved 12/04/2024 MDOT 2-AE
Atkins North America, Inc. Calverton, MD	818 (6)	
Hatch Associates Consultants, Inc. Washington, DC	778 (7)	

Living Wage Eligible: No

DBE Participation 28%

Hiring Agreement Eligible: No

Incumbents: CH2M Hill, Inc., St. Louis, MO
Omni Strategy, LLC., Baltimore, MD
AECOM Technical Services, Inc., Chicago, IL
STV Incorporated, Owings Mills, MD
WSP USA, Inc., Baltimore, MD

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace (eMMA) on January 25, 2023. A total of 425 firms were notified via eMMA, of which 200 were certified DBEs and 50 firms were directly solicited. A total of seven firms submitted technical proposals in response to the solicitation. The five highest-scoring firms were selected for award after each proposal was evaluated, scored, and ranked.

These contracts provide rolling stock and associated equipment services on a work order basis. The awardees are required to provide engineering and technical services, systems integration, revenue service support, management of fleet retrofits/ modifications and project planning.

Existing and anticipated projects requiring Rolling Stock and Associated Equipment Services include:

- Bus Division Improvements
- Metro Wabash Shop Upgrades
- Metro System-Wide Improvements
- Metro Traction Power Substation Load Break and Tie Switch System
- Light Rail – Rail and Switch Heater System Replacement

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025



MDOT 5

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

Requesting Agency Remarks (cont'd):

- Light Rail Catenary System Rehabilitation
- Light Rail Load Break Disconnect Feeder which are part of the Call for Projects FY26 in support of all MTA Transportation Links

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing a Disadvantaged Business Enterprise (DBE) participation goal, as well as a Small Business Enterprise (SBE) designation. A 28% DBE participation goal has been established for these contracts; however, no SBE goal was established due to the limited subcontracting opportunities.

These contracts include a provision authorizing an extension for a total period no longer than one-third of the base term to spend funds remaining on the contracts as provided in Board Advisory 1995-1.

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

Approp. Code: J05H0105

Resident Businesses: Yes

MD Tax Clearances: 24-0770-1111 (Contract A)
24-0865-1111 (Contract C)
24-0942-1011 (Contract D)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025**



MDOT 6

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

**3-GM. MARYLAND TRANSIT ADMINISTRATION
*General/ Miscellaneous Contract***

Contract ID: Heavy Duty Alternative Fuel Vehicles; *LOT-23-010-GM*
EPICS No.: LOT23010GM

Contract Description: This contract is an Indefinite Delivery Indefinite Quantity with a maximum delivery of 339 buses, for the supply of heavy-duty transit buses with a variety of propulsion systems options for the Locally Operated Transit Systems (LOTS).

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

Gillig, LLC
Livermore, CA

Contract Term: 01/30/2025* - 01/29/2030 (** or earlier upon BPW Approval*)
(five years)

Amount: \$387,358,011.00 NTE

Procurement Method: Competitive Sealed Proposals

Proposals:

	<i>New Flyer of America, Inc.; Saint Cloud, MN</i>	<i>Gillig, LLC.; Livermore, CA</i>
Technical Rating	Acceptable	Acceptable
Bus Type *		
1A with all options	No Bid	\$831,922.00
1B with all options	No Bid	\$888,692.00
1C with all options	No Bid	No Bid
2A with all options	\$657,378.66	\$843,833.00
2B with all options	\$745,327.96	\$900,603.00
2C with all options	\$1,152,128.45	\$1,366,105.00
3A with all options	\$662,378.66	\$852,696.00
3B with all options	\$745,827.96	\$909,466.00
3C with all options	\$1,227,628.45	\$1,374,968.00

**Pricing per bus including all available add-on options.*

DBE Participation: 0%

Performance Security: 10% of confirmed orders

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

Incumbents: None

Requesting Agency Remarks: The buses needed by the LOTS will be purchased by Maryland Transit Administration (MTA) on their behalf as MTA is the recipient of Federal Transit Administration (FTA) grant funds that will be utilized for the sub-recipient bus purchases. MTA, as the federal fund recipient, is required to maintain oversight and ensure compliance with rolling stock procurements for sub-recipients approved for rolling stock federal funding. Local jurisdictions may choose to order a vehicle from either Contractor based upon their needs and will request approval from MTA prior to placing the order. Once MTA approves the order, MTA's Procurement Office will request the performance bond and place order upon receipt of an acceptable performance bond.

MTA's Office of Local Transit Support designed the specifications so that each LOTS will have the opportunity to choose buses that meet all requirements and don't exceed the budgetary limits established by the State. The LOTS vary by jurisdiction, offering fixed-route services to some and demand-response service with door-to-door transportation to others.

A Request for Proposals was published on eMaryland Marketplace Advantage (eMMA) on February 7, 2023. A total of 63 vendors were solicited via eMMA, with nine vendors directly solicited via email.

Three proposals were received, and Best and Final Offers were requested from all acceptable offerors. One offeror withdrew their proposal in response to a supply chain issue that stemmed from the closure of their manufacturing facility. An award is recommended to each of the two remaining offerors, New Flyer of America, Inc. and Gillig, LLC.

In the case of vehicle purchases using federal funding, a transit vehicle manufacturer (TVM) is required per 49 C.F.R. §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% and Gillig, LLC DBE goal for FY2025 is 0.72%.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025



MDOT 8

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

Fund Source: 80% Federal; 10% Special (Transportation Trust Fund); 10% Other Jurisdictions

Approp. Code: J05H0105

Resident Business: No

MD Tax Clearance: New Flyer of America, Inc. 24-2424-1101
Gillig, LLC 24-4931-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025

REVISED



MDOT 9

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

4-E. MARYLAND TRANSIT ADMINISTRATION
Equipment Contract

See next page for
Record Correction
Letter dated 3/20/25

Contract ID: MARC Train Telehandler (Equipment); MRC-24-037-EQ.1
EPICS No.: ~~P5507038~~
MRC24037EQ

Contract Description: This is a one-time purchase for a Telehandler (forklift) for MARC Train vehicles. The MARC IV passenger rail vehicle trucks are due for their first overhaul which requires the trucks be shipped to a contractor's facility. A telescoping, all-terrain forklift (telehandler) is needed to load the trucks for shipment and unloading the overhauled trucks shipped back to MARC.

Award: Alden Equipment, Inc., Amsterdam, NY

Contract Term: 01/09/2025 - 01/08/2026 (one year)

Amount: \$644,888.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Alden Equipment, Inc. Amsterdam, NY	\$644,888.00
Worldwide Enterprise, Inc. Cambridge, MD	\$646,959.00
Palmer Construction Company, Inc. McConnellsburg, PA	\$704,500.00

DBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: No

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) for 27 days on August 28, 2024, as an Invitation for Bid (IFB). A total of 1,201 vendors were solicited, seven were directly solicited via email and three bids were received.

Per BPW Advisory 2001-1, the MTA Procurement Review Group reviewed the scope to determine the potential for establishing **DBE** and VSBE participation. An **DBE/VSBE** goal was not established for this one-time purchase, due to a lack of sub-contractable opportunities.

John Gontrom



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT MTA OFFICE OF PROCUREMENT; DIRECTOR JAMAAL TURNER
SUBJECT: NOTICE OF CORRECTION – MDOT 4-E 01/08/2025, BPW MEETING
DATE: MARCH 20, 2025

PURPOSE OF MEMORANDUM

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

The basis for change: Clerical error.

MTA is requesting to make a correction to the Contract ID/EPICS number on the Maryland Department of Transportation action agenda item previously approved by the Board of Public Works.

DOT Agenda 01/08/2025, Item 4-E

EPICS No.: P5507038
Corrected EPICS No.: MRC24037EQ

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

Requested by:

3/20/25

Jamaal Turner
Director, Office of Procurement
MDOT MTA

REVISED

4-E. MARYLAND TRANSIT ADMINISTRATION (cont'd)

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

Approp. Code: J05H0105

Resident Business: No

MD Tax Clearance: 24-4680-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

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

5-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Light Rail Platforms Snow & Ice Removal, Southern Region; LR-24-017-MT
 EPICS No.: LR24017MT

Contract Description: The Maryland Transit Administration (MTA) is issuing this contract for the purposes of providing the MTA Light Rail with on-call 24-hour snow and ice removal service, re-salting service and bagged salt storage service to ten Southern Region Light Rail Stations and one Cromwell Administration and Maintenance Building.

Award: BESTSERV, Inc.; Perry Hall, MD
 (Minority Business Enterprise and Certified Small Business)

Contract Term: 02/01/2025* – 01/31/2030 (* or earlier upon BPW Approval)
 (five years)

Amount: \$1,601,520.00 **NTE**

Procurement Method: Competitive Sealed Bidding (Single Bid) (SBR-designated)

Bid:

<i>Bidder</i>	<i>Amount</i>
BESTSERV, Inc.; Perry Hall, MD	\$1,601,520.00

MBE/VSBE Participation: 0% / 0%

Living Wage Eligible: Yes

Performance Security: No

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace (eMMA) on January 3, 2024, as an Invitation for Bid (IFB). A total of 534 vendors were solicited, and an additional 27 vendors were direct solicited via email. The bid due date was on February 21, 2024.

REVISED

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

Requesting Agency Remarks (cont'd):

The MTA seeks to award the only responsive and responsible bidder. Despite direct soliciting several vendors via email and phone, as well as extending the bid due date twice, in order to obtain more competition, only three expressed an interest in this solicitation. Of those three vendors, two submitted bids; however, one bidder was deemed non-responsive as they did not submit all required documentation with their bid submission. This award is considered permissible under COMAR 21.05.07.06(3), which states “Single Bid. If only one responsive bid or acceptable offer is received in response to a solicitation, an award may be made to the bidder or offeror if the procurement officer determines that the price submitted is fair and reasonable, and that the other vendors had reasonable opportunity to respond.”

Per BPW Advisory 2001-1, the MTA Procurement Review Group reviewed the scope to determine the potential for establishing MBE and VSBE participation. This contract was identified and conducted as a Small Business Reserve procurement. No MBE/VSBE goals were established due to a lack of sub-contractable opportunities for this single element of work contract.

Per BPW Advisory 2016-1, the MTA has determined the price offered to be fair and reasonable since the bid was 12% below the Engineer’s estimate.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J05-H104

Resident Business: Yes

MD Tax Clearance: 24-4491-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

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

6-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Light Rail Platform Snow & Ice Removal, Central Region; LR-24-018-MT
 EPICS No.: LR24018MT

Contract Description: The Maryland Transit Administration (MTA) is issuing this contract for the purposes of providing the MTA Light Rail with on-call 24-hour snow and ice removal service, re-salting service and bagged salt storage service to 19 Central Region Light Rail Stations and a North Ave. Light Rail Administration and Maintenance Building.

Award: BESTSERV, Inc.; Perry Hall, MD
(Minority Business Enterprise and Certified Small Business)

Contract Term: 02/01/2025* – 01/31/2030 (* or earlier upon BPW Approval)
 (five years)

Amount: \$1,940,640.00 **NTE**

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
BESTSERV, Inc.; Perry Hall, MD	\$1,940,640.00
Johnson’s Total Services, Baltimore, MD	\$2,125,920.00

MBE/VSBE Participation: 0% / 0%

Living Wage Eligible: Yes

Performance Security: No

Hiring Agreement Eligible: No

Incumbent: Johnson’s Total Services, Baltimore, MD

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace (eMMA) on January 3, 2024, as an Invitation for Bid. A total of 534 vendors were solicited, and an additional 27 vendors were direct solicited via email. Two bids were received and BESTSERV Inc., the apparent lowest bidder, was deemed responsive and responsible.

REVISED

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

Requesting Agency Remarks (cont'd):

Per BPW Advisory 2001-1, The MTA Procurement Review Group reviewed the scope to determine the potential for establishing MBE and VSBE participation, as well as SBR designation. This contract was identified and conducted as a Small Business Reserve procurement. No MBE/VSBE goals were established due to a lack of sub-contractable opportunities for this single element of work contract.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J05H0104

Resident Business: Yes

MD Tax Clearance: 24-4489-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025



MDOT 15

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

7-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Providing Miscellaneous Roadway Structure Repairs at Various Locations in Caroline, Cecil, Kent, Queen Anne’s, and Talbot Counties District 2; AZ2857214R
EPICS No.: AZ2857214

Contract Description: Provide miscellaneous roadway structure repairs at various locations in Caroline, Cecil, Kent, Queen Anne’s, and Talbot Counties – District 2.

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

Contract Term: 01/30/2025* – 12/31/2026 *(*or earlier upon BPW approval)*
(one year, eleven months, one day)

Amount: \$1,097,231.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
PDI-Sheetz Construction Corporation, Linthicum, MD	\$1,097,231.00
Allied Contractors, Inc; Baltimore, MD	\$1,190,880.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 3% / 0%

Performance Security: Annual Renewable Performance & Payment Bonds

Incumbent: ANA General Contractors, LLC, Laurel, MD

Requesting Agency Remarks: This solicitation was originally advertised on May 7, 2024. The solicitation was rejected because it was erroneously advertised with a zero percent MBE goal. All bids were rejected, and the solicitation was readvertised on August 27, 2024.

This solicitation was re-advertised on eMaryland Marketplace Advantage (eMMA) on August 27, 2024, notifying 685 potential contractors, 132 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a one-year waiver on February 13, 2024. State Highway Administration (SHA) directly solicited six contractors. Two bids were received and opened on September 26, 2024. There were no protests filed for this contract.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025



MDOT 16

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

Requesting Agency Remarks (cont'd):

SHA and their contractors work together to choose a material from our Qualified Products List that is green yet sustainable so as not to pollute or make environmental impacts on our environment.

SHA has confirmed PDI-Sheetz Construction Corporation's bid price, and the work conducted on this contract is performed 100% by a State-Certified Minority and Small Business Enterprise.

The incumbent did not bid on the solicitation because they were unable to completely fulfill the equipment and manpower requirements of their current contract (AZ1107214).

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 3% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-4340-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025**



MDOT 17

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

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

Contract ID: Providing Maintenance of Traffic at Various Locations in Montgomery and Prince George’s Counties - District 3; 499D31426
EPICS No.: 499D31426

Contract Description: Provide maintenance of traffic at various locations in Montgomery and Prince George’s Counties – District 3.

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

Contract Term: 01/30/2025* – 12/31/2026 (*or earlier upon BPW approval)
(one year, eleven months, one day)

Amount: \$2,694,130.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Highway & Safety Services, Inc; Gaithersburg, MD	\$2,694,130.00
Allied Contractors, Inc; Baltimore, MD	\$4,456,700.00
Concrete General Inc; Gaithersburg, MD	\$5,872,700.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 2% / 0%

Performance Security: Annual Renewable Performance & Payment Bonds

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 30, 2024, notifying 558 potential contractors, 124 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver on February 13, 2024. State Highway Administration (SHA) directly solicited 10 contractors. Three bids were received and opened on August 29, 2024. There were no protests filed for this contract.

SHA has confirmed Highway Safety & Services, Inc’s bid price.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025



MDOT 18

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

Requesting Agency Remarks (cont'd):

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 2% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS code(s) to perform the project activities. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-3799-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025**



MDOT 19

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

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

Contract ID: Full-Width Litter Pick-Up (5 Person Crew) at various Locations in the Dayton Shop Area – Howard County - District 7; *43213D1426SB*
EPICS No.: 43213D1426

Contract Description: Full-width litter pick-up at various locations in the Dayton Shop Area – Howard County -District 7.

Award: Waste Collection Resolve, LLC; Baltimore, MD
(Certified Small Business)

Contract Term: 01/30/2025* – 12/31/2026 *(*or earlier upon BPW approval)*
(one year, eleven months, one day)

Amount: \$399,115.20

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Waste Collection Resolve, LLC; Baltimore, MD	\$399,115.20
Get IT Right LLC; Beltsville, MD	\$412,250.00
Merit Investment and Logistics, LLC; Baltimore, MD	\$422,676.00
C & C Management Group, Ltd; Clarksburg, MD	\$453,850.00
Foxxs’ Cleaning Service MD; Simpsonville, MD	\$457,260.00
Unified Solutions Services, LLC; Columbia, MD	\$471,820.00
Monumental Maintenance Services, Inc; Boonsboro, MD	\$509,615.00
MCNA, LLC; Rockville, MD	\$511,583.45
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$579,400.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbent: Unified Solutions Services, LLC; Columbia, MD

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 13, 2024, notifying 652 potential contractors, 121 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services on February 13, 2024. State Highway Administration (SHA) directly solicited nine contractors. Ten bids were received and opened on September 19, 2024. There were no protests filed for this contract.

The apparent lowest bidder was rejected due to a previously active contract being terminated for default. The contractor had past issues of providing labor for SHA contracts. SHA determined the vendor lacks the capability in all respects to perform fully the contract requirements and the integrity and reliability that will assure good faith performance pursuant to COMAR 21.06.01.01B(2).

This project for litter pickup supports the SHA’s commitment to enhancing and safeguarding the environment by reducing litter on roadsides and thereby preventing pollution of sewers and waterways.

SHA has confirmed Waste Collection Resolve LLC’s bid price, and the work conducted on this contract is performed 100% by a State-certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-4292-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025**



MDOT 21

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

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

Contract ID: Full-Width Litter Pick-Up (5 Person Crew) at various Locations for Jessup Shop Area – Howard County - District 7; *43213J1426SB*
EPICS No.: 43213J1426

Contract Description: Full-width litter pick-up at various locations for Jessup Shop Area – Howard County -District 7.

Award: Get IT Right, LLC; Beltsville, MD
(Minority Business Enterprise and Certified Small Business)

Contract Term: 01/30/2025* – 12/31/2026 *(*or earlier upon BPW approval)*
(one year, eleven months, one day)

Amount: \$412,250.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Get IT Right, LLC; Beltsville, MD	\$412,250.00
C & C Management Group, Ltd; Clarksburg, MD	\$453,850.00
Waste Collection Resolve, LLC; Baltimore, MD	\$474,650.00
Brown Landscaping, Inc White Plains, MD	\$486,175.00
Just Work Landscaping, LLC; Gaithersburg, MD	\$497,700.00
MCNA, LLC; Rockville, MD	\$537,945.99
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$579,400.00
Unified Solutions Services, LLC; Columbia, MD	\$586,280.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025



MDOT 22

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

Incumbent: Unified Solutions Services, LLC; Columbia, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 13, 2024, notifying 647 potential contractors, 121 of which were MDOT-certified Minority Business Enterprises. Maryland Works granted a waiver for these services on February 13, 2024. State Highway Administration (SHA) directly solicited nine contractors. Nine bids were received and opened on September 12, 2024. There were no protests filed for this contract.

The apparent lowest bidder was rejected because an analysis of their Experience & Equipment Statement revealed that they did not plan to provide the required crew and equipment needed to successfully execute this contract. SHA's District 7 representative reached out to the contractor via phone and email to explain its findings in detail and never received a response.

This project for litter pickup supports SHA's commitment to enhancing and safeguarding the environment by reducing litter on roadsides and thereby preventing pollution of sewers and waterways.

SHA has confirmed Get IT Right LLC's bid price and the work conducted on this contract is performed 100% by a State-certified Small Business and Minority Business Enterprise.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 24-4851-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025



MDOT 23

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

11-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Courier Services for State Highway Administration - Eastern Maryland Area;
E02036M27.
EPICS No.: E02036M27

Contract Description: This contract provides courier services for the Eastern Maryland locations consisting of District 1 (Dorchester, Wicomico, Somerset, Worcester) and District 2 (Cecil, Kent, Queen Anne’s Talbot, and Caroline) counties and other stops as required.

Award: The League for People with Disabilities
Towson, MD

Contract Term: 02/01/ 2025 – 01/31/2028 (three years)

Amount: \$406,279.08

Procurement Method: Preferred Provider

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: On September 12, 2024, the Pricing and Selection Committee for Preferred Providers certified a fair market price not-to-exceed amount of \$406,279.08 for this contract to provide Eastern Maryland Courier services for State Highway Administration (SHA) headquarters complex located at 707 North Calvert Street, Baltimore, Maryland.

The contractor is required to provide SHA with courier services on an established route. Daily mail service will include Baltimore City, Chestertown, Easton, Cambridge, Salisbury and 13 other stops.

Services for this contract will be provided by a Preferred Provider through Maryland Works; therefore, no MBE nor VSBE participation goals were established for this contract.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 8, 2025



MDOT 24

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0101, J02B0102, J02B0104

Resident Business: Yes

MD Tax Clearance: 24-5036-0110

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
January 8, 2025**

Item#	Category	Pages
<i>1 - 10</i>	<i>Capital Grants and Loans</i>	<i>1 - 12</i>
<i>11 - 14</i>	<i>Construction</i>	<i>13 - 19</i>
<i>15 - 19</i>	<i>Services</i>	<i>20 - 32</i>
<i>20- 25</i>	<i>Information Technology</i>	<i>33 - 50</i>
<i>26</i>	<i>Maintenance</i>	<i>51 - 52</i>
<i>27</i>	<i>General Miscellaneous</i>	<i>53 - 53</i>
<i>28</i>	<i>Real Property</i>	<i>54 - 54</i>
<i>29 - 30</i>	<i>Tenant Lease</i>	<i>55 - 57</i>
<i>31</i>	Supplemental: <i>Information Technology</i>	<i>58 - 59</i>
<i>32</i>	Supplemental: <i>Services</i>	<i>60 - 61</i>
<i>33</i>	Supplemental: <i>Information Technology</i>	<i>62 - 63</i>
<i>A1-EX</i>	<i>Expedited Procurement Report</i>	<i>64 - 67</i>



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 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
Centennial Park West Area Existing Restroom Facility Renovation (Howard County)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Centennial Park West Area restroom facilities.”
Maryland Consolidated Capital Bond Loan of 2023 (LHDI – Chapter 102, Acts of 2023)
DGS Item 23-577, (SL-187-230-038) **\$ 150,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 700,000
	23-577 (This Action)	\$ 150,000 (Non-match)
	Local Cost	\$ 550,000

(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 renovating an existing restroom facility in Centennial 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
January 8, 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:

County Executive and County Council of Anne Arundel County

Glen Burnie - Street Lights (Anne Arundel County)

“For the planning, design, construction, repair, renovation, reconstruction, site improvement, and installation of street lights on Crain Highway and Baltimore Annapolis Boulevard among other locations in Glen Burnie.”

*Maryland Consolidated Capital Bond Loan of 2021 (MISC – Chapter 63, Acts of 2021)
DGS Item 21-217, (SL-243-210-038) \$ 200,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 200,000
	21-217 (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 installation of street lights in Glen Burnie.

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
January 8, 2025



REVISED

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 the Helpers to Good, Inc.

Helpers To Good Inc. (Prince George’s County)

“for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Helpers To Good Inc. Community Assistance Program, located in Prince George’s County.”

Maryland Consolidated Capital Bond Loan of 2021 (MISC– Chapter 63, Acts of 2021)
DGS Item 21-383, (SL-244-210-038) \$ 225,000

Matching Fund: No match is required.

Background:	Total Project	\$ 225,000
	21-383 (This Action)	\$ 225,000 (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 acquisition and installation of a 20’x40’ modular building equipped with a classroom and storage space that will be installed on the site of the Al Huda School in College Park, Maryland.

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
January 8, 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:

County Executive and County Council of Anne Arundel County
Lake Waterford Park – Pickleball Court Construction (Anne Arundel County)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of pickleball courts, tennis courts, and other structures and facilities.”
Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-446, (SL-002-240-038) \$ 250,000

Matching Fund: No match is required.

Background:	Total Project	\$ 275,000
	24-446 (This Action)	\$ 250,000 (Non-match)
	Local Cost	\$ 25,000

(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 design and construction of four new pickleball courts at Lake Waterford Park.

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: 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 The Ulman Cancer Fund for Young Adults, Inc.

Ulman House (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Ulman House facility, located in Baltimore City. Notwithstanding Section 1(5) of this Act, the matching fund may consist of in kind contributions or funds expended prior to the effective date of this Act.”

*Maryland Consolidated Capital Bond Loan of 2020 (MCCBL– Chapter 537, Acts of 2020) DGS Item 20-G046, as amended by Chapter 576, Acts of 2021 (SL-216-200-038)
\$ 100,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 300,000
	20-G046 (This Action)	\$ 100,000 (Non-Match)
	Local Cost	\$ 200,000

(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. House Bill 1374, Acts of 2021, Chapter 576, effective June 1, 2021, removed the matching fund requirement for this grant.
5. This project may include the continued build-out of Ulman House, which provides rooms for 9 guests/families traveling to Baltimore for cancer treatment.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 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:

Governing Board of the Pikesville Armory Foundation

Pikesville Armory Foundation – Pikesville Armory Renovation (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Pikesville Armory.”

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-222, (SL-234-210-038) **\$ 5,000,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 15,700,000
	24-222 (This Action)	\$ 5,000,000 (Non-match)
	23-204 (Prior Action)	\$ 3,000,000 (Non-match)
	22-260 (Prior Action)	\$ 3,000,000 (Non-match)
	21-158 (Prior Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 3,700,000

(Prior Actions: 4-17-24 Agenda, Item 4-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include rehabilitating and building the historic NCO Club, constructing a parking garage and blacksmith shop, and creating outdoor recreation and green space.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Deirdra Bell 410-767-4107
deirdra.bell@maryland.gov*

7-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 Shoresh, Inc.

Camp Shoresh (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Camp Shoresh campus.”

Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-618, (SL-012-240-038) \$ 25,000

Matching Fund: No match is required.

Background:	Total Project	\$ 25,942
	24-618 (This Action)	\$ 25,000 (Non-match)
	Local Cost	\$ 942

(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 Camp Shoresh campus.

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: Deirdra Bell 410-767-4107
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8-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 Associated: Jewish Community Federation of Baltimore, Inc.

The Associated: Jewish Federation of Baltimore - Park Heights Campus (Baltimore City)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Park Heights Campus.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
 DGS Item 22-280, (SL-309-220-038) \$ 1,000,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 22,800,000
	22-280 (This Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 21,800,000

(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. DGS is administratively correcting the grantee name, pursuant to Section 1 (9) of Senate Bill 361, Acts of 2024.
5. This project may include renovation to the Park Heights Campus.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Craig Curtis 410-767-3615
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**9-CGL. CAPITAL GRANTS AND LOANS
*Higher Education Commission***

Recommendation: The Board of Public Works authorize that funds be encumbered for the following grant:

Hagerstown Community College

Advanced Technology Renovation – Design and Construction (CC-02-MC23/24-482)

The project is to renovate the Advanced Technology Center at Hagerstown Community College. This project will encompass a complete building renovation that will include updated laboratories, classrooms, offices, building systems and a new roof. The project will address outdated and inadequate spaces for the academic programs in the Technology and Computer Studies division, life safety systems, and ADA compliance.

This project shall conform to the most current U.S. Green Building Council’s LEED Certification for a Silver Rating or higher. Aging HVAC, electrical, plumbing, and telecommunication systems in the building will be updated to make the building more efficient and sustainable.

Fund Sources: MCCBL 2023 *Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities...Hagerstown Community College – Advanced Technology Center; Item 181* **\$294,000**

MCCBL 2024 *Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities... Hagerstown Community College – Advanced Technology Center Renovation; Item 191* **\$996,000**

Total Encumbrance: \$1,290,000

Background:
Total Project
This Action

Total State Share
\$1,290,000
\$1,290,000



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

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Hagerstown Community College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$1,975,000, and the local share of this cost is 34.7% or \$685,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2025**



*Contact: Craig Curtis 410-767-3615
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**10-CGL. CAPITAL GRANTS AND LOANS
*Higher Education Commission***

Recommendation: The Board of Public Works authorize that funds be encumbered for the following grant:

**Prince George's Community College
Marlboro Hall Renovation and Addition – Construction/FFE**

The project is to Renovate Marlboro Hall and construct an addition to create a 135,000 NASF/ 214,500 GSF facility. The renovated and expanded building will create new spaces for instruction and academic support including classrooms, laboratories, offices, tutoring spaces, study halls, department libraries, work rooms, and meeting rooms. The building's layout will be improved and classrooms will be sized according to State guidelines for the Liberal Arts, Social Sciences and Business, Mathematics, and Learning Foundation curriculum courses. The facility will house expanded Academic Affairs programs. This project will address outdated building systems and code deficiencies.

Sustainable features of the design are as follows: To achieve a minimum LEED Silver certification. The HVAC system will have a reduced cooling tonnage as the result of incorporating a new gaseous filtration system utilizing the enVerid Heat Load Reduction (HLR) filtration system. This HLR system will reduce conventional cooling system tonnage requirements by approximately 45%. The entire project consists of LED high efficiency light fixtures. Interior lighting will be paired with continuous dimming drivers and occupant sensor controls. New low flow plumbing fixtures will be installed. Stormwater management will feature a micro-bioretenention stormwater control area to help mitigate stormwater runoff. Two electric vehicle charging stations will also be installed.

Fund Source: MCCBL 2024 *Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities.... Prince George's Community College - Marlboro Hall Renovation/Addition; Item 191(CC-08-MC17/18/19/20/21/22/23/24-459)*
\$17,411,000



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

Background:

	Total State Share
Total Project	\$99,962,000
This Action	\$17,411,000
Previous Action 24-CGL, 3/13/24	\$17,476,000
DPRB 6/23/2023 (PAYGO only, no BPW)	\$10,000,000
Previous Action 30-CGL, 9/15/21	\$40,734,000
Previous Action 12-CGL, 7/1/20	\$12,282,770
Previous Action 37-CGL, 7/26/17	\$ 2,058,230

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by the Prince George’s Community College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$164,409,000 and the local share of this cost is 39.2% or \$64,447,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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ACTION AGENDA
January 8, 2025**



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

**11-C. CONSTRUCTION CONTRACT
*Department of General Services***

Contract ID: Replace HVAC Systems in Various Buildings at Springfield Hospital Center; S-000-211-001

ADPICS No.:

Contract Description: Replace HVAC components in three facilities at Springfield Hospital Center in Sykesville. Facilities include the Central Kitchen, Geriatric Building, and the Mckeldin Building. Work includes demolition and installation of equipment, associated piping, valves, electrical, and controls.

Award: R F Warder Inc.; White Marsh, MD (Certified Small Business)

Contract Term: 180 Calendar Days

Amount: \$1,152,931

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
R F Warder Inc.; White Marsh, MD	\$1,152,931
Ariosa & Company LLC; Cockeysville, MD	\$1,174,998
Flo-Tron Contracting Inc.; Cockeysville, MD	\$1,284,300
Chilmar Corporation; Baltimore, MD	\$1,298,396
Mechanical Services Industries LLC; Essex, MD	\$1,354,364
Fresh Air Concepts LLC; Linthicum Heights, MD	\$1,369,040
Power & Combustion Inc. DBA PCI Service Company; Baltimore, MD	\$1,399,000
M & M Welding And Fabricators Inc.; Mt Airy, MD	\$ 1,420,000
Denver Elek Inc.; Essex, MD	\$ 1,564,800
Lg Construction Inc.; Perryville, MD	\$ 1,780,041
Bmc Services LLC; Baltimore, MD	\$ 1,902,000
Warner Service; Fredrick, MD	\$ 2,036,600



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11-C. CONSTRUCTION CONTRACT (cont'd)

MBE/VSBE Participation: 15% / 0%

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

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage (eMMA) on July 23, 2024. Twelve bids were received and opened on September 10, 2024. R F Warder Inc. has been found responsible, and its bid is responsive. The bid pricing has been confirmed. Existing HVAC equipment exceeds 25 years old. New boilers are condensing units making them more efficient than traditional boilers. The systems will be sized correctly and designed to exceed the International Energy Conservation Code (IECC) guidelines by a minimum of 15%. The project will follow the current guidelines for refrigerants and utilize products that meet low global warming potential. The increased efficiency of the new systems will reduce carbon emissions and energy consumption.

Fund Source: 100% General Funds

Approp. Code: H00 24 88703 03 1499

Resident Business: Yes

MD Tax Clearance: 24-4300-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 8, 2025



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

12-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: Rogues Harbor Breakwater Installation at Elk Neck State Park; P-026-203-010
ADPICS No.: CTR021507

Contract Description: Breakwater structure, including construction of timber wave screen, stone protection to prevent flooding at the Rogues Harbor area at Elk Neck State Park in Cecil County.

Award: Dissen & Juhn, LLC; Stevensville, MD

Contract Term: 365 Calendar Days

Amount: \$2,032,496

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Dissen & Juhn, LLC; Stevensville, MD	\$2,032,496
Specialty Underwater Services, LLC; Baltimore, MD	\$2,343,400
Warwick Supply & Equipment Co. Inc.; Hunt Valley, MD	\$3,475,150
Kokosing Industrial, Inc.; Westerville, OH	\$3,904,000
Agate Construction Company, Inc.; Egg Harbor TWP, NJ	\$4,231,900

MBE/VSBE Participation: 11.1% / 0%

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

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage.com on August 14, 2024. Five bids were received and opened on September 20, 2024. Dissen & Juhn, LLC has been found responsible, and its bid is responsive. The bid pricing has been confirmed. The original MBE participation for this project was 10%. The contractor has committed to exceeding it by 1.1% and achieve 11.1%.



DEPARTMENT OF GENERAL SERVICES
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12-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: 100% Special Funds (Program Open Space)

Approp. Code: 18013

Resident Business: Yes

MD Tax Clearance: 24-4673-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEFERRED

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

**13-C-MOD. CONSTRUCTION CONTRACT MODIFICATION
*Department of General Services***

Contract ID: State Police Tactical Administration Building, Jessup MD; PA-745-210-001
ADPICS No.: CTR016960

Contract Approved: DGS 26-C, 3/13/2024

Contract Description: Construction of a new facility for the Maryland State Police Special Operations Division and the Maryland State Fire Marshal Bomb Squad, including an incident command facility and training area in Howard County.

Modification Description: Correct the fund sources that were listed incorrectly on the original item, DGS 26-C, 03/13/2024 and request approval for a new fund source. Change \$3,888,000 General Funds (PAYGO) to \$3,880,197.20 General Funds (PAYGO), change \$742,000 MCCBL 2020 *Provide funds to begin the design of a new tactical operations building.* Item 128 to \$177,000 MCCBL 2021 *Funds to continue the design of a new tactical operations building.* Item 119.

Approval is also requested to use fund source MCCBL 2024 *Provide funds to complete construction and equipping a new tactical service facility* Item 166 in the amount of \$926,802.80.

Award: Towson Mechanical, Inc.; Parkville, MD

Original Contract Term: 486 Calendar Days

Modification Term: No additional time is required.

Original Contract Amount: \$12,118,000

Modification Amount: \$0.00

Prior Options/Mods: N/A

Total Contract Amount: \$12,118,000



**DEPARTMENT OF GENERAL SERVICES
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13-C-MOD. CONSTRUCTION CONTRACT MODIFICATION (cont'd)

Percent +/- (This Item): 0%

Total Percent Change: 0%

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 32% / 0%

MBE/VSBE Compliance: 0% / 0%

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

Requesting Agency Remarks: The project is currently under construction. The contractor just started excavation and is committed to fulfilling the MBE and VSBE requirements prior to the end of construction.

Fund Source: \$926,802.80 MCCBL 2024 *Provide funds to complete construction and equipping a new tactical service facility. Item 166*

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2025**



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

14-C. CONSTRUCTION CONTRACT

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

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

Procurement Method: Task Order under Master Contract

1.0 Master Contract: *General Construction and Related Services, Statewide*
Contract No.: DGS-23-306-IQC
Approved: DGS15-C, 05/01/2024
Term: 05/01/2024 - 05/16/2029
**As of publication, the remaining balance of this master contract is \$990,000,000.*

1.1 Using Agency: Department of General Services
Description: New Rustic Cabins, Day Use Pavilion, and Five Comfort Stations
 Renovation at the Elk Neck State Park; P-026-200-002
Award: Nichols Contracting, Inc.; Columbia, MD
Number of Qualified Master Contractors: 32
Number of Bids: 2
Bid:

<i>Bidders</i>	<i>Amounts</i>
Nichols Contracting, Inc.; Columbia, MD	\$15,753,341.00
LG Construction, Inc.; Perryville, MD	\$16,193,602.98

Amount: \$15,753,341
Term: 555 Calendar Days
MBE/VSBE Participation: 36.49% (11% Women & 8% African American) / 5.01%
Resident Business: Yes
Fund Source: 100 % Special Funds (Critical Maintenance, Natural Resources Development Fund, and POS Access)

Agency Remarks: The contractor has committed to exceed the established 35% MBE participation and 5% VSBE and achieve 36.49% and 5.01% participation.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2025**



*Contact: Yasin Mohammed 410-767-3586
yasin.mohammed@maryland.gov*

**15-S. SERVICES CONTRACT
*Department of Health***

Contract ID: Temporary Staffing Services Newborn Screening Unit; M00R5600349
ADPICS No. 001B5600226/CTR020913

Contract Description: Temporary staffing services for the Newborn Screening Unit at the MDH Laboratory in Baltimore.

Award: Goodwill Works of the Chesapeake, Inc.; Baltimore, MD

Contract Term: 02/01/2025 - 01/31/2027 (w/one 1-year renewal option)

Amount: \$ 276,073.62 (Base Term)
\$ 141,733.13 (Renewal Option #1)
\$ 417,806.75 Total

Procurement Method: Preference Provider (Community Service Provider)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Performance Bond No

Requesting Agency Remarks: Goodwill Works of the Chesapeake, Inc., located in Baltimore, is a Community Service Provider under the Employment Works Program under COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on October 17, 2024. Goodwill Works of the Chesapeake, Inc. has confirmed the contract price and accepted the terms and conditions.

Fund Source: 100% Special Funds (Newborn Screening Fee)

Approp. Code: J422S



DEPARTMENT OF GENERAL SERVICES
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January 8, 2025



15-S. SERVICES CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 24-5106-0110

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
January 8, 2025**



*Contact: Amanda Sadler 301-429-7780
amanda.sadler@maryland.gov*

**16-S. SERVICES CONTRACT
*Department of Housing and Community Development***

Contract ID: State Weatherization Contractor Services; *BPM037707*
ADPICS No.: S00B5600056

Contract Description: Weatherization and energy efficiency services under the EmPOWER Maryland Program for eligible households throughout the State.

Awards:

- ADP Consultants Inc.; Laurel, MD
(MBE), (Certified Small Business)
- C.A.R.E Property Services, Inc.; Hanover, PA
(Certified Small Business)
- Complete Home Solutions LLC; Lothian, MD
(Certified Small Business)
- Devere Insulation Home Performance, LLC; Glen Burnie, MD
- EDGE Energy; Beltsville, MD
(Certified Small Business)
- EcoMize USA, LLC; Cockeysville, MD
(VSBE), (Certified Small Business)
- Efficient Home, LLC; Burtonsville, MD
(Certified Small Business)
- Total Home Performance, LLC; Easton, MD
(Certified Small Business)

Contract Term: 01/09/2025 - 01/07/2028 (w/one 1-year renewal option)

Amount:

- \$ 166,000,000 NTE (Base Term)
- \$ 76,500,000 NTE (Renewal Option #1)
- \$ 242,500,000 NTE Total

Procurement Method: Competitive Sealed Proposals



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

Performance Security: No

Hiring Agreement Eligible: Yes

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Ranking</i>	<i>Financial Proposals (Rankings)</i>	<i>Overall Ranking</i>
EDGE Energy; Beltsville, MD	1	\$17,442,620 (2)	1
ADP Consultants, Inc; Laurel, MD	4	\$13,204,159 (1)	2
EcoMize USA, LLC; Cockeysville, MD	2	\$20,427,195 (4)	3
Efficient Home, LLC; Burtonsville, MD	3	\$20,842,399 (5)	4
C.A.R.E Property Serv, Inc.;; Hanover, PA	7	\$19,859,963 (3)	5
Total Home Performance, LLC; Easton, MD	6	\$21,894,016 (7)	6
Complete Home Solutions, LLC; Lothian, MD	5	\$22,393,762 (8)	7
Devere Insulation Home Performance, LLC; Glen Burnie, MD	8	\$21,537,656 (6)	8

**Technical rankings were weighted greater than financial rankings.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 2%
 20.1% / Efficient Home, LLC



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

Incumbents:

ADP Consultants Inc.; Laurel, MD
 C.A.R.E Property Services, Inc.; Hanover, PA
 Complete Home Solutions LLC; Lothian, MD
 Devere Insulation Home Performance, LLC; Glen Burnie, MD
 EDGE Energy; Beltsville, MD
 EcoMize USA, LLC; Cockeysville, MD
 Efficient Home, LLC; Burtonsville, MD
 Total Home Performance, LLC; Easton, MD
 American Energy Solutions, Inc.; Whitehall, MD
 Vigil Contracting, Inc.; Crofton, MD
 Green & Healthy Homes Initiative, Inc.; Baltimore, MD

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on November 11, 2023 with a Small Business Reserve designation. A total of 959 potential contractors were solicited and 267 were directly solicited. Twelve proposals were received and eight were determined to be reasonably susceptible of being selected for award. Four proposals were determined to be not reasonably susceptible for award. One offeror failed to provide a substantial portion of information required by the RFP and three proposals did not submit all required MBE documentation.

Weatherization and energy efficiency services include client consultations; energy audits; energy efficiency and weatherization work; health and safety activities such as the removal/disposal and replacement of inefficient or not functioning heating, ventilation, and air conditioning (“HVAC”) units and domestic water heating equipment with high efficiency equipment and materials; air sealing and insulation activities to building envelopes and HVAC ductwork; activities such as removing inefficient light bulbs and replacing with high efficiency light bulbs; installation of appropriate ventilation in accordance with the American Society of Heating, Refrigerating, and Air Conditioning Engineers (“ASHRAE”) standards at the time the work is performed in bathrooms and kitchens and other areas as appropriate; and repairs to structural building components to allow for the preservation and performance of materials installed and increase occupant health and safety when possible. Work will be assigned in order of rankings. DHCD will consider the highest-ranked contractor first for the assignment. If DHCD determines that the contractor cannot complete the work due to location or capacity, etc., it will consider the next highest-ranked contractor.

The contract NTE is based on the yearly budget for these services.



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

Remarks (cont'd):

This contract includes a provision authorizing an extension for a reasonable, limited and defined period of time to spend the funds remaining on the contract as provided in Board Advisory 1995-1.

Efficient Home, LLC has committed to exceed the established 20% MBE participation and achieve 20.1%.

Fund Source: 92% Special Funds (EmPOWER Maryland Program)
 8% Reimbursable (LIHEAP Reimbursed by DHS)

Approp. Code: A2504

Resident Business: Yes - Except C.A.R.E Property Services, Inc.

MD Tax Clearance: 24-4827-0110 - ADP Consultants Inc.
 24-4830-0110 - EDGE Energy
 24-4829-1110 - C.A.R.E Property Services, Inc.
 24-4832-1110 - Total Home Performance, LLC
 24-4833-0110 - Complete Home Solutions, LLC
 24-4831-1110 - EcoMize USA, LLC
 24-4826-1110 - Efficient Home, LLC
 24-4828-0110 - Devere Insulation Home Performance, LLC

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
January 8, 2025**



*Contact: Julia Barrett 410-379-9443
julia.barrett@maryland.gov*

**17-S. SERVICES CONTRACT
*Department of State Police***

Contract ID: New Trooper Selection Tests; *CTR020571*
ADPICS No.: W00P5600975

Contract Description: Design two entry-level selection tests to replace the existing written test and physical fitness test.

Awards: Applied Psychological Techniques, Inc.; Westport, CT

Contract Term: Anticipated delivery date - 07/01/2025

Amount: \$357,500

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: This procurement is tied to ongoing litigation with MSP and the DOJ. MSP is court-mandated to have these tests in place by July 1, 2025. Under the consent decree with the Department of Justice, the Maryland State Police (MSP) will; adopt written and physical fitness tests that do not discriminate in violation of Title VII; provide data to the United States on the administration of the new tests to ensure compliance; and hire up to 25 applicants who were unfairly disqualified by those tests and who successfully completed the new trooper screening and selection process. Due to claims that the previous written test used for new troopers discriminates against African American candidates and the physical fitness test discriminates against female candidates under the Title VII Civil Rights Act. The settlement agreement resolves a civil pattern and practice investigation the Civil Rights Division opened on July 15, 2022. Failure to procure this contractor could result in the Department being fined and held in non-compliance with the Decree. This vendor is required by the Department of Justice settlement.

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



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

Fund Source: 100% General Funds

Approp. Code: 11101

Resident Business: No

MD Tax Clearance: 24-4617-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2025**



*Contact: Raelene Glasgow 410-767-7050
raelene.glasgow3@maryland.gov*

**18-S-MOD. SERVICES MODIFICATION
*Department of Labor, Unemployment Insurance***

Contract ID: Virtual Call Center Agent for Unemployment Insurance Division;
LABOR-FY2020-023

ADPICS No.: ~~COK47647~~ COK76830

See next page for
Record Correction
Letter dated 1/9/25

Contract Approved: Secretary's Agenda A-6, 08/12/2020

Contract Description: Virtual call agents to assist the Unemployment Insurance Division during the COVID-19 pandemic.

Modification Description: Extend the contract to allow time to complete the new procurement.

Award: Accenture; Austin, TX

Original Contract Term: 04/15/2020 - 12/31/2020

Modification Term: 01/15/2025 - 03/15/2025

Original Contract Amount: \$19,557,000

Modification Amount: \$ 4,081,990

Prior Mods: \$ 2,802,500 (Mod. #1: Increase number of virtual call agents; Secretary's Agenda A6, 08/12/2020)
\$ 79,795,200 (Mod. #2 and #3: Increase number of virtual call agents and extend the contract 12/18/2020 - 08/31/2021; Secretary's Agenda A6, 02/24/2021)
\$ 6,826,254 (Mod. #4: Increase number of virtual call agents; Secretary's Agenda A3, 08/11/2021)
\$ 50,998,687 (Mod. #5: Extend contract 07/15/2021 - 12/31/2021; Secretary's Agenda A3, 08/11/2021)
\$98,298,750 MOD #6 (Extension 01/01/2022 - 06/30/2022)
DGS 52-IT-MOD, 12/15/2021)
\$97,759,100 (Renewal Option #1 07/01/2022 - 12/31/2022)
DGS 60-IT-OPT, 06/08/2022)

January 9, 2024 2025

Accepted 1/13/2025- JTG

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



Dear Mr. Gontrum:

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

BPW – 1/08/2025 DGS Agenda, Item 18-S-MOD

Department of Labor, Division of Unemployment Insurance
Virtual Call Center Agent for Unemployment Insurance
Division
ADPICS No.: COK47647

FROM: ADPICS No: COK47647
TO: ADPICS No: COK76830

REASON: Incorrect ADPICS number listed: After approval of the item, a clerical error was identified in the change order number that was provided on the BPW Agenda item. Please modify the Adpics number on the agenda to reflect what is in the FMIS system.

Regards,



Raelene Glasgow
Chief of Procurement
Office of Administration
Maryland Department of Labor



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

-\$64,730,000 (Mod #8: Extension 01/01/2023 - 12/31/2023; DGS 38-S-MOD 12/07/2022)

\$0 (Mod. #9: Extension 01/01/2024 - 06/30/2024)

Delegated Authority - LABOR, 11/08/2023)

\$13,103,000 (Mod #10: Extension 07/01/2024 - 12/31/2024 DGS 45-S-MOD, 06/05/2024)

\$0 (Mod #11; Extension 01/01/2025 - 01/14/2025 Delegated Authority - LABOR, 11/22/2024)

Total Contract Amount: \$308,492,481

Percent +/- (This Item): 20.87%

Total Percent Change: 1477.40%

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The contractor uses a conversational, self-service virtual agent to interface via the State's website. Ongoing support is still needed to handle the high volume of calls as well as assist with new claims that are being processed daily. This extension is necessary to allow sufficient time to transition from the current phone and texting system to the new Omni Channel Contact Center System (LOCCS), which is anticipated to be implemented by March 2025.

Due to the COVID-19 pandemic and the CARES Act law being passed on March 27, 2020, there was a huge increase in unemployment claims. In an effort to serve Maryland citizens effectively and quickly; the Maryland Department of Labor contracted with Accenture on April 13, 2020, under the emergency procurement process to serve Maryland citizens effectively and quickly. No MBE or VSBE participation was established to complete the procurement process as quickly as possible.

BPW approved an expedited procurement request (DGS-39-EX, 8/28/2024) for the replacement contract. Additional time is needed to complete negotiations with the selected vendor. This process has taken longer than anticipated, requiring an additional two months for the transition period.



DEPARTMENT OF GENERAL SERVICES
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18-S-MOD. SERVICES MODIFICATION (cont'd)

Fund Source: 100% Federal Funds

Approp. Code: P008Z801

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2025**



*Contact: Nneka Willis-Gray 410-767-7675
nneka.willisgray@maryland.gov*

**19-S-MOD. SERVICES MODIFICATION
*Department of Human Services, Child Support Administration***

Contract ID: Maryland State Directory of New Hires; CSA/MSDNH/20-001-A3
ADPICS No.: COK76673

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

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

Modification Description: Extend the contract to allow time to complete the new procurement.

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

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

Modification Term: 01/17/2025 - 12/31/2025

Original Contract Amount: \$2,397,374.00

Modification Amount: \$ 758,456.24

Prior Options/Mods: \$800,716 (Renewal Option #1: 01/17/2023 - 01/16/2024, DGS 44-IT-OPT, 12/07/2022)
\$800,715 (Renewal Option #2: 01/17/2024 - 01/16/2025, DGS 29-S-OPT, 01/03/2024)

Total Contract Amount: \$4,757,261.24

Percent +/- (This Item): 31.64%

Total Percent Change: 98.44%



**DEPARTMENT OF GENERAL SERVICES
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19-S-MOD. SERVICES MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 30% / 1%

MBE/VSBE Compliance: 33.34% / 2.93%

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The process to draft the solicitation took longer than expected due to other priorities in the agency. The new solicitation has received internal approvals and is being submitted to the Office of State Procurement for review.

MAXIMUS will continue to provide the federally mandated new hires services.

Federal Requirement:

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

The process to draft the solicitation took longer than expected due to other priorities in the agency. The new solicitation has received internal approvals and is being submitted to the Office of State Procurement for review.

Fund Source: 100% Special Funds (Reinvestment)
Approp. Code: N00H0008
Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2025**



*Contact: Patti Tracey 410-260-7220
ptracey@marylandtaxes.gov*

**20-IT. INFORMATION TECHNOLOGY
*Comptroller of Maryland***

Contract ID: Mainframe Software Support; *E00B5600009*
ADPICS No.: E00B5600009

Contract Description: Mainframe technical support for IBM Service Extension for Middleware Software, Enterprise COBOL for z/OS. The Annapolis Data Center staff utilize the support services to keep the mainframe up to date or restore it.

Award: IBM Corporation; Baltimore, MD

Contract Term: 02/01/2025 – 01/31/2026

Amount: \$130,000

Procurement Method: Sole Source (*Proprietary*)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: IBM Corporation retains the proprietary and copyright privileges associated with the software and is the only vendor that can provide the requested software maintenance and support services. The Support Extension provides fixes for new problems discovered and defect support on products which have reached end of service.

The price has been determined to be fair and reasonable. Pricing for this IBM Service Extension Software is not available on a GSA schedule for a comparison of prices to be made. The cost of \$130,000 is the same as the previous contract.

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

Fund Source: 100% Reimbursable (ADC Agencies)



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

Approp. Code: E00A1001

Resident Business: Yes

MD Tax Clearance: 24-3656-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2025**



REVISED

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

**21-IT. INFORMATION TECHNOLOGY
*RETROACTIVE - Department of Information Technology***

Contract ID: Mass Notification and Dedicated Technical Account Manager; *F50B4600021*
ADPICS No.: F50B4600021, COK76800

Contract Description: Recommendation 1 - RETROACTIVE approval for Mass Notification and Dedicated Technical Account Manager. This allows agencies, employees, contractors, and the public to communicate information quickly before, during, and after outages, events, and other incidents.

Recommendation 2 - Exercise the first renewal option.

Award: Carahsoft Technology Corp., Reston, VA

Contract Term: 01/17/2024 - 01/08/2025 (**Retroactive**)
01/09/2025 - 01/16/2025 (Proactive) (w/one 12-month renewal option and one 10-month renewal option)

Option Term: 01/17/2025 - 01/16/2026 (12-months)

Contract Amount: \$ 518,003.36 (**Retroactive**)
\$ 11,384.64 (Proactive)
\$ 529,388.00 Total (**this Item- Recommendation 1**)
\$ 529,388.00 (Option 1) (**this Item- Recommendation 2**)
\$ 352,318.96 (Option 2)
\$1,411,094.96 Grand Total

Option Amount: \$ 529,388 **Option 1 (this Item)**

Revised Contract Amount: \$1,058,776.00

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

21-IT. INFORMATION TECHNOLOGY (cont'd)

Requesting Agency Remarks: DoIT procured Everbridge products and services under the NASPO ICPA contract #AR2472 to provide mass notification and a dedicated account manager under the Cybersecurity Infrastructure Modernization Procurement Determination. A mathematical error led to the conclusion that the procurement was under \$1,000,000 and, under SF&P §12-101(a)(2), did not require Board approval. The error was discovered during consideration of the exercise of the upcoming renewal, which, together with the cost of the initial term, will exceed \$1,000,000.

The Everbridge emergency communication system is vital to centralize and enable rapid, reliable, and multi-channel dissemination of critical information to state employees during emergencies, enhancing public safety, improving coordination, and driving cost optimization. It features intra-agency two-way communication and automated workflows, it streamlines emergency management, saves lives, and fosters public trust.

The NASPO Cloud Services Master Contract price for the same product, services is estimated at \$529,388 per year, with slight savings over Everbridge's established list pricing of \$530,889.50 per year. NASPO's contract has been in place since 2016, and the current contract price was established then. These prices have been maintained despite supply chain uncertainty, labor shortages, and a rising inflation rate across industries. For these reasons, the price is considered fair and reasonable.

This contract does not have MBE participation because it is an Intergovernmental Cooperative (ICPA) from the National Association of Procurement Officers (NASPO), which does not have MBE participation.

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.

Fund Source: 100% General Funds

Approp. Code: Various Using Agencies



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 8, 2025



REVISED

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

Resident Business: No

MD Tax Clearance: 24-5100-1110

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
January 8, 2025**



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

**22-IT. INFORMATION TECHNOLOGY
*RETROACTIVE - Department of Education***

Contract ID: Twilio Licenses; *FY24-OIT-023*
ADPICS No.: R00B5600075

Contract Description: **RETROACTIVE** approval for Twilio IT Licenses for automated email and messaging to childcare providers and families served by the Childcare Scholarship program. The Child Care Scholarship (CCS) program helps eligible families pay for high-quality child care and early education programs.

Award: Alxtel Inc.; Silver Spring, MD (Certified Small Business)

Contract Term: 07/18/2024 - 01/08/2025 (**Retroactive**)
01/09/2025 - 04/09/2025 (Proactive)

Amount: \$ 83,845.00 (**Retroactive**)
\$ 43,850.26 (Proactive)
\$127,695.26

Procurement Method: Sole Source (Continuation of Service)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: MSDE originally solicited and awarded this contract as a small procurement and underestimated the needed quantities by 90% of the current capacity of the system. The program originally estimated a need for 260,000 messages but actually needed 2,000,000 messages monthly, the contract is billed at a per message rate.

The price has been determined to be fair and reasonable compared to historical pricing. The previous contract amount was \$34,859. The new award amount is \$127,695.26 due to the increase in usage; however the service rates reflect no increase.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 8, 2025**



22-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

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

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.

Fund Source: 100% General Funds

Approp. Code: D11B4

Resident Business: Yes

MD Tax Clearance: 24-3402-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2025**



REVISED

*Contact: Luz Morales 410-260-3830
luz.morales@maryland.gov*

**23-IT-OPT. INFORMATION TECHNOLOGY OPTION
*Department of General Services, Office of Procurement***

Contract ID: Information Technology Research and Advisory Services; 001B4600127
ADPICS No.: COK73296

Contract Approved: DGS 26-IT, 01/17/2024

Contract Description: Information technology research and advisory services.

Option Description: Exercise the first renewal option

Award: Gartner, Inc.; Arlington, VA.

Original Contract Term: 01/18/2024 - 01/17/2025 (w/one 1-year renewal option)

Option Term: 01/18/2025 - 01/17/2026

Original Contract Amount: \$400,000

Option Amount: \$400,000

Prior Options/Mods: N/A

Total Contract Amount: \$800,000

Percent +/- (This Item): 100%

Total Percent Change: 100%

Original Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA)
(Minnesota NASPO Valuepoint contract 186840)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 8, 2025**



REVISED

23-IT-OPT. INFORMATION TECHNOLOGY OPTION (cont'd)

Performance Security: None

Requesting Agency Remarks: The State of Maryland, Department of General Services (“DGS”) seeks to execute the Option Renewal for the participating addendum (“Participating Addendum”) with Gartner, Inc. under the National Association of State Procurement Officials (“NASPO”) Valuepoint’s Information Technology (IT) Research and Advisory Services 2021-2026 contract (“NASPO Contract”). NASPO strives to make the governmental procurement process more efficient by establishing competitively priced contracts. This NASPO Contract is available to State agencies nationwide, higher education institutions, cities, and counties.

MBE and VSBE participation were not established due to a lack of subcontracting opportunities.

Fund Source: Various

Approp. Code: Various

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 8, 2025**



*Contact: Melissa Leaman 410-697-9401
melissa.leaman@maryland.gov*

**24-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Information Technology***

Contract ID: Cloud Solutions; F50B2600044
ADPICS No.: COK36585

Contract Approved: DGS 32-IT, 05/11/2022

Contract Description: Provide Amazon Web Services (AWS) to all State Agencies and the MD THINK program.

Modification Description: Add additional funds due to an unanticipated surge in the Maryland Total Human Services Integrated Network (MDTHINK) applications onboarded has outpaced the initial projections.

Award: Strategic Communications; Louisville, KY

Original Contract Term: 05/16/2022 - 09/15/2026

Modification Term: 01/09/2025 - 09/15/2026

Original Amount: \$ 98,000,000

Modification Amount: \$ 70,000,000

Prior Options/Mods: N/A

Total Contract Amount: \$168,000,000

Original Procurement Method: Intergovernmental Cooperative Purchase Agreement (State of Utah/NASPO ValuePoint Cloud Solutions #AR2490)

Percent +/- (This Item): 71.43%

Total Percent Change: 71.43%

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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24-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Requesting Agency Remarks: Additional funding is necessary due to unanticipated application onboarding. Several agencies have expedited their migration to the MD THINK platform, driven by the platform’s proven efficiency and the increasing demand for integrated services. Increased resource utilization, additional applications have resulted in higher-than-anticipated use of AWS compute, storage, and networking resources. Also future-proofing the platform. The trend of rapid application onboarding is expected to continue as more agencies recognize the benefits of the MD THINK platform. Increasing the ceiling will address the immediate demand and position the platform to accommodate future growth without compromising performance or reliability.

This adjustment will ensure that MD THINK can continue to meet its operational goals, maintain service quality, and support the State of Maryland's mission to deliver integrated and efficient human services.

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

Fund Source: Various (Using Agencies)

Approp. Code: Various (Using Agencies)

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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REVISED

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

25-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: **Consulting and Technical Services Plus (CATS+)**
Contract No.: 060B2490023
Approved: DoIT 3-IT, 04/03/2013
Term: 04/22/2013 - 04/21/2028
**As of publication, the remaining balance of this master contract is \$33,514,858.

1.1 Using Agency: Department of Health
Description: Medicaid Enterprise System Modular Transformation (MMT) project is a multi-phase, multi-year, federally funded Major IT Development Project that includes implementing several federally required Medicaid Management Information Systems (MMIS) initiatives along with improvements to the current MMIS business operations service levels. The objective of the program is to develop and execute a plan for modernizing the Medicaid enterprise systems and replacing the legacy MMIS system.
Modification Description: RETROACTIVE approval to increase funding for the staffing contract. Original estimates for this contract did not accurately estimate resource needs for the high volume of work being undertaken. The MMT program currently has 14 Major Information Technology Development Projects (MITDP) and this contract would only support approximately 1.2 resources per project, which is not sufficient to support the needs of a large-scale implementation project; *OPASS 20-18438 / COK76182 and COK74890.*

A. Award: Cyquent, Inc.; Rockville, MD
(MBE), (Certified Small Business)
Original Term: 10/07/2021 - 10/06/2026
Modification Term: 11/01/2024-10/6/2026
Original Amount: \$23,439,395
Modification Amount: \$34,638,103
Prior Mods/Options: N/A
Total Contract Amount: \$58,077,498



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REVISED

25-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Consulting and Technical Services Plus (CATS+) (cont'd)

MBE/VSBE Participation: 28% / 2%
MBE/VSBE Compliance: 29.87% / 0%
Resident Business: Yes
Fund Source: 90% Federal Funds, 10% General Funds

B. *Award:* Innosoft Corp., Windsor Mill, MD
Original Term: 10/07/2021 - 10/06/2026
Modification Term: 11/01/2024-10/6/2026
Original Amount: \$23,439,395
Modification Amount: \$34,638,103
Prior Mods/Options: N/A
Total Contract Amount: \$58,077,498
MBE/VSBE Participation: 28% / 2%
MBE/VSBE Compliance: 0% / 0%
Resident Business: Yes
Fund Source: 90% Federal Funds, 10% General Funds

Agency Remarks: Cyquent, Inc. had challenges locating staff for specific roles. To achieve VSBE compliance goals, Cyquent identified a new VSBE vendor with a proven track record of providing timely and well-qualified candidates. Cyquent will also ensure the new VSBE vendor is well-integrated into the requirements and submission processes.

Innosoft Corp. had challenges in locating staffing for specific roles. To achieve the MBE/VSBE compliance goals Innosoft is adding four new MBE vendors and one new VSBE vendor to the contract. Innosoft will contract all new and replacement resources exclusively from the MBE/VSBE vendors. Innosoft will organize quarterly workshops with MBE/VSBE liaisons to foster open communication and collaboration. Innosoft will conduct quarterly performance reviews with MBE/VSBE subcontractors to discuss their progress in work order awards and any reasons for failure or underperformance, providing actionable feedback to improve their 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.



DEPARTMENT OF GENERAL SERVICES
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25-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 *Consulting and Technical Services Plus (CATS+) (cont'd)*

- 1.2 *Using Agency:*** Department of Transportation, State Highway Administration
- Description:*** Routine maintenance, support, and system preservation activities for the Virtual Weigh Stations (VWS) at the 12 Maryland Transportation Authority (MDTA) locations and the seven State Highway Administration (SHA) locations; J02B2600001/COK75663.
- Modification Description:*** This modification covers five changes, 1) Adds electrical connectivity, trenching, conduit and pull box requirements for the new digital sensor technology added through Modification #1. 2) Adds the construction, general support and routine maintenance of a new site at US-50 West Chester/Piney Creek site, that replaces the decommissioned US-50 West site at MD-8 Queen Anne's County. 3) Adds general support and routine maintenance to two newly completed sites at US301-N and US301-S, located at Harry W Nice Memorial Bridge in Newburg, Maryland. 4) Removes I-695N at the Dock Road Baltimore City site which is temporarily out of commission due to the Francis Scott Key Bridge collapse. 5) Adds the use of federal funds as the Federal Motor Carrier Safety Administration (FMCSA) has agreed to reimburse the monthly general support and routine maintenance fees for all sites.
- Award:*** Conduent State & Local Solutions, Inc.; Dallas, TX
- Original Term:*** 09/01/2021 - 08/31/2026
- Modification Term:*** 01/09/2025 - 08/31/2026
- Original Amount:*** \$ 9,013,073.52
- Modification Amount:*** \$ 1,159,285.89
- Prior Options/Mods:*** \$ 0 (Mod. #1: Amended the System Preservation requirement to accommodate the use of new digital sensor technology; DGS 30-IT 1.5, 03/01/2023)
- Total Contract Amount:*** \$10,172,359.41
- MBE/VSBE Participation:*** 0% / 0%
- MBE/VSBE Compliance:*** 0% / 0%
- Resident Business:*** No
- Fund Source:*** 100% Federal Funds
- Agency Remarks:*** This contract carries no MBE or VSBE participation as the services performed on the task order are proprietary in nature



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25-IT. INFORMATION TECHNOLOGY (cont'd)

**2.0 *Master Contract:* *Delivery Program Management Services; F50B0600039*
*(Secondary Master from CATS+ 060B2490023)***

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

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

***As of publication, the remaining balance of this master contract is \$62,594,989.*

2.1 *Using Agency:* Comptroller
Description: Senior Project Manager to manage and support modernization project to implement a new payroll system or provider to replace its current/legacy mainframe; *F50B0600039-49 / E00P5600296*
Option Description: Exercise the first renewal option.
Award: Navitas Business Consulting, Inc.; Columbia, MD (MBE)
Original Term: 10/05/2023 - 10/04/2024 (w/two 1-year renewal options)
Option Term: 03/08/2025 - 03/07/2026
Original Amount: \$252,469.80
Option Amount: \$255,004.20
Prior Mods/Options: \$0 (Mod #1 Extension 10/05/2024 - 03/07/2025 Delegated Authority - Comptroller, 09/30/2024)

Total Contract Amount: \$507,474
MBE/VSBE Participation: 0% / 0%
MBE/VSBE Compliance: 0% / 0%
Resident Business: Yes
Fund Source: 100% Reimbursable (Comptroller)
Agency Remarks: MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities.



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25-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 Master Contract: *Hardware/Associated Equipment & Services 2012*

Contract No. 060B2490022

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

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

****As of publication, the remaining balance of this master contract is \$51,213,212.**

3.1 *Using Agency:* Department of Health/ Office of Enterprise Technology

Description: LABS Infrastructure Upgrades. Cisco equipment to replace the infrastructure at the Laboratories Administration, including network switches, and wireless access points.; M00P4604772.

Award: Advanced Computer Concepts; McLean, VA
(MBE), (Certified Small Business)

Number of Qualified

Master Contractors: 20 (SBR - Designated)

Number of Bids: 4

Bids:

<i>Bidders</i>	<i>Amounts</i>
Advanced Computer Concepts; McLean, VA	\$2,399,700.00
DSR INC.; HANOVER, MD	\$2,544,128.00
Applied Technology Services; Middle River, MD	\$2,771,828.00
En-Net Services, LLC; Frederick, MD	\$2,778,756.21

Amount: \$2,339,700

Term: **Anticipated delivery date – 04/01/2025**

MBE/VSBE Participation: 0% / 0%

Resident Business: No

Fund Source: 100 % Federal Funds

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



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REVISED

25-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 *Hardware/Associated Equipment & Services 2012 (cont'd)*

- 3.2 *Using Agency:*** Department of Health
Description: Replace and update Cisco infrastructure equipment at the Office of Enterprise Technology, local health departments (LHD) and hospitals. This hardware is needed to bring the locations into full compliance with security and network performance; M00P4604739
Award: Applied Technology Services; Middle River, MD (MBE), (Certified Small Business)
Number of Qualified Master Contractors: 21
Number of Bids: 4 (SBR - Designated)
Bids:

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services; Middle River, MD	\$2,169,998.00
DSR Inc.; Hanover, MD	\$2,241,656.00
Advanced Computer Concepts Inc; McLean, VA	\$2,378,534.54
En-Net Services LLC; Frederick, MD	\$2,442,659.06

- Amount:*** \$2,169,998.00
Term: Anticipated delivery date - 02/28/2025
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Fund Source: 100 % General Funds
Agency Remarks: MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities available.



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REVISED

25-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 *Master Contract:* *Public Branch Exchange (PBX) IV Telecommunications Equipment and Services*
 Contract No. 001B0600162
 Approved: DGS 26-IT, 07/22/2020
 Term: 01/01/2021 - 12/31/2030
 **As of publication, the remaining balance of this master contract is \$29,294,636.

4.1 *Using Agency:* Department of Public Safety and Correctional Services
Description: Maintenance for all PBX and peripheral equipment, Voice Mail, software, application, and associated servers; Q00B5600050
Award: NEC Corporation of America; Irving, TX
Number of Qualified Master Contractors: 13
Number of Bids: 1 (Single Bid Received)
Bid:

<i>Bidder</i>	<i>Amount</i>
NEC Corporation of America; Irving, TX	\$1,560,111.79

Amount: \$1,560,111.79
Term: 01/12/2025 - 01/11/2028
MBE/VSBE Participation: 20% / 2%
Resident Business: No
Fund Source: 100% General Funds
Agency Remarks: DPSCS reached out to the non-bidding vendors to determine why they did not bid. One vendor responded that they could not provide local maintenance. One vendor was unable to meet the timeline. The price has been determined to be fair and reasonable. The proposed price represents a decrease of 7.01% over the current 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
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*Contact: Yasin Mohammed 410-260-4084
yasin.mohammed@maryland.gov*

**26-M. MAINTENANCE CONTRACT
*Department of General Services***

Contract ID: Power Plant Maintenance; *PM043616*
ADPICS No.: CTR020924

Contract Description: Comprehensive operations, management, and HVAC maintenance services for The State Center Central Utility Plant at The State Center Complex in Baltimore

Award: Vicinity Energy Operating Services, LLC; Baltimore, MD

Contract Term: 01/30/2025* - 12/31/2027 (w/two 1-year renewal options)
(*Or earlier upon BPW approval)

Amount: \$3,675,252 (Base Term)
\$1,311,828 (Renewal Option #1)
\$1,357,740 (Renewal Option #2)
\$6,344,820 Total

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amount</i>
Vicinity Energy Operating Services, LLC.; Baltimore MD	\$6,344,820
LB&B Associates, Inc.; Columbia, MD	\$9,096,204
Nova Facility Solutions, Inc.; McLean, VA	\$17,820,000

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: Same



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26-M. MAINTENANCE CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on July 19, 2024. Three bids were received and opened on August 23, 2024. Vicinity Energy Operating Services, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

Maryland Works provided a waiver for this procurement on January 30, 2024.

Fund Source:	100% General Funds	
Approp. Codes:	H00 25 33351 0812	\$ 591,594.00
	H00 26 33351 0812	\$1,203,894.00
	H00 27 33351 0812	\$1,246,032.00
	H00 28 33351 0812	\$ 633,732.00
Resident Business:	Yes	
MD Tax Clearance:	24-4306-1100	

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Courtney League 410-767-5516
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27-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/State Police
Fund Source: MCCBL. 2023 *New Tactical Services Operations Building.*
Provide funds to complete design, construction, and equipping of a new tactical services facility. Item 153

1.1 Contract ID: Tactical Services Facility Operation and Command Building,
Waterloo Compound - Jessup: *PA-745-210-001*
Description: Design and construction of a new tactical services operations and
command building at the Maryland State Police, Waterloo Barracks in Jessup. This
request is for approval of the remaining \$221,678.72 for phase 4,5, and 6 to complete the
design and construction administration of the project
Procurement Method: Qualification Based Selection, *DGS17-100-IQC*
Award: Noelker and Hull Associates, Inc.; Frederick, MD
(Certified Small Business)
Amount: \$ 221,678.72
MBE/VSBE Participation: 27% / 0%
MBE/VSBE Compliance: 26.36% / 0%
Resident Business: Yes
Remarks: The original contract was for \$1,075,827.52, and the amount of \$854,148.80
was previously approved for Phases 1,2, and 3 as DGS 50-GM 2.1, 07/28/2021.
This request is for the remaining \$221,678.72 for phase 4,5, and 6 to complete the design
and construction. There is a year remaining on the project and DGS is confident the
contractor will meet the remaining percentage for MBE compliance.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**28-RP. REAL PROPERTY
*Department of General Services***

ID: File #00-8677

Recommendation: Approve a Release of Restrictions of use and Right of Reversion.

Authority: State Finance and Procurement Article 10-305

Property: Pocomoke City Armory, 300 Second Street, Pocomoke City,
Worcester County 21851

Grantor: The State of Maryland

Grantee: Mayor and City Council of Pocomoke City

Consideration: \$0

Appraised Value: William T. Beach – Staff Appraiser - \$1.00

Background: In September 1970, the State of Maryland conveyed to the Mayor and City Council of Pocomoke City the former Armory located at 300 Second Street in Pocomoke City, subject to a clause in the deed which restricts the use of the property to public uses only by the Mayor and City Council of Pocomoke City. There is also a reversionary clause which states that if the property “shall cease to be held, kept, or used for public purposes by such municipal corporation, all title conveyed herein to said property shall revert to the State of Maryland.” The property has developed significant hazardous materials over the years according to a Targeted Brownfield Assessment Report. The City of Pocomoke has financially been unable to perform any remediation or demolition. The City has asked to have the restrictive clause and the reversionary clause removed so that it can dispose of the property for redevelopment. Approval is sought to release the City from the restrictive clause and the reverter clause to enable the City to sell the property so that it can be redeveloped and thereby make it a productive part of the City.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov

29-LT. **TENANT LEASE**
Department of Housing and Community Development

Recommendation: Confirm previous lease approval.
Prior Board Action: DGS 24-LT, 10/30/2024
Landlord: Kenwood B&O, LLC
5272 Riva Rd, Ste 360, Bethesda, MD 20816
Property Location: 2 N. Charles St, Baltimore, MD 21201
Space Type: Office w/ client interaction (7,635 sq. ft.)
Lease Type: Renewal (Continued use)
Term: 12/01/2024 – 11/30/2027 (3 Years)
Future Option Term: N/A

Annual Rent: \$181,407.60 **Square Foot Rate:** \$23.76

Fund Source: 100% Special Funds (GBRF) **Appropriation Code:** PCA 21131

Utilities/Custodial Responsibility: Landlord/Landlord
Termination for Convenience Clause: Yes

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

Remarks: This item corrects the previous lease renewal item (DGS 24-LT, 10/30/2024). The previous item erroneously stated the term as 12/01/2024 - 11/30/2037 (w/standard 6-month holdover) to 12/01/2024 – 11/30/2027 (3 years). The Department of Housing and Community Development has occupied this property since 2014. The agency uses it to work in partnership with businesses, institutions, local governments, and nonprofit organizations to provide financial and technical resources to strengthen older communities. The rental rate of \$23.76 does not increase annually.

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

30-LT-MOD. TENANT LEASE MODIFICATION
Department of Human Services

Recommendation: Approve a change order to furnish and install two relay modules for the interconnection of the clean agent system to Emergency Power Off (EPO).

Prior Board Actions: DGS 49-LT, 05/11/2022
DGS 26-LT, 05/03/2023
DGS 53-LT, 08/23/2023
DGS 86-LT-MOD, 06/05/2024
DGS 25-LT-MOD, 10/30/2024

Landlord: 25 South Charles, LLC
25 S. Charles Street, Ste 1002A, Baltimore, MD 21201

Property Location: 25 S. Charles Street, Baltimore, MD 21201

Space Type: Office (150,568 sq. ft.)

Lease Type: Amendment

Change Order: \$6,841.80

Fund Source: 65% General Funds, 35% Federal Funds

Appropriation Code: PCA FD020 \$6,841.80

Procurement Method: Competitive Sealed Bid
See COMAR 21.01.01.02A; DGS Space Mgmt Manual ¶ 6-605 D



**DEPARTMENT OF GENERAL SERVICES
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30-LT-MOD. TENANT LEASE MODIFICATION (cont'd)

Remarks: In summer 2024, the Department of Human Services relocated to this new headquarters' lease location. As part of the Phase 1 tenant fit-up project, additional change orders were required to meet the agency's needs and the code requirements in the new building. An additional change order is requested in the amount of \$6,841.80 to furnish and install two (2) relay modules for the interconnection of a clean agent system to an Emergency Power Off (EPO). This change is required to ensure the proper functioning of the 12th-floor dry fire suppression system, which was approved by the Board of Public Works on August 23, 2023. This change order is part of the initial Phase I construction project and differs from the previous change order approved by the Board of Public Works, as item 86-LT-MOD on June 5, 2024, for Phase II project post-occupancy modifications.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

*Contact: Joe Palechek 443-867-0249
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**31-IT. INFORMATION TECHNOLOGY
*Maryland Department of Transportation***

Contract ID: Canon Printing Solution MDOTTS2508
ADPICS No.: J01B5600026

Contract Description: Purchase of two refurbished Canon VarioStream Mainframe Laser Printers, to replace the current Canon Laser Printers that have been designated End of Life.

Award: Canon Solution America, Inc., Burlington NJ

Contract Term: 01/10/2025-01/09/2030 (5 years)

Amount: \$892,760.00 NTE

Procurement Method: Sole Source

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

MBE Waiver: N/A

Performance Security: None

Hiring Agreement Eligible: No

Incumbents: None

Requesting Agency Remarks: The Maryland Department of Transportation (MDOT) requires the purchase of two refurbished VarioStream Mainframe Laser Printers (one VS4400 and one VS4650). These printers have been designated end-of-life as of December 31, 2024; new printers of this make and model are no longer being made. MDOT must purchase refurbished machines and parts to support the existing printers.

Purchase includes delivery, implementation, installation, and training for the printers. Canon will remove and salvage the current printers, provide 24/7 service coverage with an average 4-hour response time, and provide access to the Canon warehouse for parts. Canon is the only provider in Maryland that offers this support, and these are the last two available large-format pin-fed printers that qualify for a 5-year service coverage offer. The Motor Vehicle Administrations (MVA) utilizes pin-fed printers to print documents and changes to the printer type would require a complete overhaul of the MVAs document printing system. The MVA generates over 2.5 million pages of documents a year.



**DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

31-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd)

These printers print all of the MVA driver and vehicle documents, including vehicle titles, stickers, registrations, suspension notices, administration flag fees, VR-278's, driver license renewal forms (1-sided & 2-sided), address/name notifications, address/name corrections, VEIP Inspection & Suspension notices, Federal Transit Administration/ Federal Trade Commission weekly notices, and multiple reports that print nightly.

The award includes the cost of the printers, installation, training, 60 months of maintenance and services, and a print-by-foot charge. The cost of each printer is \$197,500 each for a total of \$395,000.00, saving MDOT \$365,701.01 over the cost of two new printers at \$380,350.50 each, were new printers available. The current printers were purchased for \$175,000.00 each in 2014. The service fees, direct from Canon, were compared with pricing from a Canon reseller. Monthly service and maintenance is a fixed fee of \$3,196.00 per month over 60 months at a cost of \$191,760. This is a saving of \$1,217.42 per month for a total saving of \$73,045.20. A standard Print Meter Rate of \$.0034 per foot at an average monthly page count of 1,500,000 feet, is \$5,100.00 monthly for a 60-month total of \$306,000.00. This is a saving of .00136118 per foot or \$122,566.20 for 60 months when compared to a reseller. The total savings is \$561,312.41 over purchasing a la carte from a reseller. For these reasons, the pricing offered is determined to be fair and reasonable.

The printers are not available to resellers due to the 5-year service coverage offer, parts accessibility, and proprietary training. Due to the single element of work, which is also proprietary in nature, there are no subcontracting opportunities. Therefore, no MBE or VSBE participation goals were established for this contract.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J01A0107

Resident Business: Yes

MD Tax Clearance: 24-5054-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

REVISED

*Contact: Alison Barry 443-681-8694
alison.barry@maryland.gov*

32-S. SERVICES
***Department Of Health, Prevention and Health Promotion Administration
Maryland WIC Program***

Contract ID: Infant Formula (Milk-Based and Soy-Based) Rebate Program / OCMP 25-24812
ADPICS No.: M00B5600540

Contract Description: A revenue-generating contract to provide monetary rebates on all milk-based and soy-based infant formula purchased within the Maryland Women, Infants, & Children (WIC) State-issued food instruments.

Award: Abbott Laboratories, Inc.; Chicago, IL

Contract Term: 01/29/2025 – 01/28/2030

Amount: \$197,149,227.00 (5 Years)

Procurement Method: Intergovernmental Cooperative Purchasing Agreement

Bids/Proposals: N/A

Living Wage Eligible: N/A

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: N/A

Incumbent: Abbott Laboratories, Inc.; Chicago, IL

Requesting Agency Remarks: A notice of availability of the Invitation for Bids (IFB) was advertised on eMaryland Marketplace Advantage on July 2, 2024.

The State of Maryland joined the WIC Programs in the National Association of State Procurement Officers (NASPO) which includes Alaska, American Samoa, Arizona, Commonwealth of Northern Mariana Islands (CNMI), Delaware, District of Columbia, Guam, Hawaii, Idaho, Inter-Tribal Council of Arizona (ITCA), Inter-Tribal Council of Nevada (ITCN),



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SUPPLEMENTAL

REVISED

32-S. SERVICES CONTRACT (cont'd)

Remarks (cont'd):

Kansas, Montana, Navajo Nation, Nevada, Oregon, Osage Nation, Pueblo of Isleta, Utah, US Virgin Islands, Washington, West Virginia, and Wyoming.

WIC participants purchase the infant formula, and then the vendor (Abbott) returns a portion of the purchase to the State of MD. Maryland WIC invoices Abbott the amount owed based on infant formula purchased by the participants. Abbott then pays the “rebates invoiced.” WIC participants redeemed 90.28% of the issued formula in FY24. The formula is issued and redeemed by the Universal Product Code (UPC) number. The total dollar value redeemed for formula for FY24 was \$40,796,012.53, and the total rebate amount received for the redeemed formula was \$29,707,477.85. The rebates received accounted for 72.82% of the total cost of infant formula paid by the program.

The contract will provide a monetary rebate on all infant formula purchased by WIC participants in Maryland with WIC food instruments to comply with Federal Regulations 7-CFR 246.16, which requires state agencies to explore methods of cost containment for the purchase of infant formula. Abbott Nutrition f/k/a Ross Products Division was awarded a contract for rebates on all infant formula purchased with WIC food instruments.

No MBE participation goal was established for this contract because the State of Kansas conducted this procurement on behalf of the above-mentioned governments, including Maryland, and it only involves the payment of rebates invoiced.

The Maryland WIC Program will receive an estimated \$197,149,227.00 monetary rebate during the term of this contract for all milk-based and soy-based infant formula purchased with WIC food instruments in Maryland. Per federal regulation, all revenues generated by this contract must be used to offset food expenditures for the women, infants, and children served by the WIC Program.

Fund Source: 100% Federal
Approp. Code: M00F0304
Resident Business: No
MD Tax Clearance: 24-5614-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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SUPPLEMENTAL

*Contact: Krishnanda Tallur (443) 767-1234
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33-IT-MOD INFORMATION TECHNOLOGY
Maryland State Department of Education

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:	Consulting and Technical Services Plus (CATS+)
	Approved:	DoIT 3-IT, 04/03/2013
	Term:	04/22/2013 - 04/21/2028

1.1 **Using Agency:** Maryland State Department of Education

Description: Obtain a paperless, online application submission, case management, and provider payment processing system that operates within a 50-mile radius of MSDE. All system and program support will be performed in the Continental United States; COK79361

Modification Description: MSDE is requesting a 20-day extension to allow for the continuation of the CCS Case Management and Payment Processing Functions for the scholarship application portal.

Award: Deloitte Consulting LLP; Baltimore, MD

Original Term: 01/28/2021 - 12/17/2023

Modification Term: 01/11/2025 - 01/31/2025

Original Amount: \$18,807,747

Modification Amount: \$ 1,390,106

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)



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SUPPLEMENTAL

33-IT-MOD INFORMATION TECHNOLOGY (cont'd)

1.0 Master Contract: Consulting and Technical Services Plus (CATS+) (cont'd)

1.1 (cont'd)

Prior Options/Mods (cont'd):

\$37,348,164 (Mod.#4 Add additional funding to address the requirements outlined in Maryland General Assembly House Bill 995 \$31,041,023 and exercise the first renewal option \$6,307,141 01/28/2021 - 12/17/2024. DGS 29-IT 1.3 06/21/2023) \$299,422.70 Net Total (Mod. #5: Add funding for AI Execution, Scope Reduction and SLA Fees DGS- 30-IT. 11/20/2024)
\$0 (Mod. #6: No-Cost Extension 12/18/2024-01/10/2025. Delegated Authority- MSDE 12/16/2024)

Total Contract Amount: \$76,935,686.70
Percent +/- Change: 7.39%
Overall Percent Change: 275.53%
MBE/VSBE Participation: 30% / 0%
MBE/VSBE Compliance: 28.84% / 0%
Resident Business: Yes
Fund Source: 100% Federal

Agency Remarks: MSDE is requesting to extend the term to ensure continued success in the statewide implementation of the presumptive eligibility program. In January 2021, MSDE awarded a contract to Deloitte to administer the childcare scholarship program (Application processing, Audit, Customer Service, implementation, and operation of related infrastructure). This was a three-year contract with two option years.

At this time, Deloitte Consulting LLP is currently achieving 28.84% of its 30% MBE goal. 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. MSDE anticipates that Deloitte Consulting LLP will achieve its MBE commitment.

Deloitte Consulting LLP has performed to a satisfactory degree, and the State is confident in its abilities. The vendor is satisfactorily meeting the MBE participation goals established throughout the life of the contract.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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*Contact: Jenna Meinel; 410-767-0008
jenna.meinel@maryland.gov*

**A1-EX. EXPEDITED PROCUREMENT REPORT
*Department of Education, Office of Accountability, Assessment and
Performance Reporting***

Date BPW approved Expedited Procurement Request: DGS-99-EX, 4/3/2024

Date of Award: July 15, 2024

Awardee: Renaissance Learning, Inc., Wisconsin Rapids, WI

Contract Type: Service Contract

Amount: \$3,933,915.88 (3-year base, with one two-year renewal option)
\$2,533,208.80 (Renewal Option 1)
\$6,487,124.68

Term: 07/15/2024 - 7/31/2027

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Best and Financial Offers (BAFO Rankings)</i>	<i>Overall Rankings</i>
Renaissance Learning, Inc., Wisconsin Rapids, WI	1	\$ 6,487,124.68 (2)	1
Cognitive Toy Box, Brooklyn, NY	2	\$ 4,346,151.37 (1)	2

**Technical rankings were weighted greater than financial rankings.*

List of supplies, services, maintenance, commodities, construction, or construction-related services procured under the contract: Kindergarten Readiness Assessment administration for all incoming Maryland Kindergarten students.



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

List of vendors solicited and their responses:

<i>Vendor Solicited</i>	<i>Responded: Yes/No</i>
Amplify Education	No
Acadience	No
Fast Bridge	No
Aimsweb	No
iStation	No
Data Recognition Corporation	No
Cognia, Inc.	No
Riverside Insights	No
Edmentum	No
McGraw-Hill Education	No
Beable	No
Pearson	No
Reading Horizons	No
Houghton Mifflin Harcourt (HMH)	No
Curriculum Associates	No
Renaissance Learning, Inc.,	Yes
NWEA MAP	No
Lexia	No

MBE / VSBE Participation: 0% / 0%

Agency Remarks: The MSDE received approval from the Board of Public Works (DGS-98-EX, 4/03/2024) to perform this solicitation as an Expedited Request for Proposal (ERFP), in order to provide a Kindergarten Readiness Assessment (KRA) for kindergarten students and Early Learning Assessment (ELA) for pre-kindergarten students. In addition, the awarded Offeror shall demonstrate the proven ability to perform all core services requested in this ERFP. MSDE made the decision to conduct a formal solicitation process, the ERFP was released on eMMA on 4/8/2024, and 18 vendors were directly solicited.

The MSDE received three proposals in response to the ERFP on 4/19/2024. One offeror was deemed non-responsive due to not submitting a proper technical proposal. The two remaining proposals from Renaissance Learning, Inc. and Cognitive Toy Box, were deemed responsive.



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

A formal evaluation was completed by an MSDE evaluation committee, and the recommendation of award was offered to Renaissance Learning. The selection of the awardee for this initiative will be based on several key factors, primarily focusing on the technical expertise, experience, and qualifications of the team, as well as the ability to produce valid, dependable, and unbiased assessments.

- **Cross-Disciplinary Team Composition:** The Renaissance Learning team includes a diverse group of professionals with specialized expertise in education, software development, product management, and psychometrics. The team also benefits from the strategic partnerships with **eMetric** and **Cognia**, providing access to robust data analysis tools and professional assessments.
- **Advanced Academic Qualifications:** Staff members possess advanced degrees, many having substantial experience in educational assessment, psychometrics, and test design. This includes highly specialized knowledge in developing, analyzing, and validating large-scale assessments.
- **Industry Experience:** A significant portion of the proposed staff has extensive experience of Renaissance, Cognia, and eMetric. This longstanding tenure indicates a deep institutional knowledge of the organization's assessment processes and methodologies, contributing to continuity and innovation.
- **Large Data Sample Size:** The large user base across the United States provides access to extensive data that ensures a comprehensive psychometric analysis of the assessments. This breadth of data enhances the validity, reliability, and fairness of the assessments and allows for the detection of any biases, ensuring that results reflect true student performance across diverse demographic groups.
- **Comprehensive Psychometric Validation:** The team has the capacity to apply advanced psychometric techniques, such as item response theory (IRT), to evaluate assessment items for reliability, validity, and fairness. This is crucial in ensuring that the assessments are technically sound and reflective of the intended educational outcomes.
- **Bias, Fairness, and Sensitivity Standards:** Renaissance's approach to item design is rooted in rigorous standards for bias, fairness, and sensitivity. The design and review process includes measures to ensure that all items are free from cultural, linguistic, or socio-economic bias, and that they reflect a diverse range of perspectives and learning experiences.
- **Diverse Perspectives:** The partnership with eMetric and Cognia further enhances the ability to identify and correct potential biases in assessment items, ensuring that all students, regardless of background, are given a fair opportunity to demonstrate their knowledge and skills.



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

Renaissance Learning's technical expertise, educational experience, and commitment to fair, dependable, and valid assessment design makes them a strong candidate for this award. Their proven record in large-scale assessment development, combined with their commitment to fairness and sensitivity, ensures that they are well-positioned to deliver high-quality assessments that meet the needs of diverse student populations. The extensive background of the staff and their collaborative approach to assessment development and analysis will contribute to the success of this initiative.

No MBE/VSBE participation was included due to a lack of certified vendors within the scope of work.

Resident Business: No

Tax Clearance: 24-4709-0101

BOARD OF PUBLIC WORKS ACTION:

THIS REPORT WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION