

BOARD OF PUBLIC WORKS
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JULY 16, 2025

MEETING LOCATION: 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.*

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ACTION AGENDA
July 16, 2025



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

1. DEPARTMENT OF AGRICULTURE
Maryland Agricultural Cost-Share Program - Grants

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

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

Amount: \$117,100

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

| County | Grantee | Agreement # | Amount |
|--------------|-----------------------------|-----------------|----------|
| Anne Arundel | Stephanie Tadlock Senserini | AT-2025-2922-SF | \$4,500 |
| Carroll | James H. Belt, Jr. | MP-2025-2813-SF | \$1,000 |
| | | MP-2025-2814-SF | \$2,100 |
| | | MP-2025-2815 | \$1,400 |
| | | MP-2025-2816 | \$500 |
| | | MP-2025-2817 | \$600 |
| | | MP-2025-2818 | \$1,100 |
| | | MP-2025-2819 | \$1,300 |
| | Snader Farms, Inc. | MP-2025-2927 | \$36,700 |
| Howard | Clover Luck Stables LLC | PA-2025-2837 | \$20,500 |
| Washington | David A. Hays | UP-2025-2481 | \$47,400 |

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

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

2. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program- Additional Funding

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

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

Amount: \$809.20

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 |
|---------|---------------|--------------|----------|
| Carroll | Jerry L. Watt | MP-2025-2253 | \$809.20 |

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

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

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

**3. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program- Reversion***

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

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

Amount: \$67,133.06

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

| County | Recipient | Agreement # | Amount | Status |
|--------------|-------------------------|----------------|-------------|-----------|
| Baltimore | Crescent Moon Farms LLC | RS-2023-2702 | \$2,649.12 | Completed |
| Caroline | Brian D. Vance | CR-2024-2389 | \$1,652.02 | Completed |
| | | CR-2024-2390-C | \$4,818.74 | Completed |
| Carroll | Keymar Farms LLC | MP-2024-2678 | \$19,300.00 | Canceled |
| | Wooden Hill Farms LLC | MP-2024-2425 | \$30,031.08 | Completed |
| Kent | H & A Farm LLC | CH-2025-2178 | \$250.00 | Completed |
| Queen Anne's | C. Temple Rhodes, Jr. | AT-2023-3001 | \$700.00 | Completed |
| | | AT-2023-3002 | \$1,317.10 | Completed |
| | | AT-2023-3004 | \$3,705.00 | Completed |
| | | AT-2023-3005 | \$1,114.60 | Completed |
| | | AT-2025-2432 | \$1,595.40 | 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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Contact: Gabriel Gnall 410-260-7335
gabriel.gnall@maryland.gov

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 *May 2025*
Department of Transportation *May 2025*

Authority: COMAR 21.02.01.05

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

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Contact: Nathan Bowen 410-260-7580
nathan.bowen@maryland.gov

5. DEPARTMENT OF BUDGET AND MANAGEMENT
Budget Amendment 25R-043

Description: Approve July 2025 meeting reimbursable fund budget amendment.

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

Amount: \$950,266

Amount \$950,266 TOTAL

The contributing (funding) agency has appropriated funds to pay for FY 2026 services provided by the receiving agency for FY 2025 as follows:

| <i>Funding Agency</i> | <i>Agency Providing Services [Receiving Funds]</i> | <i>Services</i> | <i>Amount</i> |
|---|--|--|----------------------|
| H00D01.01 Department of General Services <i>Procurement and Logistics</i> | H00J01.01 Department of General Services <i>Office of External Affairs</i> | The amendment will transfer a reimbursable fund appropriation within DGS to fund the Office of External Affairs approved by DBM for FY 2025. | \$950,266 |
| Total | | | \$ 950,266 |

DBM Remarks: This amendment will provide the Reimbursable Fund appropriation needed to reflect the realignment of funds from the Department of General Services' Procurement and Logistics program (H00D01.01) to the agency's Office of External Affairs (H00J01.01).

This amendment is required and will realign reimbursable funds from the Office of State Procurement to the newly-created Office of External Affairs. The Office of External Affairs was created in FY 2024 to manage communications, marketing, public outreach, audits, legislative affairs, and records management among other duties. However, the request was approved by DBM in FY 2025 and should be included in the appropriation before the closing of FY 2025.

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*Contacts: Gregory Hare 301-429-7775 gregory.hare@maryland.gov
Brien O'Toole 301-429-7761 brien.otoole@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov*

6. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Rental Housing Works Program

Recommendation: That the Board of Public Works approves lending general obligation bond proceeds as described.

Borrower: Belvedere Place LLC

Project: Belvedere Place Apartments
3101 West Belvedere Place
Baltimore MD 21215

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

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

Loan Amount: \$3,500,000

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

Collateral: Deed of Trust

Description: Belvedere Place Apartments project entails the construction of an 83-unit general occupancy rental community in Baltimore City. The project will include 83 units that are affordable to households with incomes at 30%, 50%, and 60% of area median income. A combination of CDA resources will be used including long-term and short-term tax-exempt bonds, a 4% Low-Income Housing Tax Credits, Rental Housing Works funds, and Multifamily Capital Funds. Additional funding sources include Baltimore City Housing Trust Funds, Baltimore City Housing HOME Funds, a BRIDGES Subordinate Loan, MEEHA and BGE Rebates, and deferred developer fee.

The developers are Winn Development Company L.P. BRIDGES Community Development Corporation and Unity Properties Inc.

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

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 to obtain a 'Silver' certification.
2. Air sealing and insulation testing will be conducted by Pando Alliance, a State-recognized RESNEC consultant.
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 (<i>this Item</i>) | \$3,500,000 |
| Multifamily Capital Fund | \$6,000,000 |
| MTEB | \$7,000,000 |
| BRIDGES Subordinate Loan | \$6,000,000 |
| Low Income Housing Tax Credit Proceeds | \$17,700,000 |
| Deferred Developer Fee | \$847,367 |
| Accelerator/HOME-ARP grant | \$2,000,000 |
| Baltimore City HTF grant | \$1,000,000 |
| MEEHA and BGE Rebates | \$76,775 |
| Total Sources of Funds | \$44,124,142 |

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:

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Contacts: Gregory Hare 301-429-7775 gregory.hare@maryland.gov
Edward Barnett 301-429-7761 edward.barnett@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov

7. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Shelter and Transitional Housing Facilities Grant Program

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development lending general obligation bond proceeds as described.

Borrower: Family and Children's Services of Central MD dba Springboard Community Services

Project: Springboard Youth Training Center
206-210 E Lexington St,
Baltimore MD 21202

Authority: Section 2-102(a)(7), Housing and Community Development Article, Annotated Code of Maryland, as amended; Ch. 9, Laws of 2018; Ch. 14, Laws of 2019; Ch. 537, Laws of 2020; Ch. 63, Laws of 2021.

Shelter and Transitional Housing Facilities Grant Program (STHFGP) shall provide capital grant financing, in the amount of \$3,500,000 for local governments and nonprofit organizations to develop shelter, transitional, and other housing facilities for homeless individuals and families.

Repayment of the capital assistance is not required and is forgiven if the project is used as a shelter, transitional housing, or other housing facility for homeless households for 15 years.

Amount: \$3,500,000

Fund Source: MCCBL 2024 (\$3,000,000) - *Shelter and Transitional Housing Facilities Grant Program*
MCCBL 2025 (\$ 500,000) - *Shelter and Transitional Housing Facilities Grant Program*

Collateral: Deed of Trust

Description: The Springboard Youth Training Center project consists of rehabilitation and adaptive use of 206-210 E. Lexington Street, Baltimore, MD 21202 into an approximately 20,000 square foot youth training center. The project will provide vocational and supportive services to 80 youths annually; onsite permanent supportive housing for six youths annually; and emergency shelter beds for twenty youths. The Shelter and Transitional Housing Facilities Grant (STHFG) will be used to finance eligible pre-development and construction costs.

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REVISED

7. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT** (cont'd)
Shelter and Transitional Housing Facilities Grant Program

Project Funding Sources:

| Sources | Detail | Amount |
|-------------------------|--------------------------------------|---------------|
| Grant | MDHCD-STHFG (<i>this Item</i>) | \$ 3,500,000 |
| Grant | Maryland General Services FY 2024 | 750,000 |
| Grant | Baltimore City OHS | 1,000,000 |
| Grant | Baltimore City AHTF | 720,000 |
| Grant | DHCD CORE FY24 | 250,000 |
| Grants | Hackerman/Frances Merrick/Middendorf | 700,000 |
| Grants | Weinberg, DHCD CHSW, DHCD MAHT | 1,895,201 |
| Equity | State Historical Tax Credits | 1,456,205 |
| Equity | Federal Historical Tax Credits | 2,138,159 |
| Equity | New Market Tax Credits | 1,005,478 |
| Total Development Costs | | \$ 13,415,043 |

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning on July 20, 2023.

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

1. Mechanical systems will be high efficiency units with programmable thermostats.
2. All appliances will be Energy Star qualified.
3. All windows will be Energy Star qualified
4. All faucets and bath fixtures will use water sense labeled products.

There are no Recognized Environmental Concerns requiring remediation on this project.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact Person: Suzanne Dorsey 410-537-3897
suzanne.dorsey1@maryland.gov

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

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

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

Project: Sudlersville Wastewater Treatment Plant ENR Improvements

Recipient: Town of Sudlersville

Amount: Up to \$93,360

Location: Queen Anne's County/Legislative District 36

Project Description: This project entails the planning, design, and construction of improvements to the Sudlersville Wastewater Treatment Plant (WWTP) at an existing design capacity of 0.200 million gallons per day (mgd). Though this facility underwent an Enhanced Nutrient Removal (ENR) upgrade that was completed in 2016, it has continuously struggled to meet its permit limits for a variety of reasons, resulting in a Consent Order executed on September 20, 2021. This project aims to correct the problem by rehabilitating portions of the existing plant and adding post-anoxic reactors to provide a more reliable means of nitrogen removal. Upon completion of these improvements, the plant will achieve its original goal of 83% reduction in nitrogen and 90% reduction in phosphorus. This will reduce nutrient loading to Red Lions Branch, a tributary of the Upper Chester River, which ultimately flows to the Chesapeake Bay. It will also help to resolve a compliance action. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects. This board action provides funding for planning and design. A future action will address construction.

Project Funding Sources:

| | |
|---|------------|
| Bay Restoration Fund Grant BR-NR 06.18 (<i>this Item</i>) | \$ 93,360 |
| Local Share | \$ 30,420 |
| Total Estimated Planning and Design Cost | \$ 123,780 |

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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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 16, 2025



Contact Person: Suzanne Dorsey 410-537-3897
suzanne.dorsey1@maryland.gov

9. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Bay Restoration Fund
Comprehensive Flood Management Grant
Supplemental Assistance Water Quality Grant

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

Authority: Maryland Water Infrastructure Financing Administration Act
Sections 9-1601--9-1622 & Section 9-348, Environment Article,
Annotated Code of Maryland
Comprehensive Flood Management Grant Program
Section 5-803, Environment Article, Annotated Code of Maryland

Project: Smith Island Clean Water Project

Recipient: Somerset County Sanitary District

Amount: Up to \$893,423

Location: Somerset County/Legislative District 38A

Project Description: This multi-phase project entails the planning, design, and construction of a new Enhanced Nutrient Removal (ENR) wastewater treatment plant (WWTP) at a design capacity of 40,000 gallons per day (gpd) and the upgrade of the wastewater collection and conveyance system. Upon completion of the ENR facilities, the new WWTP, located in Ewell, will be capable of achieving an effluent concentration goal of 3.0 mg/L for Total Nitrogen and 0.3 mg/L for Total Phosphorus. This will allow 83% reduction in nitrogen and 90% reduction in phosphorus, reducing nutrients to the Frances Gut and ultimately to the Chesapeake Bay. In addition, the project includes decommissioning of the existing Tylerton WWTP, an overhaul of three existing pumping stations, and the construction of a new sanitary force main for the conveyance of wastewater from Tylerton to the new Ewell WWTP. This project is being constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects.

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9. MARYLAND DEPARTMENT OF THE ENVIRONMENT (cont'd)
***Bay Restoration Fund/Comprehensive Flood Management Grant/
Supplemental Assistance Water Quality Grant***

Project Funding Sources:

| | |
|---|---------------------|
| Bay Restoration Fund Grant BR-NR 03.20 (this Item) | \$ 93,423 |
| Comprehensive Flood Mgt Grant FMG 02.20 MCCBL 2021-21536 (this Item) | \$ 600,000 |
| CBWQ Supplemental Assistance, SWQH 15.20, MCCBL 2021-21540 (this Item) | \$ 200,000 |
| CBWQ Supplemental Assistance, SWQH 15.20 MCCBL 2020-20330 (prior approval Sec. Item 10 [11/08/23]) | \$ 263,431 |
| CBWQ Supplemental Assistance, SWQH 15.20 MCCBL 2021-21540 (prior approval Sec. Item 10 [11/08/23]) | \$ 362,409 |
| Bay Restoration Fund Grant BR-NR 03.20 (prior approval Sec. Item 8 [12/07/16]) | \$ 375,000 |
| Bay Restoration Fund Grant BR-NR 03.20 (prior approval Sec. Item 5 [09/05/18]) | \$ 673,102 |
| Bay Restoration Fund Grant BR-NR 03.20 (prior approval Sec. Item 11 [06/19/19]) | \$ 72,971 |
| Bay Restoration Fund Grant, BR-NR 03.20 (prior approval Sec. Item 9 [12/07/22]) | \$,891,604 |
| CBWQ Supplemental Assistance, SWQH 15.20 (prior approval Sec. Item 7 [12/05/12]) | \$ 30,000 |
| CBWQ Supplemental Assistance, SWQH 15.20 (prior approval Sec. Item 8 [12/07/16]) | \$ 200,000 |
| CBWQ Supplemental Assistance, SWQH 15.20 (prior approval Sec. Item 5 [09/05/18]) | \$ 248,346 |
| CBWQ Supplemental Assistance, SWQH 15.20 (prior approval Sec. Item 11 [06/19/19]) | \$ 31,934 |
| Water Quality State Revolving Fund Loan Forgiveness (prior approval Sec. Item 9 [12/07/22]) | \$,600,000 |
| Water Quality State Revolving Fund (prior approval Sec. Item 9 [12/07/22]) | \$ 2,000,000 |
| USDA Funding | \$ 5,208,981 |
| Federal Congressionally Directed Spending | \$ 2,250,000 |
| Local Share | <u>\$ 48,795</u> |
| Total Estimated Project Cost | \$23,149,996 |

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

BOARD OF PUBLIC WORKS

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Contact Person: Suzanne Dorsey 410-537-3897
suzanne.dorsey1@maryland.gov

10. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Bay Restoration Fund
Supplemental Assistance Water Quality Grant

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

Authority: Maryland Water Infrastructure Financing Administration Act
Sections 9-1601--9-1622 & Section 9-348, Environment Article,
Annotated Code of Maryland

Project: Rock Hall Wastewater Treatment Plant ENR Upgrade

Recipient: Town of Rock Hall

Amount: Up to \$20,838,841

Location: Kent County/Legislative District 36

Project Description: The project entails the planning, design and construction of an Enhanced Nutrient Removal (ENR) upgrade of the existing Rock Hall Wastewater Treatment Plant at an existing capacity of 480,000 gallons per day (gpd). Upon completion of the ENR upgrade, the plant will be capable of achieving an effluent concentration goal of 3.0 mg/L for Total Nitrogen and 0.3 mg/L for Total Phosphorus. This will allow 83% reduction in nitrogen and 70% reduction in phosphorus, reducing nutrients to the Gray's Inn Creek and ultimately to the Chesapeake Bay. This board action is for the construction phase. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects.

Project Funding Sources:

| | |
|---|----------------------|
| Bay Restoration Fund Grant BR-NR 05.15 (this Item) | \$19,338,841 |
| CBWQ Supplemental Assistance, SWQH 61.15, MCCBL 2021-21540 (this Item) | \$ 1,500,000 |
| Bay Restoration Fund Grant BR-NR 05.15 (prior approval Sec 10 [4/6/22]) | \$ 637,000 |
| Bay Restoration Fund Grant BR-NR 05.15 (prior approval Sec 8 [11/18/20]) | \$ 82,971 |
| Bay Restoration Fund Grant BR-NR 05.15 (prior approval Sec 12 [3/4/20]) | \$ 25,600 |
| Local Share/Other | <u>\$ 9,809,084</u> |
| Total Estimated Project Cost | \$ 31,393,496 |

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

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ACTION AGENDA
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Contact Person: Suzanne Dorsey 410-537-3897
suzanne.dorsey1@maryland.gov

11. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Comprehensive Flood Management Grant

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

Authority: Comprehensive Flood Management Grant Program
Section 5-803, Environment Article, Annotated Code of Maryland

Project: Calvert Hills/College Park Storm Drain Improvements

Recipient: Prince George's County

Amount: Up to \$5,000,000

Location: Prince George's County/Legislative Districts 21-22

Project Description: Prince George's County, in collaboration with College Park, is proposing a storm drain improvement project to alleviate systemic flooding problems in the Calvert Hills area of College Park. The proposed project includes the following components: adding new storm drain pipes and systems, installing a new underground stormwater storage vault, upgrading current road culverts, and improving and maximizing conveyance of flows and stormwater runoff capacity in the existing open channels and drainage systems. This project is consistent with Maryland's climate change adaptation and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events.

Project Funding Sources:

| | |
|---|----------------------|
| Comprehensive Flood Mgt Grant FMG 02.16 MCCBL 2021-21536 (<i>this Item</i>) | \$ 5,000,000 |
| Local Share | <u>\$ 27,641,114</u> |
| Total Estimated Project Cost | \$ 32,641,114 |

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 16, 2025



Contact Person: Suzanne Dorsey 410-537-3897
suzanne.dorsey1@maryland.gov

12. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Comprehensive Flood Management Grant

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

Authority: Comprehensive Flood Management Grant Program
Section 5-803, Environment Article, Annotated Code of Maryland

Project: Frederick Avenue High Water Warning & Detection System

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$221,250

Location: Baltimore City/Legislative District 41

Project Description: The project involves the mitigation of flood risk in the Frederick Avenue corridor by the posting of flood warning signage. Flood events over the past years have adversely impacted residences and businesses located here. Scope will include installation of solar powered high water sensors, signal transmitters, and signaled warning signage to deter motorists and road users. Completion of this work will provide early warning to travelers and residents of possible flood conditions on the portion of Frederick Avenue historically affected by flood events. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects.

Project Funding Sources:

| | |
|---|-------------------|
| Comprehensive Flood Mgt Grant FMG 01.03 MCCBL 2021-21536 (this Item) | \$ 221,250 |
| Local Share | \$ 98,750 |
| Total Estimated Project Cost | \$ 320,000 |

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 16, 2025**



*Contact: Cory Daviau 240-791-0740
cdaviau@menv.com*

**13. MARYLAND ENVIRONMENTAL SERVICE
*Jessup Correctional Institution, Anne Arundel***

Construction Contract: JCI Boiler Controls Upgrade
MES Project # 1-25-4-47-5

Description: Upgrade of the boiler control system for the four boilers at the
Jessup Correctional Institution steam plant.

Procurement: Competitive Sealed Bids

Bids: Power and Combustion, Inc.; Baltimore, MD \$1,382,900
American Combustion Industries; Glenn Dale, MD \$1,755,099

Award: Power and Combustion, Inc.

Amount: \$1,382,900

Term: 11 months from Notice to Proceed – June 26, 2026

MBE Participation: 15%

Remarks: The boiler controls have aged and become obsolete since they were automated in 2012. A 2016 notification from the Original Equipment Manufacturer of the control system noted a lack of repair part component availability and expiring electrical approvals as the reason for product retirement. This poses a challenge in the event of an unscheduled control system outage where a suitable long term repair option is unlikely. The purpose of this contract is a full boiler control system upgrade to resolve the challenges associated with operating an obsolete system. The upgrade will address service delivery deficiencies, optimize system performance, increase system reliability, and assure compliance with applicable safety and industry standards.

Fund Source: MCCBL 2019: *MES Infrastructure Improvement Fund (UB00)*

Appropriation Codes: 336 MCCBL 19 (PCA#12070) \$1,382,900.00

Resident Business: Yes

Tax Compliance No.: 25-2059-1110

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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*Contact: Martin Noven 410-625-5601
mnoven@sra.state.md.us*

14. MARYLAND STATE RETIREMENT AGENCY

Recommendation: The Board of Trustees of the Maryland State Retirement and Pension System request the Board of Public Works approve the appointment of Joanna D. Pratt as a public member of the Investment Committee of the Board for a three-year term beginning July 17, 2025.

Authority: Section 21-115(b)(2), State Personnel and Pensions Article, Annotated Code of Maryland

Remarks: Joanna D. Pratt meets all of the requirements to serve as a public member. State Personnel and Pensions Article Section 21-115 (b)(2) provides that this appointment will be by the Board of Public Works for a term of three years.

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

15. MARYLAND STADIUM AUTHORITY
Redevelopment of Maryland Racing Facilities
Construction Services

Contract ID: MDR-002-GMP

Recommendation: Approve the award of Guaranteed Maximum Price (GMP) Package #2 for the Redevelopment of Maryland Racing Facilities Project

Contractor: Clark Construction Group, LLC.
145 West Ostend Street, Suite 100
Baltimore, MD 21230

Prior Approvals: Secretary's Agenda, Item 19 (October 2, 2024)
Secretary's Agenda, Item 14 (May 7, 2025)

Project: Redevelopment of Maryland Racing Facilities

Bid Package Description: GMP Package #2: Pre-engineered fabric structures, Pre-engineered metal buildings, General Conditions, General Requirements, Construction Administration for the Pimlico Racing Facility.

Contract Description: Professional Services – Construction

Procurement Method: Competitive Sealed Proposals

Pre-Construction Amount: \$ 889,750
GMP Package #1: \$ 14,309,959
GMP Package #2 (this Item): \$ 7,503,012
Revised Amount: \$ 22,702,721

Original Term: 10/2/2024 – 12/31/2027

MBE Participation (this Item): 17.49%
MBE Sub-goals: 8% African-American; 11% Women-Owned

MBE Compliance (Construction Services): 0%

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

Remarks: The Board of Public Works approved the contract with Clark Construction Group, LLC ("Clark") for pre-construction services at its meeting on October 2, 2024 (Secretary's Agenda, Item 19) and GMP #1 on May 7, 2025 (Secretary's Agenda, Item 14). The Authority represented that it would return with a recommendation to enter into a Guaranteed Maximum Price contract for construction services if the performance of the preconstruction services is satisfactory and an acceptable price is negotiated.

The procurement process for this GMP occurred as follows:

On March 26, 2025, Clark advertised bid packages for Pre-engineered Fabric Structures and Pre-engineered Metal Buildings in the following publications/services: eMaryland Marketplace Advantage, MSA's website, Clark's website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation.

On April 4, 2025, Clark hosted a virtual Trade Contractor Outreach Event at Pimlico. The event was open to the public and allowed trade contractors interested in the packages being procured under GMP#2, as well as future GMP packages, to obtain information specific to the project's scope and schedule and to participate in a site walk of the Pimlico Racing Facility.

On April 8, 2025, competitive sealed trade contractor bids were received and opened using Clark's online bidding system (BuildingConnected). MSA was present for the opening of bids. Post-bid scope review meetings were conducted to ensure the bids were both responsive and complete.

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

MSA will submit additional GMP submissions to the Board of Public Works for approval in the future.

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

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

Tax Compliance No.: 25-2362-1110

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
July 16, 2025



REVISED

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

16. MARYLAND STADIUM AUTHORITY
Renovation Projects at M&T Bank Stadium Construction Management (CM) Services
GMP #17

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. 17 for the Renovation Projects at M&T Bank Stadium located in Baltimore City.

Contractor: Gilbane Building Company

Prior Approvals:

- Secretary's Agenda, Item 13 (5/17/2023)
- Secretary's Agenda, Item 14 (10/4/2023)
- Secretary's Agenda, Item 12 (11/8/2023)
- Secretary's Agenda, Item 18 (12/13/2023)
- Secretary's Agenda, Item 14 (2/14/2024)
- Secretary's Agenda, Item 14 (3/13/2024)
- Secretary's Agenda, Item 14 (4/17/2024)
- Secretary's Agenda, Item 18 (6/5/2024)
- Secretary's Agenda, Item 34 (7/17/2024)
- Secretary's Agenda, Item 15 (8/28/2024)
- Secretary's Agenda, Item 15 (10/16/2024)
- Secretary's Agenda, Item 14 (11/20/2024)
- Secretary's Agenda, Item 14 (12/18/2024)
- Secretary's Agenda, Item 13 (1/29/2025)
- Secretary's Agenda, Item 12 (2/12/2025)
- Secretary's Agenda, Item 11 (4/23/2025)
- Secretary's Agenda, Item 14 (6/11/2025)

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

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #17 – Final Cleaning, Demolition, Concrete, Masonry, Millwork, Roofing, Glass Curtain Wall, Resinous Flooring, Paint, Drywall / Ceilings, Fire Protection, HVAC / Plumbing, Electrical / FA, and Telecom / AV / Security

Term: 5/4/2023 - 5/2028

BOARD OF PUBLIC WORKS
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REVISED

16. MARYLAND STADIUM AUTHORITY (cont'd)

| | |
|--|-------------------------------|
| <i>Pre-Construction Amount:</i> | \$1,003,365 |
| <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:</i> | \$37,318,640.69 |
| <i>GMP Package #14:</i> | \$12,326,638.04 |
| <i>GMP Package #15:</i> | \$35,671,036.76 |
| <i>GMP Package #16:</i> | \$7,597,660.98 |
| <i>GMP Package #17 (this Item):</i> | <u>\$18,983,962.56</u> |
| <i>Revised Amount:</i> | \$380,337,134.39 |

MBE Participation (this Item): **29.92%**

MBE Subgoals: African American 8%
Women 11%

MBE Compliance: **22.46%**

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

The procurement process for GMP Package #17 proceeded as follows:

Starting on March 5th, 2025 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.

BOARD OF PUBLIC WORKS
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REVISED

16. MARYLAND STADIUM AUTHORITY (cont'd)

Remarks (cont'd):

Gilbane advertised packages for final cleaning, demolition, concrete, masonry, millwork, roofing, glass / curtain wall, resinous flooring, paint, drywall / ceilings, fire protection, HVAC /plumbing, electrical / FA, and telecom / AV / security. Competitive bids were received between March 28th and April 23rd on various due dates by representatives from Gilbane.

Post-bid scope review meetings with selected trade contractors began on April 7th, 2025 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 #17 Package on June 17th, 2025.

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

The overall MBE participation goal for the construction phase of this project was set at 35% with sub-goals of 8% African American-owned and 11% Women-owned. The MBE goal for this project is a total goal inclusive of all GMPs. There are no GMP specific goals. This is the seventeenth 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.: 25-1439-1110

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact: Phil Hutson 410-333-1560
phutson@mdstad.com

17. **MARYLAND STADIUM AUTHORITY**

***Renovation Projects at Oriole Park at Camden Yards
Construction Management (CM) Services
GMP #2***

Contract ID: 25-012

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority awarding a construction services contract for Guaranteed Maximum Price (GMP) Package No. 2 for the Renovation Projects at Oriole Park at Camden Yards located in Baltimore City.

Contractor: Gilbane – Warren Builds, a Joint Venture
Baltimore, MD

Prior Approvals: Secretary's Agenda, Item 35 (7/17/2024)
Secretary's Agenda, Item 13 (2/12/2025)
Secretary's Agenda, Item 9 (5/24/2025)

Project: Renovation Projects at Oriole Park at Camden Yards

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #2 – Demolition, Concrete, Masonry, Misc. Metals, Metal Panels & Louvers, Roofing, Fire Proofing, Doors/Frames/Hardware, Glass/Glazing, Drywall/Ceiling, Cement Plaster, Access Flooring, Painting, Elevator Modernization, Fire Protection, Mechanical/Plumbing, BMS HVAC Controls, Electrical/Fire Alarm, and Low Voltage.

Term: 7/17/2024 - 10/2028

Pre-Construction Amount: \$1,097,444

GMP Package #1: \$22,744,395.36

GMP Package #2 (this Item): \$59,778,808.66

Revised Amount: \$83,620,648.03

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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REVISED

17. MARYLAND STADIUM AUTHORITY (cont'd)

MBE Participation (this Item): 30.55%

MBE Subgoals: African American 8%
Women 11%

MBE Compliance: 0%

Remarks: Reference is made to Secretary's Agenda, Item 35 (7/17/2024) and Item 13 (2/2/2025).

The procurement process for GMP Package #2 proceeded as follows:

Starting on April 10th, 2025, 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 / Warren Builds and a pre-bid site walkthrough was held at Oriole Park. Attendees were provided with summary project information.

Gilbane / Warren Builds advertised for bids on construction packages for Demolition, Concrete, Masonry, Misc. Metals, Metal Panels & Louvers, Roofing, Fire Proofing, Doors/Frames/Hardware, Glass/Glazing, Drywall/Ceiling, Cement Plaster, Access Flooring, Painting, Elevator Modernization, Fire Protection, Mechanical/Plumbing, BMS HVAC Controls, Electrical/Fire Alarm, and Low Voltage. Competitive bids were received on varying dates between May 13th, 2025 and May 23rd, 2025 by representatives from Gilbane / Warren Builds.

Post-bid scope review meetings with selected trade contractors began on May 15th, 2025 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted virtually, and Gilbane / Warren Builds and MSA representatives were in attendance.

Gilbane / Warren Builds submitted GMP #2 Package on June 23rd, 2025.

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

The overall MBE participation goal for the construction phase of this project was set at 32% 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 second of several anticipated GMPs.

BOARD OF PUBLIC WORKS
SECRETARY'S
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REVISED

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

Remarks (cont'd):

Gilbane / Warren Builds 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 2025 Bonds

Tax Compliance No.: 25-1438-1000

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
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SUPPLEMENTAL

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

18. **BOARD OF PUBLIC WORKS**

Grant: Association of Community Services of Howard County – Fiscal Year 2026

Recommendation: That the Board of Public Works:
(1) Enter into a grant agreement between the State and the Association of Community Services of Howard County; and
(2) Disburse FY 2026 operating grant funds to the organization.

Amount: \$ 50,000 to be disbursed a lump sum upon Board approval.

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

Background: This is a new operating budget grant to the Association of Community Services of Howard County to support capacity building for nonprofit organizations.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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SUPPLEMENTAL

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

19. **BOARD OF PUBLIC WORKS**
Grant: Parks & People – Fiscal Year 2026

Recommendation: That the Board of Public Works:
(1) Enter into a grant agreement between the State and Parks & People, Inc.;
and
(2) Disburse FY 2026 operating grant funds to the organization.

Amount: \$ 150,000 to be disbursed in quarterly payments.

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

Background: This is a new operating budget grant to Parks & People, Inc, which works to improve Baltimore through green spaces and education.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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SUPPLEMENTAL

Contact: Joe Consoli 410-260-7195
joseph.consoli@maryland.gov

20. BOARD OF PUBLIC WORKS
Standard Travel Regulations
COMAR 23.02.01

Recommendation: The Department of Budget and Management recommends that the Board of Public Works approve the application of the reimbursement rate as referenced in COMAR 23.02.01.03 Section D.

Authority: Section 10-203, State Finance and Procurement Article,
Annotated Code of Maryland.

Proposal: The Department of Budget and Management proposes updates to the State Fleet Management Manual to support the continued right-sizing of Maryland's fleet.

Current policy:

- An authorized driver who chooses to use a privately owned vehicle for official business when a State vehicle is available shall be reimbursed at one-half the ordinary standard rate for the use of privately owned vehicle. If no vehicle is available, the authorized driver is reimbursed at the (full) ordinary standard rate for the use of a privately owned vehicle.

Updated policy:

- An authorized driver who chooses to use a privately owned vehicle for official business when a State vehicle is available shall be reimbursed at the (full) ordinary standard rate for the use of privately owned vehicle up to 650 miles per month. Reimbursement for mileage in excess of 650 miles per month shall be reimbursed at one-half the ordinary standard rate for the use of a privately owned vehicle. If no vehicle is available, the authorized driver is reimbursed at the (full) ordinary standard rate for the use of a privately owned vehicle.

Remarks: The Department of Budget and Management proposes an update to the State Fleet Management Manual to support the continued right-sizing of Maryland's fleet. An analysis by the State's Government Modernization Initiative consultant has determined that the average annualized breakeven point for State fleet vehicles is 7,800 miles (650 miles per month). Below this threshold it is more cost-effective for the State to reimburse travel at the full mileage rate rather than incur the cumulative costs of vehicle operations, maintenance, insurance, and depreciation. The proposed changes will allow for reimbursable mileage at the full reimbursement rate in cases employees use their personal vehicle to conduct state business, up to a mileage cap of 650 miles per month. These updates are intended to ensure flexibility in travel options for state employees while maintaining fiscal responsibility and operational efficiency.

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
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July 16, 2025



DNR 1

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

1A. **COMMUNITY PARKS AND PLAYGROUNDS PROGRAM**
Frederick County

Recommendation: Approval to commit \$52,000 for the following **development** project.

Carroll Street Park Playground Improvements - \$52,000

Town of Thurmont

CPP #7855-10-527 MD20250519-0335

Background: Replace the existing outdated playground equipment at the park with new equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Fund Source: Maryland Consolidated Capital Bond Loan of 2025, Chapter 603, Acts of 2025
Community Parks and Playgrounds Program
General Obligation Bonds \$52,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
July 16, 2025



DNR 2

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

2A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**
Prince George's County

Recommendation: Approval to commit \$500,000 for the following **development** project.

Parklawn Park Building Park Playground – \$500,000
M-NCPPC (Prince George's County)
LPPI# LPPI-16-15

Background: Replace outdated playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act, upgrade trails, install shade structures, and other site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$500,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
July 16, 2025



DNR 3

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

3A. **PROGRAM OPEN SPACE LOCAL SHARE**
Queen Anne's County

Recommendation: Approval to commit \$180,666 for the following **development** project.

South Island Trail Extension - Christ Church to Marine Academy Drive - \$180,666.75
Queen Anne's County
POS #7670-17-185 MD20240129-0052

Background: Additional funding to design and construct an extension to the South Island Trail from Christ Church to Marine Academy Drive.

Prior Approvals: \$495,401.30 (DNR-RP Item 6A [May 1, 2024])

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$180,666.75

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
July 16, 2025



DNR 4

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

4A. RURAL LEGACY PROGRAM FUNDS
Worcester County

Recommendation: Approval to grant \$277,079.65 to **Worcester County**, from Rural Legacy Funds to acquire a 26.40-acre conservation easement.

Bishopville-Showell Rural Legacy Area – Drew Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 14A (12/01/2021) \$760,000 for FY 2022
DNR-RP Item 15A (10/12/2022) \$701,879 for FY 2023

Project Description: Acquisition of this conservation easement will preserve productive prime farmland that contributes to the agricultural economy in an area of small working farms. The property is partially within the St. Martins River and Isle of Wight Bay watershed and partially within the Assawoman Bay watershed. The easement will also protect the scenic views along St. Martins Neck Road. This Rural Legacy easement, RL No. 35574, will be held by the County Commissioners of Worcester County.

Easement Value: \$252,134.00 (\$9,550.53 per acre)

Purchase Price: \$252,134.00 (\$9,550.53 per acre)

| | | |
|-------------------------------|-----------------|--------------------|
| Total Other DNR Costs: | Administrative: | \$ 7,564.00 |
| | Incidental: | \$13,599.65 |
| | Compliance: | <u>\$ 3,782.00</u> |
| | | \$24,945.65 |

Amount Requested: \$277,079.65

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Rural Legacy Program
Source Code: 23003 \$277,079.65

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
July 16, 2025



DNR 5

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

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

Recommendation: Approval to grant \$186,925.75 to **The Patuxent Tidewater Land Trust, Inc.**, from Rural Legacy Funds to acquire an 83.83-acre conservation easement.

Huntersville Rural Legacy Area – Bankins Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 14A (12/1/2021) \$2,217,053 for FY 2022

Project Description: Acquisition of this conservation easement will preserve productive forest lands, as well as protect approximately 2,500 linear feet of forested stream buffers along unnamed tributaries to Little Cat Creek, before its confluence offsite with the Patuxent River. This Rural Legacy easement, RL #35550, will be held by the Department of Natural Resources, the U.S. Navy and The Patuxent Tidewater Land Trust, Inc.

Easement Value: \$441,018.79 (\$5,260.87 per acre)

Purchase Price: \$441,018.79 (\$5,260.87 per acre)

Funding Sources: \$128,722.39 DNR
\$184,000.00 Navy
\$128,296.40 St. Mary's County

Total Other DNR Costs: Administrative: \$13,230.56
Incidental: \$38,357.52
Compliance: \$ 6,615.28
\$58,203.36

Amount Requested: \$186,925.75

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Rural Legacy Program
Source Code: 23003 \$186,925.75

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
July 16, 2025



DNR 6

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

6A. RURAL LEGACY PROGRAM FUNDS

Charles County

Recommendation: Approval to grant \$196,646.47 to **The County Commissioners of Charles County**, from Rural Legacy Funds to acquire a 49.00-acre conservation easement.

Nanjemoy-Mattawoman Forest Rural Legacy Area – Gaines Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 14A (12/1/2021) \$1,111,942 for FY 2022

Project Description: Acquisition of this conservation easement will protect 36.80 acres of woodlands, and 12.2 acres of forested nontidal wetlands. This easement will preserve approximately 1,200 linear feet of forested buffer along Beaverdam Creek, which flows to Nanjemoy Creek, and then the Potomac River. Preservation of this property will add to a conserved area of critical wildlife habitat, as well as woodlands and wetlands that protect water quality. This Rural Legacy easement, RL No. 35577, will be held by the County Commissioners of Charles County.

Easement Value: \$227,906.46 (\$4,651.15 per acre)

Purchase Price: \$171,515.40 (\$3,500.32 per acre)

| | | |
|-------------------------------|-----------------|--------------------|
| Total Other DNR Costs: | Administrative: | \$ 5,145.46 |
| | Incidental: | \$17,412.88 |
| | Compliance: | <u>\$ 2,572.73</u> |
| | | \$25,131.07 |

Amount Requested: \$196,646.47

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Rural Legacy Program
Source Code: 23003 \$196,646.47

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
July 16, 2025



DNR 7

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

7A. PROGRAM OPEN SPACE STATE SHARE
Wicomico County (OSB Holdings, LLC)

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

Description: This mostly forested property is located along Nanticoke Road and surrounded on three sides by Chesapeake Forest Lands. The property will be managed by the Maryland Forest Service. The Maryland Forest Service manages working forest lands to produce sustainable forest products and provide for outdoor recreational opportunities, helping to maintain the local resource-based economy. Acquisition will simplify boundary management, expand public recreational opportunities for hunting and birding, and add to an existing contiguous forested block of conserved lands.

POS Scoring System: 87 out of 100

Targeted Ecological Area: Yes

Grantor: OSB Holdings LLC

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

Property: 1.65 +/- acres, unimproved, POS No. 35269

Price: \$13,500

Appraisals: \$15,000 (5/1/2025) – LouAnne Cline
\$12,000 (2/4/2025) – Beth Riedel
All appraisals reviewed by Gary Leak, Review Appraiser

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$13,500

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
July 16, 2025



DNR 8

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

8A. PROGRAM OPEN SPACE STATE SHARE

St. Mary's County, State Highway Administration (SHA) Real Property Exchange

Recommendation: That the Board of Public Works:

- (i) Declare 1+/- acre of Point Lookout State Park surplus; and
- (ii) Approve DNR to exchange the surplus real property for 2.399 +/- acres of SHA owned property that will improve Park access and security.

Property Owner: Maryland State Highway Administration (SHA) – POS 35575

Description: SHA has made road improvements to Maryland Route 5 and created a shared use path for pedestrians and bicyclists. SHA needs 1 +/- acre from DNR to accommodate road improvements and the shared use path. In exchange, SHA is conveying a portion of the road beyond the Point Lookout State Park entrance, comprised of 2.399 +/- acres, which will improve Park access and security. SHA has paid costs associated with the exchange.

Authority: DNR may exchange real property less than 5 acres and is exempted from appraisal, Clearinghouse, and other requirements set forth in State Finance & Procurement Article §§ 5-301 through 5-311. *See Natural Resources Article 1-109(e)(3)(i)*

Notification: Notifications to the Legislature, County Government and adjacent owners have been completed pursuant to Article XII of the Maryland Constitution, Natural Resources Article Section 1-109(e)(3)(ii)1B&C and State Finance & Procurement Article Section 10-305(b)(2)(ii).

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
July 16, 2025



DNR 9

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

9A. WILDLIFE MANAGEMENT AREA
Charles County (Cecchini)

Recommendation: That the Board of Public Works approve the Department of Natural Resources incorporating a Notice of Federal Participation in the deed to property that will become a newly designated Wildlife Management Area so that the value of the property can be used as match for a federal grant for land management of the Department’s statewide wildlife management area system.

Authority: State Finance and Procurement, Section 10-305,
which provides for “Disposal of real or personal property of the State;
conditions, consideration”.

Prior Approval: The Board of Public Works approved DNR to acquire 70.56 acres on Swanson Creek from Louis R. Cecchini, *et al.* as DNR-RP Item 6A (February 12, 2025).

Description: This proposal will allow the Department to use the acquisition value of the Cecchini property as a match to a U.S. Fish and Wildlife Service wildlife management grant. The U.S. Fish and Wildlife Service allows the value of land managed for wildlife and purchased with non-federal funds as match for the operation and maintenance of the State’s wildlife management area system. The Cecchini property will be acquired with state Program Open Space funds. A condition of the grant is the Department will identify in the deed the federal interest in the title of the real property and will record with the deed a Notice of Federal Participation that further describes the purpose of the acquisition and outlines the terms and conditions of the grant.

Background: The Department’s wildlife management area system is comprised of 65 wildlife management areas totaling over 128,000 acres located throughout the state. Land management, grants have been provided by the U.S. Fish and Wildlife Services for over 35 years to provide funding to these areas for wildlife habitat and public access for wildlife-oriented recreation. The grants have a match requirement of 25% state and 75% federal for total outlay during the grant period. Recognizing the State’s purchase value of the Cecchini property will allow the Department to leverage significant federal funds for management of the State’s wildlife management area system.

Board of Public Works
Department of Natural Resources – Real Property
Supplement
July 16, 2025



9A. **WILDLIFE MANAGEMENT AREA** (cont'd)
Charles County (Cecchini)

Notice of Federal Participation: Once acquired, the property will remain state-owned property. The U.S. Fish and Wildlife Service requires that the property deed include a Notice of Federal Participation. The ramifications of incorporating a Notice of Federal Participation in the deed for this property are as follows:

1. The property must remain in the wildlife management area system.
2. The property must continue to provide habitat for wildlife and remain open to the public for hunting and other wildlife-oriented recreation.
3. If the conditions of #1 and #2 above are not met, mitigation will be required by the U.S. Fish and Wildlife Service to replace the value of the area.

The Department has reviewed the language of the Notice of Federal Participation and has found it consistent with its management of the State's wildlife management area system.

Clearinghouse: The Clearinghouse has previously concluded, after consultation with the Office of the Attorney General, that incorporating a Notice of Federal Participation does not require Clearinghouse review.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
July 16, 2025



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: \$3,510,140.

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

University of Maryland College Park for The Universities at Shady Grove
Biomedical Sciences and Engineering Education Building

1.Description: Purchase examination room chairs
Procurement Method: Delegated Procurement
Award: Medline Industries, LP Northfield, IL
Amount: \$23,655
Fund Source: MCCBL 2018: *Provide funds to complete construction and equipping of an academic facility at Shady Grove Educational Center. Item 248.*
MBE Participation 0%
Resident Business: No **MD Tax Clearance:** 25-2203-0111

University of Maryland, College Park
Stanley R. Zupnik Hall-Interdisciplinary Engineering Building

2.Description: Provide furniture and installation services.
Procurement Method: Preferred Provider
Award: Maryland Correctional Enterprises, Jessup, MD
Amount: \$2,619,485
Fund Source: FY 2026 General Funds (PayGo Funding)
MBE Participation 0%
Resident Business: Yes **MD Tax Clearance:** 25-2226-0000

Board of Public Works
University System of Maryland
Supplement
July 16, 2025



1-GM. GENERAL MISCELLANEOUS (cont'd)

Salisbury University
Emergency Generator Replacement

3.Description: Remove existing emergency generator and replace with new generator.
Procurement Method: Competitive Sealed Proposal
Award: Dvorak, LLC, Baltimore, MD
Amount: \$867,000
Fund Source: FY 2023 General Funds (PayGo Funding): \$568,102; Institutional Funds: \$298,898
MBE Participation 10%
Resident Business: Yes **MD Tax Clearance.:** 25-1971-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
July 16, 2025



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

2-S-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK
Service Contract – First Renewal Option

Contract ID: Master On-Call Contracts for Zero Emission Electrical Vehicle
Fleet Transition Studies, RFP No. 130982

Prior Approval: USM Item (3-S 7/5/2023)

Contractors:

| | |
|------------------------------|-----------------|
| *CLEAResult Consulting, Inc. | Columbia, MD |
| ERG | Concord, MA |
| Siemens Industry, Inc. | Schenectady, NY |
| Guidehouse, Inc. | New York, NY |
| Kittleson & Associates, Inc. | Orlando, FL |

***Note:** Energetics was one of the original awardees, but was acquired and thus replaced by CLEAResult Consulting Inc.

Contract Description: Multiple awards to qualified consultant firms to perform feasibility studies at various locations at the University of Maryland College Park and other institutions of the University Systems of Maryland, on an as-needed basis, for the conversion of the existing fleet of State-owned internal combustion engine (ICE) vehicles with electric vehicles. This is in support of the University System of Maryland commitment to implement a Zero-Emission fleet by 2035.

Option Description: Exercise first renewal option

Original Term: 7/3/2023 – 7/2/2025 (2-year base w/ three 1-year renewal options)

No-Cost Extension: 7/3/2025 – 8/2/2025 (See Requesting Institution Remarks)

Option Term: 8/3/2025 – 8/2/2026 (first renewal)

Option Amount: \$ 2,000,000 (first renewal-not-to-exceed)

Amount:

| |
|---|
| \$3,000,000 (not to exceed) 2-year base term |
| \$2,000,000 (not to exceed) 1 st renewal option |
| \$2,000,000 (not to exceed) 2 nd renewal option |
| <u>\$2,000,000</u> (not to exceed) 3 rd renewal option |
| \$9,000,000 (not to exceed Total) |

Revised Contract Amount: \$5,000,000

Original Procurement Method: Competitive Sealed Proposals-Qualification Based Selection

Board of Public Works
University System of Maryland
Supplement
July 16, 2025



2-S-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Service Contract – First Renewal Option

MBE Participation: 10%

MBE Compliance: 13.14%

Performance Security: N/A

Fund Source: Fund Sources will be presented on each task order award item exceeding \$1 million.

Requesting Institution Remarks: Renewal is recommended for the five (5) firms based on satisfactory job performance. Implementation will be on a task order basis with no guarantee of award to any of the firms. The University will conduct secondary competition among the five (5) awarded firms for specific tasks and seek BPW approval for any task orders that exceed \$1 million in value. The University experienced delays in obtaining tax clearances for some awardees necessitating a no-cost extension to this contract in order to present the first option renewal to the Board of Public Works for approval.

Fund Source: Fund sources vary depending on the project or task order and the Institution placing the order.

Resident Business/MD Tax Clearance:

| Contractor | Resident Business | MD Tax Clearance |
|------------------------------|-------------------|------------------|
| *CLEAResult | Yes | 25-1952-1111 |
| Eastern Research Group, Inc. | No | 25-1654-1110 |
| Siemens Industry, Inc. | No | 25-16550111 |
| Guidehouse, Inc. | No | 25-1953-1111 |
| Kittelson & Associates, Inc. | No | 25-1954-0110 |

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
July 16, 2025



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

3-AE-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK
On-Call Civil/Structural Engineering Design Services - Contract –
Third Renewal Option

Contract ID: On-Call Master Contract for Civil and Structural Engineering
Design Services for University of Maryland College Park and
USM Service Center Locations -
Indefinite Delivery Contract (IDC), RFP #104430

Prior Approval: USM Item 2-A/E (8/11/2021)
USM Item 1-C-OPT-MOD (7/19/2023)
USM Item 5-C-OPT-MOD (7/17/2024)

| | | |
|---------------------|-------------------------------------|----------------|
| Contractors: | Whitman, Requardt & Associates, LLP | Baltimore, MD |
| | Rummel, Klepper & Kahl | Baltimore, MD |
| | A Morton Thomas & Associates | Rockville, MD |
| | *TransSystems Corporation | Baltimore, MD |
| | AECOM Technical Services | Germantown, MD |

***Note:** Whitney Bailey Cox & Magnani was one of original
awardees, but was acquired and thus replaced by TransSystems
Corporation..

Contract Description: On-call Civil and Structural Design Engineering services for projects at
the University of Maryland, College Park and other institutions of the University System of
Maryland on an as-needed basis.

Option Description: Exercise third renewal option

Original Term: 8/18/2021 – 8/17/2023 (2-year base w/three 1-year renewal
options)

Option Term: 8/18/2025 – 8/17/2026 (Third Renewal)

Original Amount: \$3,000,000 (not to exceed) 2-year base term
\$1,500,000 (not to exceed) (first renewal option)
\$1,500,000 (not to exceed) (second renewal option)
\$1,500,000 (not to exceed) (third renewal option)
\$7,500,000 (not to exceed) Total

Option Amount: \$1.5 million (Not to Exceed)-Third renewal

Board of Public Works
University System of Maryland
Supplement
July 16, 2025



3-AE-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
On-Call Civil/Structural Engineering Design Services - Contract –
Third Renewal Option

Prior Modifications/Options:

\$1,500,000 (not to exceed) (1st renewal option) USM 1-C-
OPT/MOD (7/19/2023)
\$500,000 (Modification to add funds to renewal option 1) USM 1-
C-OPT/MOD (7/19/2023)
\$1,500,000 (not to exceed) (2nd renewal option) USM 5-C-
OPT/MOD (7/17/2024)
\$500,000 (Modification to add funds to renewal option 2) USM 5-
C-OPT/MOD (7/17/2024)
\$4,000,000

Revised Amount-Base

Period Plus Option Years: \$3,000,000 (not to exceed) (2-yr base award)
\$2,000,000 (not to exceed) (1st renewal option)
\$2,000,000 (not to exceed) (2nd renewal option)
\$1,500,000 (not to exceed) (3rd renewal option)
\$8,500,000 (not to exceed) Total

Original Procurement Method: Competitive Sealed Proposals

MBE Participation: 16%

MBE Compliance: 36.36%

Performance Security: NA

Fund Source: Fund Sources will be presented on each task order exceeding \$1
million.

Requesting Institution Remarks: Renewal is recommended for the five (5) firms based on satisfactory job performance. Implementation will be on a task order basis with no guarantee of award to any of the firms. The firms must use the fixed hourly rates as negotiated at renewal. Task orders will be awarded to firms on a rotating basis.

Board of Public Works
University System of Maryland
Supplement
July 16, 2025



3-AE-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
On-Call Civil/Structural Engineering Design Services - Contract –
Third Renewal Option

Resident Business/MD Tax Clearance:

| Company Name | Resident Business | MD Tax Clearance |
|-------------------------------|--------------------------|-------------------------|
| Rummel, Klepper & Kahl | Yes | 25-1946-1110 |
| A Morton Thomas & Associates | Yes | 25-1947-1110 |
| TransSystems, Corp | Yes | 25-1945-0110 |
| AECOM Technical Services | Yes | 25-1948-1111 |
| Whitman Requardt & Associates | Yes | 25-1949-1110 |

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
July 16, 2025**

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| 3 - 4 | Maryland Transit Administration (MTA) | 5 - 9 |
| 5 | Motor Vehicle Administration (MVA) | 10 - 12 |
| 6 - 13 | State Highway Administration (SHA) | 13 - 26 |
| 14 | The Secretary's Office (TSO) | 27 |

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 1

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

1-AE-MOD. MARYLAND TRANSPORTATION AUTHORITY
Modification: Architectural/Engineering Contract

Contract ID: Comprehensive Preliminary Engineering and Final Design Services; AE-3105-0000

Contract Approved: MDOT 5-AE, 07/27/2022

Contractor: STV, Inc./Jacobs Engineering Group, Inc. (Joint Venture)
Owings Mills, MD

Contract Description: Comprehensive Preliminary Engineering and Final Design Services for the Maryland Transportation Authority (MDTA).

Modification Description: Increase contract authority for one of nine contracts to maintain continuity of services while a new procurement is completed for an anticipated award in 2026.

Original Contract Term: 08/03/2022 – 08/02/2027

Modification Term: 08/07/2025* – 08/02/2027 (*or earlier upon BPW approval)

Original Contract Amount: \$ 7,250,000 NTE

Modification Amount: \$ 3,550,000 NTE

Prior Mods/Options: None

Total Contract Amount: \$ 10,800,000 NTE

Percent +/- Change: 48.97%

Total Percent Change: 48.97%

Original Procurement Method: Competitive Sealed Proposal

MBE/VSBE Participation: 24% / 1%

MBE/VSBE Compliance: 16.73% / 0%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 2

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

Requesting Agency Remarks: This consulting contract encompasses comprehensive preliminary and final design services associated with the preparation of construction contract plans and documents as directed by MDTA.

MDTA is requesting approval of this essential modification to ensure the continuation of services for existing assigned tasks, including design and preliminary engineering services for the construction of capital projects, as well as inspection, evaluation, and engineering studies for strategic efforts to maintain MDTA's assets. Additionally, the funding is needed for other critical ongoing tasks. Governor Moore signed an Executive Order on November 17, 2023, that authorizes Project Labor Agreements (PLA) for construction projects. The decision to require the use of a PLA is made on a project-by-project basis after a feasibility study is performed. At the time that this contract was developed, the number of projects MDTA considered for a project labor agreement was small, determined on a case-by-case basis, and outside of the standard project development process. The Executive Order requires that a larger pool of projects consider use of a PLA, becoming a standard consideration in the development of construction projects. Studies performed to consider the use of and demonstrate the benefit of a PLA were not contemplated at the time of contract award and resulted in an increase in contract spend. New regulatory changes in environmental permitting, including resiliency reviews, have necessitated more extensive designs, reviews, and coordination for both new and existing construction projects. There have also been increased wage rates for architectural and engineering design services. Furthermore, there is a heightened focus on project communication for public outreach across various media platforms, leading to increased project development costs. MDTA has determined that the funding for the existing contract will be depleted before the new contract is procured. The contract modification is solely for funding, with an anticipated award date of 2026 for the new contract. The new solicitation was advertised on eMaryland Marketplace Advantage on April 30, 2025. Eight modifications were presented to the Board of Public Works: six in August 2024, one in November 2024, and one on July 2, 2025. This will be the final modification in the contract series.

Per BPW Advisory 2001-1, the MDTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals. A 24% MBE goal was established for the contract. STV Incorporated/Jacobs Engineering Group, Inc. is on target to reach the MBE goal although current compliance is at 16.73%. This Contract is currently at 20.4% committed for MBE subconsultants use by the Joint Venture. While the current billing amount for MBE is at 16.73%, this percentage will increase as the MBE firms perform work over the remaining term of the contract and invoice for charges on their committed tasks. Work to be conducted by the certified VSBE subcontractor has yet to be assigned and will occur later on the contract to achieve participation compliance of 1%.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 3

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

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00J00.41 & J00J00.42

Resident Business: Yes

MD Tax Clearance: 25-2022-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 4

Contact: Bradley Smith 410-385-4830
bsmith9@marylandports.com

2-RP. MARYLAND PORT ADMINISTRATION
Real Property – Acquisition

Recommendation: That the Board of Public Works approve the Maryland Port Administration (MPA) acquiring real property.

Authority: Transportation Article, § 6-301
Annotated Code of Maryland

Property: Genesee Hedrick, Inc. (±8.2 acres), located at 1717 Rayville Road
Parkton, Baltimore County

Grantor: Genesee Hedrick, Inc.

Grantee: State of Maryland, MPA

Consideration: \$150,000

Appraised Value: \$150,000 – John Hentschel, (Selected)
\$131,200 – LouAnne Cline, (Approved)
Lisa Ward, Review Appraiser

Requesting Agency Remarks: Genesee Valley Outdoor Learning Center (GVOLC), located at 1717 Rayville Road, has been chosen as the offsite location for compensatory nontidal wetland mitigation required as a result of the construction of MPA's Cox Creek Expanded Dredged Material Containment Facility (DMCF) +60' Dike Raising and Expansion project. The U.S. Army Corps of Engineers (USACE) requires a Conservation Easement for the MPA mitigation work at GVOLC.

MPA proposes to acquire 8.2 acres of the ± 69-acre subject property for placement into a Conservation Easement over the subject property owned by Genesee Hedrick, Inc. This transaction is required for mitigation associated with certain permits (issued by MDE & USACE) for the Cox Creek DMCF located at 1000 Kembo Road, Curtis Bay, MD. The property will be acquired at a cost of \$150,000, which is 100% of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 5

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

3-GM. MARYLAND TRANSIT ADMINISTRATION
General Miscellaneous Contract

Contract ID: Medium Duty Alternative Fuel Vehicles; *LOT-23-011-GM*
EPICS No.: LOT23011GM

Contract Description: This contract is for the purchase of medium duty alternative fuel vehicles for use by the Locally Operated Transit Services (LOTS).

Awards: Colonial Equipment Company; Monrovia, MD
Model 1 Commercial Vehicles, Inc.; Indianapolis, IN
Rohrer Enterprises, LLC.; Duncannon, PA
Sonny Merryman, Inc.; Evington, VA

Contract Term: 08/07/2025 - 08/06/2028 (three years)
(w/one, two-year renewal option)

Amount: \$94,814,458.00 NTE

Procurement Method: Competitive Sealed Proposals

Proposals:

| Vehicle Types | Colonial Equipment Company | Model 1 Commercial Vehicles | Rohrer Enterprises, LLC | Sonny Merryman, Inc |
|---------------|----------------------------|-----------------------------|-------------------------|---------------------|
| 1A | \$218,865.00 | \$218,865.00 | \$221,260.00 | \$217,931.00 |
| 1B | \$231,593.00 | \$208,141.00 | \$210,480.00 | \$208,947.00 |
| 1C | No Response | No Response | No Response | No Response |
| 2A | \$249,336.00 | \$225,214.00 | \$228,140.00 | \$225,227.00 |
| 2B | \$236,176.00 | \$214,993.00 | \$218,020.00 | \$216,710.00 |
| 2C | No Response | No Response | No Response | No Response |
| 3A | No Response | Withdrawn | No Response | No Response |
| 3B | No Response | Withdrawn | No Response | No Response |

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 6

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

Proposals (cont'd):

| Vehicle Types | Colonial Equipment Company | Model 1 Commercial Vehicles | Rohrer Enterprises, LLC | Sonny Merryman, Inc |
|----------------------|-----------------------------------|------------------------------------|--------------------------------|----------------------------|
| 3C | No Response | No Response | No Response | No Response |
| 4A | No Response | Withdrawn | No Response | No Response |
| 4B | No Response | Withdrawn | No Response | No Response |

Living Wage Eligible: No

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

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: None

Requesting Agency Remarks: This solicitation was advertised via eMaryland Marketplace Advantage (eMMA) on April 25, 2023, as a Request for Proposal. Proposals were due on August 22, 2023. A total of 139 firms were solicited through eMMA, and 10 firms were directly solicited. A total of five firms submitted technical proposals in response to the solicitation. During the evaluation phase one of the firms American Bus and Truck, withdrew their proposal, due their manufacturer going out of business. After review by the Evaluation Committee, four firms were selected for award for an aggregated contract value not to exceed \$94,814,458.00. The Maryland Transit Administration (MTA) requested an extension to the duration of proposals; the four firms agreed .

These contracts enable the MTA to purchase from four medium sized vehicle types, with trucks and buses as the main vehicle types, to be supplied throughout the contract term, for LOTS, and a maximum of 113 vehicles can be ordered under the contract. The maximum number of vehicles was based on a schedule to replace vehicles whose useful life has been exhausted, or to expand the MTA LOTS fleet on an as needed basis. The variation in vehicle type is dependent upon the different vehicle options, those options include: regular gas; diesel; compressed natural gas; battery electric transmission types.

The MTA manages a number of funding programs comprised of federal and State funds which support transportation providers throughout the State. These programs benefit both public transportation and specialized transportation services, LOTS, the Intercity Bus Program, Rideshare Programs, as well as statewide coordination of Human Services initiatives.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 7

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

The MTA Procurement Review Group reviewed the contract scope of work and since this contract is federally funded for vehicle purchases, no goals could be set by the MTA. In the case of vehicle purchases using federal funding, a transit vehicle manufacturer (TVM) is required per 49 CFR § 26.49 to submit a certification that it has complied with FTA's DBE requirements. The FTA solely assigns and tracks DBE goals. FTA's website contains a list of current certified TVMs: <https://www.transit.dot.gov/regulations-and-guidance/civil-rights-ada/eligible-transit-vehicle-manufacturers>. The vehicle manufacturer Forest River's DBE goal for FY25 is 1.57%.

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

Approp. Code: J05 H0105

Resident Business: No

MD Tax Clearance:

| | |
|-----------------------------------|--------------|
| Colonial Equipment Company | 25-2098-1111 |
| Model 1 Commercial Vehicles, Inc. | 25-2099-1100 |
| Rohrer Enterprises, LLC | 25-2123-0000 |
| Sonny Merryman, Inc. | 25-2097-0000 |

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 8

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

4-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Light Rail Parking Snow and Ice Removal; LR-24-037-MT
EPICS No.: LR24037MT

Contract Description: To provide on-call 24-hour contractual services of snow and ice removal from 13 MTA light rail station parking lots and two MTA light rail administration & mechanical shop parking lots for a period of five years.

Award: Barnes Paving and Trucking, Inc.; Forest Hill, MD
(Certified Small Business)

Contract Term: 08/07/2025*– 08/06/2030 (*or earlier upon BPW approval)
(five years)

Amount: \$3,353,000.00 NTE

Procurement Method: Competitive Sealed Bid

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Barnes Paving and Trucking, Inc. Forest Hill, MD | \$3,353,000.00 |
| RIMA Mechanical Company North Potomac, MD | \$5,824,000.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 25% /0%

Performance Security: None

Incumbent: Same

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on May 1, 2024, as an Invitation for Bid (IFB), where 733 vendors were solicited, and an additional two vendors were direct solicited via email. The bid due date was May 31, 2024. On the date of the public bid opening two bids were received from RIMA Chemical Company and Barnes Paving and Trucking, Inc, which was identified as the Apparent Lowest Bidder (ALB).

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 9

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

Remarks (cont'd):

Procurement conducted an initial review of the ALB's bid and determined that the bid was responsive and responsible. When comparing the price to the Engineer's Estimate of \$3,377,500.00, the bid came in approximately 1% lower. The Project Manager reviewed the information provided and agreed with the decision to move forward with Barnes Paving and Trucking, Inc.'s bid.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE goals, as well as a Small Business Preference or Reserve designation. A 25% MBE participation goal was established for this contract and Barnes Paving and Trucking LLC has committed to achieve 25%. No VSBE participation goal was established was established for this contract.

On April 10, 2023, Maryland Works granted a waiver for the MTA to proceed with the procurement opportunity.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05-H0104

Resident Business: Yes

MD Tax Clearance: 25-0289-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 10

Contact: Mallela Ralliford 410-768-7252
mralliford@mdot.maryland.gov

5-M. MOTOR VEHICLE ADMINISTRATION
Maintenance Contract

Contract ID: Janitorial Services at the Motor Vehicle Administration (MVA); V-GAT-25075-M
EPICS No.: VGAT25075M

Contract Description: Provides Janitorial Services at the MVA Gaithersburg Branch in Gaithersburg, Maryland .

Award: 5050 Solutions, LLC; Bethesda, MD
(Certified Minority Business Enterprise and Small Business)

Contract Term: 08/28/2025* – 07/31/2028 (*or earlier upon BPW approval)
(three years) (w/one, two-year renewal option)

Amount: \$ 214,200.00 NTE (Base: three years)
\$ 142,800.00 NTE (Renewal Option: two years)
\$ 357,000.00 NTE (Aggregate Total, Five Years)

Procurement Method: Competitive Sealed Bidding (SBR - Designated)

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|-----------------------|
| 5050 Solutions, LLC Bethesda, MD | \$357,000.00 |
| Napco Group, Inc Annapolis, MD | \$410,908.00 |
| Aquafree Facilities Services Gaithersburg, MD | \$427,110.24 |
| P2 Cleaning Services, LLC Laurel, MD | \$463,939.42 |
| Cleaning House LLC Laurel, MD | \$497,233.60 |
| Ecoverde Cleaning Silver Spring, MD | \$499,433.86 |
| Evolution Group Silver Spring, MD | \$507,584.76 |
| Jasso Maintenance LLC Rockville, MD | \$511,692.00 |
| Up-Up N Away, LLC Frederick, MD | \$536,677.34 |
| RIMA Mechanical Co. North Potomac, MD | \$575,411.00 |

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 11

5-M. MOTOR VEHICLE ADMINISTRATION (cont'd)

Bids (cont'd):

| <i>Bidders</i> | <i>Amounts</i> |
|---|-----------------------|
| Hyp-tro Building Services (Starlight Security, Inc.) Largo, MD | \$585,040.00 |
| AKP White Glove Services, LLC Olney, MD | \$633,977.48 |
| Camco Julio LLC Gaithersburg, MD | \$653,400.00 |
| Best Shine Cleaning Services LLC Gaithersburg, MD | \$674,200.00 |
| Tri-El, LLP Fort Washington, MD | \$727,003.03 |
| No More Dust Maid Services LLC Upper Marlboro, MD | \$728,129.62 |
| Sparkle Cleaning, Inc. Fairfax, VA | \$751,514.66 |
| IG Services (Islas General Cleaning Services, Inc.) Gaithersburg, MD | \$760,929.68 |
| Victoria's Cleaning Services, LLC Gaithersburg, MD | \$761,000.00 |
| Bio-One of Bethesda Gaithersburg, MD | \$812,246.00 |
| HarborTech, LLC Bel Air, MD | \$848,888.00 |
| Absolute Services Industries, Inc. Baltimore, MD | \$876,808.00 |
| One Kare Enterprise, LLC Washington, DC | \$1,480,664.84 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Tri-EL, LLP; Fort Washington, MD

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 12

5-M. MOTOR VEHICLE ADMINISTRATION (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on April 16, 2025, notifying 1577 potential contractors. 23 bids were received and opened on May 13, 2025. 5050 Solutions, LLC has been found responsible, and its bid is deemed responsive.

Cleaning supplies shall be purchased from Blind Industries and Services of Maryland (BISM) as identified in the solicitation. BISM offers a variety of environmentally preferred products, including a list of designated recycled products, Green Seal, EcoLogo, and FSC certifications.

MVA has confirmed 5050 Solutions, LLC.'s bid price, and the work conducted on this contract will be performed by a state-certified Minority Business Enterprise and Small Business. It was determined that this contract involves a single element of work and therefore does not present any subcontracting opportunities. As a result, no Minority Business Enterprise (MBE) or Veteran-Owned Small Business Enterprise (VSBE) participation goals were established for this contract.

On March 24, 2025, Maryland Works granted a waiver for the MVA to proceed with the procurement opportunity.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J04E0001

Resident Business: Yes

MD Tax Clearance: 25-2233-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 13

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

6-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Install, Repair or Replace Traffic Barrier at Various Locations - Caroline, Cecil, Kent, Queen Anne's and Talbot Counties. District 2; 477D21427
EPICS No.: 477D21427

Contract Description: Provide, install, repair, or replace traffic barrier at various locations - Caroline, Cecil, Kent, Queen Anne's and Talbot Counties- District 2.

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

Contract Term: 08/07/2025* – 12/31/2027 (*or earlier upon BPW approval)
(two years, four months, 25 days)

Amount: \$4,111,000.00

Procurement Method: Competitive Sealed Bidding

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|-----------------------|
| Guardrails etc., Inc. Baltimore, MD | \$4,111,000.00 |
| Long Fence Company, Inc. Odenton, MD | \$4,320,875.00 |
| L. S. Lee, Inc. York, PA | \$4,716,250.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: Annual Renewable Performance & Payment Bonds for 100% of the award amount exists for this contract

Incumbent: Same

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 14

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on April 01, 2025, notifying 181 potential contractors, 924 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited nine contractors. Three bids were received and opened on May 1, 2025. There were no protests filed for this contract.

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

SHA has confirmed Guardrails Etc., Inc.'s bid price and the work conducted on this contract is performed by a state-certified Minority Business Enterprise.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-1611-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 15

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

7-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations for the Fairland Shop - Montgomery County. District 3; 42915F1427
EPICS No.: 42915F1427

Contract Description: Provide brush and tree cutting and stump removal at various locations for the Fairland shop - Montgomery County- District 3.

Award: Landsdown Tree Service, LLC., Upper Marlboro, MD
(Certified Minority Business Enterprise and Small Business)

Contract Term: 08/07/2025* – 12/31/2027 (*or earlier upon BPW approval)
(two years, four months, 25 days)

Amount: \$605,994.00

Procurement Method: Competitive Sealed Bidding

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|-----------------------|
| Landsdown Tree Service, LLC Upper Marlboro, MD | \$605,994.00 |
| DYMI Group. Inc. Hanover, MD | \$733,488.36 |
| Greater Capital Area Real Estate Development, LLC Brandywine, MD | \$942,148.00 |
| A. Marquez Trucking Inc. Silver Spring, MD | \$1,140,937.00 |
| Excel Tree Expert Co., Inc. Jessup, MD | \$1,158,430.00 |
| PLWMS DBA Patriot Natural Resources Beallsville, MD | \$1,966,050.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 16

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

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 28, 2025, notifying 220 potential contractors, 140 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 10 contractors. Six bids were received and opened on March 6, 2025. There were no protests filed for this contract.

This project for Litter Pick Up supports SHA's commitment to enhancing and safeguarding the environment by reducing litter strung across the roadsides and polluting our sewers and waterways.

SHA has confirmed Landsdown Tree Service, LLC.'s bid price and the work conducted on this contract is performed by a state-certified Minority Business Enterprise and 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 5% 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: 25-0673-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 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 Protection Vehicle Services Talbot County.
District 2; 4992021427SB

EPICS No.: 4992021427

Contract Description: Providing maintenance of traffic protection vehicle services Talbot County- District 2.

Award: Professional Facility Services, LLC., New Carrollton, MD
(Certified Minority Business Enterprise and Small Business)

Contract Term: 08/07/2025* – 12/31/2027 (*or earlier upon BPW approval)
(two years, 4 months, 25 days)

Amount: \$405,850.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|-----------------------|
| Professional Facility Services, LLC New Carrollton, MD | \$405,850.00 |
| Consolidated Services Inc. Baltimore, MD | \$518,730.00 |
| Unified Solutions Services, LLC Columbia, MD | \$556,555.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: Annual Renewable Performance & Payment Bonds for 100% of
the award amount exists for this contract

Incumbent: None

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 18

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on March 04, 2025, notifying 107 potential contractors, 160 were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. This is a new contract therefore there was no incumbent. The State Highway Administration (SHA) directly solicited 10 contractors. Three bids were received and opened on April 3, 2025. There were no protests filed for this contract.

This Maintenance of Traffic contract is for safety support of the traveling public.

SHA has confirmed Professional Facility Services, LLC's bid price and the work conducted on this contract is performed by a state-certified Minority Business Enterprise and 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 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: 25-1132-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED**2nd Revision**

MDOT 19

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

9-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance of Traffic for Inspection of Structures and Highways - Multiple Award
- Statewide; MOT032028B

EPICS No.: MOT032028B

Contract Description: One of two work order based contracts to provide maintenance of traffic for inspection of structures and highways - multiple award– SHA Statewide.

Award: Titan Industrial Services, Inc., (Contract B)
Baltimore, MD

Contract Term: 08/07/2025* – 05/25/2028 (*or earlier upon BPW approval)
(two years, nine months, 19 days)

Amount: \$3,807,212.50

Procurement Method: Competitive Sealed Bidding

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|------------------------------|
| Professional Facility Services, LLC New Carrollton, MD | \$3,683,212.50 Contract A |
| Titan Industrial Services, Inc. Baltimore, MD | \$3,807,212.50 Contract B |

Living Wage Eligible: No

MBE/VSBE Participation: 30.01% / 0%

Performance Security: Annual Renewable Performance & Payment Bonds for 100% of the award amount exists for this contract

Incumbent: Allied Contractors, Inc.; Baltimore, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on February 11, 2025, notifying 1149 potential contractors, 215 of which were MDOT-certified Minority Business Enterprises (MBEs).

REVISED**2nd Revision****9-M. STATE HIGHWAY ADMINISTRATION (cont'd)*****Requesting Agency Remarks (cont'd):***

The advertisement was for a State Highway Administration (SHA) statewide multi award contract to award **two** contracts, for maintenance of traffic for inspection of structures and highways. SHA directly solicited 10 contractors. Six bids were received and opened on March 27, 2025. Maryland Works granted a waiver for these services. A protest was electronically sent on April 1, 2025, from Titan Industrial Services indicating that the bid of the apparent low bidder be rejected based on unreasonable and unrealistic prevailing wage rate quotation in their bid. They also stated that the bid submitted by Professional Facility was unbalanced due to the hourly wage listed for the Traffic Foreman.

The protest was later withdrawn on April 2, 2025. Of the six bids received, two were deemed non-responsive and two were rejected. One bid was deemed non-responsive because it exceeded the maximum allowable participation by the prime contractor of 50% towards satisfying the MBE goal, and the other bid was deemed non-responsive because they were unsuccessful in their MBE waiver application. Additionally, the two bids that were rejected were due to high percentage deviation from the engineer's estimate respectively (90.39% and 111.52% over the engineer's estimate).

This Maintenance of Traffic contract is for safety support of the traveling public.

SHA has confirmed Titan Industrial Services, Inc.'s bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 30% MBE goal was set for this contract, however the awardee has committed to exceeding the goal by 0.01% for a 30.01% participation goal. 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: **J02B0101**

Resident Business: Yes

MD Tax Clearance: 25-1011-1100

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 21

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

10-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Regional Maintenance of Traffic and Protection Vehicles in BA, HA, AL, GA, WA, CL, HO, and FR Counties; *MOTN24SB*
EPICS No.: MOTN24

Contract Description: Providing Regional Maintenance of Traffic and Protection Vehicles in Baltimore, Harford, Allegany, Garrett, Washington, Carroll, Howard, and Frederick Counties-Districts 4, 6, and 7

Award: A. Marquez Trucking, Inc.; Silver Spring, MD
(*Certified Minority Business Enterprise and Small Business*)

Contract Term: 08/07/2025* – 12/23/2027 (*or earlier upon BPW approval)
(two years, four months, 17 days)

Amount: \$200,100.00

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

Bid:

| <i>Bidder</i> | <i>Amount</i> |
|--|---------------|
| A. Marquez Trucking, Inc.; Silver Spring, MD | \$200,100.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 4% / 0%

Performance Security: Annual Renewable Performance & Payment Bonds for 100% of the award amount exists for this contract

Incumbent: Atlantic Traffic Safety, Inc.; Ocean City, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 10, 2024, notifying 1900 potential contractors, 406 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 10 contractors. Three bids were received and opened on October 17, 2024.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 22

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

Requesting Agency Remarks (cont'd):

The initial low bidder was rejected due to non-compliance with the contract documents and specifications pursuant to COMAR 21.06.01.01 and 21.06.02.03, the required payment and performance bonds were not obtained. The award is being made to the second low bidder. The third low bidder was rejected due to the non-responsiveness of the bid at bid opening, due to not meeting the MBE goal. There were no protests filed for this contract.

This Maintenance of Traffic contract is for safety support of the traveling public.

The single bid received from the low bidder as compared to former bids for similar projects within Districts were found to be comparable. Using the comparison and an additional review of previous work performed within the districts, the single bid was found to be fair and reasonable. SHA monitored the plan holders list during the open solicitation. An adequate number of plan holders was documented prior to bid opening. However, at the time of bid opening, a single bid was received.

The State Highway Administration has confirmed A. Marquez Trucking, Inc's bid price and the work conducted on this contract is performed 100% by a state-certified Minority Business Enterprise 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 4% 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: 25-2076-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 23

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

11-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Regional Maintenance of Traffic and Protection Vehicles in DO, SO, WI, WO, CO, CE, KE, QA, TA, MO, PG, AA, CA, CH, and SM Counties; *MOTS24SB*
EPICS No.: MOTS24

Contract Description: Providing Regional Maintenance of Traffic and Protection Vehicles in Dorchester, Somerset, Wicomico, Worcester, Caroline, Cecil, Kent, Queen Anne's, Talbot, Montgomery, Prince George's, Anne Arundel, Calvert, Charles, and St. Mary's Counties – Districts 1, 2, 3, and 5.

Award: A. Marquez Trucking, Inc Silver Spring, MD
(*Certified Minority Business Enterprise and Small Business*)

Contract Term: 08/07/2025* – 12/17/2027 (**or earlier upon BPW approval*)
(two years, four months, 11 days)

Amount: \$210,300.00

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

Bid:

| <i>Bidder</i> | <i>Amount</i> |
|--|---------------|
| A. Marquez Trucking, Inc.; Silver Spring, MD | \$210,300.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 6% / 0%

Performance Security: Annual Renewable Performance & Payment Bonds for 100% of the award amount exists for this contract

Incumbent: Brawner Builders, Inc.; Hunt Valley, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 3, 2024, notifying 604 potential contractors, 155 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 10 contractors. Three bids were received and opened on October 17, 2024.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 24

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

Requesting Agency Remarks (cont'd):

Of the bids received, one bid was rejected due to non-compliance with the contract documents and specifications pursuant to COMAR 21.06.01.01 and 21.06.02.03, the required payment and performance bonds were not obtained. The other bid was rejected due to the non-responsiveness of the bid at bid opening, due to not meeting the MBE goal. There were no protests filed for this contract.

This Maintenance of Traffic contract is for safety support of the traveling public.

The single bid received from the low bidder as compared to former bids for similar projects within the districts were found to be comparable. Using the comparison and an additional review of previous work performed within the districts, the single bid was found to be fair and reasonable. SHA monitored the plan holders list during the open solicitation. An adequate number of plan holders was documented prior to bid opening. However, at the time of bid opening, a single bid was received.

The State Highway Administration has confirmed A. Marquez Trucking, Inc's bid price and the work conducted on this contract is performed 100% by a state-certified Minority Business Enterprise and 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 6% 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: 25-2074-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 25

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

12-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Easement

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) releasing a snow fence easement.

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

Property: MC# 25-2940
Emory A. Kelbaugh, Et Ux, located along the wooded northern portion of the parcel at 7106 Faulkner Road in Hanover, Anne Arundel County.

Grantor: State of Maryland, SHA

Grantee: CP Logistics Hanover, LLC, a Delaware limited liability company

Consideration: \$500

Requesting Agency Remarks: In 1950, SHA acquired the subject property from Emory A. Kelbaugh in conjunction with improvements to MD Route 176 (Dorsey Road). SHA proposes to release the snow fence easement to the adjoining owner (CP Logistics Hanover, LLC) at an administrative cost of \$500.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 26

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

13-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Road Conveyance

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) road conveyance.

Authority: Transportation Article, § 8-304
Annotated Code of Maryland

Property: MC# 25-2942
MD Route 5 (Point Lookout Road): From mile point 0.00 (north of the Causeway, beginning of current SHA ownership) to mile point 0.47 (Entrance to Park Toll Booth).

Grantor: State of Maryland, SHA

Grantee: Maryland Department of Natural Resources (DNR)

Consideration: \$1.00

Requesting Agency Remarks: This road conveyance satisfies the conditions of a Memorandum of Understanding (MOU) dated September 19, 2018, and amended on May 18, 2020, between SHA and the Maryland Department of Natural Resources (DNR) for the conveyance of a segment of road known as MD Route 5 (Point Lookout Road) from SHA to DNR. DNR intends to use this property as part of their roadway system.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 16, 2025



MDOT 27

Contact: Mashel Wakil 410-865-1270
mwakil@mdot.maryland.gov

14-LL. **THE SECRETARY'S OFFICE**
Lease/Landlord

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) leasing real property as landlord.

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

Property: Item# 39737
Garden Construction Company (± 0.746 acres), located at 1719 Belmont Avenue in Windsor Mill, Baltimore County.

Landlord: State of Maryland, SHA

Tenant: BEC Management, Inc

Space Type: Gravel lot for parking cars

Lease Type: Renewal (Continued use)

Lease Term: Three years (09/01/2025-09/01/2028)

Effective Date: September 1, 2025

Annual Rent: \$1,685.25 per month

Requesting Agency Remarks: The subject property has been under an existing lease since 2008. TSO proposes a 3-year lease renewal to the above tenant for the purpose of storage of automobiles, trucks, and two removable trailers to be used as a temporary office to accommodate the business. This item was previously withdrawn under Item 12-LL from the April 23, 2025, BPW Agenda.

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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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 16, 2025**



Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@maryland.gov

1-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Mid-Shore Community Foundation, Inc.

Water's Edge and Bellevue Passage Museums Annex (Talbot County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Water's Edge and Bellevue Passage Museums Annex and Bellevue County Park property."

Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)

*DGS Item 23-497, (SL-269-220-038) **\$ 455,000***

Maryland Consolidated Capital Bond Loan of 2023 (LSI– Chapter 102, Acts of 2023)

*DGS Item 23-723, (SL-269-220-038) **\$ 200,000***

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$ 1,426,000 |
| | 23-497 (This Action) | \$ 455,000 (Non-match) |
| | 23-723 (This Action) | \$ 200,000 (Non-match) |
| | 22-324 (Prior Action) | \$ 675,000 (Non-Match) |
| | Local Cost | \$ 96,000 |

(Prior Actions: 4/3/2024 Agenda, 8-CGL)

Remarks:

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

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
July 16, 2025**



*Contact: Chinweike Eseonu 443-467-1524
chinweike.esonu@maryland.gov*

2-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Thurmont Little League, Inc.

Thurmont Little League (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Thurmont Little League facilities, including lighting.”

*Maryland Consolidated Capital Bond Loan of 2023 (LSI– Chapter 102, Acts of 2023)
DGS Item 23-684, (SL-113-240-038) **\$ 100,000***

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$ 200,000 |
| | 24-502 (Prior Action) | \$ 100,000 (Non-match) |
| | 23-684 (This Action) | \$ 100,000 (Non-match) |
| | Local Cost | \$ 0 |

(Prior Actions: 7/2/2025 Agenda, 7- CGL Item)

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 replacing the existing field light on the primary baseball field and installing new lighting on the secondary field.

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
July 16, 2025**



*Contact: Chinweike Eseonu 443-467-1524
chinweike.esonu@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 Community Volunteer Fire Company Inc., of District 12.
Community Volunteer Fire Company of District 12. (Washington County)

*“For the acquisition, planning, design, construction, repair, renovation,
reconstruction, site improvement, and capital equipping of the Community
Volunteer Fire Company of District 12”*

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-552, (SL-044-240-038) \$ 150,000

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$ 150,000 |
| | 24-552 (This Action) | \$ 150,000 (Non-match) |
| | Local Cost | \$ 0 |

(Prior Actions: None)

Remarks:

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

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
July 16, 2025**



Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@maryland.gov

4-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The Joseph L. Davis Post No. 47, The American Legion, Incorporated

American Legion Post 47 Floating Pier Replacement (Harford County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the American Legion Post 47 floating pier.”

Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 102, Acts of 2023)
DGS Item 23-574, (SL-155-230-038) **\$ 100,000**

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$ 200,000 |
| | 23-574 (This Action) | \$ 100,000 (Non-match) |
| | Local Cost | \$ 100,000 |

(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 replacement of piers one and two, including new treated wood framing hardware, new piling, and plumbing.

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
July 16, 2025**



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

**5-CGL. CAPITAL GRANTS AND LOANS
 *Department of Health***

Recommendation: That the Board of Public Works approve a grant of \$2,469,596.00 to **Project PLASE, Inc. (PPI)**, (Baltimore City).

Project: Renovation of PPI's facility located at 3549-3601 Old Frederick Road, Baltimore, Maryland 21229. Renovation of Grantee's 60,000+ sq. ft. facility will create 56 new, permanent, supportive housing units for formerly homeless veterans, and create 34 transitional housing units for low-income, homeless individuals in addition to providing other necessary services for those suffering from mental illness and substance use disorders.

General Contractor: The Whiting-Turner Contracting Company, 300 East Joppa Road, Towson, Maryland 21286.

Fund source: The Maryland Department of Health has determined the grantee is required to provide a 25% local share of the eligible project cost.

| | | |
|-----------------------|----------------|--|
| Construction | \$4,303,941.00 | |
| Eligible Project Cost | \$3,292,795.00 | |
| State Share (75%) | \$2,469,596.00 | MCCBL 2023/2024, CB-06608-01; CB-06609-01 |
| Grantee Share (25%) | \$ 823,199.00 | Home Depot Grant; VA Homeless Providers Grant |

Remarks

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 16, 2025**



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

**6-CGL. CAPITAL GRANTS AND LOANS
*Higher Education Commission***

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

Community College of Baltimore County – Catonsville Campus
Student Services Center Renovation and Expansion – Construction
(CC-04-MC22/23/25-475)

The project is to renovate and expand the existing 23,288 NSF/39,357 GSF Student Services Center at the Community College of Baltimore County Catonsville campus. The building no longer meets the requirements to serve as the primary focal point for student-related services. Modern design and functional requirements cannot be met by design and function elements incorporated into the original 1972 construction. Additionally, the facility does not meet code requirements and building systems have passed their useful lives. This project will replace systemic infrastructure, reconfigure spaces, correct code deficiencies, enhance energy efficiency, and address life-safety issues.

Sustainability features of the project include upgrade of the mechanical and electrical systems to create improved efficiencies, the installation of LED fixtures throughout the facility, and replacement of the building's roof, windows, and doors to improve overall energy performance. LEED certification of Silver or greater will be sought.

Fund Source: MCCBL 2024; Item 191 "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..." **\$3,953,000**

| | |
|--------------------------------|---------------------|
| <i>Background:</i> | Total State Share |
| Total Project | \$ 8,154,000 |
| This Action | \$ 3,953,000 |
| Previous Action 18-CGL, 4/3/24 | \$ 4,201,000 |

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by the Community College of Baltimore County and signed by local authorities.



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

3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$16,308,000, and the local share of this cost is 50.0% or \$8,154,000 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
July 16, 2025**



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

**7-CGL. CAPITAL GRANTS AND LOANS
 *Higher Education Commission***

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

Community College of Baltimore County – Essex Campus
Switchgear and Distribution System Replacement – Design and Construction
(CC-05-MC24/25-486)

The project is to replace the primary electric switchgear lineup and significant portions of the electrical distribution infrastructure at the Essex Campus of the Community College of Baltimore County. The existing electrical switchgear lineup and distribution infrastructure dates to 1974 and is past its expected useful life. A major failure of either switchgear or the distribution system would cause significant disruption to campus operations. The existing switchgear lineup has a projected remaining useful life of 2-4 years and shows visual evidence of age and wear. The electrical distribution infrastructure to be replaced includes aging transformers and medium voltage conductors in campus duct banks. Additionally, the project will include installation of additional duct banks, restoration of collapsed conduits, relocation of utilities, construction of improvements to the manhole system, and replacement of service entry panels.

Fund Source: MCCBL 2024; Item 191 “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...” **\$2,639,000**

| | |
|---------------------------|---------------------|
| <i>Background:</i> | Total State Share |
| Total Project | \$ 2,639,000 |
| This Action | \$ 2,639,000 |

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by the Community College of Baltimore County and signed by local authorities.



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

3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$4,942,000, and the local share of this cost is 46.6% or \$2,303,000 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
July 16, 2025**



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

**8-CGL. CAPITAL GRANTS AND LOANS
*Higher Education Commission***

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

Anne Arundel Community College
Florestano Building Renovation – Construction/FFE (CC-11-MC23/24/25-480)

The project is to renovate the first three floors of the Florestano Building to repurpose the facility into a "one-stop" student services center at the Anne Arundel Community College Arnold campus. The building was constructed in 1993 and housed the School of Health Sciences until 2021. The renovated facility will house the Departments of Enrollment Services, Student Success, and Student Development, as well as conference and lounge space.

Sustainability features include updating the building's lighting, plumbing, and electrical systems for efficiency. A minimum LEED rating of Silver (or approved equivalent) is required.

Fund Sources: 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... Anne Arundel Community College –Florestano Building Renovation; Item #191. **\$8,020,000***

| | |
|----------------------------------|--------------------|
| <i>Background:</i> | Total State Share |
| Total Project | \$9,790,000 |
| This Action | \$8,020,000 |
| Previous Action 25-CGL, 7/3/24 | \$1,050,000 |
| Previous Action 22-CGL, 10/25/23 | \$ 720,000 |

Remarks:

1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Anne Arundel Community College and signed by local authorities.



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

3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$19,580,000, and the local share of this cost is 50.0% or \$9,790,000 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
July 16, 2025**



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

**9-CGL. CAPITAL GRANTS AND LOANS
*Higher Education Commission***

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

**Montgomery College – Rockville Campus
Library Renovation – Construction/FFE (CC-01-MC23/24/25-483)**

The project is to renovate the first three floors, totaling 31,069 NSF / 62,282 GSF, of the Montgomery College Rockville Campus Macklin Tower which houses the campus library. The project will address current facility problems and the programmatic needs of the library. The project will include a complete interior renovation and reconfiguration of each floor including modernization and upgrades to building systems and equipment serving these floors. The project will be phased so as to keep the Library operational in its current location during construction.

Sustainability features of the project include attaining LEED Silver designation or better. The building's mechanical, electrical, and plumbing systems will be analyzed and upgraded to achieve efficiency.

Fund Sources: From the following appropriations for the Community College Construction Grant Program to “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...”

| | |
|-----------------------------|-----------------------|
| <i>MCCBL 2024; Item 191</i> | \$2,906,858.90 |
| <i>MCCBL 2025; Item 173</i> | \$2,783,141.10 |

Total Encumbrance: \$5,690,000

| | |
|--------------------------------|--------------------|
| <i>Background:</i> | Total State Share |
| Total Project | \$8,859,000 |
| This Action | \$5,690,000 |
| Previous Action 24-CGL, 8/7/24 | \$1,000,000 |
| Previous Action 8-CGL, 8/2/23 | \$2,169,000 |



**DEPARTMENT OF GENERAL SERVICES
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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 Montgomery 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 \$17,718,000, and the local share of this cost is 50.0% or \$8,859,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 16, 2025**



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

10-AE. ARCHITECTURE AND ENGINEERING
Department of General Services

Contract ID: Fair Hill Natural Resources Management Area (NRMA) - Rehabilitation of 14 Stream Crossings; P-043-232-010
ADPICS No.: 001B5600483 / CTR023692

Contract Description: Evaluate the stream/road crossings, and recommend the appropriate improvements that facilitate a safe road crossing and provide appropriate aquatic organism passage along the stream crossings in Elkton.

Award: Zest, LLC; Greenbelt, MD (MBE) (Certified Small Business)

Contract Term: 08/07/2025 - 12/07/2031

Amount: \$799,884

Procurement Method: Qualification Based Selection

Proposals:

| <i>Offerors</i> | <i>Technical Rankings</i> |
|---|----------------------------------|
| Zest, LLC; Greenbelt, MD | 1 |
| Transtech Engineering Consultants, Inc.; Columbia, MD | 2 |
| Brudis & Associates, Inc.; Columbia, MD | 3 |
| Rauch Inc.; Easton, MD | 4 |

MBE/VSBE Participation: 35.46% / 0%

Incumbents: N/A

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on June 18, 2024, and over 60 firms were directly solicited. Five proposals were received and opened on September 4, 2024 and four were deemed reasonably susceptible of being selected for award. One proposal was deemed not reasonably susceptible of being selected for award because they did not submit all the required supporting documentation with their proposal. Zest, LLC was determined to be most advantageous to the State.



**DEPARTMENT OF GENERAL SERVICES
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10-AE. ARCHITECTURE AND ENGINEERING (cont'd)

Agency Remarks (cont'd):

The firm has committed to exceed the established 15% MBE participation in the solicitation and achieve 35.46% MBE participation.

Fund Source: DNR POS 2022, Item 004, Natural Resources Development Fund

Resident Business: Yes

MD Tax Clearance: 25-1756-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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July 16, 2025



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

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

Contract ID: Replace Emergency Generator at Comptroller Income Tax Building; BA-631-221-003

ADPICS No.: 001B5600514

Contract Description: **RETROACTIVE** approval to use Sole Source Contract for continuity for work that was necessary to address issues found during the construction of the project. The additional work included replacing the existing panel, modifying the exhaust pipe, replacing the safety barrier, addressing noise concerns identified during construction, and covering rental costs associated with a temporary generator that was necessary to have in place to ensure continuity of operations.

Award: Bethel Electrical Construction Co. of Maryland, LLC,
Baltimore, MD
(MBE) (Certified Small Business)

Contract Term: 01/31/2024 - 07/16/2025 (**Retroactive**)
07/17/2025 - 07/29/2025 (Proactive)

Amount: \$88,210.13 (**Retroactive**)
\$ 4,642.64 (Proactive)

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Incumbent: Same

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

Requesting Agency Remarks: A contract in the amount of \$154,225.00 was initially approved under DGS delegation on January 24, 2023. Due to equipment delivery delays, rejection of the initial installation, and the need to extend the project timeline due to repairs needed to be made by the manufacturer and supplier, this contract expired on January 30, 2024. A retroactive sole source contract is being requested to cover the period from January 31, 2024 through July 29, 2025, totaling 546 days. The new sole source contract through July 29, 2025 is required to complete necessary project close out activities, including final payment, invoice processing, and related documentation. Funds totaling \$92,852.77 are required for contract work that was necessary to address issues found during construction of the project.



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

Agency Remarks (cont'd):

The additional work included replacing the existing panel, modifying the exhaust pipe, replacing the safety barrier, addressing noise concerns identified during construction, and covering rental costs associated with a temporary generator that was necessary to have in place to ensure continuity of operations. DGS has reviewed and confirmed that the price is fair and reasonable. Additionally, given that two bids were received on December 15, 2022, in the amounts of \$154,225.00 and \$206,800.00, the retroactive contract is considered fair and reasonable. The total of the original expired contract and this sole source contract is \$247,077.77.

MBE and VSBE participation was not included because the project originally was under \$200,000.

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: H00 25 77051 01 1498
28.07.01 - DGS - OFF FAC PLN ENG & CONST - H00.G01

Resident Business: Yes

MD Tax Clearance: 25-2182-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Cynthia Washington 410-767-7675
cynthia.washington2@maryland.gov*

12-S. SERVICES CONTRACT

Department of Human Services, Social Services Administration

Contract ID: Residential Child Care Services; SSA/RCCSS-26-001
ADPICS No.: N00R6600017

Contract Description: Residential Child Care (RCC) for eight Commercially Sexually Exploited (CSE) program beds to increase in-state residential capacity.

Award: TurnAround, Inc.; Towson, MD

Contract Term: 08/15/2025 – 03/31/2026

Amount: \$3,881,507

Procurement Method: Sole source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Hiring Agreement Eligible: Yes

Incumbent: N/A

Requesting Agency Remarks: TurnAround, Inc.’s Monarch Program is a residential program licensed by the State of Maryland that provides therapeutic residential services to children and youth between the ages of 13-17 that have been victimized through human trafficking.

This Residential Child Care (RCC) provider is equipped to clinically address the specialized and complex needs of youth who have experienced significant trauma, including those who are victims of sex trafficking. The Department utilizes RCC programs for children whose therapeutic, behavioral, or emotional needs exceed what can be safely and appropriately supported in a family-based foster care setting.

The selected provider delivers highly specialized, trauma-informed services designed to meet the unique needs of trafficking survivors. These services include individualized mental health treatment, case management, legal advocacy, housing support, and reintegration planning—each a critical component of a survivor’s stabilization and long-term recovery.



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

Agency Remarks (cont'd):

Serving victims of sex trafficking requires providers with advanced training in trauma recovery, cultural responsiveness, and a deep understanding of the coercive control and psychological trauma associated with trafficking. This provider has a demonstrated history of effective service delivery and employs staff trained in evidence-based, survivor-centered approaches.

In addition to their clinical expertise, the provider is well-integrated into the local service network and maintains established partnerships with law enforcement, legal aid, child welfare agencies, and healthcare professionals – ensuring coordinated, wraparound care.

Contracting with this provider not only ensures that victims of sex trafficking receive the comprehensive and responsive services they require, but also expands in-state capacity to support high-needs youth, reducing the reliance on out-of-state or less specialized placements.

This contract provides continuity of care. Originally, the Local Departments of Social Services (LDSS) entered into agreements with the provider for these services. TurnAround Inc. had a federal grant which covered the cost of the services. The grant was eliminated.

MBE Participation was not established for this contract due to the specialized nature of the services, there are no subcontracting opportunities for this procurement. All services as outlined in the Scope of Work are provided by the sole provider.

The proposed price for this contract is fair and reasonable because the price is set by the Interagency Rates Committee (IRC), using the same established methodology in price setting for all in-State providers.

Fund Source: 100% General Funds

Approp. Code: N00G0001

Resident Business: Yes

MD Tax Clearance: 25-1684-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Raelene Glasgow 410-767-7050
raelene.glasgow3@maryland.gov*

13-S. SERVICES CONTRACT

Department of Labor, Governor's Workforce Development Board

Contract ID: Study of Primary and Secondary School Bus Driver Wages and Benefits;
P00B5600112

ADPICS No.: P00B5600112

Contract Description: Study of primary and secondary school bus drivers' wages and benefits.

Award: Eleventh House Solutions; Easton, MD (MBE)
(Certified Small Business)

Contract Term: 08/07/2025* - 01/31/2026 (*Or earlier upon BPW approval)

Amount: \$233,357

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

Proposals:

| <i>Offerors</i> | <i>Technical Rankings</i> | <i>Financial Offers (Rankings)</i> | <i>Overall Rankings</i> |
|--------------------------------------|-------------------------------|--|-----------------------------|
| Eleventh House Solutions, Easton, MD | 1 | \$233,357 (1) | 1 |

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 23% / 0%

Hiring Agreement Eligible: No

Incumbents: None

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) in October 2022, January 2025, and again on March 31, 2025 with a closing date of April 23, 2025. A single proposal was received in 2022; no proposals were received in January 2025. Twenty-seven vendors were contacted directly in January with no results. A single proposal was received on April 23, 2025 from the same vendor that responded the first time this solicitation was advertised.



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

Agency Remarks (cont'd):

Due to an emergency bill which requires the Governor's Workforce Development Board (GWDB) to evaluate and report on the possibility of paying higher wages to school bus drivers, the GWDB issued this solicitation to procure a vendor to evaluate, study, and identify the most prevalent issues regarding wages that must be paid and benefits that must be provided to statewide primary and secondary school bus drivers and reflect comparable labor markets, in both private and public sectors.

The price has been determined to be fair and reasonable. Research shows that a few other studies were conducted by Pennsylvania's Department of Education, Charles County Task Force, various school districts, California Regional Transit Agencies, and the National Association for Pupil Transportation. The prices ranged from \$50,000 to \$250,000. The length of these studies are not known, however, based on the price range, the price proposal provided by Eleventh House Solutions is fair and reasonable. The solicitation allowed for competitive offers to be provided and the price aligns closely with similar studies conducted nationally. While the price is higher than what was spent in Pennsylvania, it aligns with the budget for the California study. Maryland is also seeking specific deliverables, in a shorter time frame and labor costs have increased since this was last advertised in 2022.

Fund Source: 100 % General Funds

Approp. Code: P00A0109

Resident Business: Yes

MD Tax Clearance: 25-1950-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**14-S. SERVICES CONTRACT
*Department of Transportation, Maryland Transportation Authority***

Contract ID: Traffic and Revenue Forecast Services; *SV-00211251*
ADPICS No.: J01B5600054

Contract Description: Traffic and Revenue Forecast Services to support a variety of projects and studies including representation with respect to revenue projections in financial markets.

Award: CDM Smith, Inc.; Boston, MA

Contract Term: 08/07/2025* - 07/31/2028 (w/one 2-year renewal option)
(*Or earlier upon BPW approval)

Amount: \$ 2,047,005 NTE (Base Term)
\$ 1,468,358 NTE (Renewal Option #1)
\$ 3,515,363 NTE Total

Procurement Method: Competitive Sealed Proposals

Proposals:

| <i>Offerors</i> | <i>Technical Rankings</i> | <i>Financial Offers (Rankings)</i> | <i>Overall Rankings</i> |
|--|---------------------------|------------------------------------|-------------------------|
| CDM Smith, Inc.; Boston, MA | 1 | \$3,515,363.00 (1) | 1 |
| Transportation Economics & Management Systems, Inc.; Frederick, MD | 2 | \$3,869,383.50 (2) | 2 |

**Technical and financial proposals were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 4% / 1%

Performance Security: No

Incumbent: Same



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

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on June 18, 2024. A total of 24 potential contractors were notified of the solicitation and 31 were directly solicited. Two offers were received, and both were determined to be reasonably susceptible of being selected for award. The recommended offeror CDM Smith, Inc. was determined to be most advantageous to the State as its proposal was both ranked highest technically and was lowest in price.

Work under this contract includes providing, traffic and revenue projections; transportation policy and program development; system analysis and revenue forecasting; and project/work order management and staff support as well as other related activities necessary to carry out the work of the Maryland Transportation Authority's (MDTA), Division of Finance.

Services will be provided by CDM Smith to MDTA on an "as needed" Work Order basis. MDTA will utilize the hourly rates submitted in CDM Smith's cost proposal through the duration of the contract. The award amount is based upon the amount of CDM Smith's Financial Proposal. The financial cost was for evaluation purposes only and was based upon a model number of labor hours by job classifications and fixed hourly rates for those classifications.

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

Fund Source: 100% Special Funds (Toll Revenue)

Approp. Code: J00.J00.41

Resident Business: Yes

MD Tax Clearance: 25-1673-1111

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

**15-S. SERVICES CONTRACT
*Department of State Police, Forensic Sciences Division***

Contract ID: Laboratory Information Management System; BPM047979
ADPICS No.: W00B6600003

Contract Description: Technical support for a Laboratory Information Management System (LIMS).

Award : Porter Lee Corporation; Schaumburg, IL

Contract Term: 08/06/2025 - 07/31/2031 (*Or earlier upon BPW approval)

Amount: \$4,218,793

Procurement Method: Competitive Sealed Proposals

Proposals:

| <i>Offerors</i> | <i>Technical Rankings</i> | <i>Financial Offers</i> | <i>Overall Rankings</i> |
|--|---------------------------|-------------------------|-------------------------|
| Porter Lee Corporation; Schaumburg, IL | 1 | \$4,218,793.00 | 1 |
| Forensic Advantage Systems; Hendersonville, TN | 2 | \$3,552,832.38 | 2 |

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbents: N/A

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on March 14, 2025. A total of 33 potential contractors were solicited and nine were directly solicited. Two proposals were received on April 15, 2025 and both were determined to be reasonably susceptible of being selected for award. The recommended offeror Porter Lee Corporation was determined to be most advantageous to the State as its proposal was both ranked highest technically and highest overall.



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15-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Laboratory Information Management System (LIMS) plays a critical role in the crime laboratory's ability to optimize laboratory operations and to communicate the resulting forensic data to its many customers within the criminal justice system.

MDSP-FSD is an accredited, full-service forensic laboratory system offering analysis in the following disciplines: Crime Scene, Latent Prints/Impressions, Firearms/Toolmarks, Controlled Dangerous Substances (CDS), Toxicology, Biology, Trace Evidence, and Questioned Documents. The MDSP-FSD is accredited by ANSI National Accreditation Board (ANAB) and licensed by the Maryland Department of Health, Office of Health Care Quality. As such, the laboratory utilizes generally accepted practices and procedures and conforms to ISO/IEC 17025 - General requirements for the competence of testing and calibration laboratories.

Fund Source: 100% General Funds

Approp. Code: W00.25.31511.0821

Resident Business: No

MD Tax Clearance: 25-1376-0010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Mark MacDonald 410-260-8032
mark.macdonald1@maryland.gov*

16-S-OPT. SERVICES OPTION
Department of Natural Resources, Park Service

Contract ID: Assateague State Park Food Concessions; K00B3600087/BPM034011
ADPICS No.: COK88050

Contract Approved: DGS 23-S, 03/01/2023

Contract Description: Food concession services at Assateague State Park in Worcester County.

Option Description: Exercise first renewal option.

Award: MCBP-SFET Joint Venture dba Assateague Outfitters; Berlin, MD

Original Contract Term: 04/01/2023 - 10/31/2025 (w/two 1-year renewal options)

Option Term: 11/01/2025 - 10/31/2026

Original Contract Amount: \$ 750,000

Option Amount: \$ 250,000

Prior Options/Mods: \$0.00 (Mod. #1: Clerical correction to contract document, Delegated Authority - DNR, 04/24/2024)

Total Contract Amount: \$1,000,000 (The State will receive 5% commission of all gross revenues; the estimate is \$62,500 over 5 years which equals \$12,500 per year)

Percent +/- (This Item): 33.33%

Total Percent Change: 33.33%

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



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

Requesting Agency Remarks: This contract is an important source of revenue and provides an important service to the park patrons. The Concession Program provides visitors with access to a food concession building for the purchase of snacks and deli-style items.

MBE and VSBE participation was not established for this contract based on the limited subcontracting opportunities available under this minimal scope of work.

Fund Source: 100% Special Funds (Revenue Generating)

Approp. Code: A0401

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Alison Barry 667-203-9095
alison.barry@maryland.gov*

**17-S-OPT/MOD. SERVICES OPTION/MODIFICATION
*Department of Health, Office of Enterprise Technology/Medicaid***

Contract ID: Data Entry Services; MDH/ OPASS 20-18679
ADPICS No.: COL00177

Contract Approved: DGS 11-S, 12/16/2020

Contract Description: Data entry and 100% document key verification for Medical Assistance, Breast and Cervical Cancer, Kidney Disease, Children's Medical Services, and Financial Services programs.

Option Description: Exercise the third renewal option

Modification Description: Add Medicare Part B claims on the third renewal option. The vendor provides data encoding and 100% key verification services for the following document types: Cancer, Kidney, Steps and Medical Assistance CMS1500, UB04 IP/OP and Medicare Part B claims in meeting Departmental requirements.

Award: The Data Entry Company (TDEC); Bethesda, MD

Original Contract Term: 01/04/2021 - 01/03/2023 (w/three 1-year renewal options)

Modification Term 08/01/2025 - 07/31/2026

Option Term: 08/01/2025 - 07/31/2026

Original Contract Amount: \$849,222.00

Modification Amount: \$358,000.59

Option Amount: \$505,721.40



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17-S-OPT/MOD. SERVICES OPTION/MODIFICATION (cont'd)

Prior Options/Mods: \$467,539.50 (Renewal Option #1 01/04/2023 - 01/03/2024 DGS-23-S-OPT/MOD, 12/21/2022)
 \$346,354.60 (Mod #1 Add Medicaid Medicare Part B claims forms. DGS-23-S-OPT/MOD, 12/21/2022)
 \$0 (Mod #2 Extension to complete second option 01/04/2024 - 07/31/2024 Delegated Authority 12/26/2023 - MDH)
 \$849,222.00 (Renewal Option #2/Mod #3, 8/01/2024 -7/31/2025 increased the value of Option # 2 to add costs for data entry of Medicare Part B claims. DGS-23-S-OPT/MOD, 12/21/2022).

Total Contract Amount: \$3,376,060.09

Percent +/- (This Item): 101.71%

Total Percent Change: 297.55%

Original Procurement Method: Multi-step Competitive Sealed Bidding

Living Wage Eligible: Yes

MBE/VSBE Participation: 30% / 1%

MBE/VSBE Compliance: 44.98% / 7.27%

Performance Security: None

Requesting Agency Remarks: Outsourcing the Medicaid Medicare Part B claims has significantly reduced the backlog of claims to be keyed, resulting in faster payment to the Medicaid providers. The MDH Division of Claims Services staff continues to process Medicaid Medicare Part A paper claims backlog and other paper claims verification that is backlogged.

Fund Source: 75% Federal Funds , 25% General Funds

Approp. Code: 32.17.01.03

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Damien Word 410-767-8720
damien.word1@maryland.gov*

**18-S-MOD. SERVICES MODIFICATION
*Maryland Supplemental Retirement Plans***

Contract ID: Plan Administrator for Supplemental Retirement Plans; G50B8400004
ADPICS No.: G50B8400004

Contract Approved: DBM 7-S, 08/15/2019

Contract Description: Perform administrative, accounting, enrollment, and other participant services to carry out the day-to-day operations of all four State-sponsored Supplemental Retirement Plans.

Modification Description: Extend the contract due to the transition to a new vendor. Additional time is required to complete a proper and effective transition of data and services.

Award: Nationwide Retirement Solutions, Inc.; Columbus, OH
(Local Office in Hunt Valley, MD)

Original Contract Term 08/15/2019 - 08/14/2024 (w/one 1-year renewal option)

Modification Term: 08/15/2025 - 09/17/2025

Original Contract Amount: \$23,587,885

Modification Amount: \$517,317

Prior Mods/Options: \$ 48,000 (Mod. #1: Inclusion of ancillary banking and custodial services necessary for the efficient operations and administration of the MSRP Plans; Delegated Authority - DBM, 05/21/2021)
\$5,553,553 (Mod. #2: Renewal Option #1 08/15/2024 - 08/14/2025 DGS 40-S-OPT, 7/3/2024)

Total Contract Amount: \$29,706,755

Percent +/- (This Item): 2.19%

Total Percent Change: 25.94%

Original Procurement Method: Competitive Sealed Proposals



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

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 0%

MBE/VSBE Compliance: 17.65% / 0%

Performance Security: Commercial General Liability Insurance Policy (issued annually)

Hiring Agreement Eligible: N/A

Requesting Agency Remarks: This contract is for professional services for independent, full-service administration, marketing, enrollment, transaction processing and record-keeping services for the four defined contribution supplemental retirement Plans under the administration of the Board of Trustees of MSRP: the 457 Deferred Compensation Plan; the 401(k) Savings & Investment Plan; the 403(b) Tax Sheltered Annuity Plan; and the 401(a) Match Plan. The contractor operates (without additional compensation) distinct rollover accounts under each Plan and, if requested by the Board of Trustees, Deemed IRA accounts. Additionally, the contractor provides ancillary banking and custodial services necessary for the efficient operations and administration of the Plans. Because the Board of Trustees of MSRP does not directly administer these Plans, these contract services are crucial and necessary for the day-to-day operations and administration of the Plans, which are important benefits offered to eligible State employees to help them save for retirement.

This contract extension will ensure continued services for administering the Plans until the transition to the new contractor (approved by BPW 45-S, 04/23/2025) can be completed. Both the incumbent and the new contractor affirm that an additional one month and three days are required to complete a proper and effective transition of data and services.

Fund Source: 100% Non-Budgeted (Fees collected directly from participant accounts)

Approp. Code: G50L00

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contacts: Beverly Pivec 410-576-6442 bpivec@oag.state.md.us
Janice Clark 410-576-7033 jclark@oag.state.md.us*

19-IT. INFORMATION TECHNOLOGY
Office of the Attorney General, Office of the Public Defender

Contract ID: Case/Matter Management System; C81-2025-1
ADPICS No.: C81B6600002

Contract Description: Case/Matter Management System..

Award: Journal Technologies, Inc.; Los Angeles, CA

Contract Term: 08/07/2025 - 07/31/2026 (w/three 1-year options)
(*Or earlier upon BPW approval)

Amount: \$ 940,365.03 (Base Term)
\$ 987,338.28 (Renewal option#1)
\$1,036,752.45 (Renewal option#2)
\$1,088,590.07 (Renewal option#3)
\$4,053,090.83 Total

Procurement Method: Sole Source

Bid:

| <i>Bidder</i> | <i>Amount</i> |
|---|----------------|
| Journal Technologies, Inc., Los Angeles, CA | \$4,053,090.83 |

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same



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

Requesting Agency Remarks: The developer of the system, Journal Technologies, Inc. (JTI) is the owner of the system and only provider of licenses and service. OAG and OPD have been using the custom system and collecting data for eight years and agree that it is most advantageous to the state to continue using this custom system that provides legal case management. The continuation of the contract is essential for agency continuity of business and the public face of its work. Both agencies rely on this software solution for managing court and investigative caseloads.

The price has been deemed fair and reasonable compared with purchases made for the past eight years. The proposed price of \$435 per user is approximately 3.2% higher than in past years, which is in line with the current rate of inflation.

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

Fund Source: 46% Reimbursable (Participating State Agencies)
 54% General Funds

Approp. Code: OAG. C81C00.01
 OPD. B0002.01

Resident Business: No

MD Tax Clearance: 25-1914-0001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

20-IT-OPT. INFORMATION TECHNOLOGY OPTION
Department of General Services

Contract ID: Local Telecommunications Services; 001B2600465
ADPICS No.: COL03326

Contract Approved: DGS 29-IT, 07/17/2024

Contract Description: Local telecommunications services for State offices available for use by all executive branch State agencies and include all local network lines and local calls.

Option Description: Exercise the first renewal option.

Award: Verizon Maryland LLC; Silver Spring, MD

Original Contract Term: 08/01/2024 - 07/31/2025 (w/four 1-year renewal options)

Option Term: 08/01/2025 - 07/31/2026

Original Contract Amount: \$12,329,199.10

Option Amount: \$ 5,000,000.00

Prior Options/Mods: N/A

Total Contract Amount: \$17,329,199.10

Percent +/- (This Item): 40.5%

Total Percent Change: 40.5%

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



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

Performance Security: No

Requesting Agency Remarks: Verizon Maryland LLC, continues to provide satisfactory services and competitive pricing in support of the State's local telecommunication services. The State has a continuing need to support these services.

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

Fund Source: 100% General Funds

Approp. Code: Various (Using Agencies)

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Melissa Leaman 410-697-9700
melissa.leaman@maryland.gov*

21-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
Department of Information Technology

Contract ID: Statewide Network Management System; 060B8400023
ADPICS No.: COL03997

Contract Approved: DoIT 4-IT, 02/06/2017

Contract Description: Provide access Statewide to IT network management and maintenance services, including MDOT's IT network

Modification Description: Increase the contract ceiling amount for the time and material portion of the contract.

Award: Digital Management, LLC, Bethesda, MD

Original Contract Term: 03/01/2019 - 02/28/2022 (w/two 2-year renewal options)

Modification Term: 08/07/2025* - 02/28/2026 (*Or earlier upon BPW approval)

Original Amount: \$18,279,125.50 (Capacity Management)
\$ 8,922,751.50 (Time & Material)
\$27,201,877.00 Total

Modification Amount: \$20,000,000

Prior Mods/Options: \$20,000,000.00 (Mod. #1: Increase time and materials amount;
DGS 21-IT-MOD, 11/18/2020)
\$25,000,000.00 (Mod. #2: Increase time and materials amount;
DGS 39-IT-MOD, 07/28/2021)
\$18,038,484.44 (Renewal Option #1 03/01/2022 - 02/28/2024
DGS 43-IT-MOD/OPT 01/26/2022)
\$60,000,000.00 (Mod. #3 Increase the contract ceiling for the time
and material portion of the contract. DGS 43-IT-OPT/MOD
01/26/2022)
\$18,267,433 (Renewal Option #2 03/01/2024 – 02/28/2026;
DGS 44-IT-MOD/OPT 01/31/2024)



**DEPARTMENT OF GENERAL SERVICES
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21-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

\$51,732,567 (Mod. #4: Increase time and materials amount;
DGS 44-IT-MOD/OPT 01/31/2024)

Total Contract Amount: \$240,240,361.44

Percent +/- (This Item): 73.52%

Total Percent Change: 783.18%

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 25% / 3%

MBE/VSBE Compliance: 26.76% / 1.82%

Requesting Agency Remarks: DoIT provides services under this Contract to other Requesting Agencies through Work Orders issued by the State. The Work Orders issued on behalf of the Requesting Agencies are managed as a staffing model based on labor rates, either hourly or annualized. The Contractor continues to offer favorable rates.

The requested increase in Time and Materials will ensure the continuity of services. Digital Management LLC provides essential statewide services such as: MDOT's Network Operations Center (NOC) and Network Engineering, MDH's NOC and Network Pen Tests, DoIT's SOC, Firewall Support, Vulnerability Management, and the Maryland Information Sharing and Analysis Center. With 68 outstanding work orders, 12 agencies are currently successfully using the services under the DMI contract. The additional \$20,000,000 in funding results from the vendor demonstrating its ability to deliver high-quality resources and services that align with market trends and analysis. This funding will allow the vendor to complete both current and upcoming projects through the end of the contract term. Delays in awarding new procurement vehicles hinder the ability to provide the necessary services that support DoIT and state agencies with their IT initiatives.

To meet the VSBE goal, Digital Management LLC will backfill new roles to their VSBE partners and use VSBE firms for any new intake tickets received.

Fund Source: 100% General Funds



**DEPARTMENT OF GENERAL SERVICES
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21-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Approp. Code: Various

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Alison Barry 667-203-9095
alison.barry@maryland.gov*

22-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
Department of Health, Office of Enterprise Technology/ Medicaid

Contract ID: Surveillance Utilization Review Subsystem; MDH/ OPASS 14-13986
ADPICS No.: COL02879

Contract Approved: DoIT 8-IT, 08/13/2014

Contract Description: License, maintain, enhance, modify, and repair Client-Server Surveillance Utilization Review Subsystem.

Modification Description: Extend the contract to allow time to complete the new procurement and transition to a new vendor. Also add an additional option.

Award: IBM Watson Health; Ann Arbor, MI

Original Contract Term: 08/20/2014 - 08/19/2018

Modification Term: 08/20/2025 - 08/19/2026 (w/one 6-month renewal option)

Original Amount: \$648,000.00

Modification Amount: \$456,014.64
\$238,267.62 (Renewal Option #3 Amount)
\$694,282.26

Prior Options/Mods: \$324,000 (Renewal Option #1: 08/20/2016 - 08/19/2017 DoIT 5-IT-OPT, 06/08/2016)
\$324,000 (Renewal Option #2; 08/20/2017 - 08/19/2018 DoIT 1-IT-OPT, 06/07/2017)
\$324,000 (Mod. #1: Extension 08/20/2018 - 08/19/2019; DoIT 4-IT-MOD, 08/01/2018)
\$405,000 (Mod. #2: Extension 08/20/2019 - 11/19/2020; DoIT 6-IT-MOD, 07/24/2019)
\$110,028 (Mod. #3 Extension 11/20/2020 - 02/19/2021; DGS 21-IT-MOD, 09/23/2020)
\$334,500 (Mod. #4: Extension 02/20/2021 - 02/19/2022 and add 6-month renewal option; DGS 22-IT-MOD, 01/27/2021)
\$34,300 (Mod. #5: Change order audit compliance modifications. Delegated Authority - MDH 11/01/2021)



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22-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

\$167,250 (Renewal Option #3 02/20/2022 - 08/19/2022 Delegated Authority - DGS, 01/27/2022)

\$341,190 (Mod. #6: Extension 08/20/2022 - 08/19/2023; DGS 30-IT-MOD 07/27/2022)

\$855,642 (Mod. #7: Extension 08/20/2023 - 08/19/2025 DGS 35-IT-MOD 07/05/2023)

Total Contract Amount: \$4,562,192.26

Percent +/- (This Item): 93.33%

Total Percent Change: 604.04%

Original Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: The SURS (Surveillance and Utilization Review System) reports are a valuable tool for the Maryland Department of Health (MDH) Office of the Inspector General (OIG) to identify potentially fraudulent or abusive practices by Medicaid providers and recipients. MDH awarded a SURS system replacement contract in 2022 but after significant issues with implementation, MDH decided to cancel the contract and leverage the NASPO contract vehicle which has been used by other states to procure a SURS solution. This extension is necessary while MDH completes the procurement of the new contract and transitions to the new system. It is imperative that the services continue until the new system is fully implemented and the transition is completed.

Fund Source: 75% Federal Funds, 25% General Funds

Approp. Code: 32.17.01.03

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

23-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: *Agile Team Resources; F50B2600034*
(Secondary Master from CATS+ 060B2490023)
Approved: DGS 39-IT 1.0 and 1.1; 02/16/2022
Term: 02/17/2022 - 03/31/2027
***As of publication, the remaining balance of this master contract is \$194,253,756.27.*

1.1 Using Agency: State Department of Education
Description: Subject Matter Expert and Project Manager to work with the
Childcare Administrative Tracking System (CCATS) Data Migration Project;
F50B0600045-51.

Award: CW Professional Services, LLC d/b/a Lockbridge;
McLean, VA

Number of Qualified

Master Contractors: 10

Number of Proposals: 4

Proposals:

| <i>Offerors</i> | <i>Technical Rankings</i> | <i>Financial Offers (Rankings)</i> | <i>Overall Rankings</i> |
|--|-------------------------------|--|-----------------------------|
| CW Professional Services, LLC; McLean, VA | 1 | \$1,197,028.48 (4) | 1 |
| Infojini Inc; Columbia, MD | 2 | \$ 829,230.25 (2) | 2 |
| Innosoft Corporation; Windsor Hill, MD | 3 | \$ 943,518.00 (3) | 3 |
| 4A Consulting LLC; Ellicott City, MD | 4 | \$ 502,081.30 (1) | 4 |

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

Amount: \$ 775,344.00 (Base Term)
\$ 441,684.48 (Renewal Option #1)
\$1,197,028.48 Total



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

1.0 Agile Team Resources; F50B2600034 (cont'd)

Term: 08/07/2025- 06/30/2026 (w/one 9-month renewal option)
(*Or earlier upon BPW approval)

MBE/VSBE Participation: 0% / 0%

Resident Business: No

Fund Source: 100% Federal Funds

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

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

Contract No. 060B2490021

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

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

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

- 2.1 Using Agency:** Department of Transportation - The Secretary's Office
- Description:** **SBR Designated** - Catalogic DPX is a data protection solution that integrates backup and recovery, tape backup, disaster recovery, and bare metal recovery across enterprise infrastructure. This is an annual subscription for DPX Silver Level software support with ransomware data protection. J01P4600062. CTR023479.
- Award:** Applied Technology Services Inc; Middle River, MD
(MBE) (Certified Small Business)
- Number of Qualified Master Contractors:** 3 (SBR-Designated)
- Number of Bids:** 2 (Certified Small Businesses)
- Bids:**

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Applied Technology Services Inc; Middle River, MD | \$220,236.00 |
| En-Net Services LLC; Frederick, MD | \$232,729.56 |

Amount: \$220,236

Term: 08/30/2025 - 08/29/2026

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

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

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



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23-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)*

- 2.2 *Using Agency:*** Maryland Transit Administration
- Description:*** **SBR Designated** -Broadcom VMware software license renewal for virtual desktop infrastructure; J05P5600041.
- Award:*** Applied Technology Services Inc; Middle River, MD
 (MBE) (Certified Small Business)
- Number of Qualified Master Contractors:*** 6 (SBR-Designated)
- Number of Bids:*** 3 (Certified Small Businesses)
- Bids:***

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Applied Technology Services Inc; Middle River, MD | \$2,847,810.00 |
| Advanced Computer Concepts; McLean, VA | \$2,944,323.18 |
| En-Net Services LLC; Frederick, MD | \$3,133,193.25 |

- Amount:*** \$2,847,810
- Term:*** 08/07/2025 - 08/06/2028
- MBE/VSBE Participation:*** 0% / 0%
- Resident Business:*** Yes
- Fund Source:*** 100% Special Funds (Transportation Trust Fund)
- Agency Remarks:*** **SBR Designated** -MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities. MTA is seeking to establish this multi-year contract to ensure continuity of critical services and will transition to the COTS replacement contract for future COTS subscription renewals.



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23-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 *Commercial Off-the-Shelf Software (COTS) 2012 (cont'd)*

2.3 *Using Agency:* Department of Human Services,
Office of Technology for Human Services

Description: Binti Family Finding and Engagement Module to assist caseworkers in identifying and engaging children's relatives and fictive kin who may be able to provide kinship care; *OTHS/OTHS-25-049-C, N00P6600023*

Award: SHI International Corporation; Somerset, NJ

Number of Qualified

Master Contractors: 1 (Functional Area I)

Number of Bids: 1 (*Single Bid Received*)

Bid:

| <i>Bidder</i> | <i>Amount</i> |
|---|---------------|
| SHI International Corporation; Somerset, NJ | \$ 966,525 |

Amount: \$ 966,525

Term: 08/07/2025* - 08/06/2026
(*Or earlier upon BPW approval)

MBE/VSBE Participation: 0% / 0%

Resident Business: No

Fund Source: 100% General Funds

Agency Remarks: The price has been determined to be fair and reasonable. The proposed price is lower than the NASPO Price Catalog A-E listed price of \$1,302,325.92.

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



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23-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 \$34,652,314.18.**

3.1 Using Agency: Department of Transportation - The Secretary's Office
Description: **SBR Designated** - Enterprise subscription and four premium support subscription renewals for existing Palo Alto 5220 equipment to protect network from malicious domains and malware across a variety of applications, at multiple server locations and on the Palo Alto Panorama Management Server, *J01P4600061*, *CTR023117*.

Award: CAS Severn Inc; Laurel, MD (Certified Small Business)

Number of Qualified

Master Contractors: 2 (SBR - Designated)

Number of Bids: 2 (Certified Small Businesses)

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| CAS Severn Inc; Laurel, MD | \$929,900.00 |
| Advanced Computer Concepts Inc; McLean, VA | \$995,618.80 |

Amount: \$929,900

Term: 08/30/2025 - 08/29/2027

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

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

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



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

3.0 *Hardware/Associated Equipment & Services 2012 (cont'd)*

3.2 *Using Agency:* Comptroller of Maryland
Description: **SBR Designated** - Purchase 55 HP LaserJet printers for the Information Technology Division's Papercut Project, which will provide printer support for the agency; E00P5600369

Award: Knot Technology Solutions; Churchton, MD
 (Certified Small Business)

Number of Qualified

Master Contractors: 25

Number of Bids: 6 (Certified Small Businesses)

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|----------------|
| Knot Technology Solutions; Churchton, MD | \$212,730.00 |
| USC Canterbury; Upper Marlboro, MD | \$238,720.00 |
| Advanced Computer Concepts; McLean, VA | \$239,555.05 |
| DSR; Hanover, MD | \$242,320.00 |
| EN-NET Services LLC; Frederick, MD | \$243,435.90 |
| Applied Technology Services; Middle River, MD | \$297,755.00 |

Amount: \$212,730

Term: Upon completion Anticipated delivery date - 08/30/2025

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.



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23-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 *Hardware/Associated Equipment & Services 2012 (cont'd)*

- 3.3 *Using Agency:*** Department of Information Technology
- Description:*** **SBR Designated** - Cisco hardware maintenance services for server and storage equipment; *F50P5600464*
- Award:*** Advanced Computer Concepts; Mclean, VA (MBE)
(Certified Small Business)
- Number of Qualified***
- Master Contractors:*** 19
- Number of Bids:*** 3 (Certified Small Businesses)
- | <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Advanced Computer Concepts; Mclean, VA | \$293,292.77 |
| DSR, Inc.; Hanover, MD | \$312,654.00 |
| Applied Technology Services; Middle River MD | \$313,645.00 |
- Amount:*** \$293,292.77
- Term:*** Anticipated delivery date - 08/29/2025
- MBE/VSBE Participation:*** 0% / 0%
- Resident Business:*** Yes
- Fund Source:*** 100% Reimbursable (Using Agencies)
- Agency Remarks:*** MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities.



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23-IT. INFORMATION TECHNOLOGY (cont'd)

4.0 **Master Contract:** *Desktop, Laptops and Tablets 2015*

Contract No. 060B5400007

Approved: DOIT 1-IT, 07/16/2015

Term: 07/22/2015 - 07/21/2027

****As of publication, the remaining balance of this master contract is \$19,278,963.39.**

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

Description: **SBR Designated** - Purchase of 1,690 Dell Pro 16 Plus laptops, 24 in-Hub monitors, XCTA base, keyboards and mice for the entire agency. These laptops will also replace broken and outdated devices that do not support Windows 11, which has enhanced security features; *OTHS/OTHS-26-008-H, N00B6600017*

Award: Applied Technology Services, Middle River, MD
(MBE) (Certified Small Business)

Number of Qualified

Master Contractors: 17 (Functional Area I)

Number of Bids: 1 (*Certified Small Business*)

Bid:

| <i>Bidder</i> | <i>Amount</i> |
|---|---------------|
| Applied Technology Services; Middle River, MD | \$ 2,551,900 |

Amount: \$ 2,551,900

Term: Anticipated delivery date - 08/04/2025

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 48.60% General Funds, 50.20% Federal Funds,
1.20% Special Funds (CSE Reinvest Special, Special, EUS)

Agency Remarks: The price has been determined to be fair and reasonable. A comprehensive market analysis was performed of 1,690 Dell Pro 16 Plus laptops. This analysis revealed a quoted price of \$3,836,309 for 1,690 units of the Dell Pro 16 Plus laptops and another quoted price of \$3,890,244.80 for 1,690 Dell Pro 16 Plus laptops.

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



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23-IT. INFORMATION TECHNOLOGY (cont'd)

5.0 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 \$27,640,243.25.**

5.1 Using Agency: Department of Juvenile Services
Description: Video surveillance devices for Baltimore City Juvenile Justice Center (BCJJC), Charles Hickey School, and Hilton Street detention centers across the state; V00P5600628

Award: Forerunner Technologies, Inc.; Edgewood, NY

Number of Qualified

Master Contractors: 4

Number of Bids: 1 (Single Bid Received)

Bids:

| <i>Bidder</i> | <i>Amount</i> |
|--|---------------|
| Forerunner Technologies Inc.; Edgewood, NY | \$727,389.17 |

Amount: \$727,389.17

Term: Anticipated delivery date - 10/15/2025

MBE/VSBE Participation: 25% / 0%

Resident Business: No

Fund Source: 100% General Funds

Agency Remarks: The price has been determined to be fair and reasonable. The proposed amount of \$727,479.68 is 4.85% lower than the list price.

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: Ronald Colbert 443-540-0929
ronald.colbet@maryland.gov*

**24-E-MOD. EQUIPMENT MODIFICATION
*Department of Juvenile Services***

Contract ID: Modular Trailer Lease; V00R0602042
ADPICS No.: COL05956

Contract Approved: DGS 27-E, 06/17/2020

Contract Description: Lease of ten modular classroom trailers being used for educational and vocational programming at Victor Cullen Center in Frederick County.

Modification Description: Extend the rental including HVAC replacement, disassembly/removal, and rebillable damage authorized over the lease payment period.

Award: FSG Capital, Inc.; Laurel, MD

Original Contract Term: 07/01/2020 - 06/30/2025

Modification Term: 08/07/2025 - 06/30/2028

Original Contract Amount: \$529,000

Modification Amount: \$441,500

Total Contract Amount: \$976,600

Percent +/- (This Item): 83.46%

Total Percent Change: 84.61%

Prior Mods/Options: \$ 6,100.00 (Mod #1 Extension; 07/01/2025 - 08/06/2025
Delegated Authority - DJS, 06/18/2025)

Original Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
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24-E-MOD. EQUIPMENT MODIFICATION (cont'd)

Requesting Agency Remarks: This extension offers the flexibility to adapt to evolving programming needs without binding itself to a longer term solution that might soon become outdated. The extension of the trailer contract is necessary to support year-round educational programming mandated by legislation for youth in the care of the Department of Juvenile Services. This contract extension avoids disruptions to the required educational programs. Additionally, it will provide the Department with the opportunity to explore practical and cost-effective alternatives. The existing trailers are in excellent condition and have been meticulously maintained. This represents a practical and cost-effective choice. Transitioning to new trailers would demand more resources than DJS currently possesses, making the lease extension even more critical. Renewing the existing lease is less expensive than conducting a new procurement to enter into a new 5-year lease. The cost of removing the current infrastructure in place (removal and transportation of existing trailers, sidewalks, steps, ramps, IT infrastructure, water and fire alarm systems) would be substantial. In addition, a new provider would need to construct the modular trailers to meet DJS's required specifications, causing disruption to educational services. DJS considered the use of an existing competitively bid procurement with the Baltimore Public School Modular classroom leasing contract JBO-717-19. The analysis showed the cost of a new modular building lease would be \$1,772,047.79 (Lease, Transportation, and installation) with a monthly cost of \$19,933.08. Based on the comparison of costs and the significant disruption of educational services, this would cause. DJS determined it to be in the State's best interest to extend the current agreement for the existing Modular Classrooms. Failing to approve this extension risks creating a gap in education services, jeopardizing compliance with legislative requirements and interrupting vital support for our young people.

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

Fund Source: 100% General Funds

| | | | | | |
|----------------------|----|------|-------|------|--------------|
| Approp. Code: | 26 | E102 | 16913 | 0808 | \$156,433.00 |
| | 27 | E102 | 16913 | 0808 | \$87,533.00 |
| | 28 | E102 | 16913 | 0808 | \$197,534.00 |

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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REVISED

2nd Revision

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

25-GM. GENERAL MISCELLANEOUS

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

Authority: [...]

| | | |
|------------|---------------------|--|
| 1.0 | Agency: | Department of Veterans and Military Families |
| | Fund Source: | General Funds- FY25 PAYGO-88683 |

1.1 Contract ID: New Sykesville Veterans Home; V-000-210-003
Description: Design to construct a 128-bed skilled nursing facility in Sykesville,

Procurement Method: Qualification Based Selection

Award: SFCS of Maryland Inc.; Blue Bell, PA

Amount: \$2,500,000

MBE/VSBE Participation: 35.01% / 5%

MBE/VSBE Compliance: 32.41% / 0.44%

Resident Business: No

Remarks: The A/E contract was approved as Item 23-AE on the 06/07/2023, BPW Meeting Agenda with an approved AE contract amount of \$8,538,347.32; the initial encumbrance of \$4,200,00.00 is what was approved for use (First Two Phases: SD+DD). DGS requests approval of additional design funds of \$2,500,000.00 to continue the design efforts for this project. DGS will return to the Board of Public Works to use additional capital funds to complete the bidding and construction of this project when funds are authorized.

SFCS of Maryland Inc. is still on track to meet their MBE and VSBE goals. There are three more design submissions, which involve more MBE work. The vast majority of the VSBE subcontractor's work is during the construction phase.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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*Contact: Samantha Buchanan 410-260-8055
samantha.buchanan2@maryland.gov*

26-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve the following Conservation Services Opportunity (CSO) Agreement for oyster restoration.

Authority: §8-301, State Finance & Procurement Article, Annotated Code of Maryland CSO Agreement State Finance and Procurement Article Section 11-203(a)(1)(xviii) of the Maryland Code states DNR is exempt from the General Procurement Law (Division II of the Article) “for negotiating or entering into grants, agreements, or partnerships with nonprofit entities related to conservation service opportunities.” See also COMAR 21.01.03.01A(35-1).

| | | |
|------------|---------------------|---|
| 1.0 | Agency: | Department of Natural Resources, Fishing and Boating Service |
| | Fund Source: | MCCBL 2025 <i>Oyster Restoration Program Provide funds to design and construct oyster habitat restoration projects.</i> |

1.1 Contract ID: Nanticoke River Large-Scale Oyster Sanctuary Restoration;
605P5600388

Description: Oyster restoration in the Nanticoke River oyster sanctuary in Dorchester County Planting of up to 414 million hatchery spat on 151 acres of sanctuary bottom. DNR selected the Nanticoke sanctuary as the sixth large scale oyster restoration project, following the five large scale areas under the 2014 Chesapeake Watershed Agreement. This is the next step in large-scale oyster recovery looking ahead to a new Bay Program oyster goal. The project meets the evaluation criteria for a Conservation Services Opportunity Agreement (CSO) Agreement. Chesapeake Appreciation/Oyster Recovery Partnership (ORP) has successfully conducted such projects in the past.

Procurement Method: Exempt - Conservation Services Opportunity Agreement

Award: Chesapeake Appreciation/Oyster Recovery Partnership;
Annapolis, MD

Amount: \$ 1,800,000

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Remarks: MBE and VSBE participation was not assigned because Chesapeake Appreciation/Oyster Recovery Partnership is a non-profit.

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
July 16, 2025

REVISED



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

27-RP. REAL PROPERTY

Department of Agriculture

Maryland Agricultural Land Preservation Foundation

File # 05-20-04

Caroline County

Recommendation: The County Commissioners of Caroline County, Maryland (hereinafter, the “County”) has determined that it needs to acquire a certain fee interest and a temporary easement for the public purpose of road improvements on Long Swamp Road in Caroline County in order to replace the existing bridge. Board of Public Works approval is requested to grant a partial release of 0.007 +/- acres of land from the operation and effect of the existing agricultural preservation easement as permitted by Agriculture Article Section 2-515 of the Annotated Code of Maryland. The County will reimburse MALPF for the released acreage according to the formula set forth in Agriculture Article Section 2-515 of the Annotated Code of Maryland. The total compensation due to MALPF is \$33.20, which will be deposited in the MALPF fund. [...]

Releasor: The State of Maryland, to the use of the Maryland Agricultural Land Preservation Foundation of the Department of Agriculture

Releasee: Henry Gibbons-Neff, Jr. and Kimberly J. Gibbons-Neff and the County Commissioners of Caroline County, Maryland

Property: 0.007 +/- acres

Consideration: \$33.20

Agency Remarks: Reference is made to Item 20-RP of this Department's Agenda of 10/21/20, for the meeting of the Board of Public Works wherein approval was given to MALPF to acquire an agricultural preservation easement on 55.002 acres of land for \$132,505.00. Purchase of the easement was completed on April 15, 2021. The requested partial release was approved by the MALPF Board of Trustees at their meeting of March 25, 2025.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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July 16, 2025**



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

28-LL. LANDLORD LEASE
Department of Natural Resources

Recommendation: Approve a Lease Amendment

Prior Board Action: DGS 12-LL, 5/10/2017

Tenant: Rackliffe House Trust, Inc., 6801 Rum Pointe Lane
P.O. Box 578, Berlin, MD 21811

Landlord: State of Maryland, Department of Natural Resources

Property Location: Assateague State Park, Woodcock (Rackliffe) Farm
7307 Stephen Decatur Highway, Berlin, MD 21811

Space Type: Historic Building

Lease Type: Lease Amendment

This Term: Concurrent with existing term expiring March 30, 2026

Future Option Term: N/A

Annual Rent Office: \$1.00 ***Rate/Space/Monthly:*** \$0

Utilities/Custodial Responsibility: Tenant /Tenant

Termination for Convenience Clause: No

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4), where the State is the lessor.



**DEPARTMENT OF GENERAL SERVICES
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28-LL. LANDLORD LEASE (cont'd)

Agency Remarks: This is a Second Amendment to Agreement of Lease to modify the insurance requirements laid out in the Original Lease and the First Amendment. DNR has agreed to assume the maintenance of property insurance obligations under its self-insurance program or by obtaining coverage from the private insurance market through the Office of the Maryland State Treasurer, consistent with other similar leases of this type. The lease amendment is for the same facilities as approved as BPW Item 12-L on March 1, 2006, for a period of twenty (20) years. The property is used as a Museum and Heritage Discovery Center. The tenant has remained in good standing with the State of Maryland.

Climate/Sustainability: N/A

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

**29-LT. TENANT LEASE
 *Department of Education***

Recommendation: Approve renewal lease

Prior Board Action: DGS 48-LT, 10/06/2021

Lessee: MSDE

Lessor: One Church Street, LLC, 11 N. Washington Street, Suite 200,
Rockville, MD 20850

Property Location: 1 Church Street, Rockville, MD 20850

Space Type: Parking Garage (8 spaces)

Lease Type: Renewal (*Continued Use*)

This Term: 08/01/2025 – 07/31/2027 (w/ standard 6-month holdover)

Annual Rent (Year 1): \$10,368.00 ***Rate/Month:*** \$108.00 Per Space

Estimated Rent Value: \$20,928.00

Fund Source: 100% Federal

Appropriation Code: PCA D71F4

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

****Utility/Custodial expenses are included in the annual rent.***

Procurement Method: Sole Source

See COMAR 21.05.05.02.D; DGS Space Mgmt Manual §6-605 E

Agency Remarks: MSDE employees have been using the parking at this location since August 2010. The annual rental escalation is 1.85% for Year 2.



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

Climate / Sustainability: N/A (Parking)

Resident Business: Yes

MD Tax Clearance: 24-4708-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

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WITH DISCUSSION

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**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. TENANT LEASE

Department of Transportation, Motor Vehicle Administration

Recommendation: Approve renewal lease

Prior Board Action: DGS 2-LT, 10/02/2019

Lessee: MDOT - MVA

Lessor: Merritt-089, LLC
2066 Lord Baltimore Dr, Baltimore, MD 21244

Property Location: 150 Blades Ln, Glen Burnie, MD 21061

Space Type: Office/Storage (12,750 sq. ft.)

Lease Type: Renewal

Term: 08/01/2025 - 07/31/2030 (w/ 6-month hold-over)

Annual Rent: \$159,375.00 (Year 1)

Square Foot Rate: \$12.50/SF (Year 1)

Estimated Rent Value: \$863,226.00

Fund Source: 100% Transportation Trust

Appropriation Code: PCA 1010

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

Agency Remarks: The Maryland Department of Transportation, Motor Vehicle Administration uses this property as a storage and distribution center and has occupied the space since 1989. The existing lease term will expire on July 31st, 2025. The rent will escalate at 4% annually.

Climate / Sustainability: Energy efficiency improvements for this lease include the continued use of LED lighting and exit signs, as well as passive dual-technology motion sensors.



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30-LT. TENANT LEASE (cont'd)

Residential Business: Yes

MD Tax Clearance: 25-2187-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

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

**31-LT. TENANT LEASE
*Workers' Compensation Commission***

Recommendation: Confirm previous lease approval

Prior Board Actions: DGS 56-LT, 03/19/2025
DGS 56-LT-MOD, 12/13/2023
DGS 16-LT-OPT, 08/13/2014

Lessee: Workers' Compensation Commission

Lessor: KNA Holdings, LLC; PO Box 793
403 Charles Street; La Plata, MD 20646

Property Location: 403 Charles Street, La Plata, MD 20646

Space Type: Office (2,125 sq. ft.)

Lease Type: Renewal (Continued Use of Property)

This Term: 04/01/2025 - 03/31/2030 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 04/01/2030 - 03/31/2035

Annual Rent Office: \$49,746.25 ***SF Rate:*** \$23.41/sq. ft.
Estimated Rent Value: \$248,731.25

Fund Source: 100% Special Funds (*Workers' Compensation Fund -
Maintenance Assessment*)

Appropriation Code: 01 1301 11003

Utilities/Custodial Responsibility*: Tenant/Landlord
Termination for Convenience Clause: Yes

*Utility/Custodial expenses will be paid as direct costs passed through to the Lessee.

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



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31-LT. TENANT LEASE (cont'd)

Agency Remarks: This item requests that the Board of Public Works confirm its previous approval following an error on the previous approved item. This request corrects the previous lease renewal item (DGS 56-LT, 3/19/2025). The previous item erroneously stated the term as 4/1/2024-3/31/2029 (w/ standard 6-month holdover) to 4/1/2025-3/31/2030 (5 years). The Workers' Compensation Commission has occupied this property since 2009. This location serves as a regional hearing location for Service Region #3. The lease includes eight (8) shared parking spaces at no additional cost. The rental rate will remain flat throughout the lease term with no annual escalation.

Climate / Sustainability: This lease includes motion-sensing lighting in the Demised Premises and the installation of LED exit signs and emergency lights to facilitate greater energy efficiency.

Residential Business: Yes

MD Tax Clearance: 25-0357-0110

BOARD OF PUBLIC WORKS

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

**32-LT. TENANT LEASE
*Department of Labor***

Recommendation: Approve a renewal lease

Prior Board Action: DGS 37-LT, 06/17/2020

Lessee: Department of Labor

Lessor: CG Enterprise, LLC, 68 Pershing Street
Cumberland, MD 21502

Property Location: 138 Baltimore Street, Cumberland, MD 21502

Space Type: Office w/ client interaction (8,800 NUSF)

Lease Type: Renewal (*continued use*)

Term: 08/01/2025 - 07/31/2030 (w/ standard 6-month holdover)

Future Lease Renewal to be negotiated

in accordance with COMAR 21.05.05.02 (D): 08/01/2030 - 07/31/2035

Annual Rent: \$135,872 (*Year 1*)

Square Foot Rate: \$15.44 NUSF

Estimated Full Term Rent Value: \$679,360

Fund Source: 100% Special Funds (Agency Indirect Cost Recoveries)

Appropriation Code: P00G0107 GG20 1301 7G599

Utilities/Custodial Responsibility*: Lessor/Lessor

Termination for Convenience Clause: Yes

*Utility and custodial expenses will be paid as cost increases over a base year.



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32-LT. TENANT LEASE (cont'd)

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

Agency Remarks: The Department of Labor has occupied this location since 2020. The agency will perform administrative functions and meet with the public. There is no annual rental rate escalation over the five-year term.

Climate/Sustainability: Energy efficiency improvements include ensuring all lights with LED fixtures/lamps, installing LED exit signs and emergency lights, ensuring digital programmable thermostats, and setting temperatures to meet state standards.

Resident Business: Yes

MD Tax Clearance: 24-4850-1110

BOARD OF PUBLIC WORKS

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**DEPARTMENT OF GENERAL SERVICES
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REVISED



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

33-LT. TENANT LEASE
Department of Assessments & Taxation

Recommendation: Approve a renewal lease

Prior Board Action: DGS 9-LT-OPT, 12/17/2014

Lessee: Department of Assessments and Taxation

Lessor: Davis & Souvorov Holdings, LLC
318 W. Carroll St., 2nd Floor, Suite A
Princess Anne, Maryland, 21801

Property Location: 11545 S. Somerset Street
Princess Anne, MD 21853

Space Type: Office w/ client interaction (2,373 sq. ft.)

Lease Type: Renewal (*continued use*)

Term: 9/01/2025 - 8/31/2030 (5 Years) (w/ 6-month hold-over)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 09/01/2030 - 08/31/2035
(5 Year) w/standard 6-month hold-over)

Annual Rent: \$41,527.50 ***Square Foot Rate:*** \$17.50 SF

Estimated Rent Value: \$207,637.50

Fund Source: 50% General Funds ***Appropriation Code:*** E50C00.02-2690-1301-26912
50% Special Funds (County MD Code)

Utilities/Custodial Responsibility: Tenant/Tenant
*Utility/Custodial expenses will be paid as direct costs by the Lessee.

Termination for Convenience Clause: Yes

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



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REVISED

33-LT. TENANT LEASE (cont'd)

Remarks: The Department of Assessments & Taxation has occupied this location since 2009. The agency will perform administrative functions in addition to meeting with the public. The rent will remain flat with no annual escalation over the five (5) year term. This lease includes eight (8) use-in-common parking spaces onsite.

Climate/Sustainability: Energy efficiency improvements include replacing all lights with LED fixtures/lamps, installing LED exit signs and emergency lights, ensuring digital programmable thermostats, and setting temperatures to meet state standards. Additionally, interior roller-screen solar shades will be installed.

Resident Business: Yes

MD Tax Clearance: 25-0462-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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SUPPLEMENTAL



*Contact: Kareen Davis 410-767-4088
kareen.davis@maryland.gov*

34-IT. INFORMATION TECHNOLOGY
Department of Information Technology

Contract ID: Agile Digital Experience Product Transformation; BPM044685
ADPICS No.: F50B6600002

Contract Description: Multiple-award contract to provide digital services and agile development support to modernize Maryland's digital infrastructure. Services will assist State agencies in enhancing digital experiences for Maryland residents through the Maryland Digital Service and the Department of Information Technology (DoIT) on an as-needed basis. Work will be assigned through a rotational work order process and may include one or more of the following service areas:

- **Web Experience Services:** Services to support user-centered content strategy, user research, UX/UI design, information architecture, content design, and digital accessibility improvements.
- **Application Systems and Software Development:** Services to provide agile full-stack development, software engineering, modernization of legacy systems, cloud-based solutions, and digital service delivery platforms, executed through collaborative, iterative methodologies.
- **Digital Service Management:** Services to plan, manage, and oversee digital service delivery, including project management, agile coaching, product management, service design, and performance analytics to enhance government service accessibility and user experience.

Awards: See Attachment I

Contract Term: 08/06/2025* - 07/11/2034 (*Or earlier upon BPW approval)

Amount: \$300,000,000 NTE

Procurement Method: Competitive Sealed Proposals

Proposals: See Attachment II



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL

34-IT. INFORMATION TECHNOLOGY (cont'd)

Living Wage Eligible: Yes

MBE/VSBE Participation: 25% / 5%
 Fearless, 25.5% / 5%

Performance Security: No

Incumbents: N/A

Requesting Agency Remarks: On June 6, 2024, Department of General Services (DGS), on behalf of the Department of Information Technology (DoIT), advertised a notice of the availability of the Request for Proposals (RFP) on eMaryland Marketplace Advantage (eMMA). Additionally, DGS sent automated notifications to 3,623 vendors through eMMA, and direct solicited 1,641 vendors, (with 1,530 certified minority-owned businesses from the MDOT MBE Directory included among these figures). Ultimately, DGS received a total of 72 proposals. Thirty six (36) proposals were not reasonably susceptible for award for various deficiencies, including failure to complete and submit with their proposals the required MBE and VSBE forms. Thirty-six (36) proposals were deemed reasonably susceptible of being selected for award.

The RFP stated that up to eight (8) awards would be made. The eight (8) highest-ranked offerors are recommended for award because their proposals were determined to be the most advantageous to the State. The pool of eight (8) contractors may all perform the full suite of services. This is a Fixed Price / Indefinite Delivery Indefinite Quantity (IDIQ) contract, pursuant to COMAR 21.06.03.02 and 21.06.03.06, with labor-hour-based Work Orders. Work will be assigned on a rotational basis and priced in accordance with pre-approved labor categories using fully loaded rates proposed by the Contractors.

These offerors submitted proposals that fully addressed the RFP's evaluation criteria, contained little or no material weaknesses, and offered prices DoIT deemed reasonable.



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SUPPLEMENTAL

34-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

Throughout the term of the Contract, each request for IT resources will be governed by a work order process in accordance with pre-approved Labor Categories with the fully loaded rates contained in the offerors' financial proposals or financial best and final offers. The State will rotate work assignments among the awarded contractors by issuing work order requests in the order of highest to lowest overall ranked Contractor. This sequence will repeat as necessary throughout the life of the Contract.

This procurement is designed to provide State agencies with Contractors who offer a broad range of digital services, including content strategy, web experience, and application system and software development. As a result of the awards from this solicitation, State agencies will obtain digital solutions that meet their specific needs, streamline procurement, and enhance government service delivery. This contracting vehicle is also available to Maryland local and county government jurisdictions and not-for-profit entities within the State of Maryland, as defined in State Finance and Procurement §13-110(a)(5) - (7). These non-State users may procure goods and services under the same terms, conditions, and pricing as State agencies.

An overall MBE subcontracting goal of 25% applies to all areas with the exception of Fearless, who has committed to exceeding the goal by .5% for an overall 25.5% MBE goal. An overall 5% VSBE participation goal was established. All awardees have committed to meeting the VSBE goal.

As the solicitation progressed, eight (8) protests and three (3) appeals were received. As noted below, one protestor also contacted the MBSCA and was advised to seek a final response from DGS-OSP, which subsequently reaffirmed its denial. Below is a summary of the protests:

Eight (8) protests were received in total. Of these, six (6) were denied and two (2) were sustained. (See Attachment III). The protests raised concerns about alleged flaws in the evaluation process, including improper application of evaluation criteria, misinterpretation of proposal content, unequal treatment of offerors, and procedural inconsistencies such as mid-evaluation changes and unclear oral presentation procedures. Some vendors also alleged bias in favor of small businesses and challenged the responsiveness and responsibility determinations of selected awardees. Two appeals were filed with the Maryland State Board of Contract Appeals (MSBCA). The first appeal was dismissed on February 25, 2025, upon MSBCA's grant of the State's motion for summary decision.



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34-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

The second appeal was dismissed on June 16, 2025. At this time, there are no pending protests or appeals related to this solicitation. DGS maintains that all evaluations were conducted in accordance with the RFP and applicable procurement law.

Fund Source: Various (Determined by Work Order)

Approp. Code: Various (Determined by Work Order)

Resident Business: See Attachment I

MD Tax Clearance: See Attachment I

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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SUPPLEMENTAL

34-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT I
Awards

| No. | Awardee Name | Resident Business | MD Tax Clearance | MBE | Certified Small Business |
|------------|--|--------------------------|-------------------------|------------|---------------------------------|
| 1 | 22nd Century Inc., McLean, VA | No | 25-1310-1110 | No | No |
| 2 | Nava, Washington, DC | No | 25-1311-0110 | No | No |
| 3 | Navitas Business Consulting Inc., Columbia, MD | Yes | 25-1312-0110 | Yes | Yes |
| 4 | vTech Solutions Inc., Washington, DC | No | 25-1313-0111 | No | No |
| 5 | Fearless, Baltimore, MD | Yes | 25-1314-1110 | Yes | No |
| 6 | ICF Incorporated LLC, Reston, VA | No | 25-1315-0110 | No | No |
| 7 | Bloom Works, Narberth, PA | No | 25-1316-0100 | No | No |
| 8 | Forum One Communication Corporation, Arlington, VA | No | 25-1317-0100 | No | No |



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL



34-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT II
Proposals

| Offerors | Technical Rankings | Financial BAFO Rankings | Overall Ranking |
|--|---------------------------|--------------------------------|------------------------|
| 22nd Century Inc., McLean, VA | 1 | \$4,721,189.05 (9) | 1 |
| Vtech Solutions Inc., Washington, DC | 2 | \$4,335,493.68 (3) | 2 |
| Navitas Business Consulting Inc., Columbia, MD | 2 | \$4,653,509.69 (7) | 3 |
| Nava, Washington, DC | 2 | \$8,054,966.41 (28) | 4 |
| Fearless, Baltimore, MD | 5 | \$5,529,394.32 (18) | 5 |
| ICF Incorporated LLC, Reston, VA | 6 | \$5,311,799.48 (16) | 6 |
| Bloom Works, Narberth, PA | 6 | \$8,381,946.41 (29) | 7 |
| Forum One Communication Corporation, Arlington, VA | 6 | \$8,668,260.25 (31) | 8 |
| Innosoft Corporation, Windsor Mill, MD | 9 | \$4,613,949.35 (6) | 9 |
| Flexion Inc., Madison, WI | 9 | \$7,054,396.90 (25) | 10 |
| Accenture, Washington, DC | 9 | \$8,695,710.59 (32) | 11 |
| Turning Point Global Solutions LLC, Rockville, MD | 12 | \$5,923,112.14 (22) | 12 |
| Serigor Inc., Baltimore, MD | 13 | \$5,151,459.74 (13) | 13 |
| NICUSA Inc., Annapolis, MD | 13 | \$9,742,231.59 (35) | 14 |
| FEI.COM Inc., Columbia, MD | 15 | \$4,799,689.92 (10) | 15 |
| Digital Mobile Innovations LLC, McLean, VA | 15 | \$5,157,861.50 (14) | 16 |
| Infojini Inc., Columbia, MD | 15 | \$5,390,327.76 (17) | 17 |
| Codice, Washington, DC | 15 | \$5,768,511.40 (20) | 18 |
| Agile Six, Lakeside, CA | 15 | \$6,114,901.29 (23) | 19 |
| Guidehouse, McLean, VA | 15 | \$6,445,364.43 (24) | 20 |
| Slalom, LLC, McLean, VA | 15 | \$7,571,815.43 (27) | 21 |
| | | | |
| Last Call Media, Boston, MA | 15 | \$8,439,741.60 (30) | 22 |
| Attain Partners, McLean, VA | 23 | \$4,138,091.99 (1) | 23 |
| International Software Systems Inc., Greenbelt, MD | 23 | \$4,189,100.78 (2) | 24 |



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34-IT. INFORMATION TECHNOLOGY (cont'd)

| | | | |
|--|----|----------------------|----|
| CTG, Silver Spring, MD | 23 | \$4,831,737.12 (11) | 25 |
| Ad Hoc LLC, Washington, DC | 23 | \$5,596,159.17 (19) | 26 |
| Deloitte Consulting Group, Baltimore, MD | 23 | \$8,722,343.15 (33) | 27 |
| Marieke Consulting, Inc, Arlington, VA | 28 | \$4,457,182.43 (4) | 28 |
| Vidoori, Hyattsville, MD | 28 | \$4,543,757.11 (5) | 29 |
| GCOM Software LLC, Columbia, MD | 28 | \$4,701,778.81 (8) | 30 |
| ASSYST Inc., Sterling, VA | 28 | \$5,222,127.13 (15) | 31 |
| KPMG, Baltimore, MD | 28 | \$10,203,800.28 (36) | 32 |
| Innovus Partners, LLC, Calverton, MD | 33 | \$4,969,570.91 (12) | 33 |
| Ernst & Young US LLP, Baltimore, MD | 33 | \$7,452,374.16 (26) | 34 |
| Interclypse, Annapolis Junction, MD | 35 | \$5,894,572.61 (21) | 35 |
| 30to80, Boston, MA | 35 | \$9,478,685.27 (34) | 36 |

**Technical weight greater than the financial rankings*



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SUPPLEMENTAL

34-IT. INFORMATION TECHNOLOGY (cont'd)

ATTACHMENT III
Summary of Protests and Appeals

| Protest Received | | | | |
|-------------------------|--|-----------------|---------------------|---|
| # | Offerors | Received | DGS Response | Comment |
| 1 | 30to80 | 10/6/2024 | 11/15/2024 | Sustained |
| 2 | Creative Information Technology, Inc. (CITI) | 10/8/2024 | 11/18/2024 | Denied |
| 3 | Cyquent | 10/9/2024 | 11/17/2024 | Protest denied by DGS Appeal dismissed 2/25/25 by MSBCA |
| 4 | Digital Business | 12/25/2024 | 1/6/2025 | Denied |
| 5 | Attain | 12/31/2024 | 1/6/2025 | Denied |
| 6 | Attain | 1/13/2025 | 1/17/2025 | Sustained |
| 7 | Turning Point Global Solutions LLC | 5/5/2025 | 5/13/25 | Protest denied by DGS Appeal dismissed 6/16/25 by MSBCA |
| 8 | Deloitte Consulting Group | 5/6/2025 | 5/19/25 | Denied |



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OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 16, 2025**



SUPPLEMENTAL

Contact: Chinweike Eseonu 443- 467-1524
chinweike.esonu@maryland.gov

35-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 Frederick County

New Downtown Frederick Hotel and Conference Center (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Downtown Frederick Hotel and Conference Center.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-216, (SL-040-240-038) \$ 7,500,000*

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|--------------------------------|
| Background: | Total Project | \$ 7,500,000 |
| | 24-216 (This Action) | \$7,500,000 (Non-match) |
| | Local Cost | \$ 0 |

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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SUPPLEMENTAL



*Contact: Alison Barry 410-767-6819
alison.barry@maryland.gov*

36-S-OPT. SERVICES OPTION

Department of Health, Developmental Disabilities Administration

Contract ID: Quality Improvement Organization Services; MDH/OPASS-21-19004
ADPICS No.: M00B3600001 / COL01711

Contract Approved: DGS 41-S, 6/08/2022

Contract Description: Certified Centers for Medicare and Medicaid Services (CMS) contractor to provide Quality Improvement Organization (QIO) services to Marylanders receiving developmental disability services. Monitor vendor activity and compliance to ensure that all key requirements and terms are complied with. Includes site visits, audits, timely submission of annual accounting, and return of unspent funds. Fiscal management services to ensure vendor payments are proper and supported.

Option Description: Exercise the first renewal option.

Award: Liberty Healthcare Corporation; Bala Cynwyd, PA

Original Contract Term: 07/01/2022 - 06/30/2025 (w/two 1-year renewal options)

Option Term: 08/01/2025 - 06/30/2026

Original Contract Amount: \$13,384,800

Option Amount: \$4,557,600

Prior Options/Mods: \$ 50,000.00 (Mod. #1 Extension 07/01/2025 - 07/31/2025.
Delegated Authority - MDH, 06/18/2025)

Total Contract Amount: \$17,942,400

Percent +/- (This Item): 34.05%

Total Percent Change: 34.05%

Original Procurement Method: Competitive Sealed Proposal

Living Wage Eligible: Yes

MBE/VSBE Participation: 30% / 5%

MBE/VSBE Compliance: 31.01% / 3.02%



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SUPPLEMENTAL

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

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: This contract provides Quality Improvement Organization (QIO) services to Marylanders receiving developmental disability services. Monitor vendor activity and compliance to ensure that all key requirements and terms are complied with. Includes site visits, audits, timely submission of annual accounting, and return of unspent funds. Fiscal management services to ensure vendor payments are proper and supported.

The QIO-like entity to provide strategies that enhance the quality of life and help to ensure the health and well-being for individuals with intellectual and developmental disabilities who receive services from the state of Maryland. This Contractor will be required to administer and develop audit standards for the DDA's services, conduct ongoing utilization reviews and supporting the department in responding to OLA recommendations for the 2024 findings. In addition to partnering with the department in fulfilling federal regulations 42 Code of Federal Regulations § 441.530 defines the purpose of these regulations is to ensure that individuals receive Medicaid Home and Community Based Services in settings that are integrated in and support full access to the greater community.

To address the VSBE shortfall, we will implement the following corrective actions. All part-time positions will be moved from Liberty employment to AGX, our VSBE subcontractor, beginning in July 2025. All affected employees must be given appropriate notification of the change. Modification of the scope of our sub-contract with our VSBE subcontractor beginning July 2025. Contract modification will take a month to be completed and will include, transfer the administration of the Council on Quality and Leadership (CQL) subcontract to AGX, the VSBE subcontractor and transfer the administration of the People on the Go Maryland subcontract to AGX, the VSBE subcontractor

Fund Source: 57% General Funds, 43% Federal Funds

Approp. Code: M0102.13.01

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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SUPPLEMENTAL

*Contact: Jenna Meini 410-787-0008
jenna.meini1@maryland.gov*

**37-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Education***

Contract ID: Finance and Data System; R00B2600106
ADPICS No.: COK89149

Contract Approved: DGS 24-IT, 07/06/2022

Contract Description: Implement a financial management system and student data system per Blueprint for Maryland's Future law.

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

Award: PowerSchool, Inc.; Folsom, CA

Original Contract Term: 07/07/2022 - 07/31/2025

Modification Term: 08/01/2025 - 07/31/2026

Original Contract Amount: \$7,631,251.00

Modification Amount: \$2,551,720.00

Prior Mods/Options: \$ 7,344.81 (Modification #1, Added funding for licenses;
6/23/2023 Delegated Authority - MSDE)
\$ 23,040.00 (Modification #2, Added funding for technical
support; 4/25/2025; Delegated Authority - MSDE)

Total Contract Amount: \$10,213,355.81

Percent +/- (This Item): 33.44%

Total Percent Change: 33.84%

Original Procurement Method: Intergovernmental Cooperative Agreement (ICPA)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No



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SUPPLEMENTAL

37-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (cont'd)

Requesting Agency Remarks: The statewide finance and data system capable of supporting fiscal and student information, establishing a method for verifying certain synthesized or compiled school-level and school system data; requiring certain funds to be distributed to certain workforce development boards. The procurement timeline was extended due to ongoing contract negotiations that required additional time to finalize terms and ensure compliance with all regulatory requirements.

The procurement timeline was extended due to the critical need to maintain continuity in the Financial Compliance Reporting system during its first year of live data implementation. This system, mandated by the Blueprint for Maryland's Future legislation, requires all 24 Local Education Agencies to submit baseline compliance data beginning in July 2024. Given the significance of this foundational compliance period, ongoing system issues needed to be resolved to ensure successful data collection. Introducing a new procurement process at this stage could have disrupted operations and jeopardized the accuracy and timeliness of the required reporting.

Fund Source: 100% Federal Funds

Approp. Code: A0101

Resident Business: No

BOARD OF PUBLIC WORKS

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DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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SUPPLEMENTAL



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

**38-IT. INFORMATION TECHNOLOGY
*Department of State Police, Procurement Division***

Contract ID: Open-Source Tool; W00R5600016
ADPICS No.: W00P5601472

Contract Description: Open-source tool that will provide access to various social media sites and open sources.

Award: Babel Street®, Inc.; Reston, VA

Contract Term: 08/17/2025 - 08/15/2026

Amount: \$144,144

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Agency Remarks: This is a sole source and there are no opportunities for subcontracting. The Maryland Coordination and Analysis Center's (MCAC) Criminal Intelligence Section (CEI) monitors open sources and social media sites. MCAC uses this technology to rapidly discover and decipher the multilingual insights they need to complete their missions. MCAC currently depends on direct monitoring and collection, which involves individual employees manually operating on social media sites within the Open-Source Section. This approach significantly restricts MCAC's ability to filter threats, which is crucial to their mission, especially during periods of increased threat awareness, such as elections and other major events in Maryland.

As organizations, social media companies are sophisticated entities that routinely block or minimize the use of application programming interface, commonly called an API, which is the primary method of sharing mass data. MCAC avoided social media research tools whose access to social media API appeared to be unauthorized or in violation of social media platform user agreements. All APIs accessed by Babel Street®, Inc. are authorized by social media sites.



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38-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

All social media research tools based outside of the United States were considered ineligible because of regulatory and security concerns. Some social media research tools were developed to capture and store user experience searches in order to provide customizable search results, essentially storing law enforcement sensitive data for third-party use; these were also deemed ineligible. Still others used “sentiment” derived from artificial intelligence-based searches. The use of artificial intelligence-based searches by a vendor would conflict with current Department of Justice policy and would bias search results.

Babel Street®, Inc. is the sole vendor that can provide a tool capable of keyword searching of all social media (Facebook, Instagram, Telegram), which is an essential capability required by MCAC. Keyword searching and profile-specific searching were primary requirements when evaluating social media research tools. Babel’s platform was the only tool that could search a user name, “John Doe”, and a specific keyword, “bomb”, simultaneously.

The contract pricing was found to be fair and reasonable under BPW Advisory 2016-1 (4) which states, “Market Price. Proposed price is comparable to verifiable market price.”. This fair and reasonable pricing can be confirmed from the comparison quote provided by Babel Street®, Inc. The Maryland Department of State Police is receiving a 57% discount.

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

Fund Source: 100% General Funds
Approp. Code: A0101

Resident Business: No
MD Tax Clearance: 25-0286-1111

This Item was withdrawn as Item 27-IT from the 07/02/2025 DGS Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION