

BOARD OF PUBLIC WORKS
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JULY 2, 2025

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

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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025



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

Maryland Agricultural Cost-Share Program - Grants

Recommendation: That the Board of Public Works approve funding for 16 individual grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$738,900

Fund Source: MCCBL of 2020: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 20340

County	Grantee	Agreement #	Amount
Carroll	James H. Belt, Jr.	MP-2025-2808-C	\$200,000
	Keyterra Farms LLC	MP-2025-2809	\$26,900
		MP-2025-2811	\$10,400
		MP-2025-2812	\$10,400
	Arbaugh's Flowing Springs, Inc.	MP-2025-2838	\$35,000
Queen Anne's	Robert Schuerholz	AT-2025-2778-SF	\$3,000
	Schillinger's Farm, Inc.	AT-2025-2785	\$12,700
	Mark A. Sultenfuss	CH-2025-2836	\$19,700

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

County	Grantee	Agreement #	Amount
Carroll	James H. Belt, Jr.	MP-2025-2807	\$12,200
	Snader Farms, Inc.	MP-2025-2869	\$8,100
Frederick	Ernest Scott Page	NW-2025-2871	\$64,500

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

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

County	Grantee	Agreement #	Amount
Carroll	Bradley E. Rhoderick	MP-2025-2777-C	\$200,000
	Keyterra Farms LLC	MP-2025-2810	\$7,700
	Stewart Kenneth Wisner, Jr.	RS-2025-2683	\$16,900
		RS-2025-2685	\$9,000
St. Mary's	Joseph P. Jarboe	PA-2025-2873	\$102,400

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

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025



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

Maryland Agricultural Cost-Share Program- Additional Funding

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

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

Amount: \$15,082.70

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	Dream Family Farm LLC	MP-2024-2700	\$238.20
	Larry G. Bond	MP-2024-2738-R	\$477.00
	Reese Farm LLC	MP-2025-2477	\$2,086.00
Kent	H & A Farm LLC	CH-2025-2177	\$763.00
Queen Anne's	Blackdog Farms at Kingsdale LLC	CR-2025-2433	\$1,718.50
	DLL Farms, Inc.	CR-2025-2520	\$5,181.80
		CR-2025-2521	\$4,618.20

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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SECRETARY'S
ACTION AGENDA
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Contact: Jason Keppler 410-841-5864
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3. DEPARTMENT OF AGRICULTURE
Maryland Agricultural Cost-Share Program- Reversion

Recommendation: That the Board of Public Works approve reverting the balances on 14 completed or canceled projects under the Maryland Agricultural Cost-Share Program.

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

Amount: \$292,207.29

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
Caroline	William Zebulon Collison	CR-2022-2421	\$860.00	Completed
Carroll	Arbaugh's Flowing Springs, Inc.	MP-2022-2920	\$15,200.00	Completed
	David T. Pyle	MP-2022-2702	\$613.57	Completed
	Larry G. Bond	MP-2022-2672	\$2,456.80	Completed
	Lease Brothers, Inc.	MP-2022-2874	\$39,800.00	Completed
	Michele R. Laliberte	PB-2022-2662	\$13,694.00	Completed
	Stephen J. Matthias	MP-2022-2543-R	\$79.27	Completed
	Whispering Springs Farm LLC	MP-2022-2563	\$33,500.00	Completed
Frederick	Carroll R. Glass, Jr.	MP-2022-2429	\$29,200.00	Completed
	Thomas I. Albaugh, Jr.	MP-2022-2703-C	\$79,500.00	Completed
Harford	My Girls Glen, Inc.	LS-2022-2899	\$21,016.08	Completed
		LS-2022-2900	\$17,787.57	Completed
Queen Anne's	Bradley D. Schrader	CR-2024-2462	\$7,900.00	Canceled
	F. Kevin Leaverton	CH-2022-2689	\$30,600.00	Completed

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025

REVISED



Contact: David Bohannon 410-260-7335
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4. BOARD OF PUBLIC WORKS

Office of Administrative Hearings

Compensation to Erroneously Confined Individual James Langhorne

Recommendation: That the Board of Public Works pay Mr. James Langhorne compensation for erroneous confinement in the amount of \$2,748,795, and attorney's fees in the amount of \$ 4,692.50 to the Law Office of Flowers Keller LLP.

Authority: State Finance & Procurement Article, § 10-501(e)

"The Board of Public Works shall pay the compensation ordered [by the Office of Administrative Hearings] under subsection (d) of this section in:

- (1) one initial payment equal to the annual amount of the State's most recent median household income to be paid within 60 days after receiving the order; and*
- (2) (i) after the initial payment under item (1) of this subsection, installments paid over a period not to exceed 6 fiscal years; or (ii) in accordance with an expedited payment schedule recommended under subsection (d)(1)(iv) of this section."*

Order Received: May 15, 2025

Amount: \$ 2,748,795.00 – Compensation
\$ 4,692.50 – Attorney's Fees & Expenses
\$ 2,753,487.50 Total

Compensation Payment Schedule:

Payment	Date	Amount
1	Within 60 days of Court Order (July 14, 2025) (FY26)	\$ 916,265
2	By July 31, 2026 (FY27)	\$ 916,265
3	By July 31, 2027 (FY28)	\$ 916,265

Attorney's Fees Payment Schedule:

Payment	Date	Amount
4	To the Flowers Keller, LLP (July 31, 2025) (FY26)	\$4,692.50

Fund Source: BPW Settlements and Judgements D05E01.15

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SECRETARY'S
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REVISED

4. BOARD OF PUBLIC WORKS (cont'd)

Office of Administrative Hearings

Compensation to Erroneously Confined Individual James Langhorne

Remarks: *Conviction & Release.* On February 3, 1998 Mr. Langhorne was convicted in Baltimore City Circuit Court of murder. His conviction was vacated, and he was released from confinement on February 10, 2025.

Actual Innocence. On February 10, 2025, Mr. Langhorne's conviction was vacated in the Baltimore City Circuit Court pursuant to granting a *Motion to Vacate Judgment* filed by the Baltimore City State's Attorney's Office, and that office subsequently entered a *Nolle Prosequi* in the matter. Before the Office of Administrative Hearings, Mr. Langhorne and the State jointly stipulated to his actual innocence.

Compensation. In its decision, the Administrative Law Judge found that: (1) Mr. Langhorne was confined for 9,870 days, (2) the current annual income figure to use is \$ 101,652.00, and (3) under the statutory formula he is entitled to \$ 2,748,795.00 in compensation.

Recommended Expedited Payment Schedule. Under SFP § 10-501(e), the Board has discretion to set the schedule of payments, within certain boundaries; however, under §10-501(d)(1)(iv) an Administrative Law Judge may recommend expedited payment if they find it is in the best interests of the individual. In exercising its discretion to set payment schedules, the Board obtains a recommendation from the Department of Budget and Management (DBM) in light of the Department's insight into what funds are available in current and future fiscal years.

In this matter, the Administrative Law Judge stated, "Although the parties agreed the benefits should be paid on an expedited basis, the parties did not offer or stipulate to any particular payment schedule, and I understood the Claimant's request to be that the Claimant's full amount of compensation should be immediately payable." The Administrative Law Judge recommended payment accordingly after determining that an expedited payment was in the interests of Mr. Langhorne. The Department of Budget & Management has reviewed the Administrative Law Judge's order, and has recommended the expedited 3-year schedule proposed above on this item as both consistent with other expedited payments to exonerees, and reserving budgeted funds to meet the anticipated requirements to pay additional exonerees over the coming fiscal year.

Attorney's Fees. Pursuant to SFP § 10-501(d)(1), the Administrative Law Judge ordered the State to pay to Flowers Keller LLP \$ 4,692.50 as reasonable attorney's fees and expenses associated with this petition.

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BOARD OF PUBLIC WORKS
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ACTION AGENDA
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Contact: David Bohannon 410-260-7335
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5. BOARD OF PUBLIC WORKS

Grant: Beloved Community Services Corporation – Fiscal Year 2026

Recommendation: That the Board of Public Works amend the grant agreement between the State and the Beloved Community Services Corporation, *dba* Justice Thurgood Marshall Center to award fiscal year 2026 grant funds to the Corporation.

Amount: \$250,000 to be disbursed in equal quarterly installments.

Fund Source: State General Fund (D05.E01.10)
Budget Bill, Chapter 602 (2025 Laws of Maryland)

Remarks: This is the fourth year the Board of Public Works has given the Corporation grant funds for the Justice Thurgood Marshall Center, a tradename of the Beloved Community Services Corporation, and its efforts to redevelop Public School 103, the boyhood school of Justice Marshall, into an amenity center. The Board approved the existing grant agreement on August 31, 2022 (Secretary's Agenda, Item 5).

BOARD OF PUBLIC WORKS

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Contact: David Bohannon 410-260-7335
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6. BOARD OF PUBLIC WORKS

Grant: Chesapeake Bay Trust – Fiscal Year 2026

Recommendation: That the Board of Public Works amend the grant agreement between the State and the Chesapeake Bay Trust to award fiscal year 2026 grant funds.

Amount: \$11,500,000 to be disbursed in two equal installments, in July 2025 and January 2026.

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

Remarks: This is the third year the Board of Public Works has given the Chesapeake Bay Trust operating grant funds. The Board of Public Works approved the existing grant agreement on July 5, 2023 (Secretary's Agenda, Item 7).

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Contact: David Bohannon 410-260-7335
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7. **BOARD OF PUBLIC WORKS**

Grant: Friends of Herring Run Park – Fiscal Year 2026

Recommendation: That the Board of Public Works:

- (1) Enter into a grant agreement between the State and Friends of Herring Run Park; and
- (2) Disburse fiscal year 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)

Remarks: This is a new operating budget grant to the Friends to restore, protect, and promote the Herring Run Park stream valley in Baltimore City.

BOARD OF PUBLIC WORKS

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Contact: David Bohannon 410-260-7335
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8. BOARD OF PUBLIC WORKS

Grant: Historic Annapolis Foundation – Fiscal Year 2026

Recommendation: That the Board of Public Works amend the grant agreement between the State and the Historic Annapolis Foundation to award fiscal year 2026 grant funds.

Original Amount: \$1,239,100 to be disbursed in equal quarterly installments.

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

Background: The State of Maryland owns historic properties in the City of Annapolis. To ensure prudent stewardship of the State's historic properties, the Board leases to the Historic Annapolis Foundation certain premises of historical significance in the City of Annapolis, including the William Paca House and Gardens, the Shiplap House, The Barracks, The Found House, and the Brice House. For more than 30 years, the Board of Public Works has given the Historic Annapolis Foundation grant funds annually to assist in the operation, maintenance and management of the leased properties. The Board of Public Works approved the existing grant agreement on June 21, 2006 (Secretary's Agenda, Item 13).

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SECRETARY'S
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Contact: David Bohannon 410-260-7335
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9. BOARD OF PUBLIC WORKS

Grant: Historic Sotterley – Fiscal Year 2026

Recommendation: That the Board of Public Works amend the grant agreement between the State and the Historic Sotterley, Inc. to award FY 2026 operating grant funds to Historic Sotterley.

Amount: \$400,000 to be disbursed in equal quarterly installments.

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

Background: This is the third year the Board has given Historic Sotterley operating grant funds. The Board approved the existing grant agreement on July 5, 2023 (Secretary's Agenda, Item 11).

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025

REVISED



Contact: David Bohannon 410-260-7335
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10. BOARD OF PUBLIC WORKS

Grant: Leader Breeders – Fiscal Year 2026

Recommendation: That the Board of Public Works:

- (1) Enter into a grant agreement between the State and Leader Breeders, Inc.; and
- (2) Disburse fiscal year 2026 operating grant funds to the organization.

Amount: \$25,000 to be disbursed in a lump sum upon Board of Public Works 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 Leader Breeders, Inc., which works to implement change for inner city youth by providing a space for academic enrichment, career development, physical activity, mentorship, and growing community engagement.

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025



Contact: David Bohannon 410-260-7335
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11. BOARD OF PUBLIC WORKS

Grant: The Maryland Zoo in Baltimore – Fiscal Year 2026

Recommendation: That the Board of Public Works amend the grant agreement between the State and the Maryland Zoo in Baltimore to award fiscal year 2026 grant funds.

Authority: “Any payments due by the State for the Baltimore Zoo under a lease or sublease agreement shall be included in the annual budget for the Board of Public Works.”

Section 10-206, State Finance and Procurement Article,
Annotated Code of Maryland.

Amount: \$ 5,634,665 to be paid:

- First disbursement of \$5,384,665 upon Board approval
- Second disbursement of \$250,000 by June 30, 2026

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

Background: The Board of Public Works approved the existing grant agreement on July 6, 2005 (Secretary's Agenda, Item 10).

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025



Contact: David Bohannon 410-260-7335
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12. BOARD OF PUBLIC WORKS

Grant: The Sanctuary Collective – Fiscal Year 2026

Recommendation: That the Board of Public Works:

- (1) Enter into a grant agreement between the State and the Sanctuary Collective; and
- (2) Disburse fiscal year 2026 operating grant funds to the organization.

Amount: \$50,000 to be disbursed in a lump sum upon Board of Public Works 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 Collective to support youth empowerment through sports and education.

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025



Contact: David Bohannon 410-260-7335
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13. BOARD OF PUBLIC WORKS

Grant: Signal 13 Foundation – Fiscal Year 2026

Recommendation: That the Board of Public Works amend the grant agreement between the State and the Frank J Battaglia Signal 13 Foundation, Inc. to award fiscal year 2026 grant funds.

Amount: \$250,000 to be disbursed in equal quarterly installments.

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

Background: This is the fourth year the Board of Public Works has given the Frank J Battaglia Signal 13 Foundation operating grant funds. The Board of Public Works approved the existing grant agreement on July 6, 2022 (Secretary's Agenda, Item 6).

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025



Contact: David Bohannon 410-260-7335
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14. BOARD OF PUBLIC WORKS

Grant: Team Thrill Youth Sports Organization – Fiscal Year 2026

Recommendation: That the Board of Public Works:

- (1) enter into a grant agreement between the State and Team Thrill Youth Sports Organization, Inc.; and
- (2) disburse FY 2026 operating grant funds to the Fund.

Amount: \$ 60,000 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 Team Thrill to support developmental basketball opportunities for young scholars.

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
SECRETARY'S
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July 2, 2025



Contact: David Bohannon 410-260-7335
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15. BOARD OF PUBLIC WORKS

Grant: Western Maryland Scenic Railroad – Fiscal Year 2026

Recommendation: That the Board of Public Works amend the grant agreement between the State and the Western Maryland Scenic Railroad to award fiscal year 2026 grant funds.

Amount: \$250,000 to be disbursed in equal quarterly installments.

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

Background: Each year, since 2016, the General Assembly has authorized the awarding of grant funds to the Western Maryland Scenic Railroad for expenses related to the Railroad's operation and maintenance activities. The Board of Public Works approved the existing grant agreement on July 27, 2016 (Secretary's Agenda, Item 2).

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025



Contact: Bill Morgante 410-260-7791
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16. BOARD OF PUBLIC WORKS
Wetland Licenses

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

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

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

ANNE ARUNDEL COUNTY

24-0752 *JAMES B. TARZY* – To prevent shoreline erosion, increase habitat, and improve navigable access by excavating and eradicating *Phragmites*, constructing a platform, finger pier, and boatlift with associated piles, low profile sand containment structures, filling and grading with sand, and planting marsh vegetation.

Arnold, Lake Placid

Special conditions: Time of year restrictions. Requirements for marsh planting area, excavated material disposal, obtaining a General Permit for Discharges from the Application of Pesticides, signing and acceptance of marsh maintenance plan, and marsh establishment area. Restrictions on attaching accessory platforms to existing or proposed boatlifts, total platform area, and total number of slips, lifts, or hoists.

24-1164 *BRYAN PARKS* – To prevent shoreline erosion, improve habitat, and nourish a historic beach by removing an existing bulkhead, replenishing historical beach area with sand, constructing a low profile sand containment sill, filling and grading with sand, and planting marsh vegetation.

Severna Park, Cattail Creek

Special conditions: Time of year restriction. Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, constructing vents, and constructing the beach nourishment area.

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16. BOARD OF PUBLIC WORKS (cont'd)

ANNE ARUNDEL COUNTY (cont'd)

25-0022 **THE POINT CONDOMINIUM ASSOCIATION** - To reduce shoreline erosion and improve navigable access by replacing bulkhead, removing an existing fixed pier, "T-Dock" and associated structures, twelve existing finger piers and associated mooring piles in "Zone 3", and an existing floating loading platform, constructing a platform with a gangway, a floating pier, a "T" head platform, finger piers, finger piers, fixed platforms, and placing mooring piles.

Annapolis, Spa Creek

Special conditions: Time of year restriction. Requirements for construction of bulkhead and removing an existing pier and associated structures prior to commencement of construction.

BALTIMORE COUNTY

24-1121 **BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY** – To improve navigable access by mechanically maintenance dredging a main channel and residential spur channels, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Sparrows Point, Shallow Creek

Special conditions: Time of year restriction.

Submerged Aquatic Vegetation (SAV) Removed: 209,127 square feet (4.8 acres)

DORCHESTER COUNTY

25-0052 **MADISON MARINE CONSTRUCTION** – To provide greater access for a commercial processing facility by constructing a timber pier with an "L" shaped platform, boatlifts with associated piles, and mooring piles.

Taylors Island, Slaughter Creek

Special conditions: Restrictions on total number of slips, lifts, or hoists, total platform area, and attaching accessory platforms to existing or proposed boatlifts.

HARFORD COUNTY

24-1272 **HARFORD COUNTY DEPARTMENT OF PARKS AND RECREATION** – To prevent shoreline erosion, improve habitat, and improve navigable access by excavating and eradicating *Phragmites* for disposal, constructing a platform, finger pier, and boatlift with associated piles, low profile sand containment structures, filling and grading with sand, and planting marsh vegetation.

Joppatown, Foster Branch

Special conditions: Time of year restriction.

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16. BOARD OF PUBLIC WORKS (cont'd)

KENT COUNTY

24-0833 *DAYL R. BAILE* – To maintain historic access to a property by mechanically dredging areas, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Rock Hall, Davis Creek

Special conditions: Time of year restrictions. Requirements for dredge material transport and disposal, maintenance dredging, staking of the dredged area, and post dredge bathymetric survey. Restrictions on dredging by means of a vessel's propeller. License provides no justification or assurance for future dredging.

QUEEN ANNE'S COUNTY

25-0230 *BRIAN O'HARA* - To stabilize an unprotected shoreline by constructing a timber pier with an "L" shaped platform, a finger pier, a boatlift with associated piles, mooring piles, and low profile stone edging, filling and grading with sand, and planting marsh vegetation.

Queenstown, Wye River

Special conditions: Requirements for marsh establishment area, constructing vents, signing and acceptance of marsh maintenance plan, burying excavated material, and planting existing Phragmites area. Restrictions on total number of slips, lifts, or hoists, total platform area, and attaching accessory platforms to existing or proposed boatlifts.

Wetlands Created: 14,754 square feet

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025

REVISED



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

17. BOARD OF PUBLIC WORKS
Wetlands License No. 23-0629

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board grant a State tidal wetlands license as described for this project involving constructing a floating pier and authorizing buoys in a community mooring field.

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

• Application received	July 14, 2023
• Public hearing held	April 15, 2024
• MDE Public comment period ended	April 30, 2024
• MDE Report and Recommendation	April 3, 2025
• BPW Public comment period ended	May 2, 2025

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

ANNE ARUNDEL COUNTY

23-0629 *PINES COMMUNITY IMPROVEMENT ASSOCIATION.* – To improve navigation and authorize an existing mooring field by constructing a floating pier system with finger piers, finger piers, a landing, a gangway with associated pilings, and authorize a community mooring field with buoys.

Arnold, Chase Creek

Special Conditions: Listed Below

Application: Pines Community Improvement Association seeks a State tidal wetlands license to construct an 8-foot wide by 244-foot long floating pier system with ten 16-foot long by 3-foot wide finger piers, nine 26-foot long by 4-foot wide finger piers, a 8-foot wide by 40-foot long landing, a 4-foot wide by 30-foot long gangway, associated with a total of 12 pilings, all extending a maximum of 159 feet channelward of the mean high waterline; and authorize a community mooring field with a total of 47 mooring buoys.

Report & Recommendation: MDE held a public hearing and received public comments. MDE's Report and Recommendation (R&R) to the Board recommended the license be granted.



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

Remarks: Public Comment to the Board: Since opposition was expressed at the April 15, 2024 MDE hearing, the Wetlands Administration solicited email comments from interested persons and posted MDE's R&R on the Board's website. Wetlands Administration received comments from six respondents in opposition to the project. Mr. Roger Kindler's comments focused on impacts to Chase Creek aesthetics, plastics pollution, and obstacles to navigation. Eric and Elizabeth Rosbog's concerns centered around the project's disruption to ecology and infringement of the riparian rights of neighbors. Charles Iliff's comments centered around the mooring field and DNR's authorization of the 47 mooring buoys. Carol Denny's concerns centered on the project harming local ecology, reducing recreation and negatively impacting aesthetics. It also mentions a living shoreline that may be negatively impacted by this project. Skip Trimble requested information from the State regarding an MDE/DNR meeting about the mooring field and had questions/concerns about inactive mooring buoys.

Wetlands Administrator's Review: The Wetlands Administrator reviewed MDE's R&R, the comments submitted and engaged MDE and DNR in numerous discussions. The below comments are in response to the six respondents.

Disturbance to the creek's aesthetics is open to interpretation, is not easily defined, and this proposal does not differ from other dock/pier proposals that the State commonly authorizes. While current science does raise concerns about plastics pollution in waterways and the ocean, the Administrator is not aware of any evidence of pollution specifically related to the plastics proposed for the floating dock's pontoons. MD DNR is the entity that approves channel navigation for the State, and DNR has confirmed that this proposal maintains navigation.

The Administrator does not believe the ecology of the creek will be harmed by the mooring field and does not agree with the statement that the "riparian rights and development rights" of all the neighboring communities will be "substantially compromised" by this proposal. Their statement that "Chase Creek would become saturated with Pines Community Improvement Association residents at the expense of the other waterfront adjoining residents" is not pertinent to issuance of this wetlands license. The Administrator does not believe recreation or a nearby living shoreline will be negatively impacted by the State issuing this wetland license.

DNR's Regulatory and Legislative Review Division stated that "so long as an individual mooring was in compliance with those requirements (COMAR 08.04.13.02), there would be no violation. We have not applied those individual requirements to cover the totality of a group mooring."

The information requested by Mr. Trimble was provided to him directly. DNR confirmed that they do not check if mooring buoys are actively used when an authorization is provided so a mooring group authorization can include buoys that are not actively used.

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REVISED



17. BOARD OF PUBLIC WORKS (cont'd)

Wetlands Administrator's Review (cont'd):

I was satisfied with MDE's comment responses provided in the Report and Recommendation, as well as the information provided by DNR, and believe it is in the best interest of the State and its tidal wetlands to move this project forward to receive a wetlands license.

Conclusion: Based on the record herein, MDE and the Wetlands Administrator concur that the Board should grant the license. The Wetlands Administrator concurs with the following three conditions recommended by MDE that are specific and relevant to the floating dock (#1) and the mooring field (#2 and #3).

Proposed Special Conditions:

- A. The Licensee shall, prior to any boat being moored at the facility, certify to the Water and Science Administration, Tidal Wetlands Division, that dockside sewage pump out facilities to accommodate sewage from vessels using the applicant's marina are installed, operated, and maintained. The facilities shall be connected to a public sewage treatment system serving the area or to an on-site sewage disposal system sized, installed, and operated in compliance with the requirements of the Anne Arundel County Health Department.
- B. The Licensee shall ensure that all moorings have sufficient water depths (minimum of 2 feet at mean low water) to prevent vessels from grounding or resting on the bottom at mean low water.
- C. The Licensee shall ensure that navigation through the mooring field is maintained, and vessels moored within the community mooring field do not impede navigation through the waterway.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Bill Morgante 410-260-7791
bill.morgante@maryland.gov

18. BOARD OF PUBLIC WORKS

***Wetlands License -- #21-0327 – Wicomico County Dept of Recreation and Parks
Mitigation***

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

1. Grant a tidal wetlands license to construct a concrete boat ramp including wingwalls with a jetty, piers, and a batter pile, install armor stone, construct a fixed pier with a platform, and construct tidal wetlands area for mitigation,
2. Require mitigation for impacts to vegetated tidal wetlands and open water by excavating historical farm field to elevations matching existing tidal wetlands.

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

• Application received	March 9, 2021
• Public comment period ended	October 1, 2024
• MDE Report and Recommendation	May 27, 2025

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

Mitigation: Constructing a fixed pier with a platform will result in permanent impacts to 1,074 square feet of vegetated tidal wetlands and 4,291 square feet of open water. MDE recommends that the licensee mitigate for the vegetated tidal wetlands in-kind at a 2:1 ratio and open water out-of-kind at a 2:1 ratio (COMAR 23.02.04.11.B) by excavating 10,510 square feet of emergent tidal wetlands and 220 square feet of scrub-shrub totaling 10,730 square feet of mitigation.

1,074 square feet of impact x 2 (2:1 ratio) + 4,291 square feet of impact x 2 (2:1 ratio) = 10,730 square feet of required mitigation

WICOMICO COUNTY

21-0327 ***WICOMICO COUNTY DEPT OF RECREATION AND PARKS*** – To provide public access for recreation and improve navigational access to the Wicomico River by constructing a concrete boat ramp with wingwalls, a jetty, and piers, installing armor stone, constructing a jetty, fixed pier with a platform, and tidal wetlands area for mitigation.

Salisbury, Wicomico River

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18. BOARD OF PUBLIC WORKS (cont'd)

WICOMICO COUNTY (cont'd)

21-0327 **WICOMICO COUNTY DEPT. OF RECREATION AND PARKS –**

Special conditions: Time of year restriction. Requirements for constructing and maintaining a cofferdam or similar containment structure, removing cofferdam at the completion of construction, design and construction of armor stone, marking or illuminating the pier, maintaining and monitoring the mitigation site, and constructing mitigation area.

Wetlands Created: 10,730 square feet

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Bill Morgante 410-260-7791
bill.morgante@maryland.gov

19. BOARD OF PUBLIC WORKS

***Wetlands License -- #18-1087 (R2) – Herrington Partnership LLP
Modification***

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board approve a modification to Tidal Wetlands License No. 18-1087 authorizing hydraulically or mechanically maintenance dredging a marina, constructing and reconfiguring piers, expanding existing travel lift wells and creating a travel well, constructing and backfilling a replacement timber bulkhead, placing riprap for a revetment and sill, filling, grading, and planting marsh vegetation, and providing for a 6-year dredging period. The modification updates the scope of work to include reconfiguring and converting a fixed pier with a gangway, replacing fixed piers with floating piers that include gangways, platforms, finger piers, mooring piles, and constructing a floating pier.

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

• Application received	September 5, 2024
• Public comment period ended	May 1, 2025
• MDE Report and Recommendation	May 27, 2025

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

ANNE ARUNDEL COUNTY

18-1087(R2) *HERRINGTON PARTNERSHIP LLP* – To improve navigable access and reduce shoreline erosion by hydraulically maintenance dredging, constructing and reconfiguring piers, expanding existing travel lift wells and creating a travel well, constructing and backfilling a replacement timber bulkhead, placing riprap for a revetment and sill, filling, grading, and planting marsh vegetation, providing for a 6-year dredging period, reconfiguring and converting fixed piers, and constructing a floating walkway.

Deale, Tracys Creek

Special conditions: Time of Year restriction. Requirements for hydraulic dredging, removing existing piers and associated structures, and installing chocks, stoppers, bracing, or similar devices.

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19. BOARD OF PUBLIC WORKS (cont'd)

Original Approval: Secretary's Agenda, Item 3 (1/29/2020) in which the Board authorized the following:

18-1087 *HERRINGTON PARTNERSHIP LLP – To expand marina services and protect the shoreline from erosion by hydraulically maintenance dredging; constructing and reconfiguring piers; expanding existing travel lift wells and creating a travel well; constructing and backfilling a replacement timber bulkhead; placing riprap for a revetment and sill; filling, grading, and planting marsh vegetation; and providing for a 6-year dredging period.*

Tracys Landing, Tracys Creek

Special conditions: Restrictions on time-of-year and shellfish harvesting.

Requirements for boat dockage, monitoring of turbidity discharge, maintenance dredging and marsh establishment.

Wetlands created: 3,000 square feet

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Natalie Demyan 410-260-6058
natalie.demyan@maryland.gov

20. DEPARTMENT OF BUDGET AND MANAGEMENT
Budget Amendment 25R-035

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: \$ 290,840

Amount \$ 290,840 TOTAL

The contributing (funding) agency has appropriated funds to pay for FY 2025 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>
Governor's Office of Crime Prevention, Youth, and Victim Services 25R-035 D21	Office of the Attorney General C81C00	This funding will be used to support the Sexual Assault Kit Initiative (SAKI) grant which tests sexual assault evidence kits, monitors DNA hits, examines cold cases, provides victims' services, and completes data cleanup.	\$ 290,840
Total			\$ 290,840

DBM Remarks: The FY 2021 Sexual Assault Kit Initiative (SAKI) grant will be used to further the state's accomplishments under the FY 2018 SAKI grant, including continuing to test sexual assault evidence kits (SAEKs), investigating Combined DNA Index System (CODIS) hits and cold cases, providing services to victims, improving Violent Crime Apprehension Program (VICAP) entries, and tracking CODIS hits within the state.

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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Contact: Natalie Demyan 410-260-6058
natalie.demyan@maryland.gov

21. DEPARTMENT OF BUDGET AND MANAGEMENT
Budget Amendment 25R-039

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: \$ 29,000

Amount \$ 29,000 TOTAL

The contributing (funding) agency has appropriated funds to pay for FY 2025 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>
Department of Transportation 25R-039 J00	Department of Disabilities D12A02	The funds are being used to support revision of the Motor Vehicle Administration's Driver's Manual and driver's test to increase accessibility.	\$ 29,000
Total			\$ 29,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contacts: Joseph Pulver 301-429-7629 joseph.pulver@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov

22. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Down Payment and Settlement Loan Program

Recommendation: That the Board of Public Works approve the release of the second lien deed of trust to facilitate a short sale on the property and allow the Maryland Department of Housing and Community Development to take an unsecured promissory note for the Down Payment Settlement Expense Loan Program. The promissory note will be for \$21,868.

Loan Authority Down Payment Settlement Expense Loan program
Sections 4-301-4-309, Housing and Community Development Article,
Annotated Code of Maryland

**Authority to release
Security Interest:** Section 10-305, State Finance and Procurement Article,
Annotated Code of Maryland

Borrower: Anseeuw, Andre
3785 Crane Rd. Port Republic MD 20676
\$21,868.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025



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

23. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Down Payment and Settlement Loan Program

Recommendation: That the Board of Public Works approve the release of the second lien deed of trust to facilitate a short sale on the property and allow the Maryland Department of Housing and Community Development to take an unsecured promissory note for the Down Payment Settlement Expense Loan Program. The promissory note will be for \$13,019.

Loan Authority Down Payment Settlement Expense Loan program
Sections 4-301-4-309, Housing and Community Development Article,
Annotated Code of Maryland

**Authority to release
Security Interest:** Section 10-305, State Finance and Procurement Article,
Annotated Code of Maryland

Borrower: Gresham, Jamie Y
268 DR Andrews Way, Indian Head MD 20640
\$13,019

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

24. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Down Payment and Settlement Loan Program

Recommendation: That the Board of Public Works approve the release of the second lien deed of trust to facilitate a short sale on the property and allow the Maryland Department of Housing and Community Development to take an unsecured promissory note for the Down Payment Settlement Expense Loan Program. The promissory note will be for \$11,500.

Loan Authority: Down Payment Settlement Expense Loan program
Sections 4-301-4-309, Housing and Community Development Article,
Annotated Code of Maryland

**Authority to release
Security Interest:** Section 10-305, State Finance and Procurement Article,
Annotated Code of Maryland

Borrower: Zuniga, David J.
47931 Piney Orchard St. Lexington Park, MD 20653
\$11,500.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Joseph Pulver 301-429-7890
joseph.pulver@maryland.gov

25. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Partnership Rental Housing Program

Recommendation: The Board of Public Works approve the forgiveness of accrued and continuing interest on a Partnership Rental Housing Program (PRHP) loan made by the Maryland Department of Housing and Community Development to the Housing Authority of Baltimore City ("HABC") in 1996 to facilitate an agreement between the Department and HABC for the partial repayment of principal on the loan, forgiveness of interest, and release of loan collateral.

Loan Authority: Section 2-1101 *et. seq.* of Article 83B of the Annotated Code of Maryland, replaced by Section 4-1201 *et seq.* of the Housing and Community Development Article, Annotated Code of Maryland; COMAR 05.05.05.01

The *Partnership Rental Housing Program* finances rental housing that is occupied by households with incomes of 50% and below of the Area Median Income.

Authority to Release Lien: Section 10-305, State Finance and Procurement Article, Annotated Code of Maryland

Name of Borrower: Housing Authority of Baltimore City

Project Address: 25 properties in Northwest Baltimore City

Amounts: Original Loan: \$2,340,000

Loan Balance as of 6/30/2025: \$5,449,297.21

Remarks: In 1996, the Department of Housing and Community Development provided HABC with a loan in the original principal amount of \$2,340,000 to assist in the acquisition and development of a total of 36 units of affordable housing contained within 25 properties in Baltimore City known as the Midtown Apartments. Payments on PRHP loans are deferred in perpetuity if the project complies with the requirements of the loan program.

Due to increased crime, prolonged vacancy, deferred maintenance, lack of capital improvements and inadequate maintenance policies & procedures, HABC allowed many of properties to deteriorate. In 2017, HABC began to assess the condition of its housing stock. HABC concluded that the location of several properties in high crime areas coupled with obsolete physical conditions, made keeping the properties in the current state a non-viable option.

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

Remarks (cont'd):

HABC determined that the costs to renovate all of the units were too exorbitant considering the distressed neighborhood. In particular, HABC has identified 15 of the total 36 units in the properties as units that it believes are not economically viable for rehabilitation and continued occupancy. The 15 units proposed for release as loan collateral are:

Address	Bedrooms
1117 Riggs Avenue*	2
1326 Mosher Street A*	2
1326 Mosher Street B*	3
1605 Riggs Avenue	3
1623 Mosher Street 1st	1
1623 Mosher Street 2nd	2
1603 Mosher Street*	3
1627 Mosher Street A	1
1627 Mosher Street B	2
1319 Mosher Street	2
1213 Mosher Street A	1
1213 Mosher Street B	3
922 N. Calhoun Street A	1
922 N. Calhoun Street B	2
1404 Mosher Street	2

*1603 Mosher Street was approved for release by the Board of Public Works on May 16, 2018 (Secretary's Agenda, Item 5) and 1117 Riggs Avenue and 1326 Mosher Street were approved for release by the Board of Public Works on March 4, 2020 (Secretary's Agenda, Item 7) to support the PACE program and in anticipation of those properties being replaced with more valuable collateral. Those transactions were not consummated, and the properties were not released.

The 15 units proposed for release as loan collateral, each of which is vacant, account for 41.67% of the total property units.

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

Remarks (cont'd):

HABC's failure to renovate and operate *all* of the properties is a default under the loan documents. In lieu of placing the loan in default, demanding repayment and, if necessary, foreclosing on all of the properties in the Project, DHCD has reached the terms of an agreement with HABC whereby, among other things, HABC will repay a total of \$975,000 (41.67% of the outstanding principal balance of the loan). In return, and subject to BPW approval, the Department of Housing and Community Development will forgive a pro rata portion of accrued and continuing interest through consummation of the terms of the agreement, and, upon receipt of the payment, the Department will release its liens on fifteen units.

HABC will continue to be bound by the terms of the loan documents and restrictive covenants on the remaining properties.

The loan is non-recourse, meaning that the Department's recourse for recovery of the outstanding balance of the debt is the foreclosure and sale of the properties. The Department does not believe this course of action will have a materially beneficial result on the amount of funds received by the Department, and could negatively impact the tenants in the remaining properties as foreclosure would terminate the affordability restrictions on the properties.

In addition, the payment to be made by HABC is in excess of the likely recovery that the Department could expect if it were to foreclose on the properties. The aggregate tax assessed values for the properties proposed for release as loan collateral, many of which are not in condition fit for human habitation and need significant rehabilitation, is \$146,000.

This proposal will also result in the elimination of blight caused by the vacant units. In the wake of the devastation of the death of three firefighters killed in a fire of a vacant unit in late 2022, it is imperative that the elimination of vacant units be addressed.

In summary, the forgiveness of interest, and repayment of principal and disposition of DHCD's lien on the Properties, will not have a material fiscal impact on the Department and will benefit the Department, HABC and the tenants in the occupied units in properties.

Board of Public Works approval is required prior to forgiving the accrued interest on the PRHP loan to facilitate the repayment of principal and subsequent disposition of the collateral properties. The Department's agreement to forgive the interest and allow for repayment the PRHP loan, resulting in the release of the Department's liens on the collateral properties, is further subject to HABC's compliance with the terms of its agreement with the Department.

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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Contact: Joseph Pulver 301-429-7890
joseph.pulver@maryland.gov

26. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Partnership Rental Housing Program

Recommendation: The Board of Public Works approve the forgiveness of accrued and continuing interest on a Partnership Rental Housing Program (PRHP) loan made by the Maryland Department of Housing and Community Development to the Housing Authority of Baltimore City ("HABC") in 1995 to facilitate an agreement between the Department and HABC for the full repayment of principal on the loan and forgiveness of accrued interest.

Loan Authority: Section 2-1101 *et. seq.* of Article 83B of the Annotated Code of Maryland, replaced by Section 4-1201 *et seq.* of the Housing and Community Development Article, Annotated Code of Maryland, COMAR 05.05.05.01

The *Partnership Rental Housing Program* finances rental housing that is occupied by households with incomes of 50% and below of the Area Median Income.

Authority to Release Lien: Section 10-305, State Finance and Procurement Article Annotated Code of Maryland

Name of Borrower: Housing Authority of Baltimore City

Project Address: 14 properties in Northwest Baltimore City

Amounts: Original Loan: \$1,062,004.00

Loan Balance as of 6/30/2025: \$2,942,643.96

Remarks: In 1995, the Department of Housing and Community Development provided HABC with a loan in the original principal amount of \$1,062,004 to assist in the acquisition and development of a total of 20 units of affordable housing contained within 14 properties in Baltimore City known as the Sandtown-Winchester Apartments a/k/a Maxwell Apartments. Payments on PRHP loans are deferred in perpetuity if the project complies with the requirements of the loan program.

Due to increased crime, prolonged vacancy, deferred maintenance, lack of capital improvements and inadequate maintenance policies & procedures, HABC allowed many of properties to deteriorate. In 2017, HABC began to assess the condition of its housing stock. HABC concluded that the location of several properties in high crime areas, coupled with obsolete physical conditions, made keeping the properties in the current state a non-viable option. As of March 2023, all of the properties are vacant.

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

Remarks (cont'd):

HABC determined that the costs to renovate these units were too exorbitant considering the distressed neighborhood. These properties, which are proposed for release as lien collateral*, are:

Address within Sandtown Winchester/Maxwell	Bedrooms	Suite
1004 N. Carey Street	3	
1019 N. Mount Street	3	
1026 N. Carey Street	4	
1428 N. Mount Street	5	
902 N. Stricker Street	3	1st Fl
902 N. Stricker Street	3	2nd Fl
923 N. Gilmor Street	2	1st Fl
923 N. Gilmor Street	3	2nd Fl
926 N. Gilmor Street	4	
927 N. Carey Street	2	1st Fl
927 N. Carey Street	3	2nd Fl
929 N. Stricker Street	2	1st Fl
929 N. Stricker Street	3	2nd Fl
933 N. Mount Street	3	
935 N. Mount Street	3	
1328 Mosher Street A	3	
1328 Mosher Street B	2	
1330 Mosher Street A	3	
1330 Mosher Street B	3	
1526 Riggs Avenue	3	

*On January 8, 2020, the Board of Public Works approved the release of these properties in anticipation of a transaction where the properties would be released and replaced with more valuable collateral (Secretary's Agenda, Item 19). That transaction was not consummated, and the properties were not released.

HABC's failure to renovate and operate the properties is a default under the loan documents. In lieu of placing the loan in default, demanding repayment and, if necessary, foreclosing on all of the properties in the Project, the Department has reached the terms of an agreement with HABC whereby, among other things, HABC will repay a total of \$1,062,004 (the entire principal on the loan). In return, and subject to Board of Public Works approval, the Department will forgive all accrued and continuing interest through consummation of the terms of the agreement. Upon repayment, the Department's lien on the 20 properties will be released.

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

Remarks (cont'd):

The Loan is non-recourse, meaning that the Department's recourse for recovery of the outstanding balance of the debt is the foreclosure and sale of the Properties. The Department's alternative to this proposal is to foreclose on the properties. The Department does not believe this course of action will have a materially beneficial result on the amount of funds received by the Department. The payment to be made by HABC is in excess of the likely recovery that the Department could expect if it were to foreclose on the properties. The aggregate tax assessed values for the properties, many of which are not in condition fit for human habitation and need significant rehabilitation, is \$224,600.

In addition, in the wake of the devastation of the death of three firefighters killed in a fire of a vacant unit in late 2022, it is imperative that the elimination of vacant units be addressed.

In summary, the forgiveness of interest, and repayment of principal and disposition of the Department's lien on the Properties, will not have a material fiscal impact on the Department and will benefit the Department and HABC.

Board of Public Works approval is required prior to forgiveness of the accrued interest on the loan to facilitate the repayment of principal and subsequent disposition of the collateral properties. The Department's agreement to forgive the interest and allow repayment of the Loan, resulting in the release of the Department's lien on the properties, is further subject to HABC's compliance with the terms of its agreement with the Department.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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ACTION AGENDA
July 2, 2025



Contact: Joseph Pulver 301-429-7890
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27. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Partnership Rental Housing Program

Recommendation: The Board of Public Works approve the forgiveness of accrued and continuing interest on a Partnership Rental Housing Program (PRHP) loan made by the Maryland Department of Housing and Community Development to the Housing Authority of Baltimore City ("HABC") in 1995 to facilitate an agreement between the Department and HABC for the partial repayment of principal on the loan, forgiveness of interest, and release of loan collateral.

Loan Authority: Section 2-1101 *et. seq.* of Article 83B of the Annotated Code of Maryland, replaced by § 4-1201 *et seq.* of the Housing and Community Development Article, Annotated Code of Maryland, COMAR 05.05.05.01

The *Partnership Rental Housing Program* finances rental housing that is occupied by households with incomes of 50% and below of the Area Median Income.

Authority to Release Lien: Section 10-305, State Finance and Procurement Article, Annotated Code of Maryland

Name of Borrower: Housing Authority of Baltimore City

Project Address: 21 properties in Northwest Baltimore City

Amounts: Original Loan: \$1,625,000

Loan Balance as of 6/30/2025: \$4,110,715.57

Remarks: In 1995, the Department provided HABC with the Loan in the original principal amount of \$1,625,000 to assist in the acquisition and development of a total of 25 units of affordable housing contained within 21 properties in Baltimore City known as the Stricker Street Apartments. Payments on PRHP loans are deferred in perpetuity if the project complies with the requirements of the loan program.

Due to increased crime, prolonged vacancy, deferred maintenance, lack of capital improvements and inadequate maintenance policies & procedures, HABC allowed many of properties to deteriorate. In 2017, HABC began to assess the condition of its housing stock. HABC concluded that the location of several properties in high crime areas, coupled with obsolete physical conditions, made keeping the properties in the current state a non-viable option.

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

Remarks (cont'd):

HABC determined that the costs to renovate all of the units were too exorbitant considering the distressed neighborhood. In particular, HABC has identified 7 of the total 25 units in the properties as units that it believes are not economically viable for rehabilitation and continued occupancy. These properties, which are proposed for release as lien collateral, are:

Address	Bedrooms
1316 Mosher Street A	1
1316 Mosher Street B	2
1306 N. Carey Street	4
1323 Mosher Street	4
1718 W. Presstman Street	2
1150 N. Carrollton Avenue	2
1734 Calhoun Street	4

The properties proposed for lien release, each of which is vacant, account for 28% of the total properties.

HABC's failure to renovate and operate *all* of the properties is a default under the loan documents. In lieu of placing the loan in default, demanding repayment and, if necessary, foreclosing on all of the properties in the project, the Department has reached the terms of an agreement with HABC whereby, among other things, HABC would repay a total of \$455,000 (28% of the outstanding principal balance of the loan). In return, and subject to Board of Public Works approval, the Department will forgive a pro rata portion of accrued and continuing interest through consummation of the terms of the agreement and, upon receipt of the payment, the Department will release its liens on the seven properties.

HABC will continue to be bound by the terms of the loan documents and restrictive covenants on the remaining 18 properties.

The loan is non-recourse, meaning that the Department's recourse for recovery of the outstanding balance of the debt is the foreclosure and sale of the properties. The Department does not believe this course of action will have a materially beneficial result on the amount of funds received by the Department and could negatively impact the tenants in the remaining properties (foreclosure would terminate the affordability restrictions on the properties).

In addition, the payment to be made by HABC is in excess of the likely recovery that the Department could expect if it were to foreclose on the properties. The aggregate tax assessed values for the properties proposed for lien release, many of which are not in condition fit for human habitation and need significant rehabilitation, is \$117,200.

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

Remarks (cont'd):

This proposal will also result in the elimination of blight caused by the vacant units. In the wake of the devastation of the death of three firefighters killed in a fire of a vacant unit in late 2022, it is imperative that the elimination of vacant units be addressed.

In summary, the forgiveness of interest, and repayment of principal and disposition of the Department's lien on the properties, will not have a material fiscal impact on the Department. and will benefit the Department, HABC and the tenants in the occupied units in properties.

Board of Public Works approval is required prior to forgiving the accrued interest on the PRHP loan to facilitate the repayment of principal and subsequent disposition of the collateral properties. The Department's agreement to forgive the interest and allow for repayment the PRHP loan, resulting in the release of the Department's lien on the properties, is further subject to HABC's compliance with the terms of its agreement with the Department.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
July 2, 2025



Contact: Joseph Pulver 301-429-7890
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28. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Partnership Rental Housing Program

Recommendation: The Board of Public Works approve the forgiveness of accrued and continuing interest on a Partnership Rental Housing Program (PRHP) loan made by the Maryland Department of Housing and Community Development to the Housing Authority of Baltimore City ("HABC") in 1995 to facilitate an agreement between the Department and HABC for the partial repayment of principal on the loan, forgiveness of interest and release of loan collateral.

Loan Authority: Section 2-1101 *et. seq.* of Article 83B of the Annotated Code of Maryland, replaced by Section 4-1201 *et seq.* of the Housing and Community Development Article, Annotated Code of Maryland, COMAR 05.05.05.01

The *Partnership Rental Housing Program* finances rental housing that is occupied by households with incomes of 50% and below of the Area Median Income.

Authority to Release Lien: Section 10-305, State Finance and Procurement Article, Annotated Code of Maryland

Name of Borrower: Housing Authority of Baltimore City

Project Address: 23 scattered site properties throughout Northwest Baltimore City

Amounts: Original Loan: \$2,373,787

Loan Balance as of 6/30/2025: \$6,001,350.69

Remarks: In 1995, the Department of Housing and Community Development provided HABC with a loan in the original principal amount of \$2,373,787 to assist in the acquisition and development of a total of 36 units of affordable housing contained within 26 properties in Baltimore City known as the Uptown Apartments. Three buildings and units were subsequently released, resulting in a current total of 33 units within 23 properties. Payments on PRHP loans are deferred in perpetuity if the project complies with the requirements of the loan program.

Due to increased crime, prolonged vacancy, deferred maintenance, lack of capital improvements and inadequate maintenance policies & procedures, HABC allowed many of Properties to deteriorate. In 2017, HABC began to assess the condition of its housing stock. HABC concluded that the location of several properties in high crime areas coupled with obsolete physical conditions, made keeping the properties in the current state a non-viable option.

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

Remarks (cont'd):

HABC determined that the costs to renovate all of the units were too exorbitant considering the distressed neighborhood. In particular, HABC has identified 19 of the total 33 remaining units* in the properties as units that it believes are not economically viable for rehabilitation and continued occupancy. The properties, which are proposed for release as lien collateral, are:

Address	Bedrooms
1152 N. Stricker Street	4
1344 N. Carey Street	2
1415 Mosher Street	4
1449 N. Carey Street	2
1800 Presbury Street	2
1808 Presbury Street	2
915 Calhoun Street 1st	2
915 Calhoun Street 2nd	2
921 N. Calhoun Street	4
1011 N. Monroe Street	2
917 N. Calhoun Street A	2
917 N. Calhoun Street B	2
920 N. Gilmor Street A	2
920 N. Gilmor Street B	3
913 Calhoun Street A	2
913 Calhoun Street B	2
1711 Presstman Street A	2
1711 Presstman St B	2
1133 N Carrollton Avenue	2

* On September 7, 2016, the Board of Public Works approved the release of 1707 Mosher Street and 1710 Mosher Street as collateral from the loan (Secretary's Agenda, Item 6).

The properties proposed for lien release, each of which is vacant, account for 57.58% of the total properties.

HABC's failure to renovate and operate all of the properties is a default under the loan documents. In lieu of placing the loan in default, demanding repayment and, if necessary, foreclosing on all of the properties in the project, the Department has reached the terms of an agreement with HABC whereby, among other things, HABC would repay a total of \$1,366,725.85 (57.58% of the outstanding principal balance of the loan).

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

Remarks (cont'd):

In return, and subject to Board of Public Works approval, the Department will forgive a pro rata portion of accrued and continuing interest through consummation of the terms of the agreement, and, upon receipt of the payment, the Department will release its liens on the 19 properties.

HABC will continue to be bound by the terms of the loan documents and restrictive covenants on the remaining properties.

The loan is non-recourse, meaning that the Department's recourse for recovery of the outstanding balance of the debt is the foreclosure and sale of the properties. The Department does not believe this course of action will have a materially beneficial result on the amount of funds received by the Department and could negatively impact the tenants in the remaining properties (foreclosure would terminate the affordability restrictions on the properties).

In addition, the payment to be made by HABC is in excess of the likely recovery that the Department could expect if it were to foreclose on the properties. The aggregate tax assessed values for the properties proposed for lien release, many of which are not in condition fit for human habitation and need significant rehabilitation, is \$198,200.

This proposal will also result in the elimination of blight caused by the vacant units. In the wake of the devastation of the death of three firefighters killed in a fire of a vacant unit in late 2022, it is imperative that the elimination of vacant units be addressed.

In summary, the forgiveness of interest, and repayment of principal and disposition of the Department's lien on the properties, will not have a material fiscal impact on the Department and will benefit the Department, HABC and the tenants in the occupied units in properties.

Board of Public Works approval is required prior to forgiving the accrued interest on the PRHP loan to facilitate the repayment of principal and subsequent disposition of the collateral properties. The Department's agreement to forgive the interest and allow repayment the PRHP loan, resulting in the release of the Department's lien on the properties, is further subject to HABC's compliance with the terms of its agreement with the Department.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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ACTION AGENDA
July 2, 2025



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

29. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Maryland Water Quality State Revolving 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: Marina Park & East Central Avenue Pumping Station Replacements

Recipient: Mayor and Council of Federalsburg

Amount: Up to \$3,820,630

Location: Caroline County/Legislative Districts - 37B

Project Description: This project entails the rehabilitation of Marina Park Pumping station (PS #1) and East Central Avenue Pumping Station (PS#2) in the Town of Federalsburg. Work will entail various repairs of the wet well & dry well, replacement of old pumps, pipes, steel supports, controls, generators, and other associated appurtenances. New pump units with variable frequency drives (VFDs) control will improve energy efficiency and reduce operational costs. Elimination of existing comminutors will provide additional energy saving. The stations are within the 100-year floodplain and require structural updates for floodproofing to ensure proper protection. Completion of this work will ensure the continued operation and reliability of the sewage system in the Town of Federalsburg, while protecting water quality and public safety. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects.

Financing Description:

A. New Loan (up to) \$1,570,279 – Water Quality State Revolving Fund

Term. Period not to exceed 30 years following project completion

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

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

B. New Loan Forgiveness (up to) \$2,250,351 – Water Quality State Revolving Loan Fund

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

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

Project Funding Sources:

Water Quality State Revolving Fund (<i>this Item</i>)	\$ 1,570,279
Water Quality State Revolving Loan Fund Forgiveness (<i>this item</i>)	\$ 2,250,351
Community Development Block Grant	\$ 678, 211
Total Estimated Project Cost	\$ 4,498,841

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

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Contact: Suzanne Dorsey 410-537-3897
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30. MARYLAND DEPARTMENT OF THE ENVIRONMENT

Small and Disadvantaged Communities Drinking Water Grant Program - Water Infrastructure Improvements for the Nation (WIIN) Grant Maryland Drinking Water State Revolving Loan Fund

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

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

Project: Pocomoke City Water Line Improvements – Market Street CIPP Water Main Lining Phase 2

Recipient: Pocomoke City

Amount: Up to \$2,132,200

Location: Worcester County/Legislative District 38A

Project Description: This multi-phase project entails planning, design, and construction of improvements to the water transmission and distribution system in Pocomoke City. The work consists of cleaning, inspecting, lining, and replacing water mains, replacement of pipes, fittings, and various valves, and all associated appurtenances in various locations in Pocomoke City. Phases 1 and 2 deal with cured-in-place pipe (CIPP) lining and Phases 3 and 4 deal with replacements of distribution lines. This project will improve the water quality and remove high levels of rust and contaminants from the City's water system thereby facilitating compliance with the Safe Drinking Water Act (SDWA). This board action is for Market Street CIPP Water Main Lining Phase 2 which entails lining of water main along Market St from Eight Street to Front Street. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects.

Financing Description:

- A. New Loan Forgiveness (up to) \$859,200 – Drinking Water State Revolving Loan Fund This funding is provided under the Drinking Water State Revolving Loan Fund Program. Principal forgiveness loan terms/grant conditions are enforceable should Recipient default.
- B. New Grant (up to) \$1,273,000 –Water Infrastructure Improvements for the Nation (WIIN) Grant

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

Project Funding Sources:

Small and Disadvantaged Communities Drinking Water Grant Program – Water Infrastructure Improvements for the Nation (WIIN) Grant Funding (<i>this Item</i>)	\$ 1,273,000
Drinking Water State Revolving Loan Fund Forgiveness (<i>this Item</i>)	\$ 859,200
Total Estimated Project Cost:	\$ 2,132,200

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

31. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Bay Restoration Fund, Septic System Upgrade Program

Recommendation: That the Board of Public Works approve up to \$15,000,000 in grant funding to upgrade Onsite Sewage Disposal (Septic) Systems (OSDS) with Best Available Technology for nitrogen removal and make sewer connections using the Bay Restoration (Septic) Fund during FY 2026.

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

County /Applicant	Grant Award
Allegany County (Canaan Valley)	\$100,000
Anne Arundel County	\$2,600,000
Baltimore County	\$550,000
Calvert County	\$1,600,000
Caroline County	\$385,000
Carroll County (Canaan Valley)	\$285,000
Cecil County	\$950,000
Charles County	\$500,000
Dorchester County	\$800,000
Frederick County (Canaan Valley)	\$300,000
Garrett County	\$105,000
Harford County	\$500,000

County /Applicant	Grant Award
Howard County (Canaan Valley)	\$220,000
Kent County	\$420,000
Montgomery (Canaan Valley)	\$225,000
Prince George's County	\$135,000
Queen Anne's County	\$1,200,000
Somerset County	\$425,000
St. Mary's County	\$1,600,000
Talbot County	\$900,000
Washington County	\$300,000
Wicomico County	\$500,000
Worcester County	\$400,000

Program Description: These grantees will implement the OSDS-Best Available Technology program locally, consistent with COMAR 26.03.13.04 and MDE program guidance.

Applications for funding will be prioritized as follows:

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

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

Program Description (cont'd):

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

Fund Source: Bay Restoration (Septic) Fund

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
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Contact: Suzanne Dorsey 410-537-3897
suzanne.dorsey1@maryland.gov

32. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Energy-Water Infrastructure Program Grant

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

Authority: Sections 9-20B-01 - 9-20B-12 of the State Government Article, Annotated Code of Maryland; Capital Budget Appropriation - Energy Water Infrastructure Program (U00A01.14)

Project: Piscataway Wastewater Treatment Plant Bio-Energy Project

Recipient: Washington Suburban Sanitary Commission

Amount: Up to \$3,000,000

Location: Prince George's County/Legislative District 26

Project Description: This project involves the design and construction of bio-energy facilities at the existing site of the WSSC Piscataway WWTP in Prince George's County to receive sludge from the other WSSC wastewater treatment plants. The project will include a high-temperature thermal hydrolysis solids treatment process to precondition sludge prior to anaerobic digestion, anaerobic digestion facilities, and facilities to provide dewatered Class A Biosolids. In addition, a combined heat and power facility will be constructed to capture the biogas from the digesters to be used for the production of steam and electrical power for the plant. Odor control, process water treatment, generators, and boilers are also included in the project. The anticipated project outcomes are: production of Class A Biosolids for beneficial uses, recovery of renewable energy from biomass and reduction in energy, chemical and sludge disposal costs. The project will help the state achieve its renewable energy goals.

A written agreement between the Maryland Energy Administration and MDE provides funding from the Strategic Energy Investment Fund for this project.

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

Project Funding Sources:

Energy Water Infrastructure Program Grant, EWIP 03.16 (this Item)	\$ 3,000,000
Water Quality State Revolving Fund (prior approval Sec 14 [4/3/2024])	\$ 21,000,000
Water Quality State Revolving Loan Fund Forgiveness (prior approval Secretary 14 [4/3/2024])	\$ 2,500,000
Water Quality State Revolving Fund (prior approval Sec 13 [4/5/2023])	\$ 22,500,000
Water Quality State Revolving Loan Fund Forgiveness (prior approval Secretary 13 [4/5/2023])	\$ 2,500,000
Water Quality State Revolving Fund (prior approval Sec 8 [4/6/2022])	\$ 15,000,000
Water Quality State Revolving Fund (prior approval Sec 10 [11/4/2020])	\$ 85,001,527
Water Quality State Revolving Fund (prior approval Sec 6 [1/2/2019])	\$ 43,959,973
Energy Water Infrastructure Program Grant, EWIP 02.16 (prior approval Secretary 6 [1/2/2019])	\$ 3,000,000
Local Share	\$ 73,405,557
Total Estimated Project Cost	\$ 271,867,057

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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Contact: Suzanne Dorsey 410-537-3897
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33. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Energy-Water Infrastructure Program Grant

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

Authority: Sections 9-20B-01 - 9-20B-12 of the State Government Article, Annotated Code of Maryland; Capital Budget Appropriation - Energy Water Infrastructure Program (U00A01.14)

Project: Montebello Solar Project

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$2,745,098

Location: Baltimore City/Legislative District 45

Project Description: This project entails the installation of a solar panel array at one of Baltimore City's decommissioned landfills, which will net-meter power usage for the Montebello Water Filtration Plant. The system will be ground-mounted without the use of penetrating footings, to preserve the landfill structure. Solar energy generated from this system will provide energy credit to the water filtration plant, offsetting operating costs. Projected production will supply approximately 40% of Montebello's current annual electrical use. The project will help the state achieve its clean and renewable energy goals.

Project Funding Sources:

Energy Water Infrastructure Program Grant, EWIP 03.03 (this Item)	\$ 2,745,098
Local Share	\$ 263,116
Total Estimated Project Cost	\$ 3,008,214

A written agreement between the Maryland Energy Administration and MDE provides funding from the Strategic Energy Investment Fund for this project.

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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Contact: Matthew Dryer 410-697-9687
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34. DEPARTMENT OF INFORMATION TECHNOLOGY
Resource Sharing Agreement, RSA Program

Recommendation: The Board of Public Works approve the State entering into a resource sharing agreement.

Authority: Section 3.5-307, State Finance and Procurement Article, Annotated Code of Maryland

Award: Cellco Partnership d/b/a Verizon Wireless

Term:
7/2/2025 – 7/1/2035 (5-year base)
7/2/2035 – 7/1/2040 (Option 1)
7/2/2040 – 7/1/2045 (Option 2)
7/2/2045 – 7/1/2050 (Option 3)
7/2/2050 – 7/1/2055 (Option 4)

Amount: Projected Value of Agreement over thirty years = \$325,415.84

Compensation to State
\$ 78,412.93 (10-year base)
\$ 48,803.64 (Option 1)
\$ 56,576.79 (Option 2)
\$ 65,588.01 (Option 3)
\$ 76,034.48 (Option 4)
\$325,415.84

Property location: – Near 13154 Jarrettsville Pike, Phoenix, Baltimore County

Requesting Agency Remarks: This revenue-generating transaction results from a resource sharing agreement between the Department of Natural Resources and Cellco Partnership d/b/a Verizon Wireless. For this proposal, the State receives the benefit of monetary compensation for use of ground space in support of telecommunications antennas located on a BGE electrical transmission tower approximate to 13154 Jarrettsville Pike, Phoenix, Baltimore County. Since the monetary value of the lease over the 30-year term is more than \$100,000, this item was submitted to the Legislative Policy Committee for review and comment, and was posted on *eMarylandMarketplace*.

Fund Source: Revenue Generating- ITIV

MD Tax Clearance: 25-2115-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

35. MORGAN STATE UNIVERSITY

*New Science Center Phase II –
A/E Design Services
Construction Administration/Post Construction*

Contract ID: New Science Center Phase II
DCM-SCIC-22-1AE

Recommendation: Approve the encumbrance of general obligation bond proceeds to continue the A/E Services for Construction Administration Services and Post-Construction Services for the New Science Center Phase II project.

Prior Approvals: Secretary's Agenda, Item 19 (7/6/2022) Contract Approval with Cash Expenditure Limitation of \$6,100,000
Secretary's Agenda, Item 11 (8/23/2023) Cash Expenditure Limitation increased to \$15,900,000
Secretary's Agenda, Item 14 (10/16/2024) Cash Expenditure Limitation increased to \$18,400,000

Award: Moody Nolan, Inc.
Washington, DC 20005

Contract Term: 96 months from notice to proceed (including 2-year warranty)

Contract Amount:

Contract Approval and Cash Expenditure (Pre Schematic Design through Design Development)	\$ 6,100,000
Cash Expenditure (Design Development through Bidding)	\$ 9,800,000
Cash Expenditure (Construction Administration)	\$ 2,500,000
<u>Cash Expenditure (Construction Administration & Post Construction) (this Item)</u>	<u>\$ 1,776,803</u>
Total Cash Expenditure Amount	\$ 20,176,803

MBE Participation Goal: 40.00%

MBE Compliance: 25.61%

Remarks: Due to project funding taking place over several years, funding is released in multiple phases. The total contract value was approved in Secretary's Agenda, Item 19 (July 6, 2022) for \$20,176,803. The University has since returned twice for requests for cash expenditures totaling \$18,400,000. This request is to continue the Construction Administration design services

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35. MORGAN STATE UNIVERSITY (cont'd)

Remarks (cont'd):

as well as the Post Construction Services for a cash expenditure of \$1,776,803. The revised total cash limitation is \$20,176,803.

The existing Science Complex is comprised of four buildings: Carnegie, Calloway, Spencer, and Key Halls. The oldest of these buildings (Carnegie Hall) was constructed in 1919 and the newest (Key Hall) in 1964. Spencer Hall was renovated in 1989, and the three other buildings were last renovated in 1992. The renovations were poorly done and created substandard spaces that do not meet modern-day building codes. The mechanical, electrical, and plumbing systems in the buildings are obsolete and need to be replaced. There is insufficient space in the Science Complex to appropriately serve the Biology and Chemistry departments due to growth in the science disciplines. In addition, the configuration of the building does not lend itself to the type of instructional and research spaces required to support the University's science programs.

The design is approximately 50% complete. The University expects the MBE participation to remain the same at 40%, as per the contract, through the end of the project. MBE payments made to date equate to 25.61% of total payments made to date to the prime architect. MBE compliance is low as the MBE consultants are performing lightly during this period.

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

Fund Source: MCCBL 2024 Item # 156 (MCCBL 24156): *Provide funds to complete design and begin construction of the New Science Center, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project: \$1,776,803*

Resident Business: No

MD Tax Clearance: 25-2001-0110

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Contact: Amir Mohammadi 240-895-4413
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36. ST. MARY'S COLLEGE OF MARYLAND
Procurement Policies and Procedures

Recommendation: That the Board of Public Works approve revisions to the St. Mary's College of Maryland Procurement Policies and Procedures.

Authority: Section 16-505.3, Education Article, Annotated Code of Maryland

Updated Policies: The proposed revisions update certain sections of the current policy to be consistent with State and Federal regulations. These include several standard contract clauses to be incorporated within certain College solicitations and/or contracts. The following is a summary of other substantive changes:

1. Section 1.1.5 and 5.4. The College policies are revised to reflect the exemption from Board of Public Works approval for non-general obligation bond funded contract modifications. Any contract for capital improvements or services with a value that exceeds \$1,000,000 (or the current legislated dollar threshold) shall be submitted to the Board of Public Works for review and approval. Under the Code of Maryland section applying to procurements by the College, Board of Public Works approval is not required for contract modifications, approval is required only for initial award of capital improvement contracts and service contracts with a value exceeding \$1,000,000.
2. Section 1.3.2. The College policies are revised to add exclusions to procurement rules consistent with similar higher education institutions that include exemptions for Utilities charges, and contracts for Revenue generating operations, Accreditation Fees and Legal Fees.
3. Section 2.1 and Appendix A1.2. The College policies are revised to raise the dollar threshold for "Full and Open" competition under the College policy from \$50,000 to \$100,000, which is conservatively less than other public higher education institutions. Increasing the dollar threshold for formal advertising will streamline the procurement process.
4. Sections 2.1, 2.2, 2.3 and Appendix A1.2. The College policies are revised to update the advertisement and competition thresholds. Competition is currently required for procurements of between \$5,000 and \$50,000, without full advertising being required. The College will change the current non-advertise public procurement competition threshold from between \$5,000 and \$50,000 to between \$25,000 and \$100,000, these procurement transactions will still require full open competition of at least 3 bid quotes. The preferred but not required lower competition threshold is changed from \$5,000 to \$10,000, this change will require at least two quotes between \$10,000 and \$25,000. These changes are conservative compared to the higher thresholds by other similar higher education institutions described above.

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

Updated Policies (cont'd):

5. Section 4.4. The College policies are revised to increase the dollar threshold for the requirement that all vendors under a multiple award contract be given a fair opportunity to be considered from \$5,000 to \$10,000. This change is consistent with other requirements of the procurement policy regarding competition for procurements under \$10,000.
6. Section 5.3. The College polies are revised to increase the dollar threshold for the requirement that a contract have two College signatures from \$50,000 to \$100,000. Raising the contract limit to \$100,000 would expedite the procurement process.
7. Section 2.4.1. The College policies are revised to increase the Justification for Other than Full Competition (Sole Source) Procurement Officer signature approval from \$50,000 to \$100,000, consistent with Simplified threshold and the requirement for two signatures on contracts.
8. Section 3.3.4. The College policies are also revised for minor language clarifications, which include the following; Bid Evaluation and Award - add language to include, "best value" to other than lowest price awards (Section 3.2.10); and Receipt of Proposals - add clarity to allow for, "eMaryland Marketplace, eMMA bid submissions".

Remarks: St. Mary's College of Maryland submitted its revisions to the procurement policy for review and approval by the St. Mary's College of Maryland Board of Trustees on May 9, 2025. Additionally, St. Mary's College of Maryland submitted its revisions to the Joint Committee on Administrative, Executive, and Legislative Review (AELR) for consideration on Thursday May 29, 2025.

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Contact: Jonathan Dobry 240-895-3346
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37. ST. MARY'S COLLEGE OF MARYLAND
Encumbrance of State Pay-Go Funds

Recommendation: That the Board of Public Works approves St. Mary's College of Maryland encumbering PayGo Funds to procure furniture for the Maryland Heritage Interpretive Center (MHIC) project in the total amount of \$41,802.45.

1. Description:	Furniture Purchase
Procurement Method:	Purchase Order – Preferred Provider
Award:	Maryland Correctional Enterprises
Amount:	\$2,682.00
Resident Business:	Yes
2. Description:	Furniture Purchase
Procurement Method:	Simplified Procurement
Award:	Price Modern, Baltimore MD
Amount:	\$39,120.45
Resident Business:	Yes
Tax Clearance:	25-2175-1110

Fund Source: General Funds (PayGo 2023) (002)

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

Under a MOU dated July 31, 2007, between the Department of General Services, St. Mary's College of Maryland, and Historic St. Mary's City, the College has responsibility for overall project management of the Maryland Heritage Interpretive Center.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Contact: Kelly Donoho 443-794-9680
kelly.donoho@maryland.gov

38. DEPARTMENT OF PUBLIC SAFETY & CORRECTIONAL SERVICES
General Miscellaneous

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendants in the matter of *Nafiz Watkins v. Iesha Butler et. al*, United States District Court for the District of Maryland, No. 1:20-cv-00208-JRR.

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

Request Amount: \$22,000

Fund Source: 100% General Funds

Appropriation Codes: A0101 11110 1258

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$22,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to "Nafiz Watkins" in the amount of \$22,000.00. The check should be delivered to Kelly Donoho, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland 21215 who will deliver it to plaintiff's attorney and ensure that all of the necessary documentation and releases are complete.

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SUPPLEMENTAL

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

39. THE BOARD OF PUBLIC WORKS

*Department of Housing and Community Development
Compensation to Erroneously Confined Individual
Mr. James Langhorne*

Recommendation: The Department of Housing and Community Development (“DHCD”) recommends approval of payment of \$99,720.00 to resolve all claims for housing benefits of claimant, James Langhorne, as ordered by the Office of Administrative Hearings, *In the Matter of the Wrongful Conviction of James Langhorne v. Board of Public Works*, Maryland Office of Administrative Hearings, OAH No. BPW-WLA-02-25-05092.

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

Request Amount: \$99,720

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

Appropriation Codes: S00A2505

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

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

See also Secretary Item 4 on the July 2, 2025 agenda for related item requesting approval for the award of payment of a compensation award and attorneys' fees.

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DNR 1

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

1A. PROGRAM OPEN SPACE LOCAL SHARE
Allegany County

Recommendation: Approval to commit \$63,940 for the following **development** projects.

1. *Frostburg Depot Brick Repair - \$46,215*

Allegany County
POS #7836-1-484 MD20250408-0263

Background: Replace the existing brick walkway and drainage system at the Frostburg Depot.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$46,215.00

2. *Cresaptown Sports Complex Picnic Tables and Park Benches - \$17,725*

Allegany County
POS #7843-1-486 MD20250422-0283

Background: Purchase and install new picnic tables, park benches, and associated site amenities at the Cresaptown Sports Complex.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$17,725.00

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Board of Public Works
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Contact: *Emily Wilson* 410-260-8436
emilyh.wilson@maryland.gov

2A. PROGRAM OPEN SPACE LOCAL SHARE
Baltimore County

Recommendation: Approval to commit \$1,275,000 for the following **development** projects.

1. *Sparks Park Improvements - \$750,000*

Baltimore County
POS #7838-3-533 MD20250410-0266

Background: Improve the park to include new pickleball courts, parking lot pavement, fencing removal, and associated site amenities. Project also includes new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$750,000.00

2. *Catonsville Community Park Improvements - \$525,000*

Baltimore County
POS #7841-3-535 MD20250411-0269

Background: Improve the park to include installing a new pickleball court, asphalt trail, and pavilion, and repairing the existing trail, tennis court surface, and existing bridge, enhancing ADA accessibility, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$525,000.00

BOARD OF PUBLIC WORKS

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Board of Public Works
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Contact: *Emily Wilson* 410-260-8436
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3A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Caroline County

Recommendation: Approval to commit \$100,000 for the following **development** project.

Sharp Road Park Ballfield Fencing – \$100,000
Caroline County
LPPI# LPPI-5-9

Background: Purchase and install fencing for two baseball/softball fields at Sharp Road Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$100,000.00

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

4A. PROGRAM OPEN SPACE LOCAL SHARE
Frederick County

Recommendation: Approval to commit \$441,031 for the following **development** projects.

1. *Messenelle Park Beautification - \$35,100*

Town of New Market
POS #7786-10-513 MD20250428-0295

Background: Improve the park by updating the park's water utility connection to tie into the town's water line on Main Street. This project will include park beautification and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$35,100.00

2. *Doubs Meadow Park Water Line- \$54,000*

Town of Myersville
POS #7834-10-524 MD20250407-0261

Background: Replace the original water utility main that serves the concessions and restrooms at Doubs Meadow Regional Park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$54,000.00

3. *Othello Regional Park Phase II - \$351,931.50*

Frederick County
POS #7842-10-525 MD20250418-0278

Background: Construct a community center, shelters, trails, roadways, and associated site amenities at Othello Regional Park.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$351,931.50

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Board of Public Works
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Contact: *Emily Wilson* 410-260-8436
emilyh.wilson@maryland.gov

5A. PROGRAM OPEN SPACE LOCAL SHARE
Prince George's County

Recommendation: Approval to commit \$362,467 for the following **acquisition** project.

Huntington Park North - Conley Acquisition - \$362,467.50
M-NCPPC (Prince George's County)
POS #7835-16-885 MD20250410-0267

Background: Acquire approximately 9.15 acres of wooded land directly adjacent to the existing Huntington Park North Park in Bowie to expand the park. The county is also contributing funds toward the purchase price.

Appraised Value: Associated Appraisers \$320,300
 John R. Fowler CCIM \$347,700

Property Cost: \$340,000.00
Incidental Costs: \$28,467.50
Prince George's County Cost: \$6,000.00

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$362,467.50

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

6A. PROGRAM OPEN SPACE LOCAL SHARE
Washington County

Recommendation: Approval to commit \$45,000 for the following **development** project.

Agriculture Education Center Show Arena Floor - \$45,000
Washington County
POS #7830-21-443 MD20250408-0263

Background: Install concrete flooring in the show barn arena at the Agriculture Education Center.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$45,000.00

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

7A. PROGRAM OPEN SPACE STATE SHARE
Howard County (Lisbon Volunteer Fire Company Inc.)

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

Description: This property, which includes an unnamed tributary of Cattail Creek includes a mix of open fields and woodlands. The property will be managed by the Maryland Forest Service as a new State Demonstration Forest to provide opportunities for silvicultural education and reforestation. Acquisition will expand Forest Interior Dwelling Species habitat and protect water quality in the Brighton Dam watershed.

POS Scoring System: 78 out of 100 **Targeted Ecological Area:** Yes

Grantor: Lisbon Volunteer Fire Company Inc.

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

Property: 104.35+- acres, improved, POS No. 34914

Price: \$1,795,000

Appraisals: \$1,450,000 (8/28/24) – Terry R. Dunkin
\$1,805,000 (9/13/24) – M. Patrick Peters
All appraisals reviewed by Gary Leak, Review Appraiser

Stabilization funds: \$179,240

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

Fund Source: Outdoor Recreation Land Loan of 2021, Chapter 19, Acts of 2020
Program Open Space Stateside
Source Code: 21010 \$1,974,240

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**Board of Public Works
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DNR 8

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

8A. RURAL LEGACY PROGRAM FUNDS
Caroline County

Recommendation: Approval to grant \$591,856.50 to the **Eastern Shore Land Conservancy** from Rural Legacy Funds to acquire a 104.24-acre conservation easement.

Agricultural Security Corridor - Tuckahoe Rural Legacy Area – Downes Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 15A (08/23/2023) \$737,765.00 for FY 2024

Project Description: Acquisition of this conservation easement will protect approximately 104.24 acres of agricultural and forested land in the Tuckahoe Creek watershed. The easement will preserve over 1,400 linear feet of forested buffer along Tuckahoe Creek and protect scenic views along Tuckahoe Road. This Rural Legacy easement, RL No. 35509, will be held jointly by the Department of Natural Resources, and the Eastern Shore Land Conservancy.

Easement Value: \$549,853.00 (\$5,274.88 per acre)

Purchase Price: \$549,853.00 (\$5,274.88 per acre)

Amount Requested: \$591,856.50

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Rural Legacy Program
Source Code: 23003 \$591,856.50

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Board of Public Works
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Contact: *Emily Wilson* 410-260-8436
emilyh.wilson@maryland.gov

9A. RURAL LEGACY PROGRAM FUNDS
Cecil County

Recommendation: Approval to grant \$203,857.40 to the **Cecil Land Trust, Inc.**, from Rural Legacy Funds to acquire a 45.72-acre conservation easement.

Fair Hill Rural Legacy Area – Hartland Holdings, LLC

Prior Approval: Fair Hill Rural Legacy Area Grant for easement acquisitions:
DNR RP Item 15A (8/23/2023) \$2,079,500 for FY 2024

Project Description: Acquisition of this conservation easement will protect productive agricultural and forest land, as well as protecting 1,600 linear feet of forested stream buffers along unnamed tributaries to Stone Run. Stone Run flows into Octoraro Creek before emptying into the Susquehanna River. The property is located within a permanently preserved easement block of 700 acres. This Rural Legacy easement, RL No. 35506, will be held by the Department of Natural Resources and the Cecil Land Trust, Inc.

Easement Value: \$225,072.81 (\$4,922.86 per acre)

Purchase Price: \$185,000.00 (\$4,046.37 per acre)

Total Other DNR Costs:

Administrative:	\$ 5,550.00
Incidental:	\$10,532.40
Compliance:	<u>\$ 2,775.00</u>
	\$18,857.40

Amount Requested: \$203,857.40

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Rural Legacy Program
Source Code: 23003 \$203,857.40

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Board of Public Works
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Contact: *Emily Wilson* 410-260-8436
emilyh.wilson@maryland.gov

10A. RURAL LEGACY PROGRAM FUNDS
Dorchester County

Recommendation: Approval to grant \$953,188.18 to **The Conservation Fund**, from Rural Legacy Funds to acquire a 526.24-acre conservation easement.

Nanticoke Rural Legacy Area – Nagel Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 3A (1/8/2020) \$1,100,382 for FY 2020
DNR-RP Item 12A (10/21/2020) \$998,500 for FY 2021

Project Description: Acquisition of this conservation easement will protect 526.24-acres of agricultural and forested land, contributing to the permanent protection of a large block of rural and working lands in the heart of the Nanticoke River watershed. The easement will support the sustainability of a resource-based economy in Dorchester County and the region, as well as protect the scenic viewshed along 5,800 feet of Middletown Branch Road. This Rural Legacy easement, RL No. 35507, will be held by the Department of Natural Resources and the U.S. Department of the Navy. The Sponsor is not requesting program compliance costs.

Easement Value: \$1,314,316.00 (\$2,497.56 per acre)

Purchase Price: \$1,314,316.00 (\$2,497.56 per acre)

Funding Sources: \$864,316.00 DNR
\$450,000.00 U.S. Department of the Navy

Total Other DNR Costs:

Administrative:	\$39,429.48
Incidental:	\$49,442.70
Compliance:	<u>\$ 0.00</u>
	\$88,872.18

Amount Requested: \$953,188.18

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Rural Legacy Program
Source Code: 23003 \$953,188.18

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Board of Public Works
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DNR 11

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

11A. RURAL LEGACY PROGRAM FUNDS
Carroll County

Recommendation: Approval to grant \$623,516.80 to **Carroll County** from Rural Legacy Funds to acquire an 85.29-acre conservation easement.

Little Pipe Creek Rural Legacy Area – Hunter Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 15A (8/23/2023) \$1,281,912 for FY 2024

Project Description: Acquisition of this conservation easement will protect productive farmland with prime agricultural soils, along with woodlands, as well as scenic views along Francis Scott Key Highway. A forested stream buffer will be protected along approximately 5,000 linear feet of Piney Creek and unnamed tributaries to Piney Creek, all of which flow to the Upper Monocacy River. This Rural Legacy easement, RL No. 35553, will be held by the County Commissioners of Carroll County. The county is not requesting reimbursement for administrative and program compliance costs.

Easement Value: \$619,531.50 (\$7,263.83 per acre)

Purchase Price: \$619,531.50 (\$7,263.83 per acre)

Amount Requested: \$623,516.80

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Rural Legacy Program
Source Code: 23003 \$623,516.80

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Board of Public Works
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Contact: *Emily Wilson* 410-260-8436
emilyh.wilson@maryland.gov

12A. RURAL LEGACY PROGRAM FUNDS

Nanticoke Rural Legacy Area

Recommendation: That the Board of Public Works approve DNR granting \$6,500 to **The Nature Conservancy** from Rural Legacy Funds to reimburse expenses related to due diligence incurred in unsuccessful negotiations of a Rural Legacy easement acquisition.

Prior Approvals: Nanticoke Rural Legacy Grant for easement acquisitions:
DNR-RP Item 3A (January 8, 2020) \$1,100,382 for FY 2020

Explanation: The Rural Legacy Program is designed to preserve large blocks of contiguous open space that are among the State's most valuable because of the existence of a multitude of agricultural, forestry, natural, and cultural resources. To protect these resources, the Rural Legacy Program, acting through local government or private land trust sponsors, purchases conservation easements from willing property owners. DNR seeks approval from the Board of Public Works to acquire the property interest and to reimburse the local sponsor for expenses related to the transaction. In this case, The Nature Conservancy, serving as the local sponsor, negotiates Rural Legacy easements in the Nanticoke Rural Legacy Area. A landowner has declined an offer and negotiations have ceased. This transaction, RL No. 35572, will not proceed. The Sponsor incurred due diligence expenses necessary to evaluate the transaction in the form of appraisals with the expectation of leveraging the easement acquisition with funds from the U.S. Department of the Navy, which requires appraisals to determine the amount of the Navy's funding contribution. DNR now requests approval to reimburse the Sponsor.

Reimbursement to The Nature Conservancy:
Appraisals: \$6,500.00

Total Amount Requested: \$6,500.00

Fund Sources: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Rural Legacy Program
Source Code: 23003 \$6,500.00

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 2, 2025



Contacts: Daniel Coy 443-775-0898 daniel.coy@maryland.gov
Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov

13A. FOREST CONSERVATION ACT EASEMENT

Recommendation: That the Board of Public Works approve the Department of Natural Resources amending a permanent forest conservation easement from the Maryland Department of Transportation (MDOT). This first amendment will continue to enable the proper maintenance of Maryland's state highway system and provide long-term protection in Howard County.

Prior Approvals: MDOT Item 15-RP (5/18/2011)

Authority: Forest Conservation Act, Sections 5-1601 through 5-1613 of the Natural Resources Article, Maryland Code.

Grantor: State of Maryland to the use of the Department of Transportation.

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

Property: 55.654 acres

Price: \$-0-

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 2, 2025



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

14A. TIMBER SALE
Garrett County

Recommendation: That the Board of Public Works approve this timber sale of 118,444 board feet of sawtimber, and 238 cords of pulpwood, which will be conducted in Compartment 18 off West Shale Road in Savage River State Forest.

Savage River State Forest
39.5 acres /Compartment 18 (SR-03-25)

Description: This will be a hardwood thinning harvest in Compartment 18. The stand is overstocked and removing some of the oak, birch, and maple trees will allow better growing conditions for the remaining oak trees. Healthy oak saplings exist and have been identified for retention to develop into the future forest stand.

No bond money was used in the purchase of this land.

Authority: Natural Resources Article § 5-102 and § 5-214,
Annotated Code of Maryland.

Sales Method: Competitive Sealed Bid (One-step method). *See BPW Advisory 2005-2.*

Bids:

Joe Colmer Logging	MD	\$50,107.00
Glotfelty Lumber Co., Inc.	MD	\$43,300.00
Northwest Hardwoods, Inc.	PA	\$28,533.00

Award: Joe Colmer Logging

Amount: \$50,107.00

Estimated Value: \$40,801.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED at the meeting

Board of Public Works
University System of Maryland
Supplement
July 2, 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 for the following contracts totaling: \$1,465,818.

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

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

Description: Purchase of Freezers Auto Defrost and Fridge Freezers Combo HC
Procurement Method: Cooperative Agreement – E&I Cooperative Contract # CNR01459
Award: VWR International, LLC, Radnor, PA.
Amount: \$6,200
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:** 25-1737-1101

**2. University of Maryland, College Park for The University of Maryland Eastern Shore
UMES Agricultural Research Education Center**

Description: Purchase Laminar Flow Hoods & Biosafety Cabinets.
Procurement Method: Cooperative Agreement – E&I Cooperative Contract # CNR01459
Award: VWR International, LLC, Radnor, PA.
Amount: \$64,367
Fund Source: MCCBL 2024: *Provide funds to complete construction and equipping of an Agricultural Research Education Center.* Item 116.
MBE Participation 0%
Resident Business: No **MD Tax Clearance:** 25-1741-1101

1-GM. GENERAL MISCELLANEOUS (cont'd)**3. University of Maryland, College Park***Chemistry Wing 1 Replacement*

Description: Provide professional auditing services..
Procurement Method: Competitive Sealed Bid
Award: Talson Solutions, LLC, Philadelphia, PA
Amount: \$59,750
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement. Item 105.*
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-1893-0000

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

Description: Design, fabricate, and install public art per the Maryland Public Art Initiative.
Procurement Method: Qualifications Based Selection
Award: Rob Ley Studio, Los Angeles, CA
Amount: \$725,225
Fund Source: MCCBL 2025: *Provide funds to continue construction and equipping of the interdisciplinary engineering building, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project. Item 104.*
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-1896-1000

1-GM. GENERAL MISCELLANEOUS (cont'd)

5. University of Maryland, College Park

Graduate Student Housing-Yale Avenue Site Improvements

Description: Structural/Civil design services for the external improvements to Yale Avenue creating safe pedestrian and vehicular circulation.

Procurement Method: Master Contract-On-call Design Services

Award: Whitman, Requardt & Associates, LLP, Baltimore, MD

Amount: \$610,276

Fund Source: MCCBL 2023: *Provide funds to design, construct, and equip a graduate student housing project.* Item 108: \$560,000.
MCCBL 2024: *Provide funds to continue the construction of a graduate student housing site development project, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.* Item 109: \$50,276.

MBE Participation: 36.37%

Resident Business: Yes **MD Tax Clearance:** 25-1900-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

***Sub-Item 3 was withdrawn at the meeting; The remaining Sub-Items were approved.**

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

**2-C. UNIVERSITY OF MARYLAND, BALTIMORE for
TOWSON UNIVERSITY
*Fieldhouse and Towson Center***

Contract ID: Academic Achievement Expansion and Fieldhouse Renovation at Towson University (TU), Task Order RFP #22-060 CB, On Call Contract #C-00993

Recommendation: Award Pre-Construction services Task Order

Prior Approval: USM Item 3-C 10/2/2024

Task Order Description: The project renovations address sports facilities located in two adjacent buildings, the Towson Center and the Fieldhouse at Johnny Unitas Stadium.

The Towson Center, built in 1977, currently includes multipurpose spaces and an athletic training facility that serves various teams. This project will expand and modernize the 4,000 square foot athletic training facility to 7,200 square feet, addressing the current limitations in space and equipment. Key improvements include upgraded treatment areas, expanded hydrotherapy capabilities, and increased functional space for both athletic trainers and student-athletes. These changes will enhance the quality of care, increase rehabilitation capacity, and better support the overall wellness of student-athletes.

The Fieldhouse, built in 2003, supports a variety of Athletic Department functions. This work will address the Athletics Academic Achievement Center (AAAC), and Athletic Sports Medicine Facilities located within. Expansion will address the space needs of the AAAC, resolve existing office shortages, use operable partitions allowing flexible use as study halls or a large event space as needed, and replace lost classroom and storage areas from the Fieldhouse renovation. Football, lacrosse, field hockey, track and field, and cross-country student-athletes utilize the Athletic Sports Medicine Facility daily. The renovation will address updating high-demand hydrotherapy equipment and enhance the physician exam room, chiropractic and massage rooms, conference room, and staff offices. By expanding the upper floors on the existing footprint, no additional site work or impervious surfaces will be required.

Award: Grunley Construction Company, Inc., Rockville, MD

Procurement Method: Task Order under On Call Construction Management at Risk contract

Task Order Term: 46.5 months from issuance of Pre-Construction notice to proceed (includes construction and warranty period)

Amount: \$396,000

2-C. **UNIVERSITY OF MARYLAND, BALTIMORE for
TOWSON UNIVERSITY (cont'd)
*Fieldhouse and Towson Center***

Task Order Proposals:

Offerors	Technical Ranking	Price	Overall Ranking
Grunley Construction Company, Inc., Rockville, MD	1	\$396,000	1
J. Vinton Schaefer Construction, LLC (JVS), a Quandel Enterprises Company, Baltimore, MD	2	\$549,465	2

Fund Source: Plant Funds

MBE Participation: 0% (See Requesting Institution Remarks)

Performance Security: 100% performance bond

Requesting Institution Remarks: The solicitation was sent to the three On Call Vendors, and all three responded. The proposals were evaluated by an Evaluation Committee which included representatives from UMB's office of Construction & Facilities Strategic Acquisitions, UMB's Facilities and Operations, and TU's Facilities and Operations. Two (2) firms were shortlisted to participate in Oral Interviews, and their pricing was opened. Award is recommended to Grunley Construction Company, Inc. based on best value to the University.

This Item recommends award for pre-construction services only. While there is no MBE participation in the pre-construction phase of this project, the overall MBE goal is 25%. If the University and the Contractor agree to a cost for construction, the University will return to the Board with a recommendation to modify the contract to include bid packages, along with the MBE participation commitment.

Sustainability: The proposed addition to the facility is being constructed on top of an existing roof terrace, minimizing the environmental impact of new footings and foundations, as well as reducing any additional stormwater mitigation requirements associated with the addition. Environmentally sustainable materials and systems will be identified and explored throughout the design and into construction by the University and the design team, including recycled and regional materials. LED lighting and a high efficiency HVAC system will be designed to assist in achieving the energy goals for the University.

2-C. **UNIVERSITY OF MARYLAND, BALTIMORE for
TOWSON UNIVERSITY (cont'd)
*Fieldhouse and Towson Center***

Resident Business: Yes

MD Tax Clearance: 25-1924-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

WITH DISCUSSION

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

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

3-C-BP. UNIVERSITY OF MARYLAND, BALTIMORE
School of Social Work – Bid Package 3 of 3

Contract ID: Construction Management at Risk Services for a New School of Social Work Building, RFP #20-399 CB, University Contract #C-00948

Recommendation: Award construction bid package 3 of 3 and approve expenditure of funds appropriated as MCCBL 2025 and FY 2025 General Funds (PayGo)- Strategic Energy Investment Fund (SEIF) Funds.

Contractor: The Whiting-Turner Contracting Company, Baltimore, MD

Prior Approval: USM Item 6-C 4/19/2023 (pre-construction services)
USM Item 1-C-BP 12/4/2024 (Bid Package 1)
USM Item 3-C-BP 5/7/2025 (Bid Package 2)

Project Description: Bid Package 3 includes: final cleaning, millwork, operable partitions, drywall/framing, flooring, terrazzo, painting, miscellaneous specialties, interior/exterior signage, blinds, landscaping/hardscaping/green wall, site chilled water, University Allowances, CM Allowances, and subcontractor default insurance.

The project involves the design of a new School of Social Work building on the north side of campus to adequately house its current and projected courses of study, faculty, administration, and associated Program centers. The school is currently scattered across 6 buildings, including two off-campus leased locations. The project includes new office, research, and academic space.

This Bid Package Amount: \$21,905,116

Current Contract Amount: \$79,341,052

Revised Amount: \$101,246,168

Contract Term: 55 months from issuance of Construction notice to proceed
(includes construction and warranty period)

3-C-BP. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)
School of Social Work – Bid Package 3 of 3

Fund Source: MCCBL 2025: *Provide funds to continue construction of a new School of Social Work building, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.* Item 101. \$34,867,069;

FY 2025 General Funds (PayGo)- SEIF Funds: *To fund initiatives to support implementation of the State's Climate Pollution Reduction Plan and support green energy initiatives at higher education institutions across the state. Bid Package 2: \$5,000,000*

Note: Chapter 720, Act of 2024 pre-authorized funds from FY 2027. The University is requesting approval of the contract for Bid Package 3 in the amount of \$21,905,116. No FY 2027 preauthorized funds will be expended until they become available (July 1, 2026). The University will return to the Board for approval when preauthorized funds become available.

Background: Reference is made to USM Agenda Item 1-C-BP (12/4/2024) in which the Board of Public Works previously approved the University awarding Bid Package 1 in the amount of \$26,727,348, with pre-authorization of funding. This completes the funding for Bid Package 1.

Reference is made to USM Agenda Item 3-C-BP (5/7/2025) in which the Board of Public Works previously approved the University awarding Bid Package 2 for \$44,880,630, with pre-authorization of funding. This Item requests approval for the expenditure of MCCBL 2025 Funds, and FY 2025 General Funds (PayGo)-SEIF Funds. The University will return to the Board to authorize the remaining funds when FY27 funds become available.

This Bid Package MBE Participation: 25.65%

MBE Participation Overall: 30% overall goal
Subgoals of: 8% African-American Owned
11% Women Owned

MBE Compliance: 3.93% (See Requesting Institution remarks)

Performance Security: 100% performance bond is required.

3-C-BP. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)
School of Social Work – Bid Package 3 of 3

Requesting Institution Remarks: The Construction Management at Risk contract was initially awarded for pre-construction. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the final bid package. To date, this contract MBE commitment is 35.80%, with subgoals of 10.33% African-American Owned and 11.03% Women-Owned. There is limited compliance to date because construction is in an early phase, and pre-construction had few MBE subconsultants.

Sustainability: In accordance with the Maryland High Performance Building Standards, the new home for the School of Social work prioritizes sustainability with features including

- (a) high-performance building envelope that lowers heating loads by 12% and cooling loads by 4%,
- (b) photovoltaic arrays that will produce 15% of the energy the building uses,
- (c) a green roof garden with extensive plantings and tree cover,
- (d) intensive stormwater management features that minimize rainwater discharge from the site,
- (e) bike lockers with showers for commuters, and
- (f) geo-thermal exchange wells underneath the building that are part of a highly efficient thermal control system that will make it the first operational net-zero emissions building in the USM and downtown Baltimore.

Collectively, all of these actions will reduce the building's annual energy usage by 65%. Thoughtful selection of materials will facilitate a healthy indoor environment and maximize recycled content. To the greatest extent possible, materials shall be sourced responsibly from vendors that maintain transparency and meet testing requirements and standards referenced in the LEED rating system. Waste will be minimized both during construction and throughout operation using a variety of waste reduction and diversion strategies. And notably, the project is also on track to achieve LEED Platinum, the highest level from the U.S. Green Building Council.

Sustainability(cont'd): The geo-thermal exchange wells, plus associated mechanical and electrical equipment, are included within this bid package, while the balance of the sustainability components and features will be included within the final bid package.

Resident Business: Yes

MD Tax Clearance: 25-1940-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

WITH DISCUSSION

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
July 2, 2025



USM 10

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

**4-GM. UNIVERSITY OF MARYLAND, BALTIMORE *for*
UNIVERSITY OF MARYLAND, BALTIMORE COUNTY
*Colwell Center Roof Replacement and Improvements***

Contract ID: Design Services for the Colwell Center in Baltimore; University Contract Master On Call M/E Design Services for Academic Projects C-00902

Prior Approval: USM Item 1-GM (5/15/2024)

Recommendation: Approve expenditure of funds appropriated as MCCBL 2025 to previously approved A/E design services contract for the Colwell Center Roof Replacement and Improvements

Amount: \$164,024

Fund Source: MCCBL 2025: *Provide funds to complete design and continue construction of deferred maintenance improvements, including central plant upgrades, at the Rita Colwell Center in Baltimore City, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.* Item 115, \$164,024

Contractor: Henry Adams, LLC (SBR), Baltimore, MD

Background: Reference is made to USM Agenda Item 1-GM (5/15/2024) in which the Board of Public Works previously approved the University awarding Design Services to Henry Adams using FY 2024 General Funds (PayGo Funding). This Item is to approve expending \$164,024 now available through the MCCBL 2025 funds.

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
July 2, 2025



Contact: Thomas Hickey 410-576-5736
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5-GM. **UNIVERSITY OF MARYLAND, BALTIMORE for
UNIVERSITY OF MARYLAND, BALTIMORE COUNTY
Sherman Hall Renewal**

Contract ID: Construction Management at Risk Services for Sherman Hall Renewal;
University Contract #C-00883

Prior Approval: USM Item 2-C-BP (12/13/2023)
USM Item 9-GM (8/28/2024)

Recommendation: Approve expenditure of funds appropriated as MCCBL 2025 to previously
approved Bid Package 4 for the University of Maryland, Baltimore
County's Sherman Hall Renewal.

Amount: \$19,701,000

Fund Source: MCCBL of 2025: *Provide funds to continue construction and equipping of
the renovation of Sherman Hall, provided that notwithstanding Section 6
of this Act, work may continue on this project prior to the appropriation of
all funds necessary to complete this project:* Item 112, \$21,211,000.

Contractor: The Whiting Turner Contracting Company, Baltimore, MD

Background: Reference is made to USM Agenda Item 2-C-BP (12/13/2023) in which the Board of
Public Works previously approved the University awarding Bid Package 4 for \$61,994,382, with the
understanding that \$23,839,000 had been appropriated and construction work would not exceed that
amount. USM Agenda Item 9-GM (8/28/2024) approved the University expending \$16,754,000
additional available appropriated funds from MCCBL 2024 funds. This Item is to approve expending
\$19,701,000 now available through the MCCBL 2025 funds. The University will return to the Board
of Public Works to authorize the use of additional funding when the funds become available.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

6-S. UNIVERSITY OF MARYLAND, COLLEGE PARK on behalf of UNIVERSITY SYSTEM OF MARYLAND
Services Contract

Contract ID: Compensation Consulting Services, RFP No. 155503-SA

Recommendation: Award service contract.

Contract Description: Compensation Consulting Services for the University System of Maryland (USM) with an outcome of a comprehensive system-wide approach to compensation, classification, and career architecture design.

Award: The Segal Company, Washington, DC

Procurement Method: Qualification Based Selection

Contract Term: 7/17/2025*-7/16/2028 *or earlier upon BPW approval

Amount: \$7,350,000

Proposals:

Firm	Overall Ranking
The Segal Company, Washington, DC	1
Deloitte Consulting LLP, Baltimore, MD	2
Mercer US, LLC, New York, NY	3

Fund Source: Institutional Funds

MBE Participation: None (See Requesting Institution Remarks)

Requesting Institution Remarks: The solicitation was advertised on eMaryland Marketplace Advantage. Eight (8) proposals were received and reviewed by the Qualification Committee (QC) using the Qualifications-Based Selection (QBS) method. Three (3) out of the eight (8) offerors were deemed technically acceptable and were invited to participate in oral presentations. Following oral presentations, the QC selected The Segal Company as the top ranked offeror and is thus requesting approval to award the contract to this firm.

There was no MBE goal established for this contract because there were no sub-contracting opportunities identified.

6-S. UNIVERSITY OF MARYLAND, COLLEGE PARK on behalf of UNIVERSITY SYSTEM OF MARYLAND (cont'd)
Services Contract

Resident Business: No

MD Tax Clearance: 25-1635-0110

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
July 2, 2025



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

7-S. **BOWIE STATE UNIVERSITY**
Services Contract

Contract ID: Dining Services - RFP No. 2025-01

Recommendation: That the Board of Public works approve a contract award for comprehensive campus dining services.

Contract Description: Comprehensive campus dining services including student board meals, retail food sales, internal catering, and concessions.

Award: Aladdin Campus Dining, LLC, Canonsburg, PA

Contract Term: 7/17/2025*-7/16/2030 *or earlier upon BPW approval-Base Term (with five (5) one-year renewal options)

Amount:
\$32,477,422 (Five-year Base Term)
\$7,014,717 (1st Renewal Option)
\$7,155,011 (2nd Renewal Option)
\$7,298,111 (3rd Renewal Option)
\$7,444,073 (4th Renewal Option)
\$7,592,954 (5th Renewal Option)
\$68,982,277 Total

Procurement Method: Competitive Sealed Proposal

Proposals:

Proposals	Technical Rank	*Financial Rank	Financial Proposal	Net Revenue	Overall Ranking
Aladdin Campus Dining, Canonsburg, PA	1	1	\$68,982,277	\$27,927,900	1
Thompson Hospitality, Reston, VA	2	2	\$60,960,737	\$11,974,445	2
Aramark Collegiate Hospitality, Philadelphia, PA	3	3	\$63,054,514	\$4,522,250	3

* The Financial Rank was determined by subtracting the Net Revenue from the Financial Proposal Cost

Fund Source: Institutional Funds

Incumbent Contractor: Yes

7-S. **BOWIE STATE UNIVERSITY** (*cont'd*)
Services Contract

MBE Participation: 28.2%:
Subgoals: African American: 7%,
Hispanic American: 4%
(See Requesting Institution Remarks)

Performance Security: \$1 million performance bond

Requesting Institution Remarks: The University issued a Request for Proposal (RFP# BSU 2025-01) in November 2024. The solicitation was advertised on eMaryland Marketplace Advantage and posted on the Bowie State University (BSU) Procurement website. BSU received three (3) proposals. The contract award is recommended to the vendor with both the highest technical and financial proposals, Aladdin Campus Dining LLC.

The Contractor will provide all labor, management, food, materials, and supplies necessary to perform the required services. BSU will receive guaranteed commissions of 22% on all casual and guest meal sales in the Dining Hall, retail unit sales, catering and concessions. The contractor will provide the University with unrestricted annual cash contributions totaling \$6,500,000 over the five-year base term of the contract. In lieu of requesting capital investments the University encouraged contractors to use the investment dollars to lower the cost of student Meal Plans and guarantee higher commission rates. The unrestricted annual cash contributions totaling \$6,500,000 will be amortized over the five-year base term period of the contract. Should the University choose not to exercise any of the five additional one-year renewal periods it will be under no obligation to repay the contractor for any of the cash contributions. The source of funding for the contract will be dining program revenues paid by students, retail, catering, and concession sales.

The Minority Business Enterprise goal established for this contract was 20% and the vendor has committed 28.2% exceeding the goal by 8.2%

USM Board of Regents: The USM Board of Regents approved this contract award on June 13, 2025.

Resident Business: No

MD Tax Clearance: 25-1541-0101

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 2, 2025



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

8-RP. **SALISBURY UNIVERSITY**
Real Property- Declare Surplus

Recommendation: That the Board of Public Works declare as surplus property both one Salisbury University building of approximately 33,400 square feet and two parcels totaling 9.73 acres of land located in Salisbury, Maryland.

Property: 909 South Schumaker Drive,
Salisbury, Maryland 21801

Grantor: State of Maryland for the University System of Maryland on Behalf of its Constituent Institution, Salisbury University

Background: The University intends to exchange this property for the Paul S. Sarbanes Branch Library in downtown Salisbury with Wicomico County. The University plans to demolish the existing library in order to construct a new Performing Arts Center on the site. Wicomico County intends to convert the property at 909 S. Schumaker Drive into the new Paul S. Sarbanes Branch Library.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20240628-0519. It is recommended to declare 909 South Schumaker Drive surplus to the needs of the State upon consideration of the Maryland Department of the Environment's qualifying comments. Wicomico County will acquire the property for use as a new library. This acquisition will be part of a real property exchange that will be subject to future Board of Public Works approval in which the University will acquire the existing library.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

9-RP.

UNIVERSITY OF MARYLAND, EASTERN SHORE
Real Property Acquisition of 30488 Broad Street, Princess Anne

Recommendation: That the Board of Public Works approve the following acquisition of real property.

Authority: §12-104 (h), Education Article, Annotated Code of Maryland

Property: 30488 Broad Street, Princess Anne, Maryland 21853

Grantor: Thornton Properties, LLC

Grantee: State of Maryland for the use of the University System of Maryland on behalf of its constituent institution University of Maryland, Eastern Shore

Price: \$250,000

Appraised Value: W.R. McCain & Associates (1/31/25): \$250,000
Opteon Appraisals (1/16/25): \$250,000

Fund Source: The source of funds for this acquisition is a \$750,000 grant from the State Department of Housing and Community Development approved by the BPW on 12/18/2024 (Secretary's Agenda Item 10); excess proceeds will be applied to renovation costs.

Requesting Institution Remarks: University of Maryland, Eastern Shore (the "University") seeks approval from the Maryland Board of Public works to purchase 30488 Broad Street, Princess Anne, Maryland 21853 (the "Property"), currently owned by the Thornton Properties, LLC. The Property is a 25,536 square foot (0.59 acre) site that is improved with a 9,836 square-foot retail building. The Property is located .25 miles west of the University of Maryland Eastern Shore campus.

The University will use the property for "The Perch", an innovative business incubator. It is designed to empower aspiring entrepreneurs across various sectors by providing comprehensive resources, mentorship and collaborative spaces. The Perch will include a state-of-the-art commercial kitchen, small vendor kitchens, retail marketplace, shared resources and spaces, and educational workshop areas. By supporting food and beverage startups, retail innovators, and diverse entrepreneurs, The incubator will stimulate growth, create job opportunities and revitalize the local community.

9-RP.

UNIVERSITY OF MARYLAND, EASTERN SHORE (cont'd)
Real Property Acquisition of 30488 Broad Street, Princess Anne

Board of Regents: The USM Board of Regents approved the proposed acquisition on June 13, 2025.

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Paul J. Wiedefeld
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
July 2, 2025**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 1

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

1-C. **MARYLAND AVIATION ADMINISTRATION**
Construction Contract

Contract ID: Passenger Boarding Bridge Replacement at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport, *MAA-CO-24-017*
EPICS No.: *MAACO24017*

Contract Description: The project includes replacement of 14 passenger boarding bridges under the Base Bid, and three additional passenger boarding bridges under Alternate Nos. 1, 2, and 3.

Award: TK Airport Solutions, Inc. Fort Worth, TX

Contract Term: 1000 Calendar Days from Notice to Proceed

Amount: \$21,462,661.13

Procurement Method: Competitive Sealed Bidding (Single Responsive Bid Received)

Bid:

Bidder	Amount
TK Airport Solutions, Inc. Fort Worth, TX	\$18,250,782.25 (Base) \$1,039,177.12 (Alternate No. 1) \$1,068,378.01 (Alternate No. 2) <u>\$1,104,323.76 (Alternate No. 3)</u> \$21,462,661.13 (Total Amount)

DBE/VSBE Participation: 5% / 0%

Performance Security: 100% Performance and Payment Bonds

Hiring Agreement Eligible: No

Incumbent: None

Requesting Agency Remarks: The solicitation was advertised on July 24, 2024, via eMaryland Marketplace Advantage notifying 150 potential contractors, the Maryland Aviation Administration's website, and by way of direct solicitation to nine prospective bidders. Two bids were received on September 25, 2024. One bid was rejected because the bidder failed to submit the required accurate DBE Participation forms as set forth in the solicitation. Specifically, the proposed DBE sub-contractor was not certified at the time of bid submission. Therefore, the bid

1-C.

MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

was determined to be non-responsive because it did not conform to the requirements of the solicitation and rejected pursuant to COMAR 21.06.02.03B(2). No protest was filed.

MAA reached out to non-bidding vendors to ascertain why they did not bid. MAA received two no-bid responses, and both responses received stated that other commitments precluded their participation.

MAA conducted a price analysis against the engineer's estimate for this project which was based on historical pricing of similar new or replacement boarding bridge projects within the past two years. The pricing was 11.6% less than the estimate and the variance was attributed to manufacturing cost fluctuations and work plan efficiencies that allowed for lower costs for some of the project work activities, MAA confirmed TK Airport Solutions Offer price and determined it to be fair and reasonable.

The work under this contract is comprised of the following items: removal and disposal of existing passenger boarding bridges, Supply and installation of new passenger boarding bridges, connecting new passenger boarding bridges to the existing power supply, removal of existing PC Air/400 Hz equipment from existing passenger boarding bridges and reinstallation on new passenger boarding bridges.

The solicitation includes a base bid and three alternates. Alternate No. 1 is the bid price to replace Passenger Boarding Bridge (PBB) at terminal gate B7, Alternate No. 2 is the bid price to replace the PBB at terminal gate B9, and Alternate No. 3 is the bid price to replace the PBB at terminal gate E4. All three alternates are being awarded for this project.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Disadvantaged Business Enterprise (DBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goal, as well as a Small Business Enterprise (SBE) designation. Due to the limited scope of work, a VSBE participation goal was not feasible. A 5% DBE participation goal was established for this contract.

Fund Source: 80% Federal, 20% Special (Transportation Trust Funds)
Approp. Code: J06I0003

Resident Business: No
MD Tax Clearance: 25-1196-1001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 3

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

2-E. **MARYLAND AVIATION ADMINISTRATION**
Equipment Contract

Contract ID: Two PL Custom M2 Freightliner Plus Titan Ambulances for Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MR6047192*
EPICS No.: *MR6047192*

Contract Description: This contract provides for the purchase of two PL Custom M2 Freightliner Plus Titan Ambulances for BWI Thurgood Marshall Airport Fire Rescue Department (FRD).

Award: DPC Emergency Equipment; Marydel, DE

Contract Term: 1,095 calendar days from Notice to Proceed

Amount: \$1,221,060.00

Procurement Method: Intergovernmental Cooperative Purchase Agreement
Sourcewell Contract No. 122123-PLC

MBE VSBE Participation: 0% / 0%

Performance Security: None

Incumbent: N/A

Requesting Agency Remarks: The MAA seeks to purchase two 2027 PL Custom M2 Freightliner Plus Titan Type 1 Medium Duty Ambulances through an ICPA that will replace vehicles that are 10 and 12 years old. The Federal Aviation Administration (FAA) Advisory AC 150/5220-10E provides guidance on the determination for replacement of the fire department vehicles. As stated in 1.4 of the advisory, the vehicles have a service life of 10-12 years. Given that the lead time on vehicles is up to three years, both vehicles will be well beyond life expectancy at the point of replacement. The replacement of these front-line vehicles is essential to the safe and reliable transportation of individuals to area hospitals by BWI Fire Rescue Department (FRD).

MAA conducted market research comparing similar vehicle purchases within the past three years of other Government entities to confirm the cost benefit to the State. Twelve similar units were purchased with slightly different options by Montgomery County Maryland Fire and Rescue Services. The pricing total for all 12 units was \$6,002,496 (*\$500,208 each*) on August 27, 2024. Low unit pricing is attributed to the ICPA bulk purchasing discounts and the time at which the order was placed.

2-E. **MARYLAND AVIATION ADMINISTRATION (cont'd)**

Requesting Agency Remarks(cont'd):

MAA then compared a similar purchase of one 2024 unit for the Village of North Palm Beach of Florida for a cost of \$619,728.75. The ambulance was equipped in accordance with Village specifications pursuant to pricing established in an existing Sourcewell Cooperative Purchasing Contract (RFP #110921 - Ambulances and Emergency Medical Services Vehicles). The original procurement of this was completed in 2022.

MAA also compared the project estimate pricing from January 24, 2024, and updated pricing from October 3, 2024, for the PL Custom M2 Freightliner Plus Titan Type 1 Medium Duty Ambulances procurement.

- 2026 PL Custom / M2 Freightliner Titan Ambulance January 24, 2024, \$526,008
- 2027 PL Custom / M2 Freightliner Plus Titan Ambulance October 3, 2024, \$596,030

Based on the comparison of pricing, use of the ICPA will provide a minimum cost benefit to the State estimated between 1.5% and 5%.

Sourcewell Contract No. 122123-PLC – PL Custom Body and Equipment Co., Inc. was competitively solicited and publicly awarded by Sourcewell, a State of Minnesota local government unit and service cooperative, using a competitive solicitation process consistent with applicable procurement laws and regulations. In accordance with COMAR 21.05.09.04, it is determined that this ICPA will provide cost benefits to the State, promote administration efficiencies, and promote intergovernmental cooperation. The ICPA is in the best interest of the State and is not intended to evade the purpose of Division II of the State Finance Procurement Article.

Utilizing this procurement method will allow MAA to realize savings of both time and money in obtaining the specialized equipment. It is in the best interest of the State and will promote administrative efficiencies and intergovernmental cooperation. Utilizing this procurement will allow MAA to realize savings in time and money and is not intended as a means to evade the purposes set forth under COMAR 21.01.01.03. No Minority Business Enterprise or Veteran Small Business Enterprise participation goals were established as there are no sub-contractable features of work for this contract.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 5

2-E. **MARLAND AVIATION ADMINISTRATION** (*cont'd*)

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I0003

Resident Business: No

MD Tax Clearance: 25-1721-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 6

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

3-M. MARYLAND AVIATION ADMINISTRATION
Maintenance Contract

Contract ID: Uninterrupted Power Supply (UPS) Systems Inspection, Repair and Maintenance at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-MC-26-005*

EPICS No.: MAAMC26005

Contract Description: Provide for all labor, supervision, materials, supplies (including air filters), batteries, cables, all drawings, terminal connectors, appurtenances, testing and repair equipment, insurance, bonding, and expertise to maintain a planned inspection, preventive maintenance, and repairs program for all Uninterrupted Power Supply (UPS) units at BWI Thurgood Marshall and MTN Airports.

Award: On Computer Services, LLC. dba Unified Power; Terrell, TX

Contract Term: 08/01/2025 – 07/31/2030 (five years w/one, two-year renewal option)

Amount:
\$ 2,132,965.00 NTE (Base: five years)
\$ 853,186.00 NTE (Renewal Option: two years)
\$ 2,986,151.00 NTE (Aggregate Total)

Procurement Method: Competitive Sealed Bidding (Single Bid Received)

Bid:

<i>Bidder</i>	<i>Amount</i>
On Computer Services LLC dba Unified Power Terrell, TX	\$ 2,132,965.00 (Base) \$ 853,186.00 (Renewal Option) \$ 2,986,186.00 (Aggregate Total)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: 100% Performance Bonds (Annualized)

Hiring Agreement Eligible: No

Incumbent: Same

3-M.

MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks: The solicitation was advertised on March 17, 2025, via eMaryland Marketplace Advantage (eMMA), notifying 250 potential contractors registered under the power supply unit's commodity code, the Maryland Aviation Administration (MAA)'s website, and by way of direct notification to five firms. One bid was received on April 30, 2025.

Interest was high at the beginning with five vendors reporting that they would bid on this solicitation. The Procurement Officer sent out a confirmation email to all bidders on April 11, 2025, and five vendors confirmed that they would be bidding on this solicitation. There was no indication that the bid needed to be extended due to the amount of confirmed interest.

Subsequently, based on the feedback received on the No Bid Form, four of the five vendors declined to submit a bid response for the following reasons: two firms stated the bond requirement was too expensive; another firm stated they would have to subcontract the scope of work for the Original Equipment Manufacturer (OEM), thus, increasing costs to which they would be non-competitive; and one firm stated they do not have the necessary equipment, labor and capital required. MAA will evaluate and consider reducing the bond requirements in the future depending on the risk to the traveling public as it relates to the critical nature of the project.

On April 30, 2025, one bid was received from the incumbent contractor, On Computer Services, LLC dba/Unified Power (Unified Power). Unified Power submitted a responsive bid and is a responsible bidder. Unified Power's bid is considered fair and reasonable based on the proposed hourly rate for each UPS unit. The proposed hourly rates are less than the current hourly rates by \$49 per month, per unit compared to the current contract. This represents \$600.00 cost savings per UPS unit, which is fiscally advantageous to the State.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals, as well as a Small Business Reserve (SBR) designation. The contract has no subcontractable opportunities, and its scope is considered a single element of work. An eMMA search of small businesses yielded an insufficient number of available certified small businesses with the required manufacturer certification.

Fund Source: 100% Special (Transportation Trust Funds)
Approp. Code: J06I0002

Resident Business: No
MD Tax Clearance: 25-1832-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025

REVISED



MDOT 8

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

4-M-OPT/MOD.

MARYLAND AVIATION ADMINISTRATION
Renewal Option/Modification: Maintenance Contract

Contract ID: Landside Snow Removal Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-MC-20-004*
EPICS No.: CO426832

Contract Approved: DOT Agenda 6-M, 5/22/2019

Contract Description: Provide all labor, supervision, equipment, materials, insurance, and expertise to perform the landside snow removal from landside public areas at BWI Thurgood Marshall Airport.

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

Modification Description: Add Salt Brining Operation to preheat the public roadways and parking lots and add snow removal services for the new Southwest Airlines Aircraft Maintenance Hanger Roadway.

Award: Eastern Excavating & Grading, Inc.; Odenton, MD

Original Contract Term: 11/01/2019 - 10/31/2024 (five years)
(w/one, two-year renewal option)

Option Term: 08/01/2025 - 07/31/2027 (two years)

Modification Term: 08/01/2025 - 07/31/2027 (two years)

Original Amount: \$20,389,970.00

Option Amount: \$ 8,235,161.77 (including allowable CPI)

Modification Amount: \$ 424,238.48

Prior Options/Mods: \$0.00 (Mod. #1: No cost modification to amend equipment and call-out levels; Delegated -MAA, 10/28/2019)

\$0.00 (Mod. #2: No cost modification to allow time to amend the MBE participation schedule, (11/01/2019 – 10/31/2024); Delegated -MAA, 10/31/2024)

\$0.00 (Mod. #3; No cost modification to allow time to amend the MBE participation schedule, (12/01/2024 – 12/31/2024); Delegated -MAA, 11/29/2024)

4-M-OPT/MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Prior Options/Mods (cont'd):

\$0.00 (Mod. #4; No cost modification to allow contractor time to correct bonding requirements for renewal option (01/01/2025 – 01/31/2025); Delegated -MAA, 12/31/2024)

\$0.00 (Mod. #5; No cost modification to allow time for MAA to prepare renewal for BPW inclusion (02/01/2025 – 04/30/2025); Delegated -MAA 01/31/2025)

\$0.00 (Mod. #6; No cost modification to increase call out pricing for current snow season; Delegated – MAA 02/07/2025)

\$0.00 (Mod. #7; No cost modification to allow time for MAA to execute MBE participation schedule (05/01/2025 – 07/31/2025); Delegated – MAA 05/01/2025)

Total Contract Amount: ~~\$29,049,370.20~~ **\$29,049,370.25**

See next page for
Record Correction
Letter dated 8/6/25

Percent +/- Change (this item): 42%

Total Percent +/- Change: 42%

Procurement Method: Competitive Sealed Bid (Small Business Preference)

Living Wage Eligible: Yes

MBE/VSBE Participation: 27% / 0%

MBE/VSBE Compliance: 24.20% / 0%

Performance Security: Annualized Performance and Payment Bonds at 50% of the Contract Amount

Hiring Agreement Eligible: No

Requesting Agency Remarks: This renewal provides for the addition of the salt brining operation to pretreat the public roadways, parking lots, and terminal sidewalks on the upper-level roadway to mitigate icy conditions. This modification is for the safety of the traveling public and may limit any potential accidents. The addition of the salt brining operation will provide BWI Thurgood Marshall with a significant cost savings and the operation is more environmentally friendly when compared to the existing practice of salting of the roadway system.

John Gontrum



Wes Moore
Governor
Aruna Miller
Lieutenant Governor
Samantha J. Biddle
Acting Secretary
Shannetta R. Griffin, P.E.
Executive Director/CEO

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT MAA OFFICE OF PROCUREMENT; PROCUREMENT MANAGER, MONICA QUEEN
SUBJECT: NOTICE OF CORRECTION – MDOT 4-M-OPT/MOD, BPW MEETING 07/02/2025.
DATE: AUGUST 6, 2025

PURPOSE OF MEMORANDUM

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

The basis for change: Clerical error

MAA is requesting approval to correct a clerical error to the total contract amount on the Maryland Department of Transportation action agenda item previously approved by the Board of Public Works.

MDOT Agenda 07/02/2025, Item 4-M-OPT/MOD

Original Total Contract Amount: \$29,049,370.20
Corrected Total Contract Amount: \$29,049,370.25

Thank you for your attention to this matter. If additional information is required, please do not hesitate to contact me at 410-859-7004 or mqueen6@bwiairport.com.

Requested by:

Monica Queen
Monica Queen
Procurement Manager, Office of Procurement
MDOT MAA

4-M-OPT/MOD. MARYLAND AVIATION ADMINISTRATION (*cont'd*)*Requesting Agency Remarks (cont'd):*

The brining operation allows Maryland Aviation Administration (MAA) to delay the call out for the contractor for approximately two hours, and one circuit of salt (\$6,000). Depending on the weather forecast this provides MAA with a new savings ranging from \$12,000 to \$60,000 per winter storm. In addition to the financial and environmental benefits, the salt brining operation is a best practice used by the surrounding counties and the State Highway Administration.

This renewal also provides for the addition of snow removal services for the Southwest Airlines Maintenance Hanger Road. The hanger complex is new to BWI Thurgood Marshall. Per MAA's contract with Southwest Airlines, the MAA is responsible for the snow and ice removal of the roadway surfaces leading to and from the aircraft maintenance hangar. Therefore, the MAA must clear this surface during any snow event. Various cold weather conditions such as ice, sleet, and freezing rain may also require use of this contract. Contractors are paid when they perform work. Established rates per hour include the cost for the driver, equipment, and fuel for call out events.

Eastern Excavating & Grading, Inc, has satisfactorily provided all labor, supervision, equipment, materials, insurance, and expertise to perform the landside snow removal from the landside public areas at BWI Thurgood Marshall Airport.

The contract allows a Consumer Price Index (CPI) increase for the renewal period. When the original contract was approved in 2019, a 2.0% CPI was estimated for the option period; the actual CPI for the renewal is 3.5%. In an effort to determine if the renewal price is fair and reasonable, the Procurement Officer researched recently bid projects for snow removal services and found that MAA's renewal line-item price for the dump truck and backhoe snow equipment with labor is 25% less than Philadelphia's Airport price for the same line item under its recently awarded Snow Clearance contract. Therefore, the renewal price is considered fair and reasonable.

The delay in the exercising of this renewal option and "no cost" extension modifications were necessary for this contract. Modifications 2, 3, 4, 5, and 7 all stem from an issue with Minority Business Enterprise (MBE) goal and subgoals on this contract. The MBE subcontractor identified to meet the Asian American subgoal went out of business in 2024. The MAA Office of Diversity, Equity, and Inclusion (ODEI) searched the MDOT Directory of Certified Firms and was unable to identify another company to perform the specific area of work. Based on the research and lack of availability, ODEI determined that an MBE subcontractor already on the contract was qualified and available to perform the work.

The estimated time to complete work activities was inaccurate, requiring multiple no-cost modifications to extend the contract while the issues were resolved. The extended timeline was further impacted due to staff vacancies within ODEI.

4-M-OPT/MOD. MARYLAND AVIATION ADMINISTRATION (*cont'd*)***Requesting Agency Remarks (cont'd):***

Since this contract is bonded, the extensions also impacted the terms listed on the bonds which had to be re-done to be enforceable and align with the contract and State laws before the Option Renewal could be presented to the BPW. These challenges necessitated multiple contract extensions to maintain continuity of services and support during the staffing transitions.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran Small Business Enterprise (VSBE) goals, as well as a Small Business Reserve (SBR) designation. The project was designated Small Business Preference. An MBE participation goal of 27% was established for this contract which includes participation sub-goals of * 8% African American-Owned MBE firms, 3% Hispanic American-Owned MBE firms and 3% Asian American-Owned MBE firms. Eastern is at an 24% attainment and is anticipated to achieve the 27% goal during the renewal period. No VSBE goal was established.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I0002

Resident Business: No

MD Tax Clearance: 25-0609-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 12

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

5-S-MOD. MARYLAND AVIATION ADMINISTRATION
Modification: Service Contract

Contract ID: Commercial Facilities and Business Planning at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-SV-22-004*

EPICS NO.: ~~CO424202~~
~~CO431405~~

See next pages for
a second record
correction letter
dated 8/20/25

Contract Approved: MDOT 6-S, 03/09/2022

Contract Description: This contract provides specialized airport commercial facilities, business planning and analysis services in accordance with state and federal guidelines, requirements, and standards. The specialized tasks promote the Maryland Aviation Administration's (MAA) development of a comprehensive strategy to ensure BWI Thurgood Marshall and MTN Airports reach their full potential of new and creative revenue streams.

Modification Description: Increase contract authority for continuity of services.

Award: Landrum and Brown, Inc., Cincinnati, OH

Contract Term: 04/01/2022 – 03/31/2027 (five years)

Modification Term: 08/01/2025* - 03/31/2027 (*or earlier upon BPW Approval)
(two years)

Original Contract Amount: ~~\$5,550,000.00~~ \$5,500,000.00 NTE

Modification Amount: \$2,000,000.00

See next page for
Record Correction
Letter dated 8/1/25

Prior Mods/Options: None

Total Contract Amount: ~~\$7,550,000.00~~ \$7,500,000.00 NTE

Percent +/- Change(this item): ~~37.2727%~~ 36.3636%

Overall Percent +/- Change: ~~37.2727%~~ 36.3636%

Procurement Method: Competitive Sealed Proposal

Living Wage Eligible: No

MBE/VSBE Participation: 27% / 3%

MBE/VSBE Compliance: 22.42% / 0%

John Gontrum

Wes Moore
Governor

Aruna Miller
Lieutenant Governor

Paul J. Wiedefeld
Secretary

Shannetta R. Griffin, P.E.
Executive Director/CEO

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT MAA OFFICE OF PROCUREMENT; PROCUREMENT MANAGER,
 GAYLE MEALY
SUBJECT: NOTICE OF CORRECTION – MDOT 5-S-MOD, BPW MEETING 07/02/2025.
DATE: AUGUST 1, 2025

PURPOSE OF MEMORANDUM

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

The basis for change: Clerical error

MAA is requesting approval to correct clerical errors to the contract amounts and percentages on the Maryland Department of Transportation action agenda item previously approved by the Board of Public Works.

MDOT Agenda 07/02/2025, Item 5-S-MOD

Original Contract Amount:	\$5,550,000.00
Corrected Contract Amount:	\$5,500,000.00 NTE
Original Total Contract Amount:	\$7,550,000.00
Corrected Total Contract Amount:	\$7,500,000.00 NTE
Original Percent +/- Change (this item):	37.2727%
Corrected Percent +/- Change (this item):	36.3636%
Original Overall Percent +/- Change:	37.2727%
Corrected Overall Percent +/- Change:	36.3636%

Thank you for your attention to this matter. If additional information is required, please do not hesitate to contact me at 410-859-7331 or gmealy2@bwiairport.com

Requested by:

Gayle Mealy

Gayle Mealy

Procurement Manager, Office of Procurement
MDOT MAA

Accepted 8/26/2025- JTG

John Gontrum



Wes Moore
Governor

Aruna Miller
Lieutenant Governor

Samantha Biddle
Acting Secretary

Shannetta R. Griffin, P.E.
Executive Director/CEO

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT MAA OFFICE OF PROCUREMENT; PROCUREMENT MANAGER,
GAYLE MEALY
SUBJECT: NOTICE OF CORRECTION – MDOT 5-S-MOD, BPW MEETING 07/2/2025.
DATE: AUGUST 20, 2025

PURPOSE OF MEMORANDUM

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

The basis for change: Clerical error

MAA is requesting approval to correct a clerical error to the original EPICS number on the Maryland Department of Transportation action agenda item previously approved by the Board of Public Works.

MDOT Agenda 07/02/2025, Item 5-S-MOD

Original EPICS NO.:	CO424202
Corrected EPICS NO:	CO431405

Thank you for your attention to this matter. If additional information is required, please do not hesitate to contact me at 410-859-7331 or gmealy2@bwiairport.com

Requested by:

Gayle Mealy

Gayle Mealy
Procurement Manager, Office of Procurement
MDOT MAA

5-S-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Performance Security: None

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The MAA is requesting an increase in contract authority, in the amount of \$2,000,000 to cover the current and anticipated spend during the remaining contract duration. Unforeseen circumstances and critical staffing shortages necessitated accelerated contract spending. These circumstances include the cost of the unanticipated cancellation of the original Request for Proposal conducted by MAA to select a concessions program developer in 2022, and then the re-solicitation for a concessions program developer conducted by Maryland Department of Transportation for MAA. This cancellation and re-solicitation resulted in higher-than-anticipated contract task costs. The concession contract associated with the re-solicitation task was approved by the Board of Public Works on February 12, 2025. Adjustments to the implementation timeline required expedited efforts, additional resources and increased contract spending to ensure timely implementation. In addition to ongoing staffing vacancies within MAA, this necessitated additional consultant support to perform essential commercial business functions. These functions included airport commercial facility planning, commercial activity demand forecasting, preparation of solicitation documents, property appraisals, facility condition assessments and feasibility studies for future airport development. The Service Station Partial Termination for Site 1 created a significant disruption. The unexpected termination required immediate action to analyze the impact of this decision, evaluate alternative solutions for providing the needed services at Site 1, and for the contractor to potentially assist with the development and execution of a new solicitation. Increased commercial activities as a result of building reversions and many long-term contracts expiring requiring negotiations have also placed additional demands on MAA staff, which has increased the need for additional support in market analysis, tenant identification, space planning and lease management. The volume of projects and limited staffing necessitate increased reliance on consultants' expertise, increasing contract spend beyond the initial projections.

The additional funding is critical to provide the necessary support to mitigate the impacts of these unforeseen challenges and ensure the successful implementation of MAA's commercial development plans.

MAA is in the process of procuring a new contract for Commercial Facilities and Business Planning at BWI Thurgood Marshall and MTN Airports, which is expected to advertise in the winter of 2025. This will allow for sufficient time to solicit and present the new contract to the BPW for award within the remaining contract period.

Per BPW Advisory 2001-1, the MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals, as well as a Small Business Reserve (SBR) designation. A 27% MBE goal was established for this contract. Landrum and Brown, Inc. is currently achieving 22.42% compliance and anticipates meeting the 27% goal by prioritizing use of the MBE consultants on upcoming projects.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 14

5-S-MOD. MARYLAND AVIATION ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

A 3% VSBE goal was established for this contract and a task was assigned to the VSBE vendor however, the VSBE vendor failed to register in MAA's Compliance Management system (PRISM) and subsequently asked to be removed from the Contract, as they are no longer VSBE certified. MAA is reviewing a request submitted by the Prime contractor to replace the VSBE vendor. As more tasks are assigned, the Prime will continue to utilize the MBEs and the new VSBE subcontractors for the services they are approved to perform.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I0002

Resident Business: Yes

Tax Clearance : 25-1628-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 15

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

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

Contract ID: Comprehensive Preliminary Engineering and Final Design Services; AE-3108-0000

Contract Approved: MDOT 1-AE, 07/06/2022

Contractor: Stantec Consulting Services, Inc./Mead and Hunt, Inc./
Hardesty & Hanover, LLC
Laurel, MD

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

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

Original Contract Term: 07/15/2022 - 07/14/2027

Modification Term: 07/17/2025 - 07/14/2027

Original Contract Amount: \$ 5,000,000 NTE

Modification Amount: \$ 2,500,000 NTE

Prior Mods/Options: None

Total Contract Amount: \$ 7,500,000 NTE

Percent +/- Change: 50%

Total Percent Change: 50%

Original Procurement Method: Competitive Sealed Proposal

MBE/VSBE Participation: 24% / 1%

MBE/VSBE Compliance: 14.74% / 5.70%

6-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, with an anticipated award date of 2026.

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. Stantec Consulting Services, Inc./Mead & Hunt, Inc./

Hardesty Hanover, LLC is on target to reach the MBE goal although current compliance is 14.74%. This Contract is currently at 25.4% committed for MBE subconsultants use by the Joint Venture. While the current billing amount for MBE is at 14.74%, 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. The Joint Venture is currently exceeding the VSBE goal by 4.7% to achieve participation compliance of 5.7%.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 17

6-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: 25-2033-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 18

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

7-M. **MARYLAND TRANSPORTATION AUTHORITY**
Maintenance Contract

Contract ID: HVAC and ATC Maintenance and Repairs for MDTA's Gov. William Preston Lane Jr. Memorial Bridge (WPL) Facilities; *MT-00211391*

Contract Description: This contract provides on-call HVAC and Automated Temperature Control (ATC) Maintenance & Repairs for Maryland Transportation Authority's (MDTA) WPL Bridge Facilities.

Award: Denver-Elek, Inc. Essex, MD

Contract Term: 08/01/2025* – 07/31/2028 (*or earlier upon BPW approval)
(w/one, two-year renewal option)

Amount: \$ 649,985.00 NTE (three years)
\$ 461,538.00 NTE (two-year renewal option)
\$ 1,111,523.00 NTE Total (five years)

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Denver-Elek, Inc. Essex, MD	\$ 1,111,523.00
EASI Service, Inc. Pasadena, MD	\$ 1,168,944.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 14% / 1%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

7-M.

MARYLAND TRANSPORTATION AUTHORITY (cont'd)

Requesting Agency Remarks: The Maryland Transportation Authority (MDTA) issued this Invitation for Bids (IFB) to procure on-call HVAC & ATC Maintenance and Repairs for MDTA's WPL Bridge Facilities. Maryland Works provided a waiver on September 16, 2024. The solicitation was advertised on e-Maryland Marketplace Advantage (eMMA) on January 10, 2025. A total of 159 firms were notified through eMMA. 23 prospective firms were directly notified of the solicitation. A copy of the solicitation was also sent to the Governor's Office of Small, Minority & Women Business Affairs and Maryland Department of Veterans Affairs. Three bids were received on January 10, 2025.

Of the three bids received, one was rejected. The bid was rejected due to the Bidder's failure to provide proof of minimum qualifications. Denver-Elek, Inc. was determined to be the responsive and responsible Bidder with the lowest total overall price, and therefore is being recommended for award of this contract. A protest was filed by the rejected firm and was denied by the Procurement Officer on April 10, 2025. The denial was appealed to the Maryland State Board of Contract Appeals (MSBCA) on April 21, 2025, and the MSBCA denied the appeal on June 5, 2025.

There is no guaranteed maximum or minimum amount of work to be performed under this contract. The MBE Goal established for this procurement was 14%, and Denver-Elek, Inc. has committed to meeting the 14% goal. The VSBE Goal established for this procurement was 1%, and Denver-Elek, Inc. has committed to meeting the 1% goal.

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 found on the BPW website.

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00.41

Resident Business: Yes

MD Tax Clearance: 25-0474-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 20

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

8-AE. MARYLAND TRANSIT ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Safety Management Systems (SMS) Services; AE-23-003-A,B&E
EPICS No.: AE23003A, AE23003B, AE23003E

Contract Description: Three of five indefinite delivery/indefinite quantity, work-order based contracts to provide safety management systems services for the Maryland Transit Administration (MTA) in support of major projects.

Awards: AECOM Technical Services, Inc. (Contract A)
Baltimore, MD

dss+ Transportation, LLC (Contract B)
Baltimore, MD

Jacobs Engineering Group, Inc. (Contract E)
Baltimore, MD

Contract Term: 07/17/2025 – 07/16/2030 (five years)

Amount: \$12,000,000 NTE each
\$36,000,000 NTE Aggregate Total

Procurement Method: Qualification Based Selection

See next page for
Record Correction
Letter dated 7/30/25

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 1000) (Rankings)</i>	<i>NTE Price</i>
AECOM Technical Services, Inc. Baltimore, MD	1317.5 (1)	Contract A \$12,000,000 NTE
dss+ Transportation LLC Baltimore, MD	1316.25 (2)	Contract B \$12,000,000 NTE
WSP USA, Inc. / Gannett Fleming, Inc. (JV) AE-23-003- Joint Venture Baltimore, MD	1291.25 (3)	Contract C
K&J Safety and Security Consulting Services, Inc. Cantonment, FL	1288.75 (4)	Contract D
Jacobs Engineering Group Inc. Baltimore, MD	1107.5 (5)	Contract E \$12,000,000 NTE

Accepted 7/31/2025- JTG



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

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT MTA OFFICE OF PROCUREMENT DIRECTOR JAMAAL TURNER
SUBJECT: NOTICE OF CORRECTION – MDOT 8-AE 07/02/2025, BPW MEETING
DATE: JULY 30, 2025

PURPOSE OF MEMORANDUM

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

The basis for change: Clerical error.

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

MDOT Agenda 07/02/2025, Item 8-AE

Original Contract C Offeror:	WSP USA, Inc / Gannett Fleming, Inc
Corrected Contract C Offeror:	WSP-Gannett Fleming AE-23-003-Joint Venture

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

Requested by:

Signed by:

 F9D5779C9EBF4A8...

Jamaal Turner, CPPB
 Director, Office of Procurement
 MDOT MTA

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

Living Wage Eligible: No

DBE/VSBE Participation 26% / 0%

Hiring Agreement Eligible: No

Incumbents: WSP USA Inc. / Gannett Fleming, Inc. – JV; Baltimore, MD
AECOM Technical Services, Inc.; Arlington, VA
Jacobs Engineering Group, Inc.; Colorado Springs, CO
ADS Systems Safety Consulting, LLC; Brookeville, MD

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace Advantaged (eMMA) on November 7, 2023. A total of 945 firms were notified via eMMA, of which 220 were certified DBEs and in addition a total of 50 firms were directly solicited via email. A total of five engineering consultant firms submitted technical proposals in response to the solicitation. All five firms were selected for an award after each technical proposal was evaluated, scored, and ranked, and after each price proposal was reviewed. Three of the five awards are being presented for approval.

These contracts provide for safety management systems services on a work order basis. The awardees are required to provide systems safety engineering support for capital projects, database enhancement and administration support, fire life safety support, safety management system support, environmental engineering and management support, safety and security management plans, emergency preparedness and management support, construction safety and inspection support, quality assurance, worker's compensation / federal Department of Transportation compliance.

The MTA Procurement Review Group reviewed the contract scope of work to determine the DBE participation goal, and a 26% DBE participation goal has been established for these contracts. All three firms have committed to meeting the 26% goal.

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

Approp. Code: J05H0105

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 22

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

Resident Businesses: Yes

MD Tax Clearances: AECOM Technical Services, Inc. (Contract A)
25-0539-1111

dss+ Transportation, LLC (Contract B)
25-1507-0101

Jacobs Engineering Group, Inc. (Contract E)
25-1530-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

WITHDRAWN

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 23

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

9-C. **MARYLAND TRANSIT ADMINISTRATION**
Construction Contract

Contract ID: Light Rail Catenary Surge Protection Device Replacement; *T-1522-0150*
EPICS No.: T15220150

Contract Description: This contract is for the provision of services and labor necessary for the installation of a new ground grid system, and new Surge Protection Devices (SPDs) at the Westport light rail facility.

Award: Mona Electric Group, Inc.; Clinton, MD

Contract Term: 730 Calendar Days from Notice to Proceed

Amount: \$2,697,923.15 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Mona Electric Group, Inc. Clinton, MD	\$2,697,923.15
Aldridge Electric, Inc. Libertyville, IL	\$4,882,149.22

Living Wage Eligible: No

MBE/VSBE Participation: 20% / 0%

Performance Security: Payment and Performance Bonds at 100% of the Contract Amount

Hiring Agreement Eligible: No

Incumbent: None

Requesting Agency Remarks: The solicitation was advertised on eMaryland Market Place Advantage (eMMA) on September 12, 2024, as an Invitation for Bid (IFB) and seven vendors were directly solicited via email and telephone. Two bids were received via the eMMA portal from Aldridge Electric, Inc. and Mona Electric Group, Inc. Mona Electric Group, Inc. provided the lowest bid.

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

Requesting Agency Remarks (cont'd):

This contract provides for the delivery, installation, and acceptance testing of new surge protection device ground grid systems for Maryland Transit Administration (MTA) light rail poles, and concrete work at the Westport Traction Power Substation site.

The MTA Procurement Review Group reviewed the contract scope of work to determine the MBE participation goal. A 20% MBE was established and no VSBE goal. Mona Electric Group, Inc. has committed to meeting the 20% goal.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J05-H0105

Resident Business: Yes

MD Tax Clearance: 24-5532-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 25

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

10-GM. MARYLAND TRANSIT ADMINISTRATION
General Miscellaneous Contract

Contract ID: Minivans for LOTS; *LOT-24-050-GM*
EPICS No.: *LOT24050GM*

Contract Description: This contract provides for the purchase of minivan vehicles for use by the Non-Profit Human Services, Locally Operated Transit Services (LOTS).

Awards: Model 1 Commercial Vehicles, Inc.; Indianapolis, IN

Rohrer Enterprises, LLC.; Duncannon, PA

Sonny Merrymen, Inc.; Evington, VA

Contract Term: 07/17/2025 - 07/16/2030 (five years)

Amount: \$22,168,000.00 NTE

Procurement Method: Competitive Sealed Proposals

Proposals:

Vehicle Type	Model 1 Commercial Vehicles, Inc.	Rohrer Enterprises, LLC	Sonny Merrymen, Inc.
1A	No Offer	No Offer	\$ 81,292.00
2A	No Offer	No Offer	\$ 85,469.00
3A	No Offer	\$ 73,942.00	No Offer
4A	\$ 148,464.00	\$ 151,310.00	No Offer
5A	No Offer	\$ 101,465.00	\$ 101,741.00
5B	No Offer	\$ 91,220.00	\$ 93,258.00
6A	No Offer	\$ 122,060.00	\$ 131,247.00
6B	No Offer	\$ 110,340.00	\$ 118,937.00
7A	No Offer	\$ 98,427.00	No Offer
7B	No Offer	\$ 97,767.00	No Offer

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

Living Wage Eligible: No

DBE/VSBE 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 June 20, 2024, as a Request for Proposal. A total of 496 firms were solicited through eMMA, and 10 firms were directly solicited. A total of three firms submitted technical proposals in response to the solicitation. After review by the Evaluation Committee, all three firms were selected for award for an aggregated contract value of \$22,168,000.00.

The vehicle types specified have each been awarded to one of the three recommended awardees; all awards went to the technically qualified and lowest priced offer with the exception of type 3A. Although Sonny Merryman's base price was lower it did not include all options required in the scope of work, therefore the 3A award went to Rohrer whose offer included all required options. These contracts enable the MTA to purchase from 10 wheelchair accessible minivan vehicle types, to be supplied throughout the five-year contract for Non-Profit Human Services, LOTS , and a maximum of 163 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. All minivans included in this contract must have wheelchair access, with a side entry lowered floor minivan, with manual doorway as the base model. The variation in vehicle type is dependent upon the different vehicle options, those options include: a power sliding door; a power ramp; folding passenger seats; safety hooks for securing wheelchairs; heavy duty seat belts; vinyl seat covers; wheelchair winch boarding system; and a floor securement system.

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.

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, Braun Corporation's DBE goal for FY25 is 1.6%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 27

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

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

Approp. Code: J05 H0105

Resident Business: No

MD Tax Clearance: Model 1 Commercial Vehicles, Inc. 25-1696-1100

Rohrer Enterprises, LLC 25-1648-1101

Sonny Merryman, Inc. 25-1588-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 28

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

11-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Light Rail Vehicle Interior Cleaning; *LR-24-040-MT*
EPICS No.: LR24040MT

Contract Description: The Maryland Transit Administration (MTA) is requesting a three-year contract for the provision of cleaning MTA light rail trains while not in use for revenue services.

Award: Alliance, Inc., Nottingham, MD

Contract Term: 08/01/2025 - 07/31/2028 (three years)

Amount: \$8,307,341.90

Procurement Method: Preferred Provider

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: This is a three-year preferred provider contract to provide daily routine cleaning of the fleet of 36 Light Rail Vehicle cars. The services include vehicle cleaning consisting of overnight and daytime shifts, the cleaning of seats, handrails, stanchions, windows, mirrors, and removal of trash from passenger areas. Floors are also swept and mopped, and each vehicle is sanitized. Additional tasks include cleaning the operator's cab at both ends.

On April 18, 2025, the Pricing and Selection Committee for the Employment Works Program (EWP) certified the proposed contract price of \$8,307,341.90 as representing fair market value for the three-year contract term, under the current terms of the scope of work. Cleaning supplies will be supplied by the vendor and will be procured from Blind Industries and Services of Maryland (BISM). BISM offers a variety of environmentally preferred products with recycled, Green Seal, EcoLogo, and FSC certifications that will be used for the janitorial supplies, where available and per scope of work.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 29

11-M. **MARYLAND TRANSIT ADMINISTRATION** (*cont'd*)

Requesting Agency Remarks (cont'd):

Preferred Provider Programs do not warrant establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals. Therefore, no MBE or VSBE goals were established.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J05-H105

Resident Business: Yes

MD Tax Clearance: 25-1875-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 30

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

12-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Light Rail Building Maintenance; *LR-24-048-MT*
EPICS No.: LR24048MT

Contract Description: The contract provides the Maryland Transit Administration with a qualified vendor to perform maintenance services for Light Rail facilities located throughout Baltimore City and Baltimore County.

Award: OTAS, Inc., Bowie, MD
(Certified Minority Business Enterprise)

Contract Term: 09/01/2025 - 08/31/2028 (three years)

Amount: \$1,743,480.28 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
OTAS, Inc. Bowie, MD	\$1,743,480.28
S&J Builders, Inc. Bowie, MD	\$2,542,099.92
Colossal Contractors, Inc. Burtonsville, MD	\$2,593,920.00
E.A.R.N. Contractors, Inc. Gaithersburg, MD	\$2,766,716.00
Nichols Contracting, Inc. Columbia, MD	\$4,984,105.72

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Incumbent: Johnson's Total Services, Inc.; Baltimore, MD

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

Requesting Agency Remarks: This solicitation was advertised via the eMaryland Marketplace Advantage (eMMA) platform on October 29, 2024, as an Invitation for Bids (IFB). Maryland Works granted a waiver for these services. A total of 1,043 vendors were solicited and there were four vendors directly solicited. At the time of bid closing on December 23, 2024, 15 timely bids were received through the eMMA portal, of the bids received five were determined to be non-responsive bids. Two of the five non-responsive bids were disqualified due to failure to submit the required Bid Form containing all price information, and the remaining three were deemed non-responsive due to failure to submit the required minimum qualification documentation. Notably, the incumbent contractor was among the vendors deemed non-responsive.

OTAS, Inc. provided the lowest responsive bid. When conducting a review of OTAS bid it was noted that OTAS provided lower pricing for all labor categories included on the bid form. The MTA confirmed OTAS bid and based off of the vendor's more than ten years of experience in this type of work, the MTA is confident in their ability to effectively facilitate the contract duties at the prices listed.

This contract provides facilities and building maintenance services at MTA Light Rail locations in Baltimore County and the surrounding areas. The MTA requires the vendor to be available to service the Light Rail facilities 24 hours per day and seven days a week, including holidays and emergency situations.

The Procurement Review Group (PRG) reviewed the scope of work to determine the MBE participation goal. A 15% MBE participation goal has been established, and OTAS Inc., has committed to meeting the 15% goal.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J05-H0104

Resident Business: Yes

MD Tax Clearance: 25-0420-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 32

Contact: Kathy Robertson 410-856-4311
krobertson@mdot.maryland.gov

13-RP. MARYLAND TRANSIT ADMINISTRATION
Real Property – Acquisition

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

Authority: Transportation Article, § 7-204 (d)(1)
Annotated Code of Maryland

Property: MTA RE No. 0988.02
Gilroy Rd easement (\pm 7,111 SF) located at 11101 Gilroy Road,
Hunt Valley, Baltimore County

Grantor: Gilroy Road Associates, LLC

Grantee: State of Maryland, MTA

Consideration: \$98,600

Appraised Value: \$98,600 – Karen Belinko, (Selected)
\$84,050 – Harry Begg, (Approved)
Casey Fitzpatrick, Review Appraiser

Special Conditions: Compensation includes an allowance for landscaping and the value of the loss of two trees and one sign totaling \$3,450.

Fund Source: Account 1531-0130 – Special Funds 20%, Federal Funds 80%

Requesting Agency Remarks: In December 2024, a sale was negotiated between MTA and Gilroy Road Associates (the property owner) to acquire two perpetual utility easements for the construction, operations and maintenance of the light rail signal system, along with a sign and associated landscaping in Hunt Valley, MD. An Option Contract was executed on March 20, 2025, for the original offer amount. MTA proposes to acquire these easements for a consideration of \$98,600, which is 100 percent of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 33

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

14-AE. MOTOR VEHICLE ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Comprehensive Preliminary Engineering and Final Design Services; V-MUL-24040-AE – A; V-MUL-24040-AE – B
EPICS No.: VML24040AA; VML24040AB

Contract Description: Two comprehensive preliminary and final engineering design services for the Motor Vehicle Administration (MVA)'s Division of Facilities Maintenance and Engineering.

Awards: Johnson, Mirmiran & Thompson, Inc. (V-MUL-24040-AE-A)
Hunt Valley, Maryland

Rummel, Klepper & Kahl, LLP (V-MUL-24040-AE-B)
Baltimore, Maryland

Contract Term: 08/01/2025* – 07/31/2030 (*or earlier upon BPW approval)
(five years)

Amount: \$4,000,000 NTE each
\$8,000,000 NTE total

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rankings</i>	<i>Awards</i>
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	1	\$4,000,000.00 NTE VMUL24040AEA
Rummel, Klepper & Kahl, LLP Baltimore, MD.	2	\$4,000,000.00 NTE VMUL24040AEB
Brudis & Associates Inc and KCI Columbia, MD.	3	
Gannett Flemings, Inc. Owings Mills, MD.	4	
Century Engineering, a Kleinfelder Company Hunt Valley, MD	5	
Noelker and Hull Associates, Inc. Frederick, MD	6	
Chyke Maurice & Associates, Inc. Salisbury, MD	7	

14-AE. MOTOR VEHICLE ADMINISTRATION (cont'd)

Living Wage Eligible: No

MBE/VSBE Participation: 29% / 2%

Performance Security: None

Hiring Agreement Eligible: No

Incumbents: Gannett Fleming, Inc.; Owings Mills, MD
Johnson, Mirmiran & Thompson, Inc.; Hunt Valley, MD

Requesting Agency Remarks: On June 6, 2024, the solicitation was advertised on eMaryland Marketplace Advantage (eMMA). The advertisement was posted for up to two consultant services contracts, awarded with a not to exceed value of \$4 million each for Comprehensive Preliminary Engineering and Design Services for the MVA. A total of 1,714 firms were notified via eMMA and an additional 11 firms were directly solicited. MVA received seven technical proposals. The MVA utilized the qualifications-based selection process, firms that were ranked high in the Technical were invited for an oral presentation. Only the two highest ranked firms after oral presentation were invited to submit a price proposal.

The Consultant shall provide comprehensive preliminary and final design services necessary for the preparation of construction contract plans and documents. These services will encompass architectural, civil, structural, mechanical, electrical, environmental, interior, and landscape design, along with associated drafting and the deployment of personnel for construction management and inspection activities. Additional responsibilities include architectural and engineering analysis and design for various buildings and facilities, development of complete bid and contract documents, facility condition assessments, asset management, and a range of consulting services. These may involve space planning, master planning studies, emergency inspections, building envelope evaluations, and the design and analysis of specialized building systems such as security, life safety, data, communications, and audio/video systems. Contract assignments may also cover site improvement studies and design, environmental permitting, utility coordination and design, mechanical and electrical systems design (including HVAC, plumbing, and utilities), testing and commissioning, and ensuring life safety and code compliance. Projects may involve the design of new office, automotive, and storage facilities. During the construction phase, the Consultant may also provide services such as contract administration, field inspections, materials testing, submittal and shop drawing review and approval, responses to requests for information (RFIs), and technology integration.

14-AE. MOTOR VEHICLE ADMINISTRATION (cont'd)

Remarks (cont'd):

In accordance with Maryland Board of Public Works Advisory 1995-1, Contract Modifications, Item 7b, in the event there are unspent funds remaining on the Contract, prior to the Contract's expiration date the Procurement Officer may modify the Contract to extend the Contract beyond its expiration date for a period up to, but not exceeding, one-third of the base term of the Contract (e.g., eight-month extension on a two-year contract) for the performance of work within the Contract's scope of work. Notwithstanding anything to the contrary, no funds may be added to the Contract in connection with any such extension.

The MVA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, as well as a Small Business Reserve designation. A 29% MBE participation goal was established for each contract within this award series. 2% VSBE goal was established for this contract.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J04E0003

Resident Business: Yes

MD Tax Clearance: 52-0963531 (V-MUL-24040AE-A)
52-0599112 (V-MUL-24040AE-B)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 36

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

15-AE. MOTOR VEHICLE ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Comprehensive Preliminary Engineering and Final Design Services; *V-MUL-24051-AE-SBR*.
EPICS No.: VML24051AE

Contract Description: Small Business Reserve (SBR), comprehensive preliminary and final engineering design services for the Motor Vehicle Administration (MVA)'s Division of Facilities Maintenance and Engineering.

Award: Frederick Ward Associates, Inc.; Bel Air, Maryland.
(Certified Small Business)

Contract Term: 08/01/2025* – 07/31/2030 (*or earlier upon BPW approval)
(five years)

Amount: \$2,000,000 NTE

Procurement Method: Qualification Based Selection (SBR-Designated)

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rankings</i>	<i>Awards</i>
Frederick Ward Associates, Inc. Bel Air, MD	1	\$2,000,000.00
Brudis & Associates Inc. Columbia, MD.	2	
Mimar Architects & Engineers Inc. Baltimore, MD	3	
C.C. Johnson Malhotra, P.C. Baltimore, MD	4	
Chyke Maurice & Associates, Inc. Salisbury, MD	5	
Noelker & Hull Associates, Inc. Frederick, MD	6	

Living Wage Eligible: No

MBE/VSBE Participation: 42% / 2%

Performance Security: None

15-AE. **MOTOR VEHICLE ADMINISTRATION** (*cont'd*)

Hiring Agreement Eligible: No

Incumbent: Brudis & Associates, Inc. /ATI, Inc.; Columbia, MD.

Requesting Agency Remarks: On June 6, 2024, the solicitation was advertised on eMaryland Marketplace Advantage (eMMA). The advertisement was posted as a Small Business Reserve (SBR) solicitation for up to three consultant services contract awards for a total award not to exceed \$2 million for Comprehensive Preliminary Engineering and Design Services. A total of 1,720 firms were notified via eMMA and an additional 10 SBR firms were directly solicited. MVA received seven technical proposals. The MVA utilized the qualifications-based selection process, firms that were ranked high in the Technical were invited for an oral presentation. Only the highest ranked SBR firm in the oral presentation was invited to submit a price proposal. A protest was filed on January 20, 2025, and an acknowledgment of receipt of the protest was provided to the vendor the following day. After careful review, the MVA responded on May 28, 2025, denying the protest. And no appeal was received.

The Consultant shall provide comprehensive preliminary and final design services necessary for the preparation of construction contract plans and documents. These services will encompass architectural, civil, structural, mechanical, electrical, environmental, interior, and landscape design, along with associated drafting and the deployment of personnel for construction management and inspection activities. Additional responsibilities include architectural and engineering analysis and design for various buildings and facilities, development of complete bid and contract documents, facility condition assessments, asset management, and a range of consulting services. These may involve space planning, master planning studies, emergency inspections, building envelope evaluations, and the design and analysis of specialized building systems such as security, life safety, data, communications, and audio/video systems. Contract assignments may also cover site improvement studies and design, environmental permitting, utility coordination and design, mechanical and electrical systems design (including HVAC, plumbing, and utilities), testing and commissioning, and ensuring life safety and code compliance. Projects may involve the design of new office, automotive, and storage facilities. During the construction phase, the Consultant may also provide services such as contract administration, field inspections, materials testing, submittal and shop drawing review and approval, responses to requests for information, and technology integration.

In accordance with Maryland Board of Public Works Advisory 1995-1, Contract Modifications, Item 7b, in the event there are unspent funds remaining on the Contract, prior to the Contract's expiration date the Procurement Officer may modify the Contract to extend the Contract beyond its expiration date for a period up to, but not exceeding, one-third of the base term of the Contract (e.g., eight-month extension on a two-year contract) for the performance of work within the Contract's scope of work. Notwithstanding anything to the contrary, no funds may be added to the Contract in connection with any such extension.

15-AE. MOTOR VEHICLE ADMINISTRATION (cont'd)

The MVA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, as well as a SBR designation. The solicitation was designated as SBR. The vendor agreed to exceed the 29% MBE goal by 13%, resulting in a total MBE participation goal of 42%. Additionally, a 2% VSBE participation goal was established for this contract.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J04E0003

Resident Business: Yes

MD Tax Clearance: 52-0859864

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 39

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

16-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Construction Management & Inspection (CMI) Services, Statewide – SBE;
BCS 2023-05 A
EPICS No.: SBCS2305A

Contract Description: One of three indefinite delivery-indefinite quantity, work-order based contracts to provide construction management & inspection services, statewide for State Highway Administration (SHA).

Award: iCivil, Inc./Phoenix Engineering, Inc. (JV), Woodstock, MD
(Certified Disadvantaged and Small Business Enterprise)

Contract Term: 07/17/2025 – 07/16/2030 (five years)

Amount: \$7,000,000 NTE

Procurement Method: Qualification Based Selection (SBE-designated)

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Ranking)</i>	<i>Awards</i>
iCivil, Inc./Phoenix Engineering, Inc (JV) Woodstock, MD	90.75 (1)	\$7,000,000 NTE Contract A
Development Facilitators, Inc./CES Consulting, LLC (JV) Millersville, MD	90.40 (2)	BPW 04/23/2025 MDOT 7-AE Contract B
EBA Engineering, Inc. Laurel, MD	89.74 (3)	BPW 04/02/2025 MDOT 7-AE Contract C
Brudis & Associates, Inc. Columbia, MD	86.24 (4)	
Rossi Transportation Group, Inc./Daniel Consultants, Inc. (JV) Hunt Valley, MD	84.67 (5)	
NMP Engineering Consultants, Inc. Hunt Valley, MD	78.71 (6)	

DBE / VSBE Participation: 0% / 0%

16-AE. **STATE HIGHWAY ADMINISTRATION** (*cont'd*)

Incumbents: Pennoni Associates, Inc.; Baltimore, MD / Volkert, Inc.; Columbia, MD
Century Engineering, Inc.; Hunt Valley, MD / Greenman-Pedersen, Inc.; Columbia, MD
A. Morton Thomas & Associates, Inc.; Rockville, MD /Whitney, Bailey, Cox & Magnani, LLC; Baltimore, MD

Requesting Agency Remark: On May 2, 2023, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for an SHA statewide contract to award three Small Business Enterprise contracts for \$7 million each, not to exceed \$21 million for Construction Management & Inspection (CMI) Services. A total of 853 firms were notified via eMMA and an additional 2,874 DBE firms were directly solicited. SHA received 11 Expressions of Interest and developed a Reduced Candidate List. From the Reduced Candidate List, SHA invited six firms to submit technical proposals. SHA used a qualifications-based selection and found three consultants eligible for the contract award. No protests were filed.

This contract is to provide construction management and inspection of all phases of construction and system preservation related operations on various projects. Services may be used in all districts statewide by SHA.

SHA has confirmed iCivil, Inc./Phoenix Engineering, Inc (JV)'s pricing and the work conducted on this contract is performed by a certified Disadvantaged and Small Business Enterprise.

The SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals, as well as a Small Business Enterprise designation. A 0% DBE goal was set for this project based on the contract having a single element of work. No VSBE goals were established for this contract.

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

Approp. Code: J02B0101 and J02B0102

Resident Business: Yes

MD Tax Clearance: 25-1820-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 41

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

17-AE. STATE HIGHWAY ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Traffic Engineering Services, District 4, SBE; BCS 2024-04
EPICS No.: SBCS2404

Contract Description: One of one indefinite delivery-indefinite quantity, work-order based contracts to provide traffic engineering services, for District 4 (Baltimore and Harford Counties) for the State Highway Administration (SHA), SBE.

Award: Lenhart Traffic Consulting, Inc., Severna Park, MD
(Certified Small Business Enterprise)

Contract Term: 07/17/2025 –07/16/2030 (five years)

Amount: \$2,500,000 NTE

Procurement Method: Qualification Based Selection (SBE-designated)

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Lenhart Traffic Consulting, Inc. Severna Park, MD	83.21 (1)	\$2,500,000 NTE
Brudis & Associates, Inc. / CST Engineering, Inc. JV Columbia, MD	82.13 (2)	
Rossi Transportation Group, Inc. / Daniel Consultants, Inc. (JV) Hunt Valley, MD	80.50 (3)	
Precision Systems, Inc. Washington, D.C.	80.02 (4)	
T3 Design Corporation Fairfax, VA	80.00 (5)	

DBE / VSBE Participation: 27% / 0%

Incumbents: Brudis & Associates, Inc.; Columbia, MD
Johnson, Mirmiran & Thompson, Inc.; Hunt Valley, MD
Century Engineering, LLC / Greenman-Pedersen, Inc. (JV); Hunt Valley, MD

17-AE. **STATE HIGHWAY ADMINISTRATION** (*cont'd*)

Requesting Agency Remarks: On January 9, 2024, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for one Small Business Enterprise contract for District 4, not to exceed \$2.5 million for traffic engineering services. A total of 1051 firms were notified via eMMA and an additional 615 DBE firms were directly solicited. SHA received five expressions of interest and invited five firms to submit technical proposals. SHA used qualification-based selection and found one consultant eligible for contract award. No protests were filed.

The Consultant will provide traffic engineering studies and corridor analysis, prepare minor functional geometric design, review for improvement options at identified high crash locations, and review specific traffic safety and operational problems and develop recommended solutions as required by SHA. Services will also include on-site staffing.

SHA has confirmed Lenhart Traffic Consulting, Inc. pricing and the work conducted on this contract is performed by a Certified Small Business Enterprise.

The SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals, as well as a Small Business Enterprise designation. A 25% DBE participation goal was established for this contract. Lenhart Traffic Consulting, Inc. committed to exceed the 25% goal by 2% for a 27% DBE goal. No VSBE goal was established for this contract.

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

Approp. Code: J02B0101 and J02B0102

Resident Business: Yes

MD Tax Clearance: 25-1644-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 43

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

18-C. STATE HIGHWAY ADMINISTRATION
Construction Contract

Contract ID: US 13 NB and SB (Delmar) Truck Weigh and Inspection Station (TWIS) Improvements - Wicomico County. District 1; *WI4175123*
EPICS No.: *WI4175123*

Contract Description: Provide Truck Weigh and Inspection Station (TWIS) Improvements on US 13 North Bound and South Bound (Delmar) - Wicomico County.

Award: Harkins Contracting, Inc.; Salisbury, MD

Contract Term: 205 Calendar Days from Notice to Proceed

Amount: \$4,409,170.88

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Harkins Contracting, Inc. Salisbury, MD	\$4,409,170.88
McLean Contracting Company Glen Burnie, MD	\$4,539,900.00

Living Wage Eligible: No

DBE/VSBE Participation: 2.08% / 0%

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

Incumbent: None

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 29, 2024, notifying 1962 potential contractors, 407 of which were MDOT-certified Disadvantaged Business Enterprises (DBEs). Maryland Works granted a waiver for these services. Four contractors were directly solicited. Two bids were received and opened on January 16, 2025. This is a new contract therefore there is no incumbent. There were no protests filed for this contract.

18-C. **STATE HIGHWAY ADMINISTRATION** (*cont'd*)

Requesting Agency Remarks (cont'd):

This Truck weigh Inspection Station - Scale and inspection house renovation contract supports the State Highway Administration's (SHA's) commitment to environmental safeguards measures. Adopted mitigation measures aims towards minimizing negative environmental impacts within the road corridor. Renovation of the Weigh station with associated works would enhance road aesthetics, improve road riding surface and drainage system.

SHA has confirmed Harkins Contracting, 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 DBE and VSBE participation goals as well as a Small Business Reserve designation. A 2% DBE goal has been set for this project based on the minimal number of DBE firms located within the geographical area of the work certified with the NAICS code(s) to perform the project activities. The Harkins Contracting Inc. has committed to exceeding the 2% goal by 0.08% for a 2.08% DBE goal. No VSBE participation goal was set due to a lack of certified firms to perform these services.

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

Approp. Code: J02B0101

Resident Business: Yes

MD Tax Clearance: 25-0350-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 45

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

19-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Miscellaneous Roadway and Shoulder Maintenance Work at Various Locations in Caroline, Cecil, Kent, Queen Anne's and Talbot Counties. District 2; 424D21427
EPICS No.: 424D21427

Contract Description: Provide miscellaneous roadway and shoulder maintenance work at various locations in Caroline, Cecil, Kent, Queen Anne's and Talbot Counties.

Award: Professional Facility Service, LLC; New Carrollton, MD
(Certified Minority Business Enterprise)

Contract Term: 07/17/2025* – 12/31/2027 (*or earlier upon BPW approval)
(two years, five months, 15 days)

Amount: \$793,830.00

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Professional Facility Service, LLC New Carrollton, MD	\$793,830.00
Allied Contractors, Inc Baltimore, MD	\$1,286,725.00
David A. Bramble, Inc Chestertown, MD	\$1,699,655.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 7% / 0%

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

Incumbent: None

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 14, 2025, notifying 212 potential contractors, 185 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services.

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

Requesting Agency Remarks (cont'd):

Six contractors were directly solicited. Three bids were received and opened on February 13, 2025. This is a new contract therefore there is no incumbent. There were no protests filed for this contract.

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

The State Highway Administration has confirmed Professional Facility Service, LLC'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 goals as well as a Small Business Reserve designation. A 7% MBE goal has been set for this project based on the minimal number of MBE firms located within the geographical area of the work certified 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: 25-0355-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 47

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

20-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Disposition

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

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

Property: MC# 24-2877
Osborne Properties, LLC (\pm 31.715 acres), located along the south side of MD Route 4, east of U.S. Route 301, and adjacent to Bob Hall Way in Upper Marlboro, Prince George's County.

Grantor: State of Maryland, SHA

Grantee: Cain, Hall, Kinley, Bond, Cushman, Mitchell, Estate of Richard Bennett Hall, Et Al

Consideration: \$3,212,515

Appraised Value: \$2,419,550 – Bailey Pottinger/Brice Worthington, (Selected)
\$2,568,150 – Thomas Weigand, (Approved)
\$8,728,500 – Justin Hebbel/Svetlana Lenovitz, (Rejected)
\$1,118,400 – Stacey Horsey/Georgia Nichols, (No Action)
Lisa Ward, Review Appraiser

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on February 20, 2025. The 45-day review period expired on April 4, 2025.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20240510-0331**. It is recommended to declare the +/- 31.715 acres—located along the south side of MD 4, adjacent to Bob Hall Way in Upper Marlboro—surplus to the needs of the State upon consideration of the Maryland Department of the Environment's qualifying comments. None of the local or state agencies that provided review comments expressed an interest in acquiring the properties.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 48

20-RP.

STATE HIGHWAY ADMINISTRATION (*cont'd*)

Requesting Agency Remarks: In 1999, SHA acquired the subject property for the relocated MD Route 4 - Ritchie Road to Wayson's Corner right-of-way project. As noted above, no action was taken on one of the appraisals due to the appraiser being unwilling to make necessary revisions to the report. SHA proposes to convey the subject property to the adjoining owner through a sealed bid sale of \$3,212,515, which exceeds the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
July 2, 2025



MDOT 49

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

21-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# 25-2934
Lowell L. Howard, Et Ux, located at the southeast quadrant of Lums Road and MD Route 272 (North-East Road) intersection in North-East, Cecil County.

Grantor: State of Maryland, SHA

Grantee: PLL Corporation, a Maryland corporation

Consideration: \$500

Requesting Agency Remarks: In 1959, SHA acquired the subject property from Lowell L. Howard, Et Ux as part of the MD Route 272 and Lums Road intersection improvement project. SHA proposes to release the snow fence easement to the adjoining owner (PLL Corporation, a Maryland corporation) at an administrative cost of \$500.

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 2, 2025

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 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 a grant agreement for the following grant:

Board of Directors of Serenity Sistas Inc.

George Phillips Jr Recovery Community Center (Anne Arundel County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the George Phillips Jr Recovery Community Center (GPJRC).”

Maryland Consolidated Capital Bond Loan of 2024 (LSI- Chapter 720, Acts of 2024)
DGS Item 24-443, (SL-106-240-038) \$ 175,000

Matching Fund: No match is required.

Background:

Total Project	\$ 175,000
24-443 (This Action)	\$ 175,000 (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 a new ADA entrance and upgrading the kitchenette and office spaces. The renovation also includes the entryway and welcome reception area leading to the first level's common recreational space.

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 2, 2025



REVISED

Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@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 Energetics Technology Center

Center For Energetics (Charles County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement of the Energetics Technology Center.”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-379, (SL-336-220-038) \$ 750,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 750,000
	22-379 (This Action)	\$ 750,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. **By retroactive authority**, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) of Chapter 720, Act of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include revitalizing 4225 Indian Head Hwy into 2700 sq ft of office space contributing to Charles County’s technology corridor and utilizing a 1600 sq ft rear building into a space for entertainment for the greater Indian Head community.

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 2, 2025**



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

3-CGL. CAPITAL GRANTS AND LOANS

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

Montgomery County, Maryland and the Wheaton Volunteer Rescue Squad, Inc.

Wheaton Volunteer Rescue Squad (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Wheaton Volunteer Rescue Squad, including fire and rescue equipment and apparatus.”

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-376, (SL-076-240-038) \$ 350,000

Matching Fund: No match is required.

Background:

Total Project	\$ 1,919,312
24-376 (This Action)	\$ 350,000 (Non-match)
Local Cost	\$ 1,569,312

(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 funding a replacement squad truck that will respond to fires, hazardous materials, vehicle wrecks, and other specialized rescue requirements.

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: 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 Community Ecology Institute, Ltd.

Community Ecology Institute at Freetown Farm (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Freetown Farm property.”

Maryland Consolidated Capital Bond Loan of 2023 (LSI– Chapter 102, Acts of 2023)
DGS Item 23-690, (SL-227-230-038) \$ 250,000

Matching Fund: No match is required.

Background:

Total Project	\$ 250,000
23-690 (This Action)	\$ 250,000 (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 making improvements to the farm’s property, including an outdoor classroom, installing exterior lighting and increasing accessibility throughout the property.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@maryland.gov

5-CGL. CAPITAL GRANTS AND LOANS

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

Town of Denton

Sharp Road Park Exercise Equipment (Caroline County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of outdoor exercise equipment at Sharp Road Park.”

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-739, (SL-318-220-038) **\$ 66,555**

Matching Fund: No match is required.

Background:	Total Project \$ 66,555
	22-739 (This Action) \$ 66,555 (Non-match)
	Local Cost \$ 0

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the installation of outdoor exercise equipment to offer additional ways for people to work on their health regiments and encourage others to begin adding to their healthy exercise routine.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@maryland.gov

6-CGL. CAPITAL GRANTS AND LOANS

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

County Executive and County Council of Howard County

Extended North Tunnel Flood Mitigation Improvements (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping for the Extended North Tunnel project for stormwater management.”

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-203, (SL-268-220-038) **\$ 10,000,000**

Matching Fund: No match is required.

Background:

Total Project	\$ 171,000,000
24-203 (This Action)	\$ 10,000,000 (Non-match)
22-353 (Prior Action)	\$ 12,000,000 (Non-match)
Local Cost	\$ 149,000,000

(Prior Actions: 03/13/2024 Agenda, Item 19-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include building an 18-foot-diameter solid rock tunnel that will run more than 100 feet below Ellicott City to safely discharge flood waters into the Patapsco River.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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Contact: Chinweike Eseonu 443-467-1524
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7-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of 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 2024 (LSI- Chapter 720, Acts of 2024)
DGS Item 24-502, (SL-113-240-038) **\$ 100,000**

Matching Fund: No match is required.

Background:

Total Project	\$ 100,000
24-502 (This Action)	\$ 100,000 (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 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
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*Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@maryland.gov*

8-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Maryland Rural Development Corporation

Maryland Rural Development Corporation-Greensboro Library (Caroline County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Greensboro Library, including HVAC replacement, located in Caroline County.”

Maryland Consolidated Capital Bond Loan of 2023 (MISC-Chapter 102 Acts of 2023; as amended by Chapter 722, Acts of 2024)

DGS Item 23-215, (SL-225-230-038) \$ 110,000

Matching Fund: No match is required.

Background:	Total Project	\$ 1100,000
	23-215 (This Action)	\$ 110,000 (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. The project may include repair of an existing space which houses the MRDC administrative offices and the Greensboro branch of the Caroline County Public Library.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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*Contact: Chinweike Eseonu 443-467-1524
 chinweike.eseonu@maryland.gov*

9-CGL. CAPITAL GRANTS AND LOANS

Recommendation: The Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Trustees of Notre Dame of Maryland University, Inc.

Maryland Independent College and University Association – Notre Dame of Maryland University (Baltimore City)

“For the design, construction, and equipping of the renovation of Fourier Hall, subject to the requirement that the grantee provide an equal and matching fund for this purpose. Notwithstanding the provisions of Section 1(5) of this Act, the matching fund of \$2,000,000 may consist of funds expended prior to the effective date of this Act.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
 DGS Item 24-G004, (SL-108-240-038) \$ 2,000,000*

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2026 and the Board of Public Works to certify a matching fund. The Board of Trustees of Notre Dame of Maryland University has submitted evidence that it has over \$2,000,000 in a financial institution to meet the matching fund requirement for this project.

Background:	Total Project	\$ 4,500,000
	24-G004 (This Action)	\$ 2,000,000 (Match)
	Local Cost	\$ 2,500,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) of Chapter 720, Act of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.



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

4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include renovations to Fourier Hall to update the existing infrastructure and design of the building to maintain, enrich, and expand the academic experience of the University's Business, Economics, Art Therapy, and Art related programs.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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Contact: Chinweike Eseonu 443-467-1524
chinweike.eseonu@maryland.gov

10-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and Council of Rockville

David Scull Park (Montgomery County)

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

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

DGS Item 24-518, (SL-008-240-038) \$ 100,000

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

DGS Item 24-635, (SL-008-240-038) \$ 150,000

Matching Fund: No match is required.

Background:

Total Project	\$ 250,000
24-518 (This Action)	\$ 100,000 (Non-match)
24-635 (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 improvements to the park gateway entrance, artwork, new park pavilion, walkways throughout, stormwater/ drainage improvements, conversion of a baseball field into a multiuse rectangular field, and new benches and picnic tables.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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Contact: Chinweike Eseonu 443-467-1524
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11-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 Heart of America Foundation Corporation A/K/A Heart of America Foundation

Dickey Hill EMS - Auditorium (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Dickey Hill EMS – Auditorium.”

*Maryland Consolidated Capital Bond Loan of 2023 (LHI- Chapter 102, Acts of 2023)
DGS Item 23-647, (SL-230-230-038) \$ 171,500*

Matching Fund: No match is required.

Background:	Total Project	\$ 171,500
	23-647 (This Action)	\$ 171,500 (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 improvement of the auditorium at Dickey Hill EMS. The auditorium is used daily by students and staff as well as community members.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

12-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 Baltimore Children's Museum, Inc.

Port Discovery Children's Museum (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Port Discovery Children's Museum."

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-358, (SL-147-220-038) **\$ 350,000**

Matching Fund: No match is required.

Background:

Total Project	\$ 15,800,000
24-358 (This Action)	\$ 350,000 (Non-match)
22-261 (Prior Action)	\$ 2,500,000 (non-match)
Local Cost	\$ 12,950,000

(Prior Actions: 03/15/2023 Agenda, Item 19-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include renovating and redesigning select museum exhibits, creating classroom space for museum-based early learning, and improving the exterior walkway to the museum.

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

13-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of \$2,005,947.00 to *Life Crisis Center, Inc. (Wicomico County)*.

Project: The construction of a 4,636 square foot addition to the real property located at 1200 Pierce Avenue, Salisbury, MD 21804. The project will allow for expansion of community-based crisis intervention and violence prevention services.

Fund Source: The Maryland Department of Health has determined the Grantee is responsible for providing 10% of the total eligible project cost.

Total Project Cost	\$ 2,228,829.00	
State Share (90%)	\$ 2,005,947.00	
Grantee Share (10%)	\$ 222,883.00	Cash in Hand
 This Action	 \$ 2,005,947.00	(MCCBL 2023 CB-32901-01)

Remarks:

1. Grantee is a nonprofit organization that provides comprehensive domestic violence, rape/sexual assault, child abuse, human trafficking, and Court Appointed Special Advocate (CASA) services.
2. Grantee is the regional crisis service center for the lower eastern shore of Maryland's three counties, Somerset, Wicomico and Worcester.
3. The provider has a 30-year lease with the State for the site of this project.
4. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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*Contact: Craig Curtis 410-767-3615
 craig.curtils@maryland.gov*

14-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 Facility Renewal Grant Program for FY 2026

The Community College Facilities Renewal Grant Program (CCFRGP) provides grants for eligible facility renewal projects at Maryland's 15 locally governed community colleges and Baltimore City Community College, which is state-owned. The Maryland Higher Education Commission (MHEC) administers this program in accordance with Section 16-320 of the Education Article. Grants provided by the program are in addition to, and may not supplant, funds provided by the Community College Construction Grant Program (CCCGP).

CCFRGP projects have been submitted to MHEC and approved as eligible for CCFRGP funding under statute and program guidelines. Per statute, each community college may not receive grants in consecutive years. Budgeted funds are awarded equally to eight (8) schools each year, and FY 2026 awards are indicated below.

Fund Sources: MCCBL 2025; Item 174 *Provide Community College Facilities Renewal Grant Program. Provide funds to assist the community colleges with improvements, repairs, and deferred maintenance projects. \$3,011,000*

Allegany College of Maryland	FY 2026 Award #CCFRG26-01:	\$376,375
Anne Arundel Community College	FY 2026 Award #CCFRG26-02:	\$376,375
Community College of Baltimore County	FY 2026 Award #CCFRG26-03:	\$376,375
Cecil College	FY 2026 Award #CCFRG26-04:	\$376,375
College of Southern Maryland	FY 2026 Award #CCFRG26-05:	\$376,375
Montgomery College	FY 2026 Award #CCFRG26-06:	\$376,375
Prince George's Community College	FY 2026 Award #CCFRG26-07:	\$376,375
Wor-Wic Community College	FY 2026 Award #CCFRG25-08:	\$376,375

Total Encumbrance: \$3,011,000



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

Remarks:

1. The Maryland Higher Education Commission (MHEC) administers this program in accordance with Section 16-320 of the Education Article.
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 colleges and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Maryland Higher Education verifies that the grant recipient has expended the required amount for reimbursement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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*Contact: Craig Curtis 410-767-3615
 craig.curtils@maryland.gov*

15-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

Dragun Building Renovation – Design and Construction (CC-11-MC24/25-485)

The project is to renovate the two-story Dragun Science Building at the Anne Arundel Community College Arnold campus. The building houses the Astronomy, Chemistry, Physics, and Physical Science departments and includes laboratory, classroom, and office space. These academic spaces are outdated and cannot accommodate the College's growing demand for science courses. The classrooms do not meet modern educational standards and the laboratories do not meet modern safety standards. The project will result in an improved layout, provide updated educational technology, and provide increased spaces for student -instructor collaboration.

Sustainable features of the project include the intent to incorporate renewable energy and recycling features into the design. Renovations to the mechanical system and building envelope will make the building more energy efficient. LEED Silver or better certification is required.

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 2019; Item 117</i>	\$558,548.86
<i>MCCBL 2020; Item 121</i>	\$577,258.63
<i>MCCBL 2024; Item 191</i>	\$686,192.51

Total Encumbrance: \$1,822,000

Background:
 Total Project
 This Action

Total State Share
 \$ 1,822,000
\$ 1,822,000



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15-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 Anne Arundel Community College and signed by local authorities.
3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$3,644,000, and the local share of this cost is 50.0% or \$1,822,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

16-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: Upgrade Building Automated Services System and Controls; *BC-764-250-003*
 ADPICS No.: *H00B5600079*

Contract Description: Upgrade the Building Automated Services (BAS) and replace the pneumatic controllers to the Direct Digital Controls at the Essex District Courthouse in Essex.

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

Contract Term: 180 Calendar Days

Amount: \$263,372.44

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Conquest Solutions, LLC; Greenbelt, MD	\$263,372.44
BMC Services, LLC; Baltimore, MD	\$318,687.00
Grassfield Construction, LLC; Bethesda, MD	\$378,000.00

MBE/VSBE Participation: 10% / 0%

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

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on January 28, 2025. Four bids were received and opened on February 28, 2025. One bid was rejected because they failed to provide a Bid Bond at the time of the bid. Conquest Solutions, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.



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16-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: 100% General Funds

Approp. Code: H00 25 77051 01 1498

Resident Business: Yes

MD Tax Clearance: 25-0525-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

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WITHOUT DISCUSSION



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

17-C. CONSTRUCTION CONTRACT
Department of Agriculture

Contract ID: HVAC Replacement at Department of Agriculture's Headquarters; *AG-501-230-002*

ADPICS No.: H00B5600112

Contract Description: Replacement of the two HVAC Units that service the greenhouse at the Department of Agriculture's headquarters in Parole, MD

Award: Patapsco Mechanical, LLC; Hanover, MD (Certified Small Business)

Contract Term: 120 Calendar Days

Amount: \$259,500

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

Bids:

Bidders	Amounts
Patapsco Mechanical, LLC; Hanover, MD	\$ 259,500.00
Kelly HVAC, Inc.; Upper Marlboro, MD	\$ 302,036.00
United Service Co.; Capitol Heights, MD	\$ 1,943,951.71

MBE/VSBE Participation: 15.97% / 0%

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

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage on November 4, 2024. Four bids were received and opened on December 10, 2024. One bid was rejected because of termination for default on a similar construction project. Patapsco Mechanical LLC has been found responsible and its bid responsive. The bid pricing has been confirmed. The contractor has committed to exceed the established 10% MBE participation and achieve 15.97%.



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17-C. **CONSTRUCTION CONTRACT** (*cont'd*)

Fund Source: 100% General Funds

Approp. Code: H00 25 88703 1499

Resident Business: Yes

MD Tax Clearance: 25-1860-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

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

18-S.

SERVICES CONTRACT

Department of Human Services, Social Services Administration

Contract ID: Out of State Residential Child Care Services; SSA/OOS-25-012
 ADPICS No.: N00B5600405

Contract Description: Continuity of care of six youth currently placed with the provider and three pending youth.

Award: Lakeside TLF, LLC, dba: Lakeside Neurologic; Wauchula, FL

Contract Term: 08/01/2025 - 07/31/2027

Amount: \$2,733,120

Procurement Method: Sole Source (Continuity of Care)

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: This new Sole Source Contract will provide continuity of care for children who were placed with the Provider through a previous Contract with Lakeside TLF that was approved on DGS 7-S, 07/06/2022. Lakeside Neurologic provides comprehensive brain injury rehabilitation, inpatient evaluation and treatment to children and adults. Through a pre-admission evaluation and medical records review, individualized treatment programs are developed.

Current youth placed have been determined to be making progress in treatment. This Out-of-State Provider can clinically address the specialized needs of the youth and when clinically appropriate the youth will be stepped down to a less restrictive placement. The Provider's performance and compliance is reviewed by the State of Florida and SSA Contract and Placement Units. The last monitoring visit was conducted on March 10, 2025. During this visit there were six youth placed with this provider. There were no concerns noted during this review.



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

Agency Remarks (cont'd):

No MBE or VSBE participation goals were established for this contract since the specialized core services (psychiatric services/evaluations, case management, therapy, recreational therapeutic programs, educational services etc.) are available within the facility and require specialized training, certification, and clearances.

The Maryland State Department of Education (MSDE), Division of Special Education/Early Intervention Services (DSE/EIS), Nonpublic Special Education Section is responsible for approving rates for facilities that serve Maryland youth which are located outside of the State of Maryland.

Fund Source: 100% General Funds

Approp. Code: N00G0001

Resident Business: No

MD Tax Clearance: 25-0557-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



*Contacts: Beverly Pivec 410-576-6442 bpivec@oag.state.md.us
Janice Clark 410-576-7033 jclark@oag.state.md.us*

19-S.

SERVICES CONTRACT

Office of the Attorney General, People's Insurance Counsel

Contract ID: Actuarial Consulting Services; *OAG-PIC-042425*
ADPICS No.: C81B6600001

Contract Description: Actuarial consulting firms to review rate-related homeowners and medical professional liability filings that have been submitted to the Maryland Insurance Administration to determine whether the interests of insurance consumers are affected.

Awards: Taylor & Mulder, Inc., Potomac, MD (Certified Small Business)

Axiom Actuarial Consulting, Barrington, RI (MBE)
(Certified Small Business)

The Five70 Group LLC DBA Incline Actuarial Group,
Rockville, MD (Certified Small Business)

Contract Term: 07/17/2025* - 07/14/2029 (w/two one-year options)
(*Or earlier upon BPW approval)

Amount:
\$400,675 (Base Term)
\$209,150 (Renewal Option #1)
\$215,025 (Renewal Option #2)
\$824,850-Total

Procurement Method: Competitive Sealed proposals (*SBR designated*)

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Taylor & Mulder, Inc.; Potomac, MD	1	\$242,050 (1)	1
Axiom Actuarial Consulting, LLC; Barrington, RI	2	\$277,300 (2)	2
Incline Actuarial Group; Rockville, MD	2	\$305,500 (3)	3

**Technical rankings were weighted greater than financial rankings. Axiom Actuarial Consulting and Incline Actuarial Group tied in the technical rankings*



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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbents: Taylor & Mulder, Inc.; Potomac, MD

Requesting Agency Remarks:

Work will be assigned on a work-order basis. The assignments between the three awardees are determined after considering several factors, such as the companies' prior experience with the subject matter, prior contact/filings by the insurance company, workload, budget, and any other factors that may be relevant to a timely review of the filing. The award amount is estimated based on a total of 235 hours of work per year, per vendor, at their hourly rate. The RFP noted that this was a maximum estimate, and the actual number of hours would depend on budget and need.

A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on April 24, 2025. A total of 190 potential contractors were solicited. Four proposals were received, and three were determined to be reasonably susceptible of being selected for award. One was withdrawn during the evaluation process because they could not qualify as a certified small business. The recommended offerors Taylor & Mulder, Inc., The Five70 Group LLC DBA Incline Actuarial Group, and Axiom Actuarial, were determined to be most advantageous to the State. No MBE/VSBE participation was included due to a single element of work.

Fund Source: 100% Special (Maryland Insurance Association)

Approp. Code: C81.C00.10



DEPARTMENT OF GENERAL SERVICES
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July 2, 2025



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

Resident Business: Yes 2 of 3 Taylor & Mulder, Inc. and
The Five70 Group LLC DBA Incline Actuarial Group

MD Tax Clearance: 25-1856-0111 - Taylor & Mulder, Inc.;
25-1858-0000 - The Five70 Group LLC DBA Incline Actuarial Group
25-1857-1000 - Axiom Actuarial Consulting

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 2, 2025



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

20-S

SERVICES CONTRACT

Department of Natural Resources, Natural Resources Police

Contract ID: Helicopter Maintenance - Airbus H125 (AS350-B3e); *K00B5600058*
 ADPICS No.: *K00B5600058*

Contract Description: Helicopter maintenance for the Airbus H125 (AS350-B3e) helicopter.

Award: Sterling Corporation dba Sterling Helicopter; Croydon, PA

Contract Term: 07/17/2025* - 06/30/2030 (*Or earlier upon BPW approval)

Amount: \$1,409,752.53

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The State of Maryland does not have a certified maintenance facility; therefore, the Maryland Natural Resources Police (NRP) Aviation Unit conducted a national search for its maintenance, repair and overhaul needs. When doing so, NRP used a 100 nautical mile (air miles) radius of the hangar facility in Easton, Maryland, and was able to locate a single Certified Repair Station, Sterling Helicopter, with both Airbus and Safran engine manufacturer certifications to perform services.

When opening the search radius to 400 miles, a second certified Repair Station was identified in Portsmouth, New Hampshire. A third certified Repair Station was identified in Lexington, Kentucky; approximately 405 nautical miles from the hangar facility location.

Based on a breakdown of time, distance, fuel utilization, and driving time for the three Certified Repair Stations mentioned above, Sterling Helicopter is the most efficient and cost-effective location which is most advantageous to the State. Additional benefits to making the sole source award to Sterling Helicopter is the three-hour time frame for which the firm can respond to the Eastern Shore hangar facility to provide customer service should the helicopter not be in appropriate flying conditions. Further, the usual aerial commute to and from a maintenance facility should not exceed 1.5 hours to minimize fuel and labor costs.



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

Agency Remarks (cont'd):

The cost of these services aligns with previous maintenance contracts held between NRP and Sterling Helicopter over the last nine years. While conducting a fair market analysis, NRP found that Sterling Helicopter holds a contract with Maryland State Police. In the year 2024, the contract value for Maryland State Police was \$1,900,000.00 for helicopter maintenance. Considering potential variables including helicopter make and model, flight hours, and age of aircraft, it has been determined that the cost provided to NRP by Sterling Helicopter is fair and reasonable.

NRP is responsible for conducting avairy search and rescue missions for missing children, missing adults, suicidal subjects, children and adults with special needs and/or medical conditions and boating accident victims. The NRP is also often responsible for the search and recovery operations following boat accidents.

The contract includes: routine inspections, scheduled and unscheduled maintenance, overhauls and any major/minor repairs as required. All work will be done in accordance with the manufacturers' maintenance repair and overhaul criteria and specifications. Sterling Helicopters is a Federal Aviation Administration (FAA) certified Repair Station for helicopter maintenance, repair and overhaul for both various manufacturer airframes and engines. Furthermore, Sterling Helicopters is a certified service center for Airbus helicopters and Safran engines.

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

Fund Source: 100% Federal Funds

Approp. Code: 30.01.07

Resident Business: No

MD Tax Clearance: 25-0991-1000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



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

21-S-OPT. SERVICES OPTION
State Lottery and Gaming Control Agency, Product Development Division

Contract ID: Instant Ticket Games and Related Services; 2019-05
 ADPICS No.: E75B6600003; E75B6600004; E75B6600005

Contract Approved: DGS 28-S, 07/07/2021

Contract Description: Three contracts, one primary and two alternates, to provide Instant Ticket Games and related services. Includes instant ticket design, planning, production, security, and delivery to the Maryland State Lottery and Gaming Control Agency (MLGCA) warehouse and retailers. Also includes marketing and sales support for instant games.

Option Description: Exercise the sole renewal option.

Awards: *Primary Contractor:*
 Pollard Banknote Limited; Winnipeg, Manitoba, Canada
 (US Headquarters; Ypsilanti, MI)
 E75B2600001

Alternate Contractors:
 Scientific Games International, Inc.; Alpharetta, GA
 E75B2600002

IGT Global Solutions Corporation; Providence, RI
 E75B2600003

Original Contract Term: 09/01/2021* - 08/31/2025 (w/one 3-year renewal option)

Option Term: 09/01/2025 - 08/31/2028

Original Contract Amount: \$40,090,000

Option Amount: \$31,781,500

Prior Options/Mods: N/A

Total Contract Amount: \$71,871,500



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



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

Percent +/- (This Item): 79.28%

Total Percent Change: 79.28%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0.63% (Primary Contract Only)

MBE/VSBE Compliance: 17.15% / 0.80% (Primary Contract Only)

Performance Security: Performance Bond

Requesting Agency Remarks: The services under the Contracts include instant ticket design, planning, production, security, marketing and sales support, and delivery to the Maryland Lottery warehouse for instant games. Pollard is the primary vendor and is responsible for the costs, above a fixed price per shipment, provided in its contract for delivery of instant tickets to retailers. The contracted vendors are the only companies that have the production capabilities, proven game design teams, and technology to create secure instant ticket games. Instant ticket games account for over \$1 billion in annual Lottery sales, which represents 38.3% of the Maryland Lottery's total sales. MLGCA's exercise of its option to renew the Contracts is in the best interest of the State. The Contractors have performed satisfactorily and the State is confident in their abilities.

Fund Source: 100% Special Funds (Lottery Proceeds)

Approp. Code: E75D0001

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



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

22-S-OPT. SERVICES OPTION
Department of Health, Potomac Center/SETT

Contract ID: Visual Communication/Deaf Interpreter Services for Potomac Center/SETT;
 MDH/OCMP 24-22304

ADPICS No.: M00B5600088, COL02762

Contract Approved: DGS 65-S, 07/03/2024

Contract Description: On-site visual communication services for a deaf resident of the Potomac Center in Hagerstown. These Services will be provided for a client with an intellectual disability during the individual's waking hours.

Option Description: Exercise the renewal option.

Award: Stuart B. Consultants dba Birnbaum Interpreting Services;
 Chevy Chase, MD

Contract Term: 07/05/2024 - 07/04/2025 (w/one 1-year renewal option)

Option Term: 07/05/2025 - 07/04/2026

Original Contract Amount: \$456,560

Option Amount: \$468,328

Prior Options/Mods: N/A

Total Contract Amount: \$924,888

Percent +/- (This Item): 102.58%

Total Percent Change: 102.58%

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



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

Performance Security: No

Requesting Agency Remarks: Pursuant to Federal regulations by the Centers for Medicare and Medicaid Services (CMS), 42C.F.R. § 483.430 and 42 C.F.R. § 483.440 and The Americans with Disabilities Act (ADA), Maryland facilities are required to provide sign language translation services for any deaf or hard of hearing persons residing at the facility during the individuals' waking hours. These services are provided from 6:00 AM to 10:00 PM seven days a week, including holidays, and include accompanying the individual during off-site medical appointments and/or community outings.

All services must be provided in compliance with licensure, certification, and accreditation standards, including but not limited to, the Office of Health Care Quality (OHCQ), MDH, as well as all applicable Maryland and federal laws and regulations governing Interpreters for the deaf.

MBE and VSBE participation were not established for this contract due to the specialized nature and location of the services. More than 80 vendors with a combination of Airport Concessionaire Disadvantaged Business Enterprise, Disadvantaged Business Enterprise, Minority Business Enterprise, and Small Business Enterprise, were directly solicited for the services. Through an eMMA vendor search, 22 MBEs were identified with none located within reasonable proximity to the Potomac Center.

Fund Source: 100% General Funds

Approp. Code: M00M07.01

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



REVISED

**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



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

23-S-MOD. SERVICES MODIFICATION

Department of Transportation, Maryland Transit Administration

Contract ID: Third Party Administrator Services for Transit Liability Claims; AGY-15-043-SR
ADPICS No.: COK89331

Contract Approved: DBM 4-S, 06/20/2018

Contract Description: Professional Third-Party Administrator (TPA) services that will provide experienced and professional claims adjusting staff to administer transit liability claims asserted against Maryland Department of Transportation Maryland Transit Administration which it may be deemed legally responsible under Maryland Tort Law.

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

Award: Davies Claims North America, Inc.; Lakewood Ranch, FL

Original Contract Term: 06/23/2018 - 06/30/2021 (w/two 1-year renewal options)

Modification Term: 07/22/2025 - 07/21/2026

Original Contract Amount: \$ 7,552,061.00 NTE

Modification Amount: \$ 3,414,659.75 NTE

Prior Options/Mods: \$ 2,668,326.00 NTE (Renewal Option #1 07/01/2021 – 06/30/2022; DGS 40-S-OPT, 05/19/2021)
\$ 2,747,598.00 NTE (Renewal Option #2 07/01/2022 - 06/30/2023 DGS 26-S-OPT, 03/09/2022)
\$ 0.00 (Mod. #1 Extension 07/01/2023 - 01/30/2024. Delegated Authority - MTA, 06/23/2023)
\$ 50,000.00 (Mod #2 Extension 01/31/2024 - 03/13/2024 Delegated Authority - MTA, 12/21/2023)
\$3,414,659.75 (Mod. #3: Extension 03/14/2024 - 03/13/2025 DGS-34-S-MOD, 03/13/2024)
\$0 (Mod. #4: Extension 03/14/2025 - 07/11/2025; Delegated Authority - MTA, 03/11/2025)



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA**
July 2, 2025



REVISED

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

\$ 50,000.00 (Mod. #5: Extension 07/12/2025 - 07/21/2025;
Delegated Authority - MTA, 04/28/2025)
\$0 (Name Change Agreement from Johns Eastern Company, Inc.
to Davies Claims North America, Inc. ; Delegated Authority -
MTA, 04/29/2025)

Total Contract Amount: ~~\$19,897,304.34 NTE~~
\$19,897,304.50 NTE

See next page for
Record Correction
Letter dated
8/19/25

Percent +/- (this item): 45.21%

Total Percent Change: 163.47%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: No

MBE/VSBE Participation: 17% / 1%

MBE/VSBE Compliance: 18.58% / 1.01%

Requesting Agency Remarks: Workload, staffing limitations, and administrative challenges caused a delay in completing the new procurement. The new procurement is anticipated to be completed and prepared for presentation to the Board of Public Works by Fall of 2025.

This contract provides a Contractor to act as a Third-Party Administrator (TPA) of transit liability claims under the supervision of the MTA's Transit Insurance Group Department, for when bus and rail incidents occur during operations, creating bodily injury, general liability, and property damage claims against the MTA. The TPA of transit liability claims provides experienced and professional claims adjusting staff to thoroughly investigate, document, and settle (within their delegated authority), and make recommendations for settlement with regards to automobile, bodily injury, general liability and property damage claims asserted against the MTA stemming from incidents arising out of bus and rail operations, premises liability and any other incidental matters relating thereto under its general liability program for which MTA may be deemed legally responsible under Maryland Tort Law.

Accepted 9/25/2025- JTG

John Gontrum

EXECUTIVE MEMORANDUM

TO: EXECUTIVE SECRETARY JOHN GONTRUM
FROM: MDOT MTA OFFICE OF PROCUREMENT DIRECTOR JAMAAL TURNER *ST*
SUBJECT: NOTICE OF CORRECTION – DGS 23-S-MOD 07/02/2025, BPW MEETING
DATE: AUGUST 19, 2025

PURPOSE OF MEMORANDUM

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

The basis for change: Clerical error.

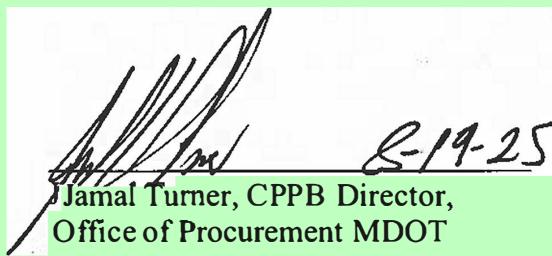
MTA is requesting to make a correction to the Total Contact Amount on the Department of General Services action agenda item previously approved by the Board of Public Works

DGS Agenda 07/2/2025, Item 23-S-MOD

Original Total Contract Amount: \$19,897,304.34
Corrected Total Contract Amount: \$19,897,304.50

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

Requested by:


8-19-25
Jamal Turner, CPPB Director,
Office of Procurement MDOT
MTA



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



REVISED

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

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

Approp. Code: J05H0101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



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

24-S -MOD.

SERVICES MODIFICATION

Department of Human Services, Social Services Administration

Contract ID:

Child Placement Agency Services; SSA/CPA-21-036-A3

ADPICS No.: N00B6600021

Prior Approvals: DGS Item 4-S, 06/03/2020 (Contract Award)

DGS Item 25-S-OPT/MOD, 2/16/2022 (Renewal Option 1/Modification 1)

DGS Item 38-S-OPT/MOD, 6/7/2023 (Renewal Option 2/Modification 2)

Delegated Authority, 6/30/2025 (Modification 3)

DGS Item 39-S-MOD, 6/11/2025 (Modification 4)

Contract Description: Child Placement Agency (CPA) services at San Mar Children's Home, Inc.

Modification Description: Reduce the modification amount approved by the Board of Public Works on June 11, 2025 as DGS Item 39-S-MOD.

Award:

San Mar Children's Home, Inc.; Boonsboro, MD

Contract Term: 07/01/2020 - 06/30/2022 (w/two 1-year renewal options)

Original Modification Term: 07/01/2025 – 09/30/2025

Updated Modification Term (this Item): 07/03/2025 - 09/30/2025

Prior Options/Modifications: 07/1/2022 - 6/30/2023 (Renewal Option 1)

03/1/2022 - 6/30/2023 (Modification 1)

07/1/2023 - 6/30/2024 (Renewal Option 2)

07/1/2024 - 6/30/2025 (Modification 2)

07/1/2025 - 7/02/2025 (Modification 3- Delegated Authority)

Original Modification Amount: \$608,997

Updated Modification Amount (this Item): \$539,405

Percent +/- (This Item): -11.4%



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

Base Term Amount: \$3,103,588

Option/Modification Amounts:

\$1,779,271	(Renewal Option 1)
\$ 155,057	(Modification 1)
\$1,551,794	(Renewal Option 2)
\$2,218,135	(Modification 2)
\$ 0	(Modification 3)
\$ 539,405	(Modification 4) (<i>this Item</i>)

Total Contract Amount: \$9,347,250

Percentage Change (This Item): 17.4%

Total Percentage Change: 201%

Procurement Method: Non-Competitive Negotiated Procurement of Human, Social or Educational Services

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: This item requests that the Board of Public Works confirm its previous approval following an error on the June 11, 2025 BPW Agenda (DGS Agenda 39-S-MOD). The errors contained a differing amount from what was approved on the June 11, 2025 BPW Agenda as opposed to what DHS and the vendor agreed to. The San Mar Children's Home modification should have stated an amount of \$539,405 as opposed to \$608,997.

DHS extended the term of the contract for two days as a no-cost modification, from July 1, 2025 through July 2, 2025, in order to propose this action to the Board and fully execute the short-term modifications to extend these contracts through September 30, 2025.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



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

Remarks (cont'd):

The modification, if approved, will begin on July 3, 2025 and end on September 30, 2025. All CPA contracts are not-to-exceed type contracts that are for the care of youth in DHS care. The underlying June 11, 2025 Board action was to extend twenty-eight (28) of thirty-three (33) CPA contracts for an additional three months to allow DHS to complete a Request for Expression of Interest (released on June 4, 2025 on eMMA). We regret the error and thank the Board and DGS staff in helping us with the corrective actions.

Fund Source: 100% General Funds

Approp. Code: N00G0001

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
July 2, 2025



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

25-S -MOD.

SERVICES MODIFICATION

Department of Human Services, Social Services Administration

Contract ID:

Child Placement Agency Services; SSA/CPA-21-027-A3

ADPICS No.: N00B6600022

Prior Approvals: DGS Item 4-S, 06/03/2020 (Contract Award)

DGS Item 25-S-OPT/MOD, 2/16/2022 (Renewal Option 1/Modification 1)

DGS Item 38-S-OPT/MOD, 6/7/2023 (Renewal Option 2/Modification 2)

Delegated Authority, 6/30/2025 (Modification 3)

DGS Item 39-S-MOD, 6/11/2025 (Modification 4)

Contract Description: Child Placement Agency (CPA) services at Pressley Ridge-Maryland, Inc.

Modification Description: Reduce the modification amount approved by the Board of Public Works on June 11, 2025 as DGS Item 39-S-MOD.

Award:

Pressley Ridge-Maryland, Inc.; Baltimore, MD

Contract Term:

07/01/2020 - 06/30/2022 (w/two 1-year renewal options)

Original Modification Term:

07/01/2025 – 09/30/2025

Updated Modification Term (this Item): 07/03/2025 - 09/30/2025

Prior Options/Modifications:

07/1/2022 - 6/30/2023 (Renewal Option 1)

03/1/2022 - 6/30/2023 (Modification 1)

07/1/2023 - 6/30/2024 (Renewal Option 2)

07/1/2024 - 6/30/2025 (Modification 2)

07/1/2025 - 7/02/2025 (Modification 3- Delegated Authority)

Original Modification Amount: \$2,387,369

Updated Modification Amount (this Item): \$1,824,284

Percent +/- (This Item): -23.6%



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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July 2, 2025



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

Base Term Amount: \$15,689,090

Option/Modification Amounts:

\$7,844,546	(Renewal Option 1)
\$ 539,271	(Modification 1)
\$7,844,546	(Renewal Option 2)
\$7,374,415	(Modification 2)
\$ 0	(Modification 3)
\$1,824,284 (Modification 4) (<i>this Item</i>)	

Total Contract Amount: \$41,116,152

Percentage Change (This Item): 11.6%

Total Percentage Change: 162%

Procurement Method: Non-Competitive Negotiated Procurement of Human, Social or Educational Services

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: This item requests that the Board of Public Works confirm its previous approval following an error on the June 11, 2025 BPW Agenda (DGS Agenda 39-S-MOD). The errors contained a differing amount from what was approved on the June 11, 2025 BPW Agenda as opposed to what DHS and the vendor agreed to. The Pressley Ridge modification should have stated an amount of \$1,824,284 as opposed to \$2,387,369.

DHS extended the term of the contract for two days as a no-cost modification, from July 1, 2025 through July 2, 2025, in order to propose this action to the Board and fully execute the short-term modifications to extend these contracts through September 30, 2025.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



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

Remarks (cont'd):

The modification, if approved, will begin on July 3, 2025 and end on September 30, 2025. All CPA contracts are not-to-exceed type contracts that are for the care of youth in DHS care. The underlying June 11, 2025 Board action was to extend twenty-eight (28) of thirty-three (33) CPA contracts for an additional three months to allow DHS to complete a Request for Expression of Interest (released on June 4, 2025 on eMMA). We regret the error and thank the Board and DGS staff in helping us with the corrective actions.

Fund Source: 100% General Funds

Approp. Code: N00G0001

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
July 2, 2025



REVISED

2nd Revision

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

26-S-MOD. SERVICES MODIFICATION

*RETROACTIVE - Department of Housing and Community Development
Office of Public Information*

Contract ID: Media Buying Services, S00R0600028
ADPICS No.: COL01684

Contract Approved: DGS 9-S, 03/24/2021

Contract Description: Media buying services in traditional advertising mediums such as television, radio, newspapers, and bus terminals serving the Department of Housing and Community Development's programs that require public outreach, primarily the Maryland Mortgage Program.

Modification Description: 1. **RETROACTIVE** approval of \$15,542.56 for additional advertising costs outside the approved amount resulting from expanded outreach during the Baltimore Ravens playoff run.

2. Approval to increase the contract by \$250,045.00 and extend the term through February 16, 2026, to support continued outreach and allow time for a new consolidated procurement.

Award: Red House Communications, Inc.; Pittsburgh, PA (MBE)
(Certified Small Business)

Original Contract Term: 04/08/2021 - 02/28/2022 (w/three 1-year renewal options)

Modification Term: 01/11/2025 - 07/02/2025 (**Retroactive**)
07/03/2025 - 02/16/2026 (Proactive)

Original Contract Amount: \$280,000

Modification Amount: \$ 15,542.56 (**Retroactive**)
\$250,045.00 (Proactive)
\$265,587.56 Total



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



REVISED

2nd Revision

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

Prior Options/Mods: \$281,000 (Renewal Option #1 03/01/2022 - 02/28/2023 DGS 27-S-OPT, 01/05/2022)
\$282,000 (Renewal Option #2 03/01/2023 - 02/29/2024 DGS 42-S-OPT, 01/25/2023)
\$100,000 (Mod. #1 Add additional funding to include advertising the Housing Assistance. DGS 30-S-MOD, 07/05/2023)
\$283,000 (Renewal Option #3 03/01/2024 – 02/28/2025 DGS 39-S-OPT, 01/31/2024)
\$0 (Modification #2 Extension 03/01/2025 - 11/28/2025 Delegated Authority - DHCD, 02/18/2025)

Total Contract Amount: \$1,491,587.56

Percent +/- (this item): 94.85%

Total Percent Change: 432.71%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The Baltimore Ravens' advancement to the NFL playoffs presented DHCD with a unique and high-profile opportunity to elevate awareness of its programs through expanded advertising. In attempting to seize an advertising opportunity related to the Baltimore Ravens making the playoffs in 2025, DHCD increased media placements to amplify outreach and engagement. However, in doing so, DHCD failed to account for a prior outstanding invoice and accidentally and unknowingly exceeded the authorized contract amount. As a result, the Department seeks retroactive approval of \$15,542.56 to cover these advertising expenses already incurred.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



REVISED

2nd Revision

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

Agency Remarks (cont'd):

In addition to retroactive approval, DHCD requests a total contract increase of \$265,587.56, which includes the retroactive amount and a proactive funding increase of \$250,045.00. This increase will support continued outreach activities and ensure seamless service delivery during the transition to a consolidated procurement.

This modification also includes a contract extension through February 16, 2026, which aligns the term with DHCD's Digital Marketing Services contract. The extension will enable DHCD to combine both traditional and digital media buying services under a single, more efficient contract structure. This consolidation aims to streamline procurement, simplify vendor oversight, and enhance value through more competitive pricing.

The scope of this contract remains focused on media buying services in traditional advertising mediums such as television, radio, print, and transit, in support of DHCD's public outreach—most notably for the Maryland Mortgage Program. The scope was intentionally refined from prior solicitations to target firms with specific expertise in media buying.

Although there are no MBE or VSBE subcontracting goals, the contract was designated as a Small Business Reserve (SBR) opportunity. The awarded vendor, Red House Communications, is certified as both a Minority Business Enterprise (MBE) and Certified Small Business, supporting the State's commitment to inclusive procurement.

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% Special Funds (General Bond Reserve Fund)

Approp. Code: A2503 **Resident Business:** No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



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

27-IT. INFORMATION TECHNOLOGY

Maryland 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: 07/17/2025 - 07/15/2026

Amount: \$144,144

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Agency Remarks: 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. MCAC conducted research into the open-source tools and found that no other tool scored as highly, was endorsed by as broad a group of stakeholders, and had as comprehensive coverage.

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.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



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

Agency Remarks (cont'd):

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

Fund Source: 100% General Funds

Approp. Code: A0101

Resident Business: No

MD Tax Clearance: 25-0286-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



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

28-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: ***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.*

1.1 Using Agency: Maryland Transportation Authority

Description: **SBR-Designated** - Rubrik enterprise data management software product for backup, disaster recovery, and data archiving; monitoring file sharing activity; and building immunity against ransomware attacks; *J01B4600043/CTR023115*

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

Number of Qualified

Master Contractors: 4

Number of Bids: 3 (Certified Small Businesses)

Bids:

Bidders	Amounts
CAS Severn, Inc.; Laurel, MD	\$2,375,325.00
Applied Technology Services, Inc.; Middle River, MD	\$2,685,317.00
En-Net Services, LLC; Frederick, MD	\$2,765,223.24

Amount: \$2,375,325

Term(s): 07/22/2025 - 08/11/2028

07/31/2025 - 08/11/2028

08/12/2025 - 08/11/2028

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



28-IT. INFORMATION TECHNOLOGY (cont'd)

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

Fund Source: 100% Special Funds (Toll Revenue Funds)

Agency Remarks: MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities. The MDTA currently holds multiple Rubrik Software licenses with varying expiration dates. This contract will allow all licenses to expire on the same day, promoting administrative efficiency and oversight.

1.2 Using Agency: Maryland Transit Administration (MTA)

Description: **SBR-Designated** - Omnissa Horizon software subscription. This software supports MTA's virtual desktop infrastructure that allow employees to work and access applications and services outside the office, in the office, or from a remote location; *J05P5600038*.

Award: Advanced Computer Concepts; McLean, VA (MBE)
 (Certified Small Business)

Number of Qualified

Master Contractors: 5

Number of Bids: 2 (Certified Small Business)

Bids:

Bidders	Amounts
Advanced Computer Concepts; McLean, VA	\$462,453.59
Applied Technology Services Inc; Middle River, MD	\$499,239.00

Amount: \$462,453.59

Term: 07/29/2025 - 07/28/2026

MBE/VSBE Participation: 0% / 0%

Resident Business: No

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
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



28-IT. INFORMATION TECHNOLOGY (cont'd)

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

1.3 Using Agency:	Department of Human Services, Maryland Total Human-services Integrated Network (MD THINK)										
Description:	Progress Corticon business rules management system. It is essential for running eligibility rules for all benefits programs, including Temporary Cash Assistance (TCA) and Supplemental Nutrition Assistance Program (SNAP). Additionally, it serves as a guideline for critical calculations and financial distribution processes within DHS systems and enables the agency to pay child benefits or issue Child Support payments; <i>MDTHK/MDTHK-26-003-C, N00P6600016 / CTR023207 CTR023934</i>										
Award:	Advanced Computer Concepts; McLean, VA (MBE) (Certified Small Business)										
Number of Qualified Master Contractors:	5 (Functional Area I)										
Number of Bids:	4										
Bids:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><i>Bidders</i></th> <th style="text-align: center;"><i>Amounts</i></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Advanced Computer Concepts; McLean, VA</td> <td style="text-align: center;">\$ 240,531.52</td> </tr> <tr> <td style="text-align: center;">Oakland Consulting Group, Inc.; Lanham, MD</td> <td style="text-align: center;">\$ 243,865.68</td> </tr> <tr> <td style="text-align: center;">SHI; Somerset, NJ</td> <td style="text-align: center;">\$ 248,072.96</td> </tr> <tr> <td style="text-align: center;">Insight Public Sector, Inc.; Chandler, AZ</td> <td style="text-align: center;">\$ 262,944.00</td> </tr> </tbody> </table>	<i>Bidders</i>	<i>Amounts</i>	Advanced Computer Concepts; McLean, VA	\$ 240,531.52	Oakland Consulting Group, Inc.; Lanham, MD	\$ 243,865.68	SHI; Somerset, NJ	\$ 248,072.96	Insight Public Sector, Inc.; Chandler, AZ	\$ 262,944.00
<i>Bidders</i>	<i>Amounts</i>										
Advanced Computer Concepts; McLean, VA	\$ 240,531.52										
Oakland Consulting Group, Inc.; Lanham, MD	\$ 243,865.68										
SHI; Somerset, NJ	\$ 248,072.96										
Insight Public Sector, Inc.; Chandler, AZ	\$ 262,944.00										
Amount:	\$ 240,531.52										
Term:	07/31/2025 - 07/30/2026										
MBE/VSBE Participation:	0% / 0%										
Resident Business:	No										
Fund Source:	41% Federal Funds, 59% General Funds										
Agency Remarks:	MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities.										

See next page for
Record Correction
Letter dated
12/23/25



DEPARTMENT OF HUMAN SERVICES

Wes Moore, Governor · Aruna Miller, Lt. Governor · Rafael López, Secretary

December 23, 2025

Accepted 1/7/2026- JTG

John Gontrum

John Gontrum, Esq.
Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 117
Annapolis, Maryland 21401-1991

SUBJECT: Record Correction – July 2, 2025 Board of Public Works Action Agenda

Dear Mr. Gontrum:

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

BPW – July 2, 2025

**28-IT 1.3,
MDTHK/MDTHK-26-003-C**

Reason: Clerical Error.

FROM: EMMA No.:CTR023207

TO: EMMA No.: CTR023934

Sincerely,

Cynthia D. Washington
Cynthia D. Washington
Procurement Director



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



28-IT. INFORMATION TECHNOLOGY (cont'd)

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

1.4 Using Agency: Department of Human Services, MD THINK

Description: Master Data Management (MDM) software. MDM is used to create a single, trustworthy record for each person or entity. This helps us avoid situations where someone might be mistakenly listed multiple times in different systems, or where their information might be different depending on which agency is looking at it. By having a single, correct view of this essential data, we can make sure that eligible individuals receive the benefits they are entitled to, and we can track their engagement with various state programs accurately; *MDTHK/MDTHK-26-004-C, N00P6600021*

Award: Carahsoft Technology Corp; Reston, VA

Number of Qualified

Master Contractors: 6 (Functional Area I & III)

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

Bid:

Bidder	Amount
Carahsoft Technology Corp; Reston, Virginia	\$ 321,750.60

Amount: \$ 321,750.60

Term: 07/25/2025 - 07/24/2026

MBE/VSBE Participation: 0% / 0%

Resident Business: No

Fund Source: 41% Federal Funds, 59% General Funds

Agency Remarks: The price has been determined to be fair and reasonable. It represents an increase of \$11,914.91, or 3.85%, over FY 2025 and an increase of \$4,119.60, or 1.3%, over FY 2024. MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



28-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 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*

2.1 Using Agency: State Police

Description: **SBR-Designated** - Cisco Catalyst 9300 Network switches. A network switch is a piece of networking hardware that connects devices on a network, enabling them to communicate and share resources. It works by intelligently forwarding data packets to their intended destination, ensuring efficient and reliable data transfer.

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

Number of Qualified

Master Contractors: 21

Number of Bids: 3 (Certified Small Businesses)

Bids:

Bidders	Amounts
Applied Technology Services, Middle River, MD	\$285,116.00
Advanced Computer Concepts Inc.; McLean, VA	\$295,749.89
DSR, Inc.; Hanover, MD	\$313,204.00

Amount: \$285,116

Term: Anticipated delivery date - 09/01/2025

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.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



28-IT. INFORMATION TECHNOLOGY (cont'd)

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

2.2 Using Agency: Department of Information Technology
Description: **SBR-Designated** - Network server equipment and manufacturer's extended warranty; The project will build a faster, high-speed network (called CRMAN) across all regions of the state-north, south, east, and west. This new network will bring much faster internet connections to each county.

F50P5600464

Award: HCGI Hartford, Inc.; Columbia, MD
 (Certified Small Business)

Number of Qualified

Master Contractors: 3

Number of Bids: 2 (Certified Small Businesses)

Bidders	Amounts
HCGI Hartford, Inc.; Columbia, MD	\$640,829.00
EN-NET; Frederick, MD;	\$649,623.38

Amount: \$640,829

Term: Anticipated delivery date - 09/07/2025

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.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



28-IT. INFORMATION TECHNOLOGY (cont'd)

3.0 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.*

3.1 Using Agency: Maryland Transit Administration

Description: **SBR- Designated** - Purchase 40 Panasonic Toughbook laptops for MTA Police. Includes five year extended warranty; *J05P5600027*.

Award: Advanced Computer Concepts; McLean, VA
(MBE) (Certified Small Business)

Number of Qualified

Master Contractors: 8

Number of Bids: 4 (Certified Small Businesses)

Bids:

Bidders	Amounts
Advanced Computer Concepts; McLean, VA	\$223,269.20
USC Canterbury Corporation; Federalsburg, MD	\$228,520.00
En-Net Services; Frederick, MD	\$230,586.80
Applied Technology Services Inc.; Middle River, MD	\$252,520.00

Amount: \$223,269.20

Term: Anticipated delivery date - 08/15/2025

MBE/VSBE Participation: 0% / 0%

Resident Business: No

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



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

29-GM. GENERAL MISCELLANEOUS
Capital Projects Unencumbered Balances

Recommendation: The Department of General Services is requesting the transfer of unencumbered balances for funds associated with completed Capital Projects to the Construction Contingency Fund.

See next page for
 Record Correction
 Letter dated 7/2/25

Original
 Authorization

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2007

Chapter 488 the Acts of 2007

~~Maryland Hospital Association~~

157	Ft. Washington Medical Center	Emerg. Dept. Expand	\$2,972.45
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Total MCCBL 2007	\$ 2,972.45 (grant)
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MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2008

Chapter 336 of the Acts of 2008

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

039	WCI Vocational Education Building	\$ 5,000
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Total MCCBL 2008	\$ 5,000
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MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2011

Chapter 396 of the Acts of 2011

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

033	Baltimore City Detention Center Dining Fac. Reno.	\$ 48.22
031	MD House of Correct Deconstruct Proj 11	\$ 2,321.83
		\$500,000

Total MCCBL 2011	\$ 2,370.05 \$2,321.83
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MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2012

Chapter 444 of the Acts of 2012

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

035	560 Bed Min Security Compound	\$ 20,310.00	\$1,177,948
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Total MCCBL 2012	\$ 20,310.00
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Maryland

DEPARTMENT OF GENERAL SERVICES

Wes Moore, Governor · Aruna Miller, Lt. Governor · Atif Chaudhry, Secretary

November 26, 2025

Accepted 12/4/2025- JTG

John Gontrum

John Gontrum, Esq.
Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 117
Annapolis, Maryland 21401-1991

SUBJECT: Record Correction – July 2, 2025, Board of Public Works Action Agenda Dear

Mr. Gontrum:

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

BPW – July 2, 2025

DGS 29-GM

Page 200 - 202

FROM: **MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2007**
Chapter 488 the Acts of 2007
Maryland Hospital Association
157 Ft. Washington Medical Center – Emerg. Dept. Expand \$2,972.45
Total MCCBL 2007 \$ 2,972.45 (grant)

TO: **Remove completely**

FROM: 033 Baltimore City Detention Center Dining Fac. Reno. \$ 48.22

TO: **Remove completely**

FROM: 051 Maryland House of Correction Deconstruction \$1,686.80

TO: **Remove completely**

FROM: **MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2014**
Chapter 463 of the Acts of 2014
DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
065 560-Bed Minimum Security Compound \$ 3,355.69

Maryland Hospital Association
126 Adventist Rehab. Hosp. of MD, Bariatric Pgrm Reno \$ 45,306.51
\$ 200,000

251	MedStar Montgomery Med. Ctr- Emerg. Dpt	\$	9,076.28
	\$ 300,000		
305	Washington Adventist Hosp _ Prim. Care	\$	34,413.77
	\$ 480,000		
183	Doctors Hosp.- Pharmacy Dept Expand/Reno	\$	11,479.87
	\$ 88,000		

Total MCCBL 2014	\$	103,632.12
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TO: **MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2014**
Chapter 463 of the Acts of 2014
 DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
 065 560-Bed Minimum Security Compound \$ 3,355.69

Maryland Hospital Association			
126 Adventist Rehab. Hosp. of MD, Bariatric Pgrm Reno	\$	45,306.51	
\$ 200,000			
305 Washington Adventist Hosp _ Prim. Care	\$	34,413.77	
\$ 480,000			
183 Doctors Hosp.- Pharmacy Dept Expand/Reno	\$	11,479.87	
\$ 88,000			

Total MCCBL 2014	\$	94,555.84
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FROM: 152 New Youth Detention Center \$525.79 \$3,647,000
 Total MCCBL 2016 \$525.79

TO: 152 New Youth Detention Center \$523.79 \$3,647,000
 Total MCCBL 2016 \$523.79

FROM: **Total transfer of spending authority to the Construction Contingency Fund**
 \$234,280.14

TO: **Total transfer of spending authority to the Construction Contingency Fund**
\$220,494.39

FROM: Transfer spending authority to the Construction Contingency Fund of \$234,280.14

TO: Transfer spending authority to the Construction Contingency Fund of **\$220,494.39**

Reason: **Clerical error; The accounting amounts initially noted were more than the actual amounts in FMIS at the time of transfer.**

Regards,

Courtney League

Courtney League
Assistant Secretary
Design, Energy & Construction
Department of General Services



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



29-GM. GENERAL MISCELLANEOUS (cont'd)

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2013

Chapter 424 of the Acts of 2013

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

051	Maryland House of Correction Deconstruction	\$1,686.80
	Total MCCBL 2013	\$1,686.80

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2014

Chapter 463 of the Acts of 2014

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

065	560-Bed Minimum Security Compound	\$3,355.69
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Maryland Hospital Association

126	Adventist Rehab. Hosp. of MD, Bariatric Pgrm Reno	\$45,306.51	\$ 200,000
251	MedStar Montgomery Med. Ctr Emerg. Dpt	\$ 9,076.28	\$ 300,000
305	Washington Adventist Hosp _ Prim. Care	\$34,413.77	\$ 480,000
183	Doctors Hosp.- Pharmacy Dept Expand/Reno	\$11,479.87	\$ 88,000

Total MCCBL 2014	\$103,632.12
	\$94,555.84

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2015

Chapter 495 of the Acts of 2015

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

145	New Youth Detention Center	\$ 5,285.00	\$21,630,000
142	560-Bed Min Security Compound Dorsey Run	\$82,359.00	\$ 3,495,000

Total MCCBL 2015	\$87,644.00
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MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2016

Chapter 027 of the Acts of 2016

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

152	New Youth Detention Center	\$525.79	\$523.79	\$3,647,000
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Total MCCBL 2016	\$525.79	\$523.79
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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



29-GM. GENERAL MISCELLANEOUS (cont'd)

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2018

Chapter 09 of the Acts of 2018

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

232 Demo Buildings at Balt City Correctional Complex \$4,341.39 **\$4,980,000**

Total MCCBL 2018 **\$4,341.39**

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2019

Chapter 14 of the Acts of 2019

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

303 Demo Buildings at Balt City Correctional Complex \$3,511.10 **\$23,816,000**

Total MCCBL 2019 **\$3,511.10**

MARYLAND CONSOLIDATED CAPITAL BOND LOAN OF 2020

Chapter 537 of the Acts of 2020

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

518 Demo Buildings at Balt City Correctional Complex \$2,286.44 **\$5,647,000**

Total MCCBL 2020 **\$2,286.44**

\$220,494.39

Total transfer of spending authority to the Construction Contingency Fund **\$234,280.14**

Description: In accordance with provisions of the State Finance and Procurement Article, Section 8-129, Annotated Code of Maryland Board of Public Works approval is requested to transfer unencumbered balances for funds associated with completed Capital Projects.

The Department of General Services and Department of Budget and Management (Office of Capital Budgeting) have reviewed the unencumbered balances and recommend approval of the following actions:

Transfer spending authority to the Construction Contingency Fund of **\$234,280.14** **\$220,494.39**

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 2, 2025



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

30-GM. GENERAL OBLIGATION BOND PROCEEDS
Department of General Services

Recommendation: That the Board of Public Works approve a transfer of capital funds between the Department of General Services (DGS), and the Historic St. Mary's City Commission (HSMCC).

Description: Continue the agreement to transfer procurement authority, and \$784,000 in authorized FY 2023 bond funds to cover the costs associated with archaeology efforts associated with the Leonard Calvert House Exhibit Project.

This project is to construct the 3,450 NASF/5,472 GSF Governor Leonard Calvert House Exhibit structure, which will replicate the home of Maryland's first Governor and complete the architectural backdrop of the museum's Town Center interpretive site. The exterior of the building will help restore the 17th-century appearance of the Town Center. The interior will be a combination of architectural, archeological, and historical exhibitory. There will also be a control room as well as a changing room/costume storage area, working area, meeting space, and lunchroom for Town Center interpretive staff. A separate restroom for staff will be located in the building.

Requesting Agency Remarks: Approval for the use and transfer of capital funds have been considered by the Department of Budget and Management (DBM) and they respectfully concur with this agreement.

As identified in the approved Memorandum of Agreement (MOA) dated March 28, 2023 HSMCC will be the agency responsible for the management of the Archaeological efforts related to the project.

The Department of General Services is requesting approval for the entire project, which exceeds currently available funding. As future funding becomes available, the Department will return to the Board to authorize funding pursuant to such authorizations. Until then, the Department will only authorize work that does not exceed currently available funds.

Fund Source: MCCBL 2023 Item 160 Leonard Calvert House Exhibit. Provide funds to continue the design of improvements to the exhibits in the Leonard Calvert House in Historic St. Mary's City, including archeology.

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 2, 2025



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

31-RP. REAL PROPERTY
Department of Natural Resources

Recommendation: Declare property surplus

Property: +/- 5.3-acre property located at 715 Churchville Road, Bel Air, MD 21014.

Grantor: Department of Natural Resources

Background: Approval is requested to declare a +/- 5.3-acre property surplus to the State. The property was previously donated to DNR pursuant to a restrictive covenant that it be maintained as a public fishing area. Harford County has agreed to assume management of the property as a public fishing area pursuant to the restrictive covenant.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20240918-0741. It is recommended to declare the Bynum Run Pond Fishery Management Area (FMA) +/- 5.3-acre property surplus to the needs of the State, upon consideration of the Maryland Department of the Environment's qualifying comments, to facilitate transfer of the property from DNR to Harford County Government (since day-to-day operations of Bynum Run Pond FMA have been shouldered by the Harford County Government for over twenty years). None of the local or state agencies that provided review comments expressed an interest in acquiring the properties.

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 2, 2025



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

32-RP. REAL PROPERTY
Department of Natural Resources

Recommendation: Declare property surplus

Property: +/- 2.5-acre property located at Jarrettsville Road, Forest Hill, MD 21050.

Grantor: Department of Natural Resources

Background: Approval is requested to declare the +/- 2.5-acre property surplus to the State. This property was previously donated to DNR pursuant to a restrictive covenant that it be maintained as a public fishing area. Harford County has agreed to accept title to the property and assume management of the property as a public fishing area, subject to the restrictive covenant.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20240918-0742. It is recommended to declare the Forest Hill Lake Fishery Management Area (FMA) +/- 2.5-acre property surplus to the needs of the State to facilitate transfer of the property from DNR to the Harford County Government (since day to day operations of Forest Hill Lake FMA have been shouldered by the Harford County Government for over twenty years). None of the local or state agencies that provided review comments expressed an interest in acquiring the properties.

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 2, 2025



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

33-RP. REAL PROPERTY
Department of General Services

Recommendation: Declare property surplus

Property: +/- 6,082 square feet or 0.1396 acres, consisting of a portion of the roadbed of Farragut Road at Rowe Blvd., Annapolis

Grantor: The State of Maryland to the use of the Department of General Services

Background: Approval is requested to declare surplus a portion of the bed of Farragut Road located near Rowe Blvd. in Annapolis. During the approval process for the construction of the new Supreme Court of Maryland building, it was determined that a portion of the bed of Farragut Road is titled to and owned by the Department of General Services. The City of Annapolis has requested that this portion of the roadbed be transferred to them so that they can own all of the roadbed and can continue to maintain it.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20240828-0694**. It is recommended to declare the +/- 6,082 square feet of the paved roadbed of Farragut Road surplus to the needs of the State, upon consideration of the Maryland Department of the Environment's qualifying comments, to facilitate transfer of the roadbed to the City of Annapolis so they can continue road maintenance. None of the local or state agencies that provided review comments expressed an interest in acquiring the property.

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 2, 2025



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

34-RP. REAL PROPERTY
Department of the Environment

Recommendation: Approve a Right of Entry Agreement (continued use)

Property: 445 Makemie Road, Pocomoke, MD 21851

Prior Board Action: DGS 56-RP, 07/03/2024

Grantor: Ricki D. Tapman and James W. Tapman II
2231 Northwood Drive, Salisbury, MD 21801

Grantee: Maryland Department of the Environment

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

Consideration: \$650 per month / \$7,800 per year User Fee
\$165 per month / \$1,980 per year Electricity Fee
Total Annual Value: \$9,780

Background: This property has been used by the Maryland Department of the Environment (MDE) for the sole purpose of conducting air monitoring and collecting ambient air data for ammonia, gas, and particulate matter (pollutants) since 2022. The new Right of Entry Agreement will provide MDE with temporary permission to utilize the property for the purposes identified above for the required consideration.

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 2, 2025



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

35-LT. **TENANT LEASE**
Maryland Transit Administration

Recommendation: Approve new parking lease

Lessee: Maryland Transit Administration

Lessor: MCB Fitzgerald, LLC, 2002 Clipper Park Rd, Suite 105,
Baltimore, MD 21211

Property Location: 1201 W. Mt. Royal Ave., Baltimore, MD 21217

Space Type: Parking Garage (40 spaces)

Lease Type: New Parking Lease

This Term: 07/03/2025 - 06/30/2027 (w/ standard 6-month holdover)

Annual Rent (Year 1): \$62,400.00 **Rate/Month:** \$130.00 Per Space

Full Term Rent Value: \$124,800.54

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** 07/01/2027 – 06/30/2029 (2 years)

Fund Source: 100% Special (Capital Facilities & Equipment)

Appropriation Code: J05 H0105

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

Procurement Method: Sole Source

*See COMAR 21.05.05.02 (A)(1); DGS Space Mgmt Manual 6-605
E*

Remarks: The subject document is a new parking lease requested by the Maryland Transit Administration for use by 241 MTA employees of the Light Rail Maintenance Facility and is needed due to the loss of parking (located at 344 W. North Avenue, Baltimore Maryland 21217) related to the Frederick Douglas Tunnel Project. The number of spaces complies with the 1:3 ratio established for this area and is available 24/7. This lease contains .5% annual escalations for the lease period.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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35-LT. **TENANT LEASE** (*cont'd*)

Climate / Sustainability: N/A (Parking)

Resident Business: Yes

MD Tax Clearance: 25-1225-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025



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

36-LT. TENANT LEASE

Department of Education – Office of Childcare

Recommendation: Approve a ten year renewal lease

Prior Board Action: DGS 33-LT, 5/13/2015

Lessee: Maryland State Department of Education

Lessor: Myers Limited Partnership, 14627 National Pike
Clear Spring, MD 21722

Property Location: 1075 Sherman Avenue, Hagerstown, MD 21740

Space Type: Office Space (2,211 sq. ft.)

Lease Type: Renewal (Continued Use)

09/01/2025 – 08/31/2035 (w/standard 6-month holdover)

Term: ~~09/01/2025 – 08/30/2035 (w/ standard 6-month holdover)~~

Annual Rent: Years 1-5: \$44,220.00 ***Rate/Month:*** \$20.00/ sq. ft.
Years 6-10: \$48,642.00 \$22.00/ sq. ft.

Full Term Rent Value: \$464,310.00

See next page for
Record Correction
Letter dated
11/14/25

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** ***09/01/2035 - 08/31/2040***
~~09/01/2035 - 08/30/2040~~

Fund Source: 100% General Funds

Appropriation Code: D710 1301 D71A5

Utilities/Custodial Responsibility: Lessor/Tenant*

*Janitorial expenses will be paid as cost increases over a base year. This amount is unknown at this time.



Wes Moore, Governor | Aruna Miller, Lt. Governor | Atif Chaudhry, Secretary

November 14, 2025

Accepted 11/20/2025- JTG

John Gontrum, Esq.
Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 117
Annapolis, Maryland 21401-1991

A handwritten signature in black ink that reads "John Gontrum".

SUBJECT: Record Correction – July 2, 2025 Board of Public Works Agenda Item 36-LT

Dear Mr. Gontrum,

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

BPW – July 2, 2025

DGS 36-LT

Department of General Services

FROM: **Term:** 09/01/2025 - 08/30/2035 (w/standard 6-month holdover)
Future Option Term: 09/01/2035 - 09/30/2040

TO: **Term:** 09/01/2025 – 08/31/2035 (w/standard 6-month holdover)
Future Option Term: 9/01/2035 - 08/31/2040

REASON: The DGS Office of Real Estate noticed a discrepancy in the attached item after its approval, where the “Term” section differed from the renewal Lease Agreement. The New Lease Agreement accurately reflects the lease term of 10 years that will commence on September 1, 2025. Due to a clerical error, the “Term” (09/01/2025 - 08/30/2035 (w/standard 6-month holdover) should be amended to reflect 09/01/2025 – 08/31/2035 (w/standard 6-month holdover). Additionally, the “Future Lease Renewal to be negotiated in accordance with COMAR 21.05.05.02 (D):” (09/01/2035-8/30/2040) should be amended to reflect 09/01/2035-08/31/2040.

If there are any questions concerning this correction, please do not hesitate to contact me.

Wendy Scott-Napier

A handwritten signature in black ink that reads "Wendy Scott-Napier".

Assistant Secretary, Office of Real Estate



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
July 2, 2025**



36-LT. TENANT LEASE (cont'd)

Termination for Convenience Clause: Yes

Procurement Method: Sole Source

See COMAR 21.05.05.02D; DGS Space Mgmt Manual 6-605 E

Remarks: The Office of Child Care has occupied this location since 2015. The space is used to serve childcare providers, potential providers, and other related agencies. The agency opted not to relocate. The rent is \$20.00 PNUSF, with an increase to \$22.00 PNUSF in Year 6.

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.

Residential Business: Yes

MD Tax Clearance: 24-4455-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



SUPPLEMENTAL

**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA**
July 2, 2025



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

37-CGL. CAPITAL GRANTS AND LOANS

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

Technology Council of Maryland, Inc.

Biohub Maryland (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Biohub Maryland facility.”

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-254, (SL-093-240-038) **\$ 500,000**

Matching Fund: No match is required.

Background:

Total Project	\$ 500,000
24-254 (This Action)	\$ 500,000 (Non-match)
Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024_DB 1.6.2025
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the purchase of state-of-the-art lab equipment to enhance our ability to provide hands-on, industry-specific education for individuals pursuing careers in the life sciences.

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 2, 2025



SUPPLEMENTAL

REVISED

Contact: Karen Davis 410-260-7552
kareendavis@maryalnd.gov

38-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
Department of General Services, Office of State Procurement

Contract ID: Microsoft Licensing Packages; CTR012098 / 001B3600339
ADPICS No.: COL02441

Contract Approved: DGS 41-IT, 04/19/2023

Contract Description: [...] Approval to purchase Microsoft Licensing Packages via the National Intergovernmental Purchasing Alliance Company (National IPA), now OMNIA Partners, led by the City of Mesa, Arizona.

Modification Description: **RETROACTIVE** Increase contract spending authority and provide justification for the retroactive nature of this action, in alignment with the contract extension approved on May 30, 2024, under OMNIA Partners' Master Agreement No. 2018011-02, led by the City of Mesa, Arizona.

Award: SHI International Corporation; Somerset, NJ

Original Contract Term: 03/01/2023 - 02/28/2025

Modification Term : 10/24/2024 - 07/02/2025 (Retroactive)
07/03/2025 - 09/28/2025 (Proactive)

Original Contract Amount: \$40,411,548.90

Modification Amount \$18,072,384.55 (Retroactive)
\$ 7,500,000.00 (Proactive)
\$25,572,384.55

Prior Options/Mods: \$0.00 (MOD #1: Extension 03/01/2025 - 04/03/2025: Delegated Authority - DGS, 02/28/2025)
\$0.00 (MOD #2: Extension 04/04/2025 – 09/28/2025: Delegated Authority - DGS, 4/ 1/ 2025)

Total Contract Amount: \$65,983,933.45

Percent +/- (This Item): 63.28%

Total Percent Change: 63.28%



SUPPLEMENTAL

REVISED

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

July 2, 2025



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

Original Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA) City of Mesa, AZ, 2018011-02

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: During the initiation of new contracts to purchase Microsoft Licensing Packages under an Intergovernmental Cooperative Purchasing Agreement with CDW-G and SHI (Master Agreements 2024056-01 and 2024056-02), it was discovered that the current BPO had been overdrawn by \$18,072,384.55, despite showing a remaining balance in FMIS and ANSWERS. The overspending resulted from discrepancies between encumbrances and actual expenditures, as these systems reflect payment activity, not obligated amounts, and do not adjust balances when payments are processed outside FMIS for agencies such as MDOT. This led to inaccurate reporting of available funds and ultimately caused the BPO to be overspent.

In accordance with COMAR 21.03.01.03.01, we acknowledge the financial discrepancies resulting from the challenges MDOT and DGS have faced in accessing each other's financial systems. While DGS and MDOT have not yet been able to resolve these challenges due to technical limitations of the FMIS system, both agencies are aware of the situation and are working towards a resolution. We will continue to monitor the situation and take necessary steps as appropriate to help ensure these matters are resolved.

The State is satisfied with the services provided by the contractor and believes it is in the state's best interest to modify the contract to increase spending authority due to an approximate forecast of purchase orders of approximately \$7,500,000 by the end of the remaining contract term.

An MBE participation goal or VSBE participation goal was not established for this contract because this contract is solely for the purchase of software licenses and software license renewals. There are no services provided under this contract, therefore no subcontracting opportunities exist.

In accordance with the guidelines established by COMAR 21.05.09.02, the Department of General Services (DGS), Office of State Procurement (OSP), is empowered to sponsor, renew, modify, or administer an Intergovernmental Cooperative Purchasing Agreement (ICPA) on its own behalf or on behalf of other agencies. As a result, the proposed modification to the existing contract is in line with the regulatory framework and seeks to provide clear, demonstrable benefits to the State.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA

SUPPLEMENTAL

July 2, 2025



REVISED

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

Agency Remarks (cont'd):

The primary justification for the modification is to ensure that critically required software functionality remains available for State agency use. A comparative pricing analysis between the current contract and alternative pricing options, including those available through the General Services Administration (GSA), reveals that the State is receiving competitive and favorable pricing under the existing ICPA, specifically with SHI International Corporation's offering of software licenses. The determination that OMNIA's prices are lower in multiple instances further underscores the financial advantage of continuing with this ICPA. The continuation of this agreement, therefore, ensures that the State will avoid potential cost increases and continue to benefit from these favorable terms.

Furthermore, the retroactive and proactive adjustments to the contract value ensure that both past discrepancies and ongoing procurement needs are addressed appropriately. By increasing the contract value and extending the contract term, DGS is ensuring that the State remains in compliance with procurement requirements while also providing sufficient time to resolve any outstanding issues and finalize the upcoming contract.

In conclusion, based on the comparative analysis of costs, the need for continuous service provision, and the corrective actions taken to resolve financial discrepancies, it is determined that modifying the ICPA is in the best interest of the State. The modification aligns with the principles set forth in COMAR 21.05.09 and serves to promote administrative efficiency, avoid procurement delays, and maximize cost avoidance across state agencies.

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: Various
Approp. Code: Various

Resident Business: No

This Item was withdrawn as DGS 60-IT-MOD from the 6/11/25 meeting.

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 2, 2025



SUPPLEMENTAL

REVISED

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

39-S-MOD. SERVICE MODIFICATION

RETROACTIVE - Department of Health, The Developmental Disabilities Administration

Contract ID: Registered Nurse Case Management/Delegating Nurse to Complete the Clinical Review of the Health Risk Screening Tool; *MDH/OCMP #21-18950*
ADPICS No.: M00B2600411/COL03208

Contract Approved: Delegated Authority - DGS, 05/01/2022

Contract Description: Developmental Disabilities Administration (DDA) utilizes this contract to provide the clinical review for the Health Risk Screening Tool that is included in its waivers.

Modification Description: *RETROACTIVE* request to ratify the contract as voidable starting with Modification #1, including all prior modification actions (Modifications #1- #3) and proactive approval of Modification #4. Modification #1 to add funds due to the increased number of reviews for the health risk screening tool. Modification # 2 extension (03/1/2025 - 05/31/2025). Modification #3 extension (06/01/2025 - 07/15/2025). Modification #4 proactive approval to extend the contract to allow time to complete the new procurement.

Award: DDRN Consultants, LLC; Cockeysville, MD

Original Contract Term: 05/01/2022 - 03/1/2025

Modification Term: 09/10/2024 - 07/02/2025 (**Retroactive**)
07/03/2025 - 10/15/2026 (Proactive)

Original Contract Amount: \$168,600

Modification Amount: \$ 50,000 (**Mod # 1 Retroactive**)
\$ 50,000 (**Mod #2 Retroactive**)
\$ 0 (**Mod #3 Retroactive**)
\$135,000 (Proactive)
\$185,000 Total

Prior Options/Mods: \$50,000 (Mod. #1 9/10/2024-2/28/2025) To cover current contract terms through the end of the contract; Delegated Authority – MDH, 09/10/2024



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

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

\$50,000 (Mod. #2: Extend the term from 3/1/2025 through 5/31/2025), to prevent a lapse while a longer modification could be completed; Delegated Authority – MDH, 02/28/2025.

\$0.00 (Mod #3 Extended the term from 6/1/2025 through July 15, 2025), to prevent a lapse in coverage; Delegated Authority -MDH, 05/29/25

Total Contract Amount: \$353,600

Percent +/- (This Item): 109.73%

Total Percent Change: 109.73%

Original Procurement Method: Competitive Sealed Proposals (*3 proposals received*)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: Due to an administrative oversight, Modifications #1- #3 were not brought to BPW for approval. Without the modification, services for the waiver participants would be disrupted. The delay in the new procurement can largely be attributed to a significant turnover within the program unit's staffing. The contract requires the clinical review of the Health Risk Screening Tool for participants who do not have a nurse or another method for getting the review completed. This process is a requirement for all Developmental Disabilities Administration waivers. The delay in awarding a replacement contract is due to several key team members with critical responsibilities in contract oversight and procurement planning either transitioning out of their roles or newly onboarded during the development phase. As a result, there was a noticeable gap in institutional knowledge, particularly in the areas of contract administration and procurement requirements. MDH is working on the new RFP and expects to have it posted by the beginning of August. The timeline for the new procurement is based on recommendations and the length of time that it has from preparation to posting and awarding of the actual contract, and is anticipated to be awarded by Summer 2026.



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

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

No MBE or VSBE participation was established for this contract due to a lack of subcontracting opportunities.

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: 52.3% General Funds, 47.7% Federal Funds

Approp. Code: M00 M0102

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION