

**BOARD OF PUBLIC WORKS**  
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**MARCH 19, 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.*

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*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 21 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:** \$626,500

**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
Anne Arundel	Stephanie Tadlock Senserini	AT-2025-2514	\$1,500
		AT-2025-2515	\$1,000
		AT-2025-2516	\$1,500
Caroline	Michael Dale Brown	CR-2025-2552	\$83,800
Carroll	Harold E. Mullhausen, Jr.	MP-2025-2545	\$150,000
	Whispering Springs Farm LLC	MP-2025-2548	\$31,600
Frederick	Charles E. Kaas, Jr.	MP-2025-2539	\$2,700
Kent	D. R. McDonald & Sons, Inc.	CH-2025-2553	\$23,900
Queen Anne's	David M. Clark, III	AT-2025-2554	\$22,100
	C. Temple Rhodes, Jr.	AT-2025-2562	\$9,300

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

County	Grantee	Agreement #	Amount
Carroll	Edward M. Kelly, Jr.	MP-2025-2546-R	\$28,700
	Whispering Springs Farm LLC	MP-2025-2547	\$84,400
		MP-2025-2569	\$21,300
	Peace & Plenty Farms LLC	MP-2025-2570	\$26,800

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

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

County	Grantee	Agreement #	Amount
Cecil	Dye's Farm LLC	AT-2025-2538	\$16,500
	Hickory Hollow Farm LLC	AT-2025-2568	\$26,000
Frederick	Patricia Mills	MP-2025-2537	\$13,900
Harford	Jeffrey D. Wilson	AT-2025-2464	\$16,500
Kent	Foxhole Farms LLC	SA-2025-2527	\$43,600
Queen Anne's	C. Temple Rhodes, Jr.	AT-2025-2563	\$7,500
		AT-2025-2564	\$13,900

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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March 19, 2025



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

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

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

**Amount:** \$769.99

**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
Washington	Donald L. Bragunier	UP-2025-2148	\$769.99

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

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

BOARD OF PUBLIC WORKS

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

**Recommendation:** That the Board of Public Works approve reverting the balances on 12 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:** \$144,383.69

**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
Carroll	Bryan K. Rinehart	MP-2024-2458	\$1,000.00	Canceled
Harford	Douglas V. Brooks	LS-2025-2037	\$715.98	Completed
	Melvin R. Huber, Jr.	AT-2023-2308	\$5,100.00	Canceled
		AT-2023-2309	\$6,700.00	Canceled
		AT-2023-2310-C	\$49,920.84	Completed
		AT-2023-2311	\$47,141.90	Completed
Prince George's	Single Arrow Farm LLC	PA-2024-2317	\$11,438.80	Completed
Queen Anne's	Linda G. Willis	CR-2024-2193	\$8,300.00	Canceled
	Nola L. Leager	CH-2023-2748	\$4,335.46	Completed
Talbot	Paul A. Hutchison, Sr.	CR-2024-2368-B	\$3,489.41	Completed
	Made In The Shade LLC	CR-2025-2014	\$637.30	Completed
	Res. Trust U/W Kathryn E. Callahan	CR-2025-2015	\$5,604.00	Completed

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

**BOARD OF PUBLIC WORKS**

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**DISAPPROVED**

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**WITHDRAWN**

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**REVISED**

Contact: Anna Lansaw  
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4. **BALTIMORE CITY COMMUNITY COLLEGE**  
*Facilities Department - Construction*

**Contract ID:** Main Building Bathroom Renovations; BCCC-FY23-AAE-001-C

**Contract Description:** This contract provides for a contractor to renovate fourteen bathrooms in the Liberty Campus main building located at 2901 Liberty Heights Avenue.

**Awardee:** Centennial Contractors Enterprises, Inc.  
Upper Marlboro, MD

**Contract Amount:** \$1,671,732.39

**Contract Term:** 270 calendar days from Notice to Proceed

**Procurement Method:** Work Order award under DGS Contract No. DGS-22-300-JOC

**MBE Goal:** 50.67%

**Requesting Remarks:** The College is requesting approval to move forward with a work order under the Maryland Department of General Services (DGS) Job-Order Contract (JOC) for the renovation of 14 bathrooms in the main building at the Liberty Campus. This project involves a complete overhaul of the bathrooms, including the removal of existing fixtures and tiles. The renovation will expand the stalls to ensure ADA compliance and update the bathrooms to meet current building codes. Notably, this will be the first renovation of these bathrooms.

DGS, in collaboration with Gordian, has designated Centennial Contractors Enterprises, Inc. to perform the work for this project. Centennial Contractors has committed to exceeding the assigned MBE goal of 30% by allocating 50.67% of the work to MBE subcontractors.

**Fund Source:** Operating (07706/ 1442) / Special Funds (E9627/0873)

**Resident Business:** Yes

**MD Tax Clearance:** 25-0562-1101

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Contact: Gabriel Gnall 410-260-7335  
gabriel.gnall@maryland.gov

5. **BOARD OF PUBLIC WORKS**  
***Procurement Agency Activity Report***

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

*Department of General Services      January 2025*

**Authority:** COMAR 21.02.01.05

**Remarks:** The content of the report may be accessed on the Board of Public Works website: [www.bpw.maryland.gov/Pages/PAAR.aspx](http://www.bpw.maryland.gov/Pages/PAAR.aspx)

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

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

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

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

**ANNE ARUNDEL COUNTY**

22-0802 *BRYAN JENKINS* - To provide nourishment to a historical beach area, reduce erosion, and to improve navigable access by removing an existing pier and boat lift, constructing a timber pier with mooring piles and a boat lift with associated piles, constructing and backfilling a replacement bulkhead, replenishing historical beach area with sand fill, and constructing a stone groin.

*Pasadena, Cornfield Creek*

*Special conditions: Time of year restriction. Requirements for removing an existing pier and associated structures prior to construction, constructing beach nourishment area, and scheduling bulkhead construction. Restrictions on platform structures and attaching accessory platforms to existing or proposed boat lifts.*

24-0214 *DOUGLAS FRITZ*- To reduce shoreline erosion by constructing a stone revetment and stone containment sill with armored vents, filling and grading with sand, planting high and low marsh vegetation, and constructing low profile stone containment groins.

*Pasadena, Magothy River*

*Special conditions: Time of year restrictions.  
Wetlands Created: 6,551 square feet*

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

**BALTIMORE CITY**

24-0835 *MARYLAND DEPT. OF NATURAL RESOURCES*- To reconfigure and expand an existing marina by removing existing piers, pilings, and associated structures, constructing a floating pier, floating piers with finger piers, finger piers, mooring piles, aluminum gangways, and floating "T" head platforms.

*Baltimore, Dundee Creek*

*Special conditions: Requirements for removing existing piers and associated structures prior to construction of new piers.*

**QUEEN ANNE'S COUNTY**

24-0497 *NVEST HOLDINGS LLC* – To stabilize the shoreline and provide access to the Chesapeake Bay by constructing a timber pier with a "T" shaped platform, a boatlift with associated piles, PWC lifts with associated piles, a mooring pile, and segmented stone breakwaters, filling and grading with sand, planting *Spartina alterniflora*, *Spartina patens*, and American beach grass.

*Stevensville, Chesapeake Bay*

*Special conditions: Requirements for marsh establishment area, constructing vents, and signing and acceptance of marsh maintenance plan. Restrictions on number of pier slips, lifts, or hoists, total platform area size, and attaching accessory platforms to existing or proposed boat lifts.*

***Wetlands Created: 30,106 square feet***

**ST. MARY'S COUNTY**

24-1065 *CRAIG A. MATZDORF*- To reduce shoreline erosion by replenishing a low profile stone sill, constructing a low profile stone sill, filling and grading with sand, and planting marsh vegetation.

*Hollywood, Patuxent River*

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

***Wetlands Created: 5,900 square feet***

**TALBOT COUNTY**

24-0717 *WHB PARTNERS LLC*- To provide marsh enhancement by eradicating *Phragmites*, filling and grading with sand, and planting *Spartina alterniflora*.

*Royal Oak, Solitude Creek*

*Special conditions: Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, excavated material disposal, obtaining a General Permit for Discharges from the Application of Pesticides, and planting the excavated Phragmites area with native vegetation.*

***Wetlands Enhanced: 8,362 square feet***

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

**WORCESTER COUNTY**

23-0322 CHARLES KUHN – To improve navigable access by mechanically maintenance dredging an area, transporting dredge material to a disposal site, and constructing a boat lift and associated piles.

*Berlin, Chincoteague Bay*

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Contact: Bill Morgante 410-260-7791  
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7. **BOARD OF PUBLIC WORKS**  
***Wetlands License -- #23-0811 – National Railroad Passenger Corporation (Amtrak)  
Mitigation***

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

1. Grant a fifteen year tidal wetlands license to remove the existing Susquehanna Rail Bridge and replace it with two parallel four-track elevated train bridges spanning the Susquehanna River, and
2. Require mitigation in the form of planting submerged aquatic vegetation (SAV) for impacts to submerged aquatic vegetation resulting from the new bridge and temporary trestles.

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

- Application received September 8, 2023
- Public comment period ended September 1, 2024
- MDE Report and Recommendation February 10, 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.

**Term:** Fifteen Years

**Mitigation:** Constructing two new bridge spans and temporary trestles will result in permanent impacts to 1.57 acres of SAV. MDE recommends that the licensee mitigate for the 1.57 acres of impact to SAV at a 3:1 ratio (COMAR 23.02.04.11.B) by planting 4.71 acres of SAV in-kind.  
 $1.57 \text{ acres of impact} \times 3 \text{ (3:1 ratio)} = 4.71 \text{ acres of required mitigation}$

**CECIL & HARFORD COUNTY**

23-0811 *NATIONAL RAILROAD PASSENGER CORPORATION (AMTRAK) – Replace the existing Susquehanna Rail Bridge to improve safety and reliability by removing the existing Susquehanna Rail Bridge (SRB) and replacing it with two parallel four-track elevated train bridges spanning the Susquehanna River.  
Havre De Grace & Perryville, Susquehanna River*

*Special conditions: Time of year (TOY) restrictions. Requirements for DNR coordination if activity during TOY restriction period, Best Management Practices (BMP’s), maintaining floating turtle basking platforms, installing turtle exclusion fencing, Tidal In Water Construction Plan submission, fish mortality payment into a Maryland Department of Natural Resources (DNR) Special Fund, Water Quality Monitoring Plan, Severe Weather and Flood Action Plan,*

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

**CECIL & HARFORD COUNTY** (cont'd)

23-0811 NATIONAL RAILROAD PASSENGER CORPORATION (AMTRAK) –

*Special conditions (cont'd):*

*Submerged Aquatic Vegetation Mitigation and Monitoring Plan, Sediment and Erosion Control Plan submission scheduling and approval, potential General Discharge Permit, retaining a full time Independent Environmental Monitor, pre-construction meeting, mitigation by planting SAV according to Compensatory Mitigation Plan, maintaining and monitoring the mitigation site, restoring and revegetating the existing Harve de Grace constructed living shoreline and Perryville shoreline emergent vegetation, installing hazard notification, visibility and safety requirements, and removing temporary structures. Restrictions on debris entering waterway and dredging.*

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BOARD OF PUBLIC WORKS

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WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS  
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*Contact: Bill Morgante 410-260-7791  
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**8. BOARD OF PUBLIC WORKS  
*Wetlands License -- #24-0680 – Jason A. Cole  
Mitigation***

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

1. Grant a tidal wetlands license to install a boat lift and associated pilings, mechanically dredge an area, and
2. Require mitigation in the amount of \$569.25 for impacts to shallow water habitat resulting from dredging.

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

- Application received June 27, 2024
- Public comment period ended December 1, 2024
- MDE Report and Recommendation February 12, 2025

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

**Mitigation:** Mechanically dredging an area will result in permanent impacts to 275 square feet of shallow water habitat. MDE recommends that the licensee mitigate for the 275 square feet of impact to shallow water habitat at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$569.25 into the MDE Tidal Wetlands Compensation Fund.

$$275 \text{ feet} \times \$2.07 \text{ per square foot} = \$569.25$$

\*Based on \$75,000/acre mitigation cost

**ANNE ARUNDEL COUNTY**

24-0680 *JASON A. COLE* – To improve navigable access by installing a boat lift and associated pilings, mechanically dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for three years.  
*Annapolis, Oyster Creek*

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

9. **BOARD OF PUBLIC WORKS**  
***Wetlands License -- #24-1114 – Jared Stuart  
Mitigation***

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

1. Grant a tidal wetlands license to construct a stone revetment, timber pier with a “T” shaped platform, boat lift with associated piles, personal watercraft lifts with associated piles, a mooring pile, and
2. Require mitigation in the amount of \$993.60 for impacts to open water resulting from the revetment.

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

- Application received November 1, 2024
- Public comment period ended February 1, 2025
- MDE Report and Recommendation February 24, 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 stone revetment will result in permanent impacts to 480 square feet of open water. MDE recommends that the licensee mitigate for the 480 square feet of impact to open water at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$993.60 into the MDE Tidal Wetlands Compensation Fund.

480 feet x \$2.07 per square foot\*= \$993.60

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

**QUEEN ANNE’S COUNTY**

24-1114 **JARED STUART** – To increase the slope of the revetment from 1.5:1 to 2:1 and allow access to the water of the Chesapeake Bay by constructing a stone revetment, timber pier with a “T” shaped platform, boat lift with associated piles, personal watercraft lifts with associated piles, and a mooring pile.  
*Stevensville, Chesapeake Bay*  
*Special conditions: Requirements for design and construction of revetment and payment into the Tidal Wetlands Compensation Fund. Restrictions on use of asphalt rubble in revetment, number of slips, lifts, and hoists, total platform area, and attaching accessory platforms to any existing or proposed boat lifts.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

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**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

10. **BOARD OF PUBLIC WORKS**

***Wetlands License -- #24-0515(R1) – Chester River Yacht & Country Club Inc  
Modification***

**Recommendation:** The Board of Public Works Wetlands Administrator recommends that the Board approve a modification to Tidal Wetlands License No. 24-0515 which authorized the removal existing piers and associated structures, and the construction of floating timber piers with “T” shaped floating platforms, metal gangways, floating finger piers, and mooring piles. The modification updates the dimensions of the previously authorized piers and associated structures, and includes a floating dingy platform.

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

- Application received September 24, 2024
- Public comment period ended January 15, 2025
- MDE Report and Recommendation February 4, 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.

**KENT COUNTY**

24-0515(R1) *CHESTER RIVER YACHT & COUNTRY CLUB INC* – To convert the existing marina to floating piers, increase the slip count, and expand the marina by removing existing piers and associated structures, constructing floating timber piers with “T” head platforms, metal gangways, floating finger piers, and mooring piles.

*Chestertown, Chester River*

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



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

**KENT COUNTY**

24-0515(R1) *CHESTER RIVER YACHT & COUNTRY CLUB INC (cont'd)*

**Original Approval:** Secretary's Agenda, Item 5 (10/2/2024) in which the Board authorized the following:

24-0515 *CHESTER RIVER YACHT & COUNTRY CLUB INC.* – To expand a marina and maintain access to the Chester River by removing existing piers and associated structures, constructing floating timber piers with “T” shaped platforms, metal gangways, floating finger piers, and mooring piles.

*Chestertown, Chester River*

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

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

***Wetlands License -- #22-1259(R1) – Gibsons Grant Community Association, Inc.  
Modification and Mitigation***

**Recommendation:** The Board of Public Works Wetlands Administrator recommends that the Board approve a modification to Tidal Wetlands License No. 22-1259 which authorized the construction of a stone revetment, and providing mitigation by filling with sand and *Spartina patens*, removing *Phragmites*, and by paying into Tidal Wetlands Compensation Fund. The modification is to include constructing a timber pier, metal gangway, floating pier, floating kayak platform, and mitigation by filling and grading with sand, planting marsh vegetation, and establishing tidal wetlands.

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

- Application received November 22, 2024
- Public comment period ended February 15, 2025
- MDE Report and Recommendation February 24, 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:** The floating pier and platform proposed as part of this modification impact submerged aquatic vegetation (SAV). Mitigation of 170 SF of permanent SAV impacts is required. The mitigation proposed is on-site out of kind creation of tidal wetlands to include filling with sand, grading, and planting with 1,020 SF of *Spartina alterniflora* marsh vegetation.

**QUEEN ANNE’S COUNTY**

22-1259(R1) **GIBSONS GRANT COMMUNITY ASSOCIATION, INC.** – To provide a safe area for community members to launch kayaks by constructing a stone revetment, constructing a fixed timber pier with metal gangway, a floating pier, and floating kayak platform, mitigating by removing *Phragmites*, filling with sand, and planting marsh vegetation, and providing payment into the Tidal Wetlands Compensation Fund.

*Chester, Chester River*

*Special conditions: Time of Year restriction. Requirements for design and construction of revetment, constructing vents, mitigation area construction, maintenance and monitoring of mitigation site, annual photograph submission, payment into Tidal Wetland Compensation Fund prior to construction, disposal of excavated material, General Permit for Pesticide Discharge, planting *Spartina patens*, and installing chocks, stoppers, bracing or similar devices.*

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

**QUEEN ANNE'S COUNTY**

22-1259(R1) **GIBSONS GRANT COMMUNITY ASSOCIATION, INC. (cont'd)**

*Special conditions (cont'd):*

*Restrictions on use of asphalt rubble in revetment, number of pier slips, lifts, or hoists, total platform area, and attaching accessory platforms to existing or proposed boat lifts.*

**Wetlands Created: 1,020 square feet**

**Original Approval:** Secretary's Agenda, Item 8 (4/17/2024) in which the Board authorized the following:

22-1259 **GIBSONS GRANT COMMUNITY ASSOCIATION, INC.** – To repair an existing revetment, stabilize the shoreline, and allow tidal interaction with existing marsh by constructing a stone revetment, and mitigating by filling with sand and *Spartina patens*, removing *Phragmites*, and payment into Tidal Wetlands Compensation Fund.

*Kent Island, Chester River*

*Mitigation: Constructing a revetment will result in permanent impacts to 2,835 square feet of open water. Mitigation for 2,835 square feet of impact shall be as follows: removing 2,057 square feet of Phragmites and replanting 1,100 square feet of Spartina Patens totaling 3,157 square feet of enhancement. The remaining 1,256.5 square feet of required mitigation will be mitigated by paying \$2,161.18 into the MDE Tidal Wetlands Compensation Fund.*

*2,057 sf Phragmites removal + 1,100 Spartina patens replanting = 3,157 sf enhancement  
3,157/2 (enhancement out-of-kind) = 1,578.5 sf  
2,835 sf (total mitigation required) – 1,578.5 sf = 1,256.5 sf  
1,256.5 feet x \$1.72 per square foot\* = \$2,161.18  
\*Based on \$75,000/acre mitigation cost*

*Special conditions: Requirements for design and construction of revetment, constructing vents, marsh mats, mitigation area construction, maintenance and monitoring of mitigation site, annual photograph submission, payment into Tidal Wetland Compensation Fund prior to construction, disposal of excavated material, General Permit for Pesticide Discharge, and planting Spartina Patens. Restrictions on use of asphalt rubble in revetment and stockpiling materials in state or private tidal wetlands.*

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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**REVISED**

Contact: Matthew Dryer 410-697-9687  
matthew.dryer@maryland.gov

**12. 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 & Procurement Article, Annotated Code of Maryland

**Property location:** 11767 Owings Mills Blvd, Owings Mills, Baltimore County

**Award:** New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

**Term:** 3/19/2025 – 03/18/2030 (5-year base)  
3/19/2030 – 03/18/2035 (Option 1)  
3/19/2035 – 03/18/2040 (Option 2)  
3/19/2040 – 03/18/2045 (Option 3)

**Amount:** **\$1,547,733.57** (Projected value of agreement over twenty years)

<u>Compensation to State</u>	
\$305,806.22	(5-year base)
\$354,513.23	(Option 1)
\$410,977.99	(Option 2)
\$476,436.13	(Option 3)
<b>\$1,547,733.57</b>	

**Requesting Agency Remarks:** This revenue-generating transaction results from a resource sharing agreement between Maryland Public Television and AT&T Mobility. For this proposal, the State receives the benefit of monetary compensation for use of ground and tower space in support of telecommunications antennas located on the MPT tower at 11767 Owings Mills Blvd, Owings Mills, Baltimore County. Since the monetary value of the lease over the 20-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- MPT

**MD Tax Clearance:** 25-0463-1010

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

**13. MARYLAND DEPARTMENT OF THE ENVIRONMENT  
*Biological Nutrient Removal***

**Recommendation:** That the Board of Public Works cancel and return to the Treasury unneeded funds previously encumbered for the completed and closed-out Mayo Water Reclamation Facility Biological Nutrient Removal and Enhanced Nutrient Removal through Annapolis Water Reclamation Facility project.

Project #	Program	Project Name	Recipient	MCCBL	Appropriation	Amount
BNR 10.02	Biological Nutrient Removal Grant	Mayo Water Reclamation Facility	Anne Arundel County	2016	16174	\$8,701

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

14. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
***Maryland Drinking Water Revolving 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:** Pittsville Water Treatment Plant Upgrade – Phase 4

**Recipient:** Town of Pittsville

**Amount:** Up to \$918,616

**Location:** Wicomico County/Legislative District 38C

**Project Description:** This project is an upgrade to existing water treatment plant for the Town of Pittsville. The goal is to increase the reliability of the facility, which is deteriorating with age and suffering some performance problems with iron removal. Anticipated improvements include the following: replacement of valves serving the iron removal filters; overhaul of sludge drying beds; addition of instrumentation; replacement of clarifiers; repairs to pipe insulation; and various possible ancillary improvements. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

**Financing Description:**

**A. Additional Loan (up to) \$459,308 – Drinking Water State Revolving Loan Fund**

*Term.* Period not to exceed 30 years following project completion

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

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

**B. Additional Loan Forgiveness (up to) \$459,308 – Drinking Water State Revolving Loan Fund**

This funding is provided under the Drinking Water State Revolving Loan Fund Program disadvantaged community criteria. Principal forgiveness loan terms/grant conditions are enforceable should Recipient default.

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

*Project Funding Sources:*

<b>Drinking Water Revolving Loan Fund (<i>this Item</i>)</b>	<b>\$ 459,308</b>
<b>Drinking Water Revolving Loan Fund Forgiveness (<i>this Item</i>)</b>	<b>\$ 459,308</b>
Water Supply Financial Assistance, WSG 14.23	
MCCBL 2021-21541 (prior approval sec 14 [7/3/2024])	\$ 968,000
Community Development Block Grant	\$ 800,000
Local Share	\$ <u>32,400</u>
Total Estimated Project Cost	<b>\$ 2,719,016</b>

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

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

15. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
*Maryland Water Quality State Revolving Fund/  
Bay Restoration Fund/  
Comprehensive Flood Management Grant*

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

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

**Project:** Tuxent Branch Stormwater Drainage and  
Culvert Upgrade Project - Phase 1

**Recipient:** City of Fruitland

**Amount:** Up to \$3,430,540

**Location:** Wicomico County/Legislative Districts 38B

**Project Description:** This multi-phase project entails the application of Best Management Practices for stormwater management along the Tuxent Branch in the City of Fruitland. A large portion of the City's stormwater system drains into the Tuxent Branch and several of its natural drainage channels are overgrown and insufficiently sized to pass a 10-year storm. The proposed work includes replacing undersized culverts, reinforcing the structural integrity of the channel, and implementing stream restoration practices. These improvements are aimed at reducing the amount of nutrients and sediment runoff entering nearby waterways as well as reducing the threat of local flooding. This project is consistent with Maryland's climate change adaptation and resiliency objectives through the reduction of runoff that is exacerbated by increased precipitation or flooding events.

**Financing Description:**

- A. **New Loan (up to) \$269,884 – 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.



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

B. New Grant (up to) \$605,341 – Bay Restoration Fund

C. New Grant (up to) \$2,555,315 – Comprehensive Flood Management Grant

*Project Funding Sources:*

Water Quality State Revolving Fund ( <i>this Item</i> )	\$ 269,884
Bay Restoration Fund Grant BR-SW 01.23 ( <i>this Item</i> )	\$ 605,341
Comprehensive Flood Mgt Grant FMG 02.23 MCCBL 2021-21536 ( <i>this Item</i> )	\$ 2,555,315
Local Share	\$ 79,380
Total Estimated Project Cost	\$ 3,509,920

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

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DEFERRED

WITHDRAWN

WITH DISCUSSION

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*Contact: Nehemiah Yisrael 443-885-3966  
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**16. MORGAN STATE UNIVERSITY  
*A/E Consulting Services  
Campus Wide Facilities Master Plan 2024-2034***

***Contract ID:*** Architectural and Engineering Consulting Services  
Campus Wide Facilities Master Plan 2024 - 2034  
DCM-CMP-25-1AE

***Recommendation:*** That the Board of Public Works approve the contract for Architectural and Engineering Consulting Services for the Campus Wide Facilities Master Plan 2024-2034.

***Contract Description:*** Provide complete professional Architectural and Engineering Consultant Services as defined in the RFP scope of work dated November 7, 2024 for the preparation and furnishing of a comprehensive 10-year Campus Wide Facilities Master Plan to serve the University through 2034.

***Procurement Method:*** Qualification Based Selection – MSU Procurement Policies for A/E Services

***Award:*** Perkins and Will, Inc.  
Washington, DC

***Contract Term:*** 24 months from issuance of the Notice to Proceed

***Award Amount:*** \$2,193,517.40

***MBE Participation Goal:*** 30.03%

***Proposals:***

<b>Offerors</b>	<b>Technical Ranking</b>	<b>Oral Ranking</b>	<b>Overall Ranking</b>	<b>Overall Score</b>
Perkins and Will, Inc. Washington, D.C.	2	1	1	139.10
Ayers Saint Gross, Inc. Baltimore, MD	1	2	2	135.30
AECOM Design Services, Inc. Washington, D.C.	3	3	3	118.30

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

**Fund Source:** Morgan State University Operating Budget

**Remarks:** This request is for the Board of Public Works to approve Morgan State University awarding a contract to Perkins & Will for the Architectural and Engineering consulting services for the Master Plan process for a total contract amount of \$2,193,517.40.

The solicitation was advertised on eMaryland Market Place Advantage (eMMA), five firms responded. Three firms met the mandatory requirements to be sent for further evaluation. The Qualification Review Committee evaluated the technical proposals and all 3 firms were shortlisted to advance to the oral presentation phase. The University then entered into fee negotiations with the highest ranked firm. The University recommends Perkins and Will, Inc. for award.

This request is for Architectural and Engineering consulting services. It will provide a new comprehensive 10-year facilities master plan to accommodate growth in enrollment and new initiatives in research. The plan will outline new construction, renovations, and infrastructure upgrades to support Academic Programs, Athletics, Housing, Dining, and Energy.

The master plan process is part of the capital planning process. The last comprehensive Master Plan covered 2015-2025, which included projects such as the School of Business and Management (2015), New Jenkins Behavioral and Social Sciences Building (2017), New Student Support Center (Tyler Hall) (2021), New Health & Human Services Building (2024), New Sciences Building (under design), and Carter Grant Wilson renovation (procurement). Projects will be evaluated to ensure they are in alignment with Morgan's and the State's most current Strategic Plans.

Based on subcontracting opportunities for these services, an MBE participation goal of 30.00% was established for this contract. Perkins & Will has committed to exceeding the MBE goal by 0.03% to achieve 30.03% MBE participation. The Morgan State University Office of Design & Construction Management will continue to manage the work with procurement support from the University's Procurement Office.

**Resident Business:** No

**MD Tax Clearance:** 25-0560-0101

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THIS ITEM WAS:

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

17. **MARYLAND STADIUM AUTHORITY**

*Athletic Fields - Western Maryland Regional Sports Complex at Frostburg State University  
Construction Management Services*

**Contract ID:** FSU-003

**Recommendation:** That the Board of Public Works approve the Maryland Stadium Authority's award of a Guaranteed Maximum Price (GMP) package for the athletic field improvements – Western Maryland Regional Sports Complex at Frostburg State University located in Frostburg.

**Contractor:** North Point Builders of Maryland, LLC  
Baltimore, MD

**Authority:** Section 10-622, Economic Development Article,  
Annotated Code of Maryland

**Prior Approvals:** Secretary's Agenda, Item 18 (7/3/2024)

**Project:** Construction Management Services for athletic field improvements to the Western Maryland Regional Sports Complex at Frostburg State University

**Bid Package Description:** Construction of NCAA lighted soccer field, General Conditions, Construction Administration

**Term:** 4/3/2025\* - 3/19/2026 (\*or earlier upon BPW approval)

**Procurement Method:** Competitive Sealed Proposals

**Pre-Construction Amount:** \$ 29,650

**GMP Package (this item):** \$3,476,217

**Revised Amount:** \$3,505,867

**MBE Participation (Construction):** 11.38%

**Remarks:** The Board of Public Works approved the contract with North Point Builders of Maryland, LLC for pre-construction services at its meeting on July 3, 2024 (Secretary's Agenda, Item 18). The Maryland Stadium Authority represented as part of that approval that it would return to the Board with a recommendation to modify the pre-construction contract following construction-related procurement of trade contractors and negotiation of an acceptable GMP.

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

**Remarks (cont'd):**

The procurement process for this GMP proceeded as follows:

On November 8, 2024, North Point Builders, LLC advertised the construction package for the athletic field for trade contractor participation in the following publications: eMaryland Marketplace Advantage, MSA's website, GovDelivery, Building Connected, and via direct solicitation. A pre-bid meeting was held on the campus of Frostburg State University on November 18, 2024, for trade contractors where summary project information was provided to attendees. On December 5, 2024, competitive sealed trade contractor bids were received and opened using North Point Builders, LLC online bidding system. Starting December 11, 2024, post-bid scope review meetings were conducted to ensure the bids were both responsive and complete. The scope review sessions were conducted virtually. MSA attended the bid openings and scope review sessions.

The work included in the GMP is within the current project budget.

The GMP includes 11.38% MBE participation, which exceeds the 10% overall goal established for the project.

**Fund Source:** DGS Grant: 2023 PAYGO (Supplemental Budget No. 4 to HB300/SB290)

**Tax Compliance No.:** 25-0563-1110

**Resident Business:** Yes

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHDRAWN

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

18. **MARYLAND STADIUM AUTHORITY**  
*Harry Grove Stadium Improvements*  
*Design-Build (D/B) Services*

**Contract ID:** MILB-003

**Recommendation:** Approve the award of Guaranteed Maximum Price (GMP) Package No. 1 for the Harry Grove Stadium Improvements Project in Frederick, Maryland.

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

**Prior Approvals:** Secretary's Agenda Item 13 (1/3/2024)

**Project:** Design and construction of improvements to Harry Grove Stadium

**Bid Package Description:** GMP Package #1 – Concrete, Structural Steel, Waterproofing, Metal Buildings, Stadium Lighting, Support of Excavation and Earthwork trade packages

**Procurement Method:** Competitive Sealed Proposals

**Term:** 1/7/2024 – 12/31/2026

**Pre-Construction Amount:** \$ 978,107.08  
**GMP Package #1 (this Item):** \$ 13,202,043.19  
**Revised Amount:** \$ 14,180,150.27

**MBE Participation (this item):** 35.12%  
**MBE Participation (Cumulative GMP Phase):** 35.12%  
**MBE Subgoals:** African American 8%  
Women 11%

**MBE Compliance (Construction Services):** 0%

**Remarks:** The Board approved the contract with The Whiting-Turner Contracting Company for design and pre-construction services at its meeting on January 3, 2024 (Secretary's Agenda, Item 13). The Authority represented as part of that approval that it would return to the Board with a recommendation to modify the design and pre-construction contract upon negotiating an acceptable GMP.

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

**Remarks (cont'd):**

The procurement process for this GMP proceeded as follows:

On December 15, 2024, The Whiting-Turner Contracting Company advertised the Concrete, Structural Steel, Waterproofing, Metal Buildings, Stadium Lighting, Support of Excavation and Earthwork packages for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, MSA’s website, Whiting-Turner’s website and via direct solicitation

A Virtual Pre-Bid conference was held on December 20, 2024 and a site visit was conducted for interested bidders on January 3, 2025.

On January 10, 2025 competitive sealed trade contractor bids were received and opened using the DB’s online bidding system. Starting January 12, 2025, post-bid scope review meetings were conducted to ensure the bids were both responsive and complete. The post bid scope review meetings were conducted virtually.

This GMP Package is the first of multiple anticipated GMP Packages that will be submitted for approval on this project. The overall MBE Participation goal for the construction phase of the project was set at 32% with subgoals of 8% African-American Owned firms and 11% Women-Owned firms. This GMP has commitment of 35.12% MBE participation for the construction phase of the Project (GMP #1). The Whiting-Turner Contracting Company continues to demonstrate the good faith effort required to satisfy the MBE participation goals established for the Project.

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

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

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

**Tax Compliance No.:** 25-0593-1111

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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**REVISED**

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

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

**Contract ID:** MILB-001

**Recommendation:** Approve the award of Guaranteed Maximum Price (GMP) Package No. 4 for the Prince George's Stadium Improvements Project in Bowie, Maryland.

**Contractor:** Gilbane Building Company  
Baltimore, MD

**Prior Approvals:** Secretary's Agenda Item 18 (October 4, 2023)  
Secretary's Agenda Item 18 (October 2, 2024)  
Secretary's Agenda Item 14 (January 28, 2025)  
Secretary's Agenda Item 14 (February 12, 2025)

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

**Bid Package Description:** GMP Package #4 –Masonry, Millwork and Countertops, General Trades, Lockers, Roofing, Air Barrier, Fencing, Ceramic Tile, Carpet and Resilient Flooring, Bullpen Shelters, Signage, Sports Equipment (Netting), Sports Equipment (Padding), and Exterior Synthetic Turf trade packages

**Procurement Method:** Competitive Sealed Proposals

**Term:** 11/1/2023 – **12/31/2026**

<b>Pre-Construction Amount:</b>	\$ 864,581.30
<b>Pre-Construction Adjustment:</b>	\$ 23,510.70
<b>GMP Package #1:</b>	\$ 6,134,098.00
<b>GMP Package #2:</b>	\$ 5,867,279.00
<b>GMP Package #3:</b>	\$ 11,604,092.00
<b>GMP Package #4 (this Item):</b>	<u>\$ 4,315,314.00</u>
<b>Revised Amount:</b>	\$ 28,808,875.00

**MBE Participation (this item):** 10.69%

**MBE Participation (Cumulative GMP 1 - 4):** 37.43%

**MBE Subgoals:** African American 8%  
Women 11%



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

***MBE Compliance (Construction Services): 0%***

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

The procurement process for this GMP proceeded as follows:

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

On November 8, 2024, Gilbane Building Company advertised the Masonry packages for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, MSA's website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation. On December 10, 2024 Gilbane Building Company advertised the Roofing, Air Barrier, Fencing, Millwork and Countertops, General Trades, Ceramic Tile and Resilient Flooring, Signage, Sports Equipment (Netting), Sports Equipment (Padding) and Exterior Synthetic Turf packages for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, MSA's website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation.

On December 16, 2024 competitive sealed trade contractor bids for the Masonry trade package were received and opened using the DB's online bidding system. On January 8, 2025 competitive sealed trade contractor bids for the Roofing, Air Barrier and Fencing trade packages were received and opened using the DB's online bidding system. On January 17, 2025 competitive sealed trade contractor bids for the Millwork and Countertops, General Trades, Ceramic Tile, Carpet and Resilient Flooring, Signage, Sports Equipment (Padding) and Exterior Synthetic Turf trade packages were received and opened using the DB's online bidding system. On January 23, 2025 competitive sealed trade contractor bids for the remaining trade packages were received and opened using the DB's online bidding system. Starting January 13, 2025, post-bid scope review meetings were conducted to ensure the bids were both responsive and complete. The post bid scope review meetings were conducted virtually.

The identified MBE goals are for the construction phase as a whole and are not specific to just this GMP Package submission. Gilbane has a cumulative GMP commitment of 37.43% MBE participation (Combined GMP #1-4) for the construction phase of the Project. Gilbane continues to demonstrate the good faith effort required to satisfy the MBE participation goals established for the Project.

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19. MARYLAND STADIUM AUTHORITY (cont'd)

*Remarks (cont'd):*

The contract Term reported with prior approvals was shown as 12/31/2025. This item updates the Term to 12/31/2026 to reflect the final construction schedule that has been negotiated through GMP#4. The updated Term accounts for completion of construction and project closeout.

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

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

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

*Tax Compliance No.:* 25-0045-1100

*Resident Business:* Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S  
ACTION AGENDA  
March 19, 2025



Contact: Brittaney F. Ferrier 410-576-6598  
bferrier@oag.state.md.us

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

**Recommendation:** The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendant in the matter of *Yalmi Shiheed v. James M. Bennett, et al.*, United States District Court for the District of Maryland, No. 1:22-cv-00720-DKC.

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

**Request Amount:** \$40,000

**Fund Source:** 100% General Funds

**Appropriation Codes:** Q00A0101

**Requesting Agency's Remarks:** The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$40,000 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 "Yalmi Shiheed" in the amount of \$40,000. The check should be delivered to Brittaney Ferrier, Assistant Attorney General, Office of the Attorney General of Maryland, 200 St. Paul Place, 19<sup>th</sup> Floor, Baltimore, Maryland 21202 who will deliver it to plaintiffs' attorney and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
March 19, 2025



APP 1

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

**A1. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**

**Contract Title:** Emergency Repairs for Steam Stations at Jessup Correctional Institution (JCI).  
ADPICS No.: Q00P5602667

**Contract Type:** Maintenance

**Contract Description:** Emergency service to repair multiple steam leaks as necessary, replace a hot water heater, an expansion joint, and a 4-inch gate valve at JCI.

**Procurement Method:** Emergency

**Bids:** JPG Plumbing and Mechanical, Inc.; Jessup, MD \$158,690.00  
(Single bid received)

**Award:** JPG Plumbing and Mechanical, Inc.

**Amount:** \$158,690 NTE

**Term:** 4 weeks from delivery of material

**Date Emergency Declared:** 2/3/2025

**Contract Award Date:** 2/10/2025

**Date Emergency Reported:** 2/21/2025

**MBE / VSBE Participation:** 0% / 0%

**Fund Source:** 100% General Funds

**Appropriation Code:** Q00D0001

**Remarks: Nature of Emergency:** On February 2, 2025, it was discovered that there was no hot water in multiple housing units at Jessup Correctional Institution (JCI). This lack of hot water was due to low steam pressure to the hot water heaters from various steam stations at the facility. These steam stations step down the steam pressure produced by the boilers to a usable pressure for hot water heaters and other vital heating infrastructure. A total of three steam stations have failed, which has compromised the heating and hot water system in Buildings B, C, and D.

BOARD OF PUBLIC WORKS  
SECRETARY'S ACTION AGENDA  
APPENDIX  
March 19, 2025



APP 2

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

***Remarks (cont'd):***

Additionally, the water heater in Building C along with an expansion joint and 4-inch gate valve need to be replaced to maintain adequate heat and hot water supply to the building. A temporary patch was made to the hot water heater and steam tubing by JCI Facility Maintenance Staff in an attempt to restore hot water to Building C. However, these buildings face imminent loss of heat and hot water if the full repairs are not completed in a timely manner. These repairs are crucial and time-sensitive for maintaining a safe and healthy environment for both employees and incarcerated individuals. Furthermore, neglecting this issue could expose the Department and State to potential litigation.

*Basis for Selection:* To remain competitive, emergency calls for quotes were made to three vendors; JPG Plumbing and Mechanical, Inc. (JPG), Maryland Mechanical (MD), and Limbach Mid Atlantic (Limbach). These vendors are known for responding promptly to facility maintenance requests, are familiar with DPSCS facilities and security protocols, and have successfully completed similar work in the past. JPG was selected due to their immediate availability to respond. MD did not return the Department's call for a quote and Limbach was not available to begin work in a timely manner and therefore did not provide a quote.

***Resident Business:*** Yes

***Tax Compliance No.:*** 25-0581-1111

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**BOARD OF PUBLIC WORKS ACTION:**

**THIS REPORT WAS:**

**ACCEPTED**

**REMANDED**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
March 19, 2025



DNR 1

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

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

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

***Caroline County 2027 LPPRP – \$25,000***

Caroline County

POS# 7416-5-217 MD20220601-0409

**Background:** Additional funding to complete Caroline County’s 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

**Prior Approvals:** \$25,000.00 (DNR-RP Item 1A [June 6, 2022])  
\$25,000.00 (DNR-RP Item 1A(3) [October 22, 2022])  
\$25,000.00 (DNR-RP Item 1A [June 5, 2024])

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018  
Program Open Space Local  
Source Code: 19011 \$2,102.67

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 20011 \$22,096.97

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020  
Program Open Space Local  
Source Code: 21011 \$800.36

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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  
March 19, 2025



DNR 2

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

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

**Recommendation:** Approval to commit \$35,100 for the following **planning** and **development** projects.

**1. Cecil County 2027 LPPRP – \$25,000**

Cecil County  
POS# 7808-7-286 MD20250207-0076

**Background:** Funding to complete Cecil County’s 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

**Fund Source:** Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019  
Program Open Space Local  
Source Code: 21011 \$25,000.00

**2. Brantwood Regional Park, Inclusive Seesaw – \$10,100**

Cecil County  
POS# 7809-7-287 MD20250207-0077

**Background:** Purchase and install an inclusive seesaw and associated site amenities at Brantwood Regional Park.

**Fund Source:** Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021  
Program Open Space Local  
Source Code: 22011 \$10,100.00

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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  
March 19, 2025



DNR 3

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

3A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**  
*Frederick County*

**Recommendation:** Approval to commit \$11,223 for the following **development** project.

***E. Eugene Myers Community Park Concession Stand - \$11,223.07***

Town of Emmitsburg

LPPI #LPPI-10-9

**Background:** Additional funding to purchase a prefabricated concession stand building with restroom for installation at the E. Eugene Myers Community Park.

**Prior Approvals:** \$40,000.00 (DNR-RP Item 3A [January 5, 2022])  
\$22,289.17 (DNR-RP Item 2A [December 21, 2022])

**Fund Source:** Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021  
Local Parks and Playgrounds Infrastructure  
Source Code: 21523 \$11,223.07

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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  
March 19, 2025



DNR 4

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

4A. **PROGRAM OPEN SPACE LOCAL SHARE**  
*Prince George's County*

**Recommendation:** Approval to commit \$114,212 for the following **development** project.

***Riverfront Park Pedestrian Bridges Replacement – \$114,212.70***

City of Laurel

POS# 7023-16-827 MD20190918-0779

**Background:** Additional funding to replace two pedestrian foot bridges crossing wetlands and small creeks along the hiker/biker path at the park to increase safety and accessibility.

**Prior Approvals:** \$466,875.00 (DNR-RP Item 5A [December 4, 2019])

**Fund Source:** Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018

Program Open Space Local

Source Code: 19011 \$4,974.22

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022

Program Open Space Local

Source Code: 23002 \$109,238.48

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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  
March 19, 2025



DNR 5

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

5A. **PROGRAM OPEN SPACE LOCAL SHARE**  
**PROGRAM OPEN SPACE STATE SHARE**  
**LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**  
*Baltimore City*

**Recommendation:** Approval to commit \$13,111,840 for the following **development** projects.

**1. Druid Hill Park, Howard Peters Rawlings Conservatory - \$611,840**

Baltimore City

POS #6838-24-309 MD20180718-0578

**Background:** Additional funding to perform structural repairs below the orchid room in the Howard Rawlings Conservatory and replace deteriorating window frames on the palm house.

**Prior Approvals:** \$415,000 (DNR-RP Item 5A(1) [November 14, 2018])  
\$1,500,000 (DNR-RP Item 7A(1) [September 14, 2022])

**Fund Source:** Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020

Program Open Space Local

Source Code: 21011 \$56,456.25

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023

Program Open Space Local

Source Code: 24011 \$525,976.00

Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024

Program Open Space Local

Source Code: 25011 \$29,407.75

**2. North Harford Park Improvements - \$2,000,000**

Baltimore City

POS #7024-24-316 MD20190821-0715

**Background:** Additional funds to improve North Harford Park. Project includes outdoor basketball court renovations, playground improvements, splash pad construction, pedestrian walkways, entrances, athletic fields, stormwater management, and associated site amenities. Reference is made to prior approval items listed below. The City has requested to remove the field house and indoor basketball court from the project and concentrate the funds on outdoor improvements based on an extensive recreation service gap analysis and community outreach.

**Prior Approvals:** \$750,000 (DNR-RP Item 9A(1) [December 4, 2019])  
\$3,273,945 (DNR-RP Item 2A(1) [January 31, 2024])

**Fund Source:** Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024

Program Open Space Local

Source Code: 25011 \$2,000,000.00

5A. **PROGRAM OPEN SPACE LOCAL SHARE**  
**PROGRAM OPEN SPACE STATE SHARE**  
**LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE** (cont'd)  
*Baltimore City*

**3. *Frederic B. Leidig Recreation Center Field and Field House - \$1,000,000***

Baltimore City  
POS #6708-26-209 MD20250117-0024

**Background:** Additional funding to renovate field and field house including heating and cooling units, roof replacement, lighting, fencing and ADA compliance.

**Prior Approvals:** \$200,000 (DNR-RP Item 5A(10) [December 6, 2017])  
\$600,000 (DNR-RP Item 5A(8) [November 14, 2018])

**Fund Source:** Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024  
POS Stateside – Baltimore City Direct Grant  
Source Code: 25010 \$1,000,000.00

**4. *City Springs Park Improvements, Phase 1 - \$1,300,000***

Baltimore City  
POS #7188-26-240 MD20201007-0880

**Background:** Additional funding to design and construct improvements at City Springs Park. Improvements include outdoor pool updates and replacement, utility upgrades, restrooms and field house improvements, general site improvements, constructions management, and associated site amenities.

**Prior Approvals:** \$200,000 (DNR-RP Item 2A(3) [January 6, 2021])

**Fund Source:** Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024  
POS Stateside – Baltimore City Direct Grant  
Source Code: 25010 \$1,300,000.00

**5. *Cab Calloway Legends Square Park - \$700,000***

Baltimore City  
POS #7359-26-253 MD20211203-0904

**Background:** Additional funds to construct a new park in the Druid Heights community to include a playground, walkways, site work, and associated amenities.

**Prior Approvals:** \$250,000 (DNR-RP Item 8A(11) [February 16, 2022])

**Fund Source:** Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024  
POS Stateside – Baltimore City Direct Grant  
Source Code: 25010 \$700,000.00

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
March 19, 2025



5A. **PROGRAM OPEN SPACE LOCAL SHARE**  
**PROGRAM OPEN SPACE STATE SHARE**  
**LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE** (cont'd)  
*Baltimore City*

**6. Baltimore City Park System FY25 - \$7,000,000**

Baltimore City  
POS #7806-26-261 MD20250129-0047

**Background:** Funding to continue the maintenance, planning, volunteer support and operations of the Baltimore City Park System. This includes playground maintenance, field and turf maintenance, general park maintenance, capital planning staff, park maintenance staff, horticulture, facility maintenance staffing, direct administration, and risk management.

**Fund Source:** Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024  
POS Stateside – Baltimore City Direct Grant  
Source Code: 25010 \$7,000,000.00

**7. Johnston Square - Greenmount Park - \$500,000**

ReBUILD Metro, Inc.  
LPPI# LPPI-24-25

**Background:** Design and construct improvements to two acres of vacant and dilapidated land into a modernized and sustainable public greenspace to include play spaces, fitness stations, shade trees, and related amenities. The greenspace will be constructed adjacent to the new football field as part of the redevelopment of Johnston Square.

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works  
Department of Natural Resources – Real Property  
Supplement  
March 19, 2025



DNR 8

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

**6A. RECREATION COMMUNICATION BOARDS PILOT PROGRAM**

**Recommendation:** Approval to commit \$5,870 for the following **development** projects.

**1. Edesville Park Playground, Communication Board – \$2,995**

Kent County  
RCB-14-1

**Background:** Install a new recreation communication board to increase accessibility at the Edesville Park playground.

**Fund Source:** Budget Bill 2024, Chapter 101, Acts of 2023  
Park System Capital Improvements and Acquisition Fund  
Source Code: 23000 \$2,995.00

**2. Chaptico Park Playground, Communication Board – \$2,875**

St. Mary's County  
RCB-18-2

**Background:** Install a new recreation communication board to increase accessibility at the Chaptico Park playground.

**Fund Source:** Budget Bill 2024, Chapter 101, Acts of 2023  
Park System Capital Improvements and Acquisition Fund  
Source Code: 23000 \$2,875.00

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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  
 March 19, 2025



DNR 9

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

**7A. RURAL LEGACY PROGRAM FUNDS**  
*Caroline County*

**Recommendation:** Approval to grant \$1,766,869.14 to the **Eastern Shore Land Conservancy, Inc.**, from Rural Legacy Funds to acquire a 399.30-acre conservation easement.

***Agricultural Security Corridor - Eastern Shore Heartland Rural Legacy Area –  
 Choptank LLP Property***

**Prior Approval:** Rural Legacy Area Grant for easement acquisitions:  
 DNR-RP Item 14A (12/1/2021) \$750,056 for FY 2022  
 DNR-RP Item 15A (10/12/2022) \$1,634,912 for FY 2023  
 DNR-RP Item 15A (8/23/2023) \$1,951,775.00 for FY 2024

**Project Description:** Acquisition of this conservation easement will protect 399.30 acres of prime farmland and forested land. An existing Eastern Shore Land Conservancy, Inc., (ESLC) conservation easement encumbering 279.36 acres adjoins this property and will be included and re-stated in this new easement in order to provide continuity to the protected lands, such that the total acreage in the new easement will be 678.66 acres. The easement will protect approximately 500 linear feet of forested buffers along the Choptank River, and the scenic views along Frazier Neck Road and Hog Island Road. The U.S. Fish and Wildlife Service’s North American Wetland Conservation Act (NAWCA) Program administered by Duck’s Unlimited is contributing \$250,775.00 towards the cost of this easement acquisition. This Rural Legacy easement, RL No. 35449, will be held by the Department of Natural Resources, and the ESLC.

<b>Easement Value:</b>	\$1,880,790.00 (\$4,710.22 per acre)
<b>Purchase Price:</b>	\$1,880,790.00 (\$4,710.22 per acre)
<b>Funding Sources:</b>	\$1,630,015.00 DNR
	\$ 250,775.00 U.S. Fish and Wildlife Service NAWCA grant
<b>Total Other DNR Costs:</b>	Administrative: \$ 56,423.70
	Incidental: \$ 52,218.59
	Compliance: \$ 28,211.85
	\$136,854.14
<b>Amount Requested:</b>	\$1,766,869.14

**Fund Sources:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
 Rural Legacy Program  
 Source Code: 23003 \$1,766,869.14

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
 Department of Natural Resources – Real Property  
 Supplement  
 March 19, 2025



DNR 10

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

**8A. RURAL LEGACY PROGRAM FUNDS**  
*Worcester County*

**Recommendation:** Approval to grant \$244,028.00 to **Worcester County**, from Rural Legacy Funds to acquire an 86.23-acre conservation easement.

***Coastal Bays Rural Legacy Area – Rose and Fair Property***

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

**Project Description:** Acquisition of this conservation easement will preserve productive agricultural and forested lands, as well as protect approximately 7,750 linear feet of forested shoreline buffer along Big Mill Pond, which flows into Swan Gut Creek and then into Chincoteague Bay. Big Mill Pond is the largest pond in the Chincoteague Bay watershed. The easement will also protect scenic views from Big Mill and Steel Pond Roads. This Rural Legacy easement, RL No. 35441, will be held by the County Commissioners of Worcester County.

**Easement Value:** \$215,500.00 (\$2,499.13 per acre)

**Purchase Price:** \$215,500.00 (\$2,499.13 per acre)

<b>Total Other DNR Costs:</b>	Administrative:	\$ 6,465.00
	Incidental:	\$18,831.00
	Compliance:	<u>\$ 3,232.00</u>
		\$28,528.00

**Amount Requested:** \$244,028.00

**Fund Sources:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
 Rural Legacy Program  
 Source Code: 23003 \$244,028.00

**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  
March 19, 2025



DNR 11

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

**9A. PROGRAM OPEN SPACE STATE SHARE**  
***Harford County (Cadwalader)***

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

**Description:** This property contains a portion of Little Gunpowder Falls and will be managed by the Maryland Park Service as an addition to Gunpowder Falls State Park. The property will protect water quality in the Little Gunpowder Falls watershed. Acquisition will simplify boundary line management and provide additional opportunities for hiking through a trail system that currently abuts the property. Acquisition will also help to preserve the scenic viewshed of the historic Jerusalem Mill.

**POS Scoring System:** 75 out of 100

**Targeted Ecological Area:** No

**Grantor:** Sophia F. Cadwalader Hayes, Elizabeth J. Cadwalader, Robert N. Cadwalader, and the Benjamin R. Cadwalader Irrevocable Family Trust, and Sophia F. Cadwalader Hayes and Charles Bagley, IV, Trustees of Trust B of the Irrevocable Trust Agreement Dated 12/20/1993.

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

**Property:** 18.65+/- acres, unimproved, POS No. 5790

**Price:** \$515,000

**Appraisals:** \$460,000 (1/18/24) – Stephen H. Muller  
\$364,000 (1/18/24) – Beth L. Riedel  
\$520,000 (6/21/23) – Thomas A. Weigand  
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

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

**Stabilization funds:** \$51,500

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

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Program Open Space Stateside  
Source Code: 23001 \$566,500

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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  
March 19, 2025



DNR 12

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

**10A. PROGRAM OPEN SPACE STATE SHARE**  
*Frederick County (Haines Estate)*

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

**Description:** This mostly forested property includes a late eighteenth century farmstead and will be managed by Maryland Park Service as an addition to South Mountain State Park. The property is located within the National Audubon Society designated Maryland Blue Ridge Important Bird Area. Acquisition will protect water quality in the Catoctin Creek watershed, provide a buffer for Forest Interior Dwelling Species habitat, and enhance and expand the buffer to the Appalachian Trail.

**POS Scoring System:** 85 out of 100

**Targeted Ecological Area:** Yes

**Grantor:** Wynde Juliet Winston, Personal Representative of the Estate of Elliott Haines III

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

**Property:** 72.34+/- acres, improved, POS No. 34696

**Price:** \$870,000

**Appraisals:** \$875,000 (4/24/24) – Terry R. Dunkin  
\$796,000 (4/23/24) – M. Patrick Peters

All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

**Stabilization funds:** \$87,000

Stabilization funds are authorized to stabilize the structural integrity of improvements existing on land at the time of acquisition, eliminate health and safety hazards, protect water quality, and provide public access. DNR intends to use a portion of the funds to dispose, by razing, certain current structures that would not be a part of the management plan for Maryland Park Service. See Natural Resources Article §5-903(f) and §5-904(e).

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Program Open Space Stateside  
Source Code: 23001 \$957,000

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  
March 19, 2025



DNR 13

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

**11A. PROGRAM OPEN SPACE STATE SHARE**  
**Frederick County (Shank Family Farm, LLC)**

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

**Description:** This completely forested property will be managed by the Maryland Park Service as an addition to South Mountain State Park. Acquisition will provide a buffer for the Appalachian Trail and Forest Interior Dwelling Species.

**POS Scoring System:** 85 out of 100

**Targeted Ecological Area:** Yes

**Grantor:** Shank Family Farm, LLC

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

**Property:** 16.94+/- acres, unimproved, POS No. 5766

**Price:** \$112,000

**Appraisals:** \$233,000 (5/8/24) – Gary R. Anglemyer  
\$85,000 (5/27/24) – Terrence McPherson  
\$112,000 (6/29/24) - Stacy A. Harman

All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

**Stabilization funds:** \$11,200

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. Maryland Park Service. See Natural Resources Article §5-903(f) and §5-904(e).

**Fund Source:** Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022  
Program Open Space Stateside  
Source Code: 23001 \$123,200.00

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  
 March 19, 2025



DNR 14

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

**12A. TIMBER SALE**  
*Garrett County*

**Recommendation:** That the Board of Public Works approve this timber sale of 205,848 board feet of sawtimber, and 409 cords of pulpwood, which will be conducted in Compartment 39 off St. Johns Rock Road in Savage River State Forest.

***Savage River State Forest***  
*66.5 acres /Compartment 39 (SR-02-25)*

**Description:** This will be a hardwood thinning harvest in Compartment 39. The stand is overstocked and removing some of the oak 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:***

Bidder	State	Amount
Joe Colmer Logging	MD	\$85,785.60
Glotfelty Lumber Co., Inc.	MD	\$83,100.00
Northwest Hardwoods, Inc.	PA	\$53,328.00
C. Nancy Wilhelm & Sons Logging	MD	\$41,790.00

**Award:** Joe Colmer Logging

**Amount:** \$85,785.60

**Estimated Value:** \$67,345.00

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**1-GM. GENERAL MISCELLANEOUS**

**Recommendation:** That the Board of Public Works approve use of general obligation bond funding proceeds for the following contracts totaling: \$100,071.

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

**University of Maryland College Park**

*Chemistry Wing 1 Replacement*

**Description:** One (1) Pulse laser for ablation and ionization (BX80-2-G).  
**Procurement Method:** Sole Source  
**Award:** EdgeWave GmbH, Wurselen, Germany  
**Amount:** \$52,200  
**Fund Source:** MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement; Item 105.*  
**MBE Participation:** 0%  
**Resident Business:** No **MD Tax Clearance:** 25-0358-0000

**Frostburg State University**

*Technology Infrastructure Upgrades*

**1. Description:** Fiber – Materials and installation  
**Procurement Method:** Non-Competitive Small Procurement  
**Award:** Stevens Electrical, Inc. Frostburg, MD  
**Amount:** \$24,895  
**Fund Source:** MCCBL 2023: *Provide funds to upgrade technology infrastructure to improve operational efficiency, data security, and overall reliability of IT systems. Item 115.*  
**MBE Participation:** 0%  
**Resident Business:** Yes **MD Tax Clearance:** 25-0324-0110



**1-GM.      GENERAL MISCELLANEOUS**

**Frostburg State University (cont'd)**  
*Technology Infrastructure Upgrades (cont'd)*

- |                               |  |
|-------------------------------|--|
| <b>2. Description:</b>        | Uninterruptible Power Supply Systems   |
| <b>Procurement Method:</b>    | Cooperative Purchasing Agreement-MEEC #UMD-972016  |
| <b>Award:</b>                 | Applied Technology Services, Middle River, MD (MBE)  |
| <b>Amount:</b>                | \$ 22,976  |
| <b>Fund Source:</b>           | MCCBL 2023: <i>Provide funds to upgrade technology infrastructure to improve operational efficiency, data security, and overall reliability of IT systems. Item 115.</i> |
| <b>MBE Participation:</b>     | 0%   |
| <b>Resident Business:</b> Yes | <b>MD Tax Clearance:</b> 25-0432-1110  |

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

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

2-S. **UNIVERSITY OF MARYLAND, BALTIMORE on behalf of the UNIVERSITY SYSTEM OF MARYLAND**  
***Information Technology Professional Consulting Services Master Contract***

**Contract ID:** Information Technology Professional Consulting Services for the USM/Maryland Education Enterprise Consortium, RFP 91100

**Contract Description:** Multiple indefinite-quantity, task-order based Master Contract to provide information technology professional consulting services on an as needed basis in six service category areas:

- (1) Enterprise Resource Planning implementation, upgrade, & integration
- (2) Change management/ strategic planning
- (3) Technology management
- (4) Transition to cloud applications, shared services, and managed services
- (5) Analytics
- (6) Training

**Award:** See pages 4C and 5C.

**Procurement Method:** Competitive Sealed Proposals

**Term:** 7/1/2025 - 6/30/2030 (w/ one two-year renewal option)

**Amount:** \$110,000,000 not to exceed, 5-year base term (USM usage only)  
\$ 50,000,000 not to exceed, renewal option (USM usage only)  
\$160,000,000 not to exceed total (USM usage only)

**Proposals:** See pages 4C and 5C.

**MBE Participation:** MBE goals may be established on any task orders that exceed \$100,000 in value.

**Requesting Institution Remarks:** The solicitation was issued by the University of Maryland, Baltimore on behalf of the University System of Maryland and the Maryland Education Enterprise Consortium (MEEC). MEEC is a cooperative purchasing initiative of the University System of Maryland and is comprised of K-20 public, private, and federal education institutions, and public libraries to provide quality information technology products and services at affordable prices. MEEC's 201 participating member institutions avail themselves of products and services procured under these master contracts to leverage the institutions' buying power at significant cost and operational savings.



**2-S. UNIVERSITY OF MARYLAND, BALTIMORE on behalf of the UNIVERSITY SYSTEM OF MARYLAND (cont'd)**  
***Information Technology Professional Consulting Services Master Contract***

**Requesting Institution Remarks (cont'd):** The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) and directly solicited to current MEEC vendors. A total of 67 proposals were received. Of these, 31 offerors did not meet the minimum qualifications and were deemed not susceptible for contract award. A diverse team of evaluation committee members, composed of representatives from various MEEC member institutions, evaluated the proposals.

The MEEC member institutions must follow their own procurement policies and procedures. MEEC encourages its members to seek a second level of competition through a task order request for proposal (TORFP) process when appropriate. TORFPs may be used to solicit proposals from among the awarded vendors in the applicable service category. The master contractors may provide offers under a TORP that are less than their contracted not-to-exceed labor rates to maximize competition.

USM institutions will seek Board of Public Works approval for any TORFP that exceeds \$1 million in value and identify the MBE participation on those items.

The master contract has a not-to-exceed value amount but there is no guarantee of any secondary contract award under this indefinite delivery, indefinite quantity contract.

MBE goals may be established on a task order basis for contracts exceeding \$100,000. Of the 36 selected firms, 8 are certified as MBEs, and 5 are certified as Small Businesses (CSB).

**Fund Source:** Fund sources will be identified on any contract awards requiring the approval of the Board of Public Works.

**Resident Business:** See pages 4C and 5C.

**MD Tax Clearance:** See pages 4C and 5C.

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

Board of Public Works  
University System of Maryland  
Supplement  
March 19, 2025



**2-S. UNIVERSITY OF MARYLAND, BALTIMORE for UNIVERSITY SYSTEM OF MARYLAND (cont'd)**

IT Professional Consulting Services for USM/ MEEC - * = incumbent vendor						
	Awardee	MD Tax Clearance	Resident Business	MD Small Business	MD MBE	Service Categories
1	<b>Accenture LLP*</b> Washington, DC 20005	25-0289-1111	No			All
2	<b>Attain Partners*</b> McLean, VA 22102	25-0290-0100	No			All
3	<b>AVAAP USA LLC*</b> Columbus, OH 43212	25-0291-0100	No			All
4	<b>CampusWorks Inc*</b> Sarasota, FL 34233	25-0292-0110	No			All
5	<b>CDW Government LLC</b> Vernon Hills, IL 60061	25-0293-1110	No			All
6	<b>Cloud for Good</b> Asheville, NC 28803	25-0294-0001	No			1-2, 4-6
7	<b>Cloudforce*</b> National Harbor, MD 20745	25-0295-0110	Yes	SB-12-25806	16-551	2-6
8	<b>Coastal Cloud Holdings LLC</b> Palm Coast, FL 32137	25-0296-0000	No			All
9	<b>Collaborative Solutions, LLC*</b> Teaneck, NJ 07666	25-0297-1101	No			All
10	<b>Creative Information Technology, Inc.</b> Falls Church, VA 22043	25-0298-1011	No			All
11	<b>Data Networks of America, Inc.*</b> Hunt Valley, MD 21031	25-0299-1110	Yes			2-4
12	<b>Deloitte Consulting LLP*</b> Baltimore, MD 21201	25-0300-1110	Yes			All
13	<b>Dexian DISYS</b> McLean, VA 22102	25-0301-0101	No			1
14	<b>ERP Analysts, Inc.*</b> Dublin, OH 43017	25-0302-0110	No			1, 3-6
15	<b>Robert Ferrilli LLC*</b> Haddonfield, NJ 08033	25-0303-1100	No			All
16	<b>Global Alliant, Inc.</b> Columbia, MD 21045	25-0304-0110	Yes	SB20-010059	19-433	All
17	<b>Grant Thornton Advisors LLC*</b> Baltimore, MD 21202	25-0305-0110	Yes			All
18	<b>Highstreet IT Solutions LLC*</b> Rockville, MD 20852	25-0306-0100	Yes			All



Board of Public Works  
University System of Maryland  
Supplement  
March 19, 2025



**2-S. UNIVERSITY OF MARYLAND, BALTIMORE for UNIVERSITY SYSTEM OF MARYLAND (cont'd)**

<b>IT Professional Consulting Services for USM/ MEEC (cont'd)</b>						
	<b>Awardee</b>	<b>MD Tax Clearance</b>	<b>Resident Business</b>	<b>MD Small Business</b>	<b>MD MBE</b>	<b>Service Categories</b>
19	<b>HTC Global Services Inc.*</b> Troy, MI 48084	25-0307-1111	No			1-5
20	<b>Huron Consulting Services LLC*</b> Chicago, IL 60607	25-0308-1110	No			All
21	<b>Infojini, Inc.*</b> Columbia, MD 21046	25-0309-1110	Yes		13-503	All
22	<b>Moran Technology Consulting Inc.</b> Naperville, IL 60540	25-0310-0101	No			1-5
23	<b>Navitas Business Consulting Inc.</b> Herndon, VA 20171	25-0311-0000	No		19-402	2-4
24	<b>NGEN, LLC</b> Lanham, MD 20706	25-0312-0110	Yes		12-084	1-4
25	<b>Oakland Consulting Group, Inc.*</b> Lanham, MD 20706	25-0313-1110	Yes	SB22-023781		All
26	<b>OCLC, Inc.</b> Dublin, OH 43017-3395	25-0314-1110	No			All
27	<b>Planet Technologies, Inc.*</b> Gaithersburg, MD 20878	25-0315-1111	Yes			2-6
28	<b>Red River Technology LLC</b> Claremont, NH 03743	25-0316-1110	No			2-6
29	<b>Redpath Consulting Group LLC</b> Minneapolis, MN 55415	25-0292-0000	No			All
30	<b>SEI Washington DC LLC</b> Washington, DC 20006	25-0317-0100	No			2-6
31	<b>SharperPoint Consulting Group LLC</b> Reston, VA 20191	25-0535-0000	No			1-4, 6
32	<b>Sierra-Cedar, LLC*</b> Alpharetta, GA 30005	25-0318-0101	No			All
33	<b>Strata Information Group*</b> San Diego, CA 92108	25-0319-0111	No			All
34	<b>UVS InfoTech LLC*</b> Laurel, MD 20707	25-0320-1110	Yes	SB24-071305	13-091	All
35	<b>Vantage Point Consulting, Inc.*</b> Reston, VA 20910	25-0321-0110	No		13-206	All
36	<b>vTech Solution, Inc.</b> Washington, DC 20005	25-0322-0111	No	SB24-056930	16-027	1, 3-5

Board of Public Works  
University System of Maryland  
Supplement  
March 19, 2025



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

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

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

**Recommendation:** Award construction bid package 3 of 3. Bid Package 3 includes masonry, finish carpentry, waterproofing and air vapor barrier, composite panels, roofing, fireproofing, doors, frames, and hardware, drywall and acoustic panels, flooring, tile, resinous flooring, painting, specialties, signage, roof anchors, appliances, window treatments, paving, fencing, landscaping and site furnishings, site concrete and pavers, subcontractor default insurance, CM allowances, CM general conditions, CM contingency and CM Fee.

**Contractor:** Consigli Construction Company Inc., Washington, DC

**Prior Approval:** USM Item 6-C 6/21/2023 (Pre-Construction Services)  
USM Item 5-C-BP 12/18/2024 (Bid Package 1)  
USM Item 6-C-BP 1/8/2025 (Bid Package 2)

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

**This Bid Package Amount:** \$13,178,966

**Current Contract Amount:** \$36,617,437

**Revised Amount:** \$49,796,403

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

**Fund Source:** Institutional Funds

**This Bid Package  
MBE Participation:** 62.98%

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



**3-C-BP. UNIVERSITY OF MARYLAND BALTIMORE for  
COPPIN STATE UNIVERSITY (cont'd)**

**MBE Compliance:** 6.74% (See Requesting Institution Remarks)  
**Performance Security:** 100% performance bond is required.

**Requesting Institution Remarks:** This Construction Management at Risk contract was initially awarded for pre-construction services. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is the third and final bid package. The MBE participation on this bid package is 62.98%. With this final bid package the MBE goal will be met and will be exceeded by 2.91% or at total of 32.91%.

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

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

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

**Resident Business:** No                      **MD Tax Clearance:** 25-0339-1110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



*Wes Moore*  
Governor

*Aruna Miller*  
Lt. Governor

*Paul J. Wiedefeld*  
Secretary

**BOARD OF PUBLIC WORKS  
ACTION AGENDA  
March 19, 2025**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
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5 - 7	Maryland Transportation Authority (MDTA)	10 - 16
8 - 11	Maryland Transit Administration (MTA)	17 - 24
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DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 1

Contact: Kareen Davis 410- 859-7792  
kdavis1@bwiairport.com

1-E. MARYLAND AVIATION ADMINISTRATION  
*Equipment Contract*

**Contract ID:** Seven MB5 Mid-Mount Broom and Plow Compact Multi-Tasking Snow Removal Vehicles and three MB3 Front-Mount Broom Snow Removal Vehicles for Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; MR6045736

EPICS No.: MR6045736

**Contract Description:** Provides for the purchase and delivery of seven MB5 Mid-Mount Broom and Plow Compact Multi-Tasking Snow Removal Vehicles and three MB3 Front-Mount Broom Snow Removal Vehicles.

**Award:** M-B Companies, Inc.; New Holstein, WI

**Contract Term:** 450 calendar days from Notice to Proceed

**Amount:** \$9,064,370.06

**Procurement Method:** Intergovernmental Cooperative Purchase

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** None

**Hiring Agreement Eligible:** No

**Incumbent:** None

**Requesting Agency Remarks:** The purchase of these seven MB5 Mid-Mount Broom and Plow Compact Multi-Tasking Snow Removal Vehicles will replace seven Oshkosh H-Series Plow Trucks and MB Trailers vehicles that are between 18 to 23 years old. The purchase of these three MB3 Front-Mount Broom Snow Removal Vehicles will replace three Oshkosh Runway Front-Mount Trucks that are 22 to 23 years old.

This snow removal equipment is a major part of the snow removal program responding to airport/aircraft emergencies during snow removal and non-snow removal operations. The vehicles have surpassed their 12 to 15 year expected service life and exceeded the vehicle replacement criteria in the Department of Budget and Management policy for age of equipment. Every year the units become more unreliable to send on the Runways and Taxiway at BWI Thurgood Marshall, thus increasing Maryland Aviation Administration's (MAA) time to meet Federal Aviation Administration (FAA) snow clearance time guidelines.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 2

1-E. MARYLAND AVIATION ADMINISTRATION (cont'd)

*Requesting Agency Remarks (cont'd):*

Contract No. 111522-AEB between Sourcewell and Aebi Schmidt, effective February 6, 2023, through February 3, 2027, provides MB5 Mid-Mount Broom and Plow Compact Multi-Tasking Snow Removal Vehicle at a base price of \$915,449.36, freight cost of \$25,752.00, and vehicle options totaling \$50,940.40. The total configured price of one vehicle is \$972,813.96 which includes a 2% Sourcewell member discount of \$19,327.80, and the extended price of all seven vehicles is \$6,809,697.75. The contract also provides MB3 Front-Mount Broom Snow Removal Vehicle at a base price of \$679,226.24, freight cost of \$12,654.00, and vehicle options totaling \$78,623.44. The total configured price is \$751,557.44 which includes a 2% Sourcewell member discount of \$18,946.24, and the extended price of all three vehicles is \$2,254,672.31.

Through market research MAA found a public bid from Milwaukee County, dated September 21, 2022. The Milwaukee County bid provided an MB5 Mid-Mount Broom and Plow for a base price of \$1,039,146.00 and for a MB3 Front-Mounted Broom, with a base price of \$729,475.00. In an analysis of the pricing offered, the Sourcewell pricing for the MB5 vehicles was 6.38% less than the Milwaukee County contract pricing, representing a total base price savings of \$464,324.28, and the Sourcewell pricing for MB3 vehicles was 6.79% less than the Milwaukee County contract pricing representing a total base price savings of \$150,746.28. The total realized savings of utilizing the Sourcewell contract would be \$615,070.56, based on the price analysis the Procurement Officer found the pricing to be fair and reasonable.

The contract with Aebi Schmidt North America has been negotiated per COMAR 21.05.09, Intergovernmental Cooperative Purchasing. M-B Companies Inc. is a subsidiary of Aebi Schmidt North America. Utilizing this procurement will allow MAA to realize savings in time and money and is not intended 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 items for this contract.

*Fund Source:* 100% Other (Passenger Facility Charges)

*Approp. Code:* J06I0003

*Resident Business:* No

*MD Tax Clearance:* 25-0601-0011

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



**REVISED**

MDOT 3

*Contact: Kareen Davis 410- 859-7792  
kdavis1@bwiairport.com*

**2-S. MARYLAND AVIATION ADMINISTRATION  
*Service Contract***

**Contract ID:** Real Estate Consulting Support Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State (MTN) Airports; *MAA-SV-25-002A, MAA-SV-25-002B*

EPICS No.: MAASV25002

**Contract Description:** Multi-award work-order based contract to provide for real estate functions related to the ongoing management and development of a commercial airport and State-owned property assets for BWI Thurgood Marshall and MTN Airports.

**Awards:** Johnson, Mirmiran & Thompson, Inc., (Contract A)  
Hunt Valley, MD

Whitman, Requardt & Associates, LLP, (Contract B)  
Baltimore, MD

**Contract Term:** 04/03/2025 – 04/02/2030 (*\*or earlier upon BPW Approval*)  
(five years)

**Amount:** \$2,500,000.00 NTE

**Procurement Method:** Competitive Sealed Proposal

**Proposals:**

<i>Offerors</i>	<i>Technical Ranking</i>	<i>Financial Offeror Ranking</i>	<i>Overall Ranking</i>
Johnson, Mirmiran & Thompson, Inc. (JMT) Hunt Valley, MD	1	\$1,749,163.50 (2)	1
Whitman, Requardt & Associates, LLP (WRA) Baltimore, MD	2	\$1,592,225.95 (1)	2

*\*As stated in the RFP, technical rankings carried a higher weight than the financial offer rankings.*

**DBE/VSBE Participation:** 10% / 0%

**Performance Security:** None

**Hiring Agreement Eligible:** No



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

**Incumbents:** Johnson, Mirmiran & Thompson, Inc.; Hunt Valley, MD

**Requesting Agency Remarks:** This procurement was conducted in accordance with COMAR 21.02.01.04 C(1)(i). The Solicitation was advertised on May 20, 2024, via eMaryland Marketplace Advantage (814 potential firms were notified), the Maryland Aviation Administration's (MAA) website, and by way of direct solicitation to nine prospective firms. Three proposals were received on July 8, 2024; however, one proposal was determined to be not reasonably susceptible of being selected for award due to not meeting the minimum requirements set forth in the solicitation. Therefore, the proposal was rejected pursuant to COMAR 21.06.02.03B. No protests were submitted.

MAA reached out to potential-offerors to inquire as to why they did not propose. MAA received four responses, two from the firms that were directly solicited and two from potential offerors notified via eMMA. The responses were as follows: "we do not have the resources to deploy personnel to client sites for extended periods of time", "other commitments preclude our participation at this time", "the scope is complex, with limited scope for our core line of business", and "the scope is too broad and exceeds our areas of expertise."

The Consultants shall provide contract services including Property and Land Use Planning; research and recommendations on real estate market conditions and trends; area-wide land use and zoning; identification and evaluation of the effect of local/regional land use and zoning plans on the continued operation and development of the airports and assist in the development of Airport Land Use Plans and Airport Noise Property Reuse Plans Real Estate Actions include managing the appraisal, acquisition, and disposal of State owned, airport property interests (fee simple and easement) and assist in right-of-way negotiations with property owners and other Maryland Department of Transportation modals; property holdings that include assistance with property demolition plans, updating property holding databases, and coordination of property maintenance activities; and other services that include on-site staff support, as necessary, located onsite at MAA offices and the ability to prepare metes-and-bounds surveys and associated plats in accordance with Federal Aviation Administration requirements.

As stated in the RFP, technical rankings carried a higher weight than the financial offer rankings. The Panel ranked JMT the highest overall, JMT has decades of industry experience, an in-depth knowledge of MAA, including airport design experience and an extensive list of Maryland State Contracts. The panel ranked WRA second overall considering WRA's key staff aviation and airport experience at BWI Thurgood Marshall and MTN Airports in addition to the key staff experience in valuing aviation easement impacts and establishing forest conservation easements in Maryland.

Tasks will be assigned to the contractors based on technical expertise. MAA will utilize the hourly rates submitted in the cost proposals through the duration of the contract. The award amount is based upon the final budget. None of the contractors have a guaranteed minimum or maximum amount, except for the overall budget limitation. The financial cost was for evaluation purposes



**REVISED**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 5

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

*Requesting Agency Remarks (cont'd):*

only and was based upon a model number of labor hours by job classifications and fixed hourly rates for those classifications.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing a Disadvantaged Business Enterprise (DBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals, as well as a Small Business Enterprise (SBE) designation. A 10% DBE participation goal was established for this contract. No VSBE participation goal was established as there were a limited number of VSBE firms certified to perform the sub-contracting opportunities. A search of the MDOT Directory of Certified Firms yielded an insufficient number of available SBE firms.

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

<b>Fund Source:</b>	100% Special (Transportation Trust Funds)	
<b>Approp. Code:</b>	J06I0003	
<b>Resident Business:</b>	Yes	
<b>MD Tax Clearance:</b>	Johnson, Mirmiran & Thompson, Inc.	24-3015-1111
	Whitman, Requardt & Associates, LLP	24-3014-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 6

Contact: Renee Phillips-Farley 410-859-7071  
rphillips-farley@bwairport.com

**3-GM. MARYLAND AVIATION ADMINISTRATION**  
*General/Miscellaneous: Lease Contract*

**Contract ID:** Lease of Land at Martin State Airport; *MAA-LC-25-021*

**Contract Description:** Lease of Land for parking and access to a portion of an existing building used to house fire/rescue trucks and equipment.

**Contractor:** Middle River Volunteer Fire & Rescue Company, Inc. (MRVFRC)  
Middle River, MD

**Contract Term:** 04/01/2025 - 03/31/2032 (seven years)

**Amount:** A Land Rental Fee of \$1,226.74 per annum for 2,342 square feet of land. The Land Rental Rate is based upon market value analysis conducted by an experienced independent appraiser and member of the American Institute of Real Estate under Contractor's prior Lease Contract No. MAA-LC-20-059 and adjusted annually based on the then prevailing terms and conditions. The initial rate referenced above includes the 3% adjustment effective July 1, 2025. The Land Rental shall then be adjusted annually on July 1<sup>st</sup> of each year of the Contract Term by 3%.

**Prior Mods/Options:** None.

**Requesting Agency Remarks:** For some time, MRVFRC has provided volunteer fire fighting services to the eastern portion of Baltimore County, Maryland. Under Contract No. SAA-LC-84-045, MDOT 11-LL, approved April 11, 1984, Contract No. MAA-LC-15-033, MDOT 4-LL, approved March 4, 2015, and Contract No. MAA-LC-20-059, MDOT 1-GM, approved March 4, 2020. MRVFRC leases land from MAA to establish a parking lot to accommodate its volunteers and employees and to have constructed an addition to an existing building that MRVFRC owns to house fire/rescue trucks and equipment. Under this new Lease Contract, MRVFRC shall be permitted to continue to use the Leased Premises for its parking lot and the respective building portion. MRVFRC shall be responsible for all costs and expenses associated with the operation and maintenance of the Leased Premises.

This type of revenue-producing contract at a transportation facility is outside the scope of the State Procurement Law under State Finance and Procurement Article, Section 11-202(3) and COMAR 21.01.03.03.B(1)(d). However, the agreement constitutes a lease and use of State property under State Finance and Procurement Article, Section 10-305 that the Board must approve.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 7

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

*Resident Business:* Yes

*MD Tax Clearance:* 25-0463-0000

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 8

Contact: Renee Phillips-Farley 410-859-7071  
rphillips-farley@bwiairport.com

**4-GM-MOD. MARYLAND AVIATION ADMINISTRATION**  
***Modification: Lease Contract***

**Contract ID:** Lease of Facilities for the Air Traffic Control Tower (ATCT) at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-20-030*

**Contract Approved:** MDOT 3-GM, 03/04/2020

**Contractor:** Federal Aviation Administration; Washington, DC

**Contract Description:** The contract is for the space rental of the ATCT and the recovery from the Federal Aviation Administration (FAA) of the cost of utilities and custodial services associated with the ATCT operations located in the BWI Thurgood Marshall Terminal.

**Modification Description:** Modification No. 1 provides for a nine-month extension of the contract through December 31, 2025.

**Original Contract Term:** 04/01/2020 – 03/31/2025 (five years)

**Modification Term:** 04/01/2025 – 12/31/2025 (eight months, 30 days)

**Original Contract Amount:** Contractor shall pay to the Maryland Aviation Administration (MAA) \$1,785,942.48 in the initial year, with 3% CPI adjustment for each subsequent year.

**Modification Amount:** No change to the current financial conditions of the contract.

**Prior Mods/Options:** None

**Revised Total Contract Amount:** No change to the current financial conditions of the contract.

**Percent +/- Change (this item):** N/A

**Overall Percent +/- Change:** N/A

**Requesting Agency Remarks:** The MAA has a continuing relationship with the FAA for the lease of facilities to support the ATCT operations at BWI Thurgood Marshall. The current contract approved by the Board of Public Works on March 4, 2020, as Item 3-GM expires on March 31, 2025. This modification provides an extension of the contract through December 31, 2025, to allow MAA to complete negotiations with the Contractor. The Contractor will continue to make payments to MAA based on the current monthly amount of \$167,508 which includes the recovery of utilities and janitorial services.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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MDOT 9

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

***Requesting Agency Remarks (cont'd):***

This type of revenue-producing contract at a transportation facility is outside the scope of the State Procurement Law (State Finance and Procurement Article §11-202(3); COMAR 21.01.03.03.B(1)(d). However, the contract and any modifications must be approved by the Board of Public Works because the contract constitutes a use of State Property under State Finance and Procurement Article, §10-305.

***Resident Business:*** N/A

***MD Tax Clearance:*** N/A

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 10

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

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

**Contract ID:** Comprehensive Project Planning and Miscellaneous Consulting Services for the MDTA; *AE-3136-0000, AE-3137-0000, AE-3138-000*

**Contract Description:** Three contracts for comprehensive project planning, environmental services, design services, and various consulting services, including revenue and expense forecasting, toll analyses, and operational studies of toll systems.

**Awards:**

Rummel, Klepper & Kahl Baltimore, MD		(AE-3136-0000)
Jacobs Engineering Group, Inc. Baltimore, MD		(AE-3137-0000)
Wallace Montgomery & Associates, LLP/ WSP USA, Inc. (JV) Hunt Valley, MD		(AE-3138-0000)

**Contract Terms:** 04/03/2025\* – 04/02/2030 (*\*or earlier upon BPW approval*)  
(five years)

**Amounts:**

\$ 9,000,000 NTE	(AE-3136-0000)
\$ 6,500,000 NTE	(AE-3137-0000)
<u>\$ 5,000,000 NTE</u>	<u>(AE-3138-0000)</u>
\$20,500,000 NTE Aggregate Total	

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Awards</i>
Rummel, Klepper & Kahl Baltimore, MD	88.79 (1)	\$9,000,000 NTE AE-3136-0000
Jacobs Engineering Group, Inc. Baltimore, MD	87.40 (2)	\$6,500,000 NTE AE-3137-0000
Wallace Montgomery & Associates, LLP/WSP USA (JV) Hunt Valley, MD	78.10 (3)	\$5,000,000 AE-3138-0000

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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MDOT 11

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

***Proposals (cont'd):***

AECOM Hunt Valley, MD	71.16 (4)	
JMT/Gannett Fleming (JV) Hunt Valley, MD	70.16 (5)	
McCormick Taylor Baltimore, MD	67.38 (6)	

***Living Wage Eligible:*** No

***DBE Participation:*** 28%

***Hiring Agreement Eligible:*** No

***Incumbents:*** Same

***Requesting Agency Remarks:*** On June 26, 2024, a solicitation was advertised in The Daily Record and on eMaryland Marketplace Advantage (eMMA). This advertisement was for three contracts valued at \$9,000,000, \$6,500,000, and \$5,000,000, aimed at project planning and consulting services for the Maryland Transportation Authority (MDTA). A total of 1,420 firms were notified through eMMA, 84 firms were direct solicited, and the MDTA received six technical proposals. The MDTA utilized a qualifications-based selection process and identified three consultants eligible for contract awards. No protests were filed.

The services provided will include project planning, environmental services, design services, and miscellaneous consulting services. This encompasses revenue and expense forecasting, toll analyses, and studies related to the operation of toll systems. Additional support for MDTA's planning initiatives will involve providing travel demand modeling services, design services, developing secondary and cumulative effects analyses, conducting public involvement activities, and completing environmental documents that meet the requirements of the National Environmental Policy Act or the Maryland Environmental Policy Act, as applicable to MDTA projects.

The MDTA Procurement Review Group evaluated the contract's scope of work to determine the feasibility of establishing a Disadvantaged Business Enterprise (DBE) participation goal. A 28% DBE participation goal was established for the contract.

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 12

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

*Fund Source:* 100% Special (Toll Revenue)  
*Approp. Code:* J00.J00.41  
*Resident Business:* Yes  
*MD Tax Clearance:* 25-0546-1110 (AE-3136-0000)  
25-0547-1111 (AE-3137-0000)  
25-0548-1111 (AE-3138-0000)

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025

**REVISED**



MDOT 13

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

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

**Contract ID:** Plumbing Services: On-call and Preventative Maintenance for MDTA’s Southern Region Facilities; *MT-00211372*

**Contract Description:** Provides On-Call Plumbing Services and Preventative Maintenance for the Maryland Transportation Authority’s (MDTA) Southern Region Facilities, which include the Bay Bridge, Inter-County Connector and Harry W. Nice Memorial Bridge Facilities.

**Award:** Lagenfelder Mechanical Inc., Lutherville, MD  
*(Certified Small Business)*

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

**Amount:** \$ 317,880.00 NTE (three years)  
\$ 211,920.00 NTE (one, two-year renewal option)  
\$ 529,800.00 NTE Total (five years)

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Langenfelder Mechanical, Inc. Baltimore, MD	\$529,800.00
Patapsco Mechanical, LLC Hanover, MD	\$768,960.00
RSC Electrical and Mechanical Contractors, Inc. Landover, MD	\$819,000.00
Flotron Contracting, Inc. Hunt Valley, MD	\$895,500.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** None

**Incumbent:** Same

**REVISED**

**6-M. MARYLAND TRANSPORTATION AUTHORITY (cont'd)**

**Requesting Agency Remarks:** The MDTA issued this Invitation for Bids (IFB) to procure On-Call Plumbing and Preventive Maintenance Services for the Southern Region Facilities defined as: The William Preston Lane, Memorial Bridge, Intercounty Connector and Harry W. Nice Memorial Bridge.

The solicitation was advertised on e-Maryland Marketplace Advantage October 22, 2024, as an IFB, with no MBE or VSBE goals due to the single element of work. A total of 455 firms were notified through eMMA, 19 firms were direct solicited, and four bids were received and opened on December 2, 2024. The MDTA has confirmed Lagenfelder Mechanical Inc.'s bid price and the bidder was found to be responsive and responsible, therefore, is recommended for award.

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

**Fund Source:** 100% Special (Toll Revenue)

**Approp. Code:** J00.J00.41

**Resident Businesses:** Yes

**MD Tax Clearance:** 25-0589-0000

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 15

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

**7-M-OPT. MARYLAND TRANSPORTATION AUTHORITY**  
***Renewal Option - Maintenance Contract***

**Contract ID:** Intelligent Transportation System Field Hardware Maintenance; *MT-3136-0000*

**Contract Approved:** MDOT 5-M, 02/16/2022

**Contract Description:** Provides for Intelligent Transportation Systems (ITS) Field Hardware Maintenance for the Maryland Transportation Authority (MDTA).

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

**Award:** Mobile Communications America, Inc.  
Spartanburg, SC

**Original Contract Term:** 04/01/2022 - 03/31/2025 (w/one, two-year renewal option)  
(three years)

**Option Term:** 04/01/2025 - 03/31/2027 (two years)

**Original Amount:** \$2,583,869 NTE

**Option Amount:** \$1,983,796 NTE

**Prior Options/Mods:** None

**Total Contract Amount:** \$4,567,665 NTE

**Percent +/- Change (this item):** 76.776%

**Total Percent +/- Change:** 76.776%

**Original Procurement Method:** Competitive Sealed Bidding

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**MBE/VSBE Compliance:** 0% / 0%

**Performance Security:** None

**Hiring Agreement Eligible:** Yes

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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MDOT 16

**7-M-OPT. MARYLAND TRANSPORTATION AUTHORITY (cont'd)**

**Requesting Agency Remarks:** This contract provides ITS Field Hardware Maintenance, which includes troubleshooting, maintenance, repairs, and emergency repair services for MDTA's ITS field hardware at the William Preston Lane, Jr. "Bay Bridge" facility and the Baltimore Harbor Tunnel facility. The Contract includes all labor, supervision, materials, parts, hardware, supplies, tools, equipment, transport, expenses, and all unspecified incidental items to provide a maintenance service contract for the Maryland Transportation Authority.

This contract was originally awarded to Communications Electronics, Inc. on February 23, 2022, however; on November 28, 2023, a Novation Agreement was executed, changing the name of the Vendor from Communications Electronics, Inc. to Mobile Communications America, Inc. Mobile Communications America, Inc. acknowledged all aspects of the original Contract signed on February 23, 2022. MBE and VSBE goals were not established due to the scope and nature of work and limited sub-contracting opportunities.

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

**Fund Source:** 100% Special (Toll Revenue)

**Approp. Code:** J00J00.41

**Resident Businesses:** Yes

**MD Tax Clearances:** 25-0019-1111

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 17

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

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

**Contract ID:** Metro Ventilation System Noise Mitigation & Structural Repairs; T-1835-0150  
EPICS No.: T18350150

**Contract Description:** This project is for the structural repairs and the installation of masonry partitions and sound absorbing materials for two existing ventilation shafts that serve the Maryland Transit Administration's (MTA) Metro Subway system, located at Monument Street and Lafayette Avenue in Baltimore, MD.

**Award:** Nichols Contracting, Inc.; Columbia, MD

**Contract Term:** 210 Calendar Days from NTP

**Amount:** \$750,000.00 NTE

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<b><i>Bidders</i></b>	<b><i>Amounts</i></b>
Nichols Contracting, Inc.; Columbia, MD	\$750,000.00
Maverick Construction, LLC; Grasonville, MD	\$1,722,930.00

**MBE/VSBE Participation:** 16.03% / 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 e-Maryland Market Advantage (eMMA) on October 26<sup>th</sup>, 2023, electronically notifying 108 potential bidders. There were no vendors directly solicited because any potential bidders that would have been directly solicited were already registered and contacted through the eMMA portal. Two bids were received and opened on January 17<sup>th</sup>, 2024. Nichols Contracting, Inc. (Nichols) provided the lowest bid.

Although there was a large delta between Nichols' bid and the second lowest bidder, Nichols was slightly lower than the Engineer's Estimate, but within a fair and reasonable range.

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

*Requesting Agency Remarks (cont'd):*

The work involves providing all materials and labor required to install partitions, doors, hardware, and sound absorption panels to mitigate noise emanating from the Metro's ventilation system.

Necessary structural repairs are included within the scope of work like catwalk weld repairs, stair landing replacement and structural steel work.

The MTA Procurement Review Group reviewed the scope of work for the project to determine the Minority Business Enterprise (MBE) participation goal, utilizing available vendors. A 16% MBE goal was established for this contract and Nichols has committed to exceeding the goal by .03% for a total 16.03% goal.

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

**Approp. Code:** J05H0105

**Resident Business:** Yes

**MD Tax Clearance:** 24-5668-1110

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 19

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

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

**Contract ID:** Owings Mills Metro Park and Ride Rehabilitation; T-1994-0250  
EPICS No.: T19940250

**Contract Description:** This project is for the repair of the concrete and asphalt pavements, sidewalks, curbs and gutters at the Owings Mills Metro Park and Ride parking lot. These improvements are necessary to restore the ADA accessible parking, pathway, and bus loops.

**Award:** Image Asphalt Maintenance, Inc.; Pasadena, MD

**Contract Term:** 180 Calendar Days from NTP

**Amount:** \$472,575.40 NTE

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Image Asphalt Maintenance, Inc. Pasadena, MD	\$472,575.40
M.T. Laney Company, Inc. Eldersburg, MD	\$546,283.10
P. Flanigan & Sons, Inc. Baltimore, MD	\$593,994.05
General Paving & Contracting, Inc. Baltimore, MD	\$599,608.75
Brawner Builders, Inc. Hunt Valley, MD	\$618,674.00

**MBE/VSBE Participation:** 10.9% / 0%

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

**Hiring Agreement Eligible:** No

**Incumbent:** None

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

**Requesting Agency Remarks:** The solicitation was advertised on e-Maryland Market Advantage (eMMA) on November 15, 2023, electronically notifying 179 potential bidders. There were no vendors directly solicited because any potential bidders that would have been directly solicited were already registered and contacted through the eMMA portal. A public bid opening was held on March 6, 2024, where five timely bids and one non-responsive bid from Cornerstone Contractor Services were received via the eMMA portal. Image Asphalt Maintenance, Inc. (Image Asphalt) provided the lowest bid.

All of the submitted bids, including Image Asphalt's, fell 33.76% below the anticipated Engineer's Estimate (EE) of \$713,479.00, primarily due to the EE accounting for inflated unit costs from factors such as inflation and supply chain restrictions. that were present during COVID-19 but dissipated during the period when bids were due.

The work involves the removal and replacement of concrete curbs, gutters, and wheel stops, adding bollards and providing full-depth asphalt pavement, asphalt mill and overlay.

The MTA Procurement Review Group reviewed the scope of work for the project to determine the Minority Business Enterprise (MBE) participation goal, utilizing the availability of vendors. A 10.9% MBE goal was established for this contract and Image Asphalt has committed to the goal.

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

**Approp. Code:** J05 H0105

**Resident Business:** Yes

**MD Tax Clearance:** 24-5667-1110

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**REVISED**

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

**10-M. MARYLAND TRANSIT ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** MARC PA/LED System Inspection and Maintenance; *MRC-24-016-MT*  
EPICS No.: MRC24016MT

**Contract Description:** The contract provides the Maryland Transit Administration (MTA) MARC Division with a qualified vendor to perform inspections, preventive, corrective and emergency maintenance on its MARC Public Address / Light Emitting Diode Display (PA/LED) system.

**Award:** Intellect Corporation; Baltimore, MD  
(Certified **Minority and Small Business**)

**Contract Term:** 05/01/2025 – 04/30/2030 (five years)

**Amount:** \$ 1,059,056.77 NTE

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Intellect Corporation; Baltimore, MD	\$1,059,056.77
Diamond Security, Inc.; Windsor Mill, MD	\$2,159,906.09

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** No

**Incumbent:** Same

**Requesting Agency Remarks:** The solicitation was advertised on eMaryland Marketplace (eMMA) on September 30, 2024, as an Invitation for Bid. A total of 11 vendors were solicited and an additional four vendors were direct solicited via email. Two bids were received, and the apparent lowest bidder was deemed responsible.

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

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025

**REVISED**



MDOT 22

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

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

*Approp. Code:* J05H0104

*Resident Business:* Yes

*MD Tax Clearance:* 25-0068-1101

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 23

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

**11-M. MARYLAND TRANSIT ADMINISTRATION**  
***Maintenance Contract***

**Contract ID:** Wabtec Support Services I-ETMS (PTC) Hardware & Software; *MRC-25-008-MT*  
EPICS No.: MRC25008MT

**Contract Description:** Software and hardware support and updates to the Maryland Transit Administration’s (MTA) Interoperable Electronic Train Management System (I-ETMS), the Positive Train Control (PTC) system utilized by MARC Train. A Federal regulation mandating that passenger and freight railroads maintain a PTC System implemented December 31, 2018.

**Award:** Wabtec Railway Electronics, Inc.; Germantown, MD

**Contract Term:** 04/03/2025\* – 04/02/2030 (*\*or earlier upon BPW approval*)  
(five years)

**Amount:** \$ 7,333,620.69 NTE

**Procurement Method:** Sole Source

**Living Wage Eligible:** No

**DBE / VSBE Participation:** 0% / 0%

**Performance Security:** None

**Incumbent:** Same

**Requesting Agency Remarks:** Federal regulations mandate passenger and freight railroads to operate and maintain a Positive Train Control (“PTC”) System. MARC operates over two host railroad networks, Amtrak, and CSX, requiring either an interoperable system or two separate systems since Amtrak’s PTC System is Advanced Civil Speed Enforcement System and CSX’s PTC System is Interoperable Electronic Train Management System (IETMS).

MARC’s diesel locomotives and cab cars utilize the I-ETMS PTC system as MARC’s host railroads have specified I-ETMS as their standard PTC system, and equipped their rights-of-way where MARC operates with wayside base stations for I-ETMS. The I-ETMS PTC system is proprietary technology of Wabtec Railway Electronics, Inc (“WRE”), and MARC has a separate contract with WRE to install I-ETMS on its diesel locomotives and cab cars, including the latest I-ETMS software as of the time of Conditional Acceptance of each installation of I-ETMS on MARC vehicles.

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

*Requesting Agency Remarks (cont'd):*

As the vehicles operate in service, new I-ETMS software updates will be released bi-annually incorporating updates and changes requested by Class 1 freight railroads; since MARC operates on a Class 1 freight railroad (CSX), MARC will need the bi-annual software updates to continue operating on CSX railways. The Wabtec PTC Software Support Agreement provides for ongoing I-ETMS software updates, and any emergency software updates as determined by WRE and/or the Class 1 railroads to be safety critical.

WRE has developed a pricing structure based on standardized pricing for its customers requiring software and hardware support for I-ETMS. WRE's pricing for each customer is based on the number of customer vehicles at a flat rate annually.

An analysis was conducted to determine whether the pricing was fair and reasonable for this sole source contract. The Contract was found to be aligned with the same pricing structure as the existing contract, MRC-19-04-MTA, adjusted only for the projected Consumer Price Indexing ("CPI") percentages for subsequent years of the contract.

The sole source Contractor provides very specialized, proprietary, and federally regulated equipment that does not provide opportunities for DBE goals.

**Fund Source:** 73% Special (Transportation Trust Fund); 27% Federal

**Approp. Code:** J05H0105

**Resident Business:** Yes

**MD Tax Clearance:** 25-0199-1101

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
**ACTION AGENDA**  
 March 19, 2025



**REVISED**  
**2<sup>nd</sup> Revision**

MDOT 25

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

**12-C. MOTOR VEHICLE ADMINISTRATION**  
***Construction Contract***

**Contract ID:** MVA On Call Facility Repairs and Renovations; *V-MUL-25016-C*  
 EPICS No.: VMUL25016C

**Contract Description:** Three indefinite quantity contracts to provide on-call facility repairs and renovations at various MVA facilities including branch offices, express service locations, and VEIP stations to furnish all equipment, labor, materials, necessary to perform repairs and renovation services.

- Awards:**
- Baltimore Contractors, Inc.; Glen Burnie, MD  
*(Certified Small Business)*
  - Mid Atlantic General Contractors, Inc.; Beltsville, MD  
*(Certified Small Business)*
  - Superior Facilities Management Services, LLC; Bethesda, MD  
*(Certified **Minority and** Small Business)*

**Contract Term:** 04/03/2025\* - 04/02/2028 (\* or earlier upon BPW approval)  
 (w/two, one-year renewal options)

**Amount:**

- \$2,400,000.00 NTE (Base Contract, three years)
- \$ 800,000.00 NTE (Renewal Option No. 1, one year)
- \$ 800,000.00 NTE (Renewal Option No. 2, one year)
- \$ 4,000,000.00 NTE Total (five years)

**Procurement Method:** **Master Contracting** (SBR-designated)

**Bids:**

<i>Bidders</i>	<i>Average Regular Hourly Rate (\$)</i>
Mid Atlantic General Contractors, Inc. Beltsville, MD	\$52.97
Baltimore Contractors, Inc. Glen Burnie, MD	\$53.00
Superior Facilities Management Services, LLC Bethesda, MD	\$56.67
Conquest Solutions, LLC Greenbelt, MD	\$59.72
Stratified, Inc. Washington, DC	\$60.17

**REVISED**  
**2<sup>nd</sup> Revision**

12-C. **MOTOR VEHICLE ADMINISTRATION** (cont'd)

**Bids (cont'd):**

Delta General Services, Inc. Gaithersburg, MD	\$67.96
WKM Solutions, LLC Baltimore, MD	\$75.39
S & J Builders, Inc. Bowie, MD	\$75.80
Hawkeye Construction, LLC Cockeysville, MD	\$80.75
Atlantida Builders, Inc Gaithersburg, MD	\$83.28
J & J Construction Westminster, MD	\$85.80
Blackrock Development Management Hyattsville, MD	\$90.54
Warwick Supply & Equipment Co., Inc. Hunt Valley, MD	\$97.55
Unisource Services, LLC Spencerville, MD	\$115.33
St. Mary's Roofing and Home Improvement, LLC Hollywood, MD	\$117.08

\*Awards based on overall lowest average hourly rates.

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 29% / 0%

**Performance Security:** A Performance and Payment Bond is required for each task awarded over \$100,000.

**Hiring Agreement Eligible:** No

**Incumbents:** Baltimore Contractors, Inc.; Glen Burnie, MD  
 JB Contracting, Inc.; Beltsville, MD  
 Superior Facilities Management Services, LLC; Bethesda, MD

**REVISED**  
**2<sup>nd</sup> Revision**

12-C. **MOTOR VEHICLE ADMINISTRATION** (cont'd)

**Requesting Agency Remarks:** The Maryland Motor Vehicle Administration (MVA) issued an Invitation for Bids (IFB) on eMaryland Marketplace Advantage (eMMA) on November 12, 2024, under the Small Business Reserve designation. A total of 15 bids were received and opened on November 21, 2024. The MVA intended to make multiple awards as a result of the IFB. Following a thorough evaluation, three firms were selected for contract awards.

The three selected firms provided the overall lowest average hourly rates for the labor categories requested. **The MVA anticipates a maximum 20% mark-up on equipment and materials.**

This procurement method enables the MVA to efficiently obtain on-call facility repair and renovation services across various locations through need-specific **Task Orders**. **Depending on the estimated dollar value of the project, assignments will be awarded based on secondary competition among contractors to the lowest overall price response or on a rotational basis.** Services include structural, architectural, mechanical, heating and air conditioning, and electrical work.

The three selected firms are Maryland Resident Businesses and SBR certified.

The Minority Business Enterprise (MBE) participation goal for this procurement was set at 29%, and the three selected vendors have committed to meeting this requirement.

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

**Approp. Code:** J04E0003

**Resident Business:**  
Yes – Baltimore Contractors, Inc.  
Yes – Mid Atlantic General Contractors, Inc.  
Yes – Superior Facilities Management Services, LLC

**MD Tax Clearance:**  
25-0487-1110 - Baltimore Contractors, Inc.  
25-0488-0101 - Mid Atlantic General Contractors, Inc.  
25-0489-0110 - Superior Facilities Management Services, LLC

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 28

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

**13-AE.      STATE HIGHWAY ADMINISTRATION  
*Architecture/Engineering Contract***

**Contract ID:** Construction Management & Inspection (CMI) Services, Statewide; *BCS 2023-04 F and BCS 2023-04 I*  
EPICS No. SBCS2304F and SBCS2304I

**Contract Description:** Two of ten indefinite delivery-indefinite quantity, work-order based contracts to provide construction management & inspection services, statewide for State Highway Administration (SHA).

**Awards:** PRIME AE Group, Inc./WSP USA Inc. (JV) (Contract F)  
Baltimore, MD

Urban Engineers, Inc./ATCS, P.L.C./ (Contract I)  
Mead & Hunt, Inc. (TV)  
Baltimore, MD

**Contract Term:** 04/03/2025 – 04/02/2030 (five years)

**Amount:** \$20,000,000 NTE each  
\$40,000,000 NTE total

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Awards</i>
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	92.55 (1)	BPW 12/04/2024 MDOT 4-AE Contract A
A. Morton Thomas and Associates, Inc. Towson, MD	91.98 (2)	Contract B
Whitman, Requardt & Associates, LLP/Alpha Corporation (JV) Baltimore, MD	89.53 (3)	BPW 01/29/2025 MDOT 6-AE Contract C
Century Engineering LLC/EBA Engineering Inc. (JV) Hanover, MD	89.41 (4)	BPW 01/29/2025 MDOT 6-AE Contract D
McCormick Taylor, Inc./ Pennoni Associates Inc. (JV) Baltimore, MD	88.93 (5)	Contract E



**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 29

**13-AE.      STATE HIGHWAY ADMINISTRATION (cont'd)**

***Proposals (cont'd):***

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100)</i>	<i>Awards</i>
PRIME AE Group, Inc./WSP USA Inc. (JV) Baltimore, MD	88.09 (6)	\$20,000,000 NTE Contract F
O'Connell & Lawrence, Inc./ Michael Baker International, Inc. (JV) Onley, MD	87.71 (7)	BPW 01/29/2025 MDOT 6-AE Contract G
Rummel, Klepper & Kahl, LLP Baltimore, MD	87.30 (8)	BPW 01/29/2025 MDOT 6-AE Contract H
Urban Engineers, Inc./ATCS, P.L.C./ Mead & Hunt, Inc. (TV) Baltimore, MD	85.99 (9)	\$20,000,000 NTE Contract I
Stantec Consulting Services, Inc./AECOM Technical Services, Inc. (JV) Laurel, MD	85.39 (10)	Contract J
KCI Technologies, Inc./ STV Incorporated Sparks, MD	83.76 (11)	
Brudis & Associates, Inc./ Volkert, Inc. (JV) Columbia, MD	83.46 (12)	
Greenman-Pedersen, Inc./ Gannett Fleming, Inc. (JV) Columbia, MD	82.68 (13)	
Wallace, Montgomery & Associates, LLP/ Whitney, Bailey, Cox & Magnani LLC / Development Facilitators, Inc. (TV) Millersville, MD	81.69 (14)	
EXP U.S. Services, Inc./ Rossi Transportation Group, Inc. (JV) Towson, MD	81.59 (15)	
McKissack & McKissack of Washington, Inc./ Omnium Infrastructure Solutions, LLC (JV) Baltimore, MD	68.29 (16)	

***DBE / VSBE Participation:***                      27% / 0%

13-AE. **STATE HIGHWAY ADMINISTRATION** (cont'd)

**Incumbents:** Pennoni Associates, Inc. / Volkert, Inc.; Century Engineering, Inc. / Greenman-Pedersen, Inc.; A. Morton Thomas and Associates, Inc. / Whitney Bailey Cox & Magnani LLC; Rummel, Klepper and Kahl, LLP; KCI Technologies, Inc. / STV Incorporated; Urban Engineers, Inc./ATCS, P.L.C. / McCormick Taylor, Inc.; Stantec Consulting Services, Inc. /AECOM Technical Services, Inc.; Greenman-Pedersen, Inc./Whitney Bailey Cox and Magnani, LLC Contract B – McCormick Taylor, Inc./Pennoni Associates, Inc.; PRIME AE Group, Inc./Century Engineering, Inc. A. Morton Thomas and Associates, Inc./Brudis and Associates, Inc.; STY Incorporated; Gannett Fleming, Inc. /Development Facilitators, Inc. Greenman-Pedersen, Inc./O’Connell & Lawrence, Inc./Century Engineering, Inc.; Rummel, Klepper & Kahl, LLP; Johnson, Mirmiran & Thompson, Inc.; Wallace, Montgomery & Associates, LLP/Development Facilitators, Inc./ EBA Engineering, Inc.; WSP USA/ATCS, PLC/McCormick Taylor, Inc. Contract F – KCI Technologies, Inc./STV, Inc.; Gannett Fleming, Inc./Michael Baker International, Inc. Contract H – Stantec/AECOM; A. Morton Thomas & Associates, Inc./Whitney, Bailey, Cox & Magnani, LLC.

**Requesting Agency Remarks:** On April 11, 2023, the solicitation was advertised in The Daily Record, SHA web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for ten contracts for \$20 million each not to exceed \$200 million for CMI services for SHA. A total of 799 firms were notified via eMMA and an additional 3,010 DBE firms were directly solicited. SHA received 16 expressions of interest. From the reduced candidate list, SHA invited 16 firms to submit technical proposals. SHA used qualifications-based selection and found 10 consultants eligible for contract award. There were no protests filed.

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.

SHA has confirmed PRIME AE Group, Inc./WSP USA Inc. (JV), and Urban Engineers, Inc./ATCS, P.L.C./ Mead & Hunt, Inc. (TV) bid prices.

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 (SBE) designation.

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 27% DBE participation goal was established for each contract within this award series. No VSBE goal was established for this contract.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
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MDOT 31

13-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

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

*Approp. Code:* J02B0101 and J02B0102

*Resident Business:* Yes

*MD Tax Clearance:* 25-0461-1111 (Contract F)  
25-0462-0111 (Contract I)

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 32

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

**14-AE.      STATE HIGHWAY ADMINISTRATION  
*Architecture/Engineering Contract***

**Contract ID:** Geotechnical Engineering Services, Statewide; *BCS 2023-07 C*  
EPICS No. SBCS2307C

**Contract Description:** One of three indefinite delivery-indefinite quantity, work-order based contracts to provide geotechnical engineering services statewide and for the State Highway Administration (SHA).

**Award:** Century Engineering, LLC  
Hunt Valley, MD

**Contract Term:** 04/03/2025 - 04/02/2030 (five years)

**Amount:** \$2,500,000 NTE

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Schnabel Engineering, LLC Owings Mills, MD	89.95 (1)	BPW 02/26/2025 MDOT 9-AE Contract A
KCI Technologies, Inc. Sparks, MD	89.50 (2)	BPW 02/26/2025 MDOT 9-AE Contract B
Century Engineering, LLC, A Kleinfelder Company Hunt Valley, MD	89.28 (3)	\$2,500,000 NTE Contract C
Pennoni Associates, Inc. Columbia, MD	88.97 (4)	
Rummel, Klepper and Kahl, LLP Baltimore, MD	88.83 (5)	
Whiteman, Requardt and Associates, LLP Baltimore, MD	88.81 (6)	
Johnson, Mirmiran and Thompson, Inc. Hunt Valley, MD	88.58 (7)	
ECS Mid-Atlantic, LLC Hanover, MD	85.88 (8)	

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 33

14-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

**DBE / VSBE Participation:** 27% / 0%

**Incumbents:** Rummel, Klepper and Kahl, LLP, Schnabel Engineering, Inc., Whitman, Requardt and Associates, LLP

**Requesting Agency Remarks:** On February 2, 2024, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for three contracts for \$2.5 million each not to exceed \$7.5 million for geotechnical engineering services for SHA. A total of 1,299 firms were notified via eMMA and an additional 1,077 DBE firms were directly solicited. SHA received eight technical proposals. SHA used qualifications-based selection and found three consultants eligible for contract award. No protests were filed.

The purpose of this contract is to provide geotechnical engineering services, statewide for the SHA.

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 (SBE) designation. A 27% DBE participation goal was established for each contract within this award series. 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:** 25-0551-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 34

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

**15-AE.      STATE HIGHWAY ADMINISTRATION  
*Architecture/Engineering Contract***

**Contract ID:** Traffic Engineering Services, District 5; *BCS 2023-08 B*  
EPICS No. SBCS2308B

**Contract Description:** One of three indefinite delivery-indefinite quantity, work-order based contracts to provide traffic engineering services, District 5 to Anne Arundel, Calvert, Charles, and St. Mary’s counties for the State Highway Administration (SHA).

**Award:** Mead & Hunt, Inc. / Johnson, Mirmiran and Thompson, Inc.  
Columbia, MD

**Contract Term:** 04/03/2025 – 04/02/2030 (five years)

**Amount:** \$2,200,000 NTE

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Wallace Montgomery & Associates, LLP / STV Incorporated (JV) Hunt Valley, MD	86.34 (1)	Contract A
Mead & Hunt, Inc. / Johnson, Mirmiran & Thompson, Inc. (JV) Columbia, MD	86.22 (2)	\$2,200,000 NTE Contract B
Rummel, Klepper & Kahl, LLP Baltimore, MD	85.28 (3)	Contract C
Brudis & Associates, Inc. Columbia, MD	83.00 (4)	
Lenhart Traffic Consulting, Inc. Severna Park, MD	82.96 (5)	
Pennoni Associates, Inc. Baltimore, MD	78.94 (6)	

DEPARTMENT OF TRANSPORTATION  
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MDOT 35

**15-AE.      STATE HIGHWAY ADMINISTRATION (cont'd)**

***Proposals (cont'd):***

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
WSP USA, Inc. / Whitman, Requardt & Associates, LLP (JV) Baltimore, MD	78.57 (7)	
KCI Technologies, Inc. Sparks, Maryland 21152	78.28 (8)	
TranSystems Corporation, formerly Whitney, Bailey, Cox & Magnani, LLC Baltimore, MD	77.71 (9)	

***DBE / VSBE Participation:***      33% / 0%

***Incumbents:***                              CST Engineering, Inc., T3 Design Corporation, Lenhart Traffic Consulting, Inc.

***Requesting Agency Remarks:***      On November 17, 2023, the solicitation was advertised in The Daily Record, SHA’s web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for three contracts for \$2.2 million each not to exceed \$6.6 million for Traffic Engineering services for District 5. A total of 1,025 firms were notified via eMMA and an additional 641 DBE firms were directly solicited. SHA received 14 expressions of interest and developed a Reduced Candidate List. From the Reduced Candidate List, SHA invited nine firms to submit technical proposals. SHA used qualifications-based selection and found nine consultants eligible for contract award. No protests were filed.

This is a contract for various traffic engineering services such as conducting traffic studies and corridor analyses; preparing minor functional geometric designs; preparing and reviewing traffic control device plans; preparing and reviewing maintenance of traffic/temporary traffic control plans; preparing and reviewing maintenance of traffic alternatives analyses; reviewing traffic impact studies; reviewing identified high crash intersections and sections for improvement; and reviewing specific traffic issues as required by SHA.

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 33% DBE participation goal was established for each contract within this award series. No VSBE goal was established for this contract.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



15-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

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

*Approp. Code:* J02B0101 and J02B0102

*Resident Business:* Yes

*MD Tax Clearance:* 25-05730111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 37

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

**16-AE.      STATE HIGHWAY ADMINISTRATION  
*Architecture/Engineering Contract***

**Contract ID:** Engineering, Operations, and Construction Management and Inspection (CMI) Services, Statewide; *BCS 2023-15 C*  
EPICS No. SBCS2315C

**Contract Description:** One of five indefinite delivery-indefinite quantity, work-order based contracts to provide engineering, operation, and construction management and inspection (CMI) services, statewide for the State Highway Administration (SHA).

**Award:** Wallace, Montgomery and Associates, LLP /  
KCI Technologies, Inc. / STV Incorporated (TV)  
Hunt Valley, MD

**Contract Term:** 04/03/2025 –04/02/2030 (five years)

**Amount:** \$8,000,000 NTE

**Procurement Method:** Qualification Based Selection

**Proposals:**

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Rummel, Klepper & Kahl, LLP / Whitman, Requardt and Associates, LLP (JV) Baltimore, MD	90.91 (1)	BPW 02/26/2025 MDOT 12-AE Contract A
Johnson, Mirmiran & Thompson, Inc. / EBA Engineering, Inc. (JV) Hunt Valley, MD	88.99 (2)	BPW 02/26/2025 MDOT 12-AE Contract B
Wallace, Montgomery and Associates, LLP / KCI Technologies, Inc. / STV Incorporated (TV) Hunt Valley, MD	87.59 (3)	\$8,000,000 NTE Contract C
Mead & Hunt, Inc. / A. Morton Thomas and Associates, Inc. (JV) Columbia, MD	87.25 (4)	BPW 02/26/2025 MDOT 12-AE Contract D
Brudis & Associates, Inc. Columbia, MD	86.62 (5)	BPW 02/26/2025 MDOT 12-AE Contract E

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



**16-AE.      STATE HIGHWAY ADMINISTRATION (cont'd)**

***Proposals (cont'd):***

<i>Offerors</i>	<i>Technical Proposal Rating (Max 100) (Rankings)</i>	<i>Awards</i>
Greenman-Pedersen, Inc. / Alpha Corporation (JV) Columbia, MD	85.77 (6)	
Century Engineering, LLC / Gannett Fleming, Inc. (JV) Hunt Valley, MD	85.68 (7)	
McCormick Taylor, Inc. / Pennoni Associates, Inc. (JV) Baltimore, MD	85.57 (8)	
McKissack & McKissack of Washington, Inc. Washington, DC	85.23 (9)	

***DBE / VSBE Participation:***      27% / 0%

***Incumbents:***                              McCormick Taylor, Inc.; Johnson, Mirmiran & Thompson, Inc.; A. Morton Thomas & Associates, Inc. / Mead & Hunt, Inc.; Brudis & Associates, Inc.; Century Engineering, LLC, A Kleinfelder Company

***Requesting Agency Remarks:*** On November 15, 2023, the solicitation was advertised in The Daily Record, SHA’s web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for five contracts for \$8 million each not to exceed \$40 million for engineering, operations, and CMI services, statewide for SHA. A total of 1,003 firms were notified via eMMA and an additional 893 DBE firms were directly solicited. SHA received nine technical proposals. SHA used qualifications-based selection and found five consultants eligible for contract award. No protests were filed.

Services to be performed under this contract include engineering, operations, and CMI for Traffic Control Devices including signals, signing, pavement marking, lighting, intelligent transportation systems for highway construction projects, statewide, to ensure they are constructed, maintained, and operated per plans, specifications, and State/Federal requirements. The consultant may be required to provide engineering services on-site at SHA facilities. These services are necessary to support the critical functions of the Office of Traffic and Safety, Traffic Operations Division.

SHA has confirmed Wallace, Montgomery and Associates, LLP / KCI Technologies, Inc. / STV Incorporated (TV) bid price and the work conducted on this contract is performed by a State-certified Disadvantaged and Small Business Enterprise.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 39

16-AE. STATE HIGHWAY ADMINISTRATION (cont'd)

*Requesting Agency Remarks (cont'd):*

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 27% DBE participation goal was established for each contract within this award series. 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:* 25-0042-1111

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**REVISED**

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

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

**Contract ID:** Roadway and Shoulder Maintenance at Various Locations in Anne Arundel, Calvert, Charles, and St. Mary’s Counties (District 5); 424D51427  
 EPICS No.: 424D51427

**Contract Description:** Provide roadway & shoulder maintenance at various locations in Anne Arundel, Calvert, Charles, and St. Mary’s Counties – District 5.

**Award:** Allied Contractors, Inc.  
 Baltimore, MD

**Contract Term:** 04/03/2025\* – 12/31/2027 (\*or earlier upon BPW approval)  
 (two years, eight months, 29 days)

**Amount:** \$7,652,250.00

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Allied Contractors, Inc.; Baltimore, MD	\$7,652,250.00
Reliable Contracting Company, Inc.; Gambrills, MD	\$8,496,128.94
Concrete General, Inc.; Gaithersburg, MD	\$8,991,350.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 3.02% / 0%

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

**Incumbent:** Reliable Contracting Company, Inc.; Gambrills, MD

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 30, 2024, notifying 845 potential contractors, 376 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. Four bids were received and opened on August 29, 2024. One bid was rejected. There were no protests filed for this contract.

**REVISED**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 41

**17-M. STATE HIGHWAY ADMINISTRATION (cont'd)**

**Requesting Agency Remarks (cont'd):**

The State Highway Administration (SHA) and their contractors work together to choose a material from our Qualified Products List that is green so as not to pollute or make environmental impacts on our environment.

SHA has confirmed Allied Contractors, Inc's bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal as well as a Small Business Reserve designation. A 3% 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 with the NAICS code(s) to perform the project activities. **The Contractor is committed to exceeding the 3% goal by 0.02% for a 3.02% MBE goal.** No VSBE participation goal was set due to a lack of certified firms to perform these services.

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-4732-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 42

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

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

**Contract ID:** Maintenance and Repairs to Highway Lighting at Various Locations in Dorchester, Somerset, Wicomico, and Worcester Counties District 1; *528D11427*  
EPICS No.: 528D11427

**Contract Description:** Providing Maintenance and Repairs to Highway Lighting at Various Locations in Dorchester, Somerset, Wicomico, and Worcester Counties (District 1).

**Award:** Lumin8 Mid-Atlantic LLC, DBA Rommel Infrastructure, Inc.  
Linthicum, MD

**Contract Term:** 04/03/2025\* – 03/20/2028 (\*or earlier upon BPW approval)  
(two years, 11 months, 18 days)

**Amount:** \$556,612.86

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Lumin8Mid-Atlantic LLC DBA Rommel Infrastructure, Inc. Linthicum, MD	\$556,612.86
Lywood Electric Inc. Federalsburg, MD	\$658,400.50

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

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

**Incumbent:** Rommel Infrastructure, Inc, Linthicum, MD

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 17, 2024, notifying 585 potential contractors, 116 of which were MDOT-certified Minority Business Enterprises (MBEs). Four contractors were directly solicited. Two bids were received and opened on October 31, 2024. Maryland Works granted a waiver for these services. There were no protests filed for this contract.

**18-M. STATE HIGHWAY ADMINISTRATION (cont'd)**

***Requesting Agency Remarks (cont'd):***

This project is to provide support for State Highway Administration's (SHA's) commitment to energy-efficient lighting systems through the repair, replacement and maintenance of overhead lighting and sign network. Energy efficiency saves electricity. Saving electricity reduces carbon gasses created by the large power plants that have not changed to a cleaner source of power generation.

SHA has confirmed Lumin8 Mid-Atlantic LLC, DBA Rommel Infrastructure, Inc's bid price.

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

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

***Approp. Code:*** J02B0102

***Resident Business:*** Yes

***MD Tax Clearance:*** 24-4954-0100

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 44

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

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

**Contract ID:** Application of Herbicide Solutions Along Roadways at Various Locations Northern Anne Arundel County District 5; *4262G51426SB*  
EPICS No.: 4262G51426

**Contract Description:** Providing application of herbicide solutions along roadways at various locations in northern Anne Arundel County – District 5.

**Award:** C & C Management Group, LTD.; Clarksburg, MD  
*(Certified Small Business)*

**Contract Term:** 04/03/2025\* – 12/31/2026    *(\*or earlier upon BPW approval)*  
(one year, eight months, 30 days)

**Amount:** \$257,500.00

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
C & C Management Group, LTD.; Clarksburg, MD	\$257,500.00
Advantage Lawns, LLC; Jessup, MD	\$278,640.00
Unified Solutions Services, LLC; Columbia, MD	\$324,050.00
A. Marquez Trucking, Inc.; Silver Spring, MD	\$515,000.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** None

**Incumbent:** Unified Solutions Services, LLC., Columbia, MD

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 15, 2024, notifying 570 potential contractors, 109 of which were MDOT-certified Minority Business Enterprises (MBEs).



DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 45

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

*Requesting Agency Remarks (cont'd):*

Maryland Works granted a waiver for these services. Four bids were received and opened on November 14, 2024. There were no protests filed for this contract.

The Landscape Operations Division gives us direction for spraying herbicides. State Highway Administration (SHA) is very conscientious when cutting back our use of chemicals or to use another environmentally safe product. This will make less of an impact on our environment.

SHA has confirmed C & C Management Group, Ltd.'s bid price and the work conducted on this contract is performed 100% by a State-Certified Small Business.

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

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

*Approp. Code:* J02B0102

*Resident Business:* Yes

*MD Tax Clearance:* 24-5178-1100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 46

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

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

**Contract ID:** Median & Roadside Mowing, Trimming & Litter Pickup at Various Locations Northern Anne Arundel County, District 5; 4272G51427SB  
EPICS No.: 4272G51427

**Contract Description:** Providing Median & Roadside Mowing, Trimming & Litter Pickup at Various Locations, Northern Anne Arundel County – District 5.

**Award:** Manuel Landscaping, Inc., Owings Mills, MD  
(*Certified Small Business*)

**Contract Term:** 04/03/2025\* – 12/31/2027 (\*or earlier upon BPW approval)  
(two years, eight months, 30 days)

**Amount:** \$588,234.80

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Manuel Landscaping, Inc.; Owings Mills, MD	\$588,234.80
HoneySuckle Nursery and Design; Annapolis, MD	\$646,585.52
DYMI Group, Inc.; Hanover, MD	\$667,149.60
A. Marquez Trucking, Inc.; Silver Spring, MD	\$668,660.29
Just Work Landscaping, LLC.; Gaithersburg, MD	\$684,100.37
Unified Solutions Services, LLC.; Columbia, MD	\$937,588.20
PLWMS DBA Patriot Natural Resources.; Beallsville, MD	\$1,387,947.00
Foxxs' Cleaning Service, Simpsonville, MD	\$1,414,850.50
Paradise General Construction, LLC.; Parkville, MD	\$3,900,535.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 47

**20-M. STATE HIGHWAY ADMINISTRATION (cont'd)**

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

**Incumbent:** Same

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 17, 2024, notifying 697 potential contractors, 124 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. Nine bids were received and opened on October 31, 2024. There were no protests filed for this contract.

This project is to support State Highway Administration's (SHA's) mowing program to promote safety for the travelling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances and the free flow of water.

SHA has confirmed Manuel Landscaping, Inc's bid price and the work conducted on this contract is performed 100% by a State-certified Small Business.

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

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-4952-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 48

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

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

**Contract ID:** Median and Roadside Tractor Mowing, Trimming, and Litter Pickup at Various Locations, Calvert County. (District 5); 4270451426RSB  
EPICS No.: 4270451426

**Contract Description:** Providing median and roadside tractor mowing, trimming, and litter pickup at various locations, Calvert County (District 5).

**Award:** Just Work Landscaping, LLC, Gaithersburg, MD  
(*Certified Minority and Small Business*)

**Contract Term:** 04/03/2025\* – 08/31/2026    (*\*or earlier upon BPW approval*)  
(one year, eight months, 29 days)

**Amount:** \$218,700.00

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Just Work Landscaping, LLC.; Gaithersburg, MD	\$218,700.00
A. Marquez Trucking, Inc.; Silver Spring, MD	\$242,150.00
Manuel Landscaping, Inc.; Owings Mills, MD	\$363,270.00
HoneySuckle Nursery and Design; Annapolis, MD	\$477,390.00
Paradise General Construction, LLC.; Parkville, MD	\$1,320,000.00
Smallwood’s Grounds Maintenance, Inc.; Forestville, MD	\$1,743,500.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** None

**Incumbent:** Same

**21-M. STATE HIGHWAY ADMINISTRATION** (cont'd)

**Requesting Agency Remarks:** This solicitation was originally advertised on October 17, 2023. Bids were opened on November 16, 2023, and all bids were rejected on April 7, 2024, in accordance with COMAR 21.06.02.02.C(1). The contract solicitation was readvertised on eMaryland Marketplace Advantage (eMMA) on October 1, 2024, notifying 608 potential contractors, 122 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. Six bids were received and opened on November 7, 2024. There were no protests filed for this contract.

This project is to support State Highway Administration's (SHA's) mowing program to promote safety for the travelling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances and the free flow of water.

SHA has confirmed Just Work Landscaping, LLC's bid price and the work conducted on this contract is performed 100% by a State-certified Minority and Small Business Enterprises.

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

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-5044-0000

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 50

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

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

**Contract ID:** Median & Roadside Mowing, Trimming & Litter Pickup at Various Locations in Southern Anne Arundel County. District 5; 427AN51426RSB  
EPICS No.: 427AN51426

**Contract Description:** Providing Median & Roadside Mowing, Trimming & Litter Pickup at Various Locations in Southern Anne Arundel County- District 5.

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

**Contract Term:** 04/03/2025\* – 12/31/2026 (\*or earlier upon BPW approval)  
(one year, eight months, 29 days)

**Amount:** \$321,389.60

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

**Bids:**

<b>Bidders</b>	<b>Amounts</b>
A. Marquez Trucking, Inc.; Silver Spring, MD	\$321,389.60
DYMI Group, Inc.; Hanover, MD	\$343,355.00
Manuel Landscaping, Inc.; Owings Mills, MD	\$366,410.00
Just Work Landscaping, LLC.; Gaithersburg, MD	\$469,280.00
HoneySuckle Nursery and Design; Annapolis, MD	\$670,085.00
PLWMS DBA Patriot Natural Resources; Beallsville, MD	\$727,800.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** None

**Incumbent:** Manuel Landscaping, Inc, Owings Mills, MD

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 51

**22-M. STATE HIGHWAY ADMINISTRATION (cont'd)**

**Requesting Agency Remarks:** This solicitation was originally advertised on February 27, 2024. Bids were opened on April 4, 2024, and all bids were rejected on July 16, 2024, in accordance with COMAR 21.06.02.02.C(1). The contract was readvertised on eMaryland Marketplace Advantage (eMMA) on October 1, 2024, notifying 710 potential contractors, 124 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. Seven bids were received and opened on November 14, 2024. One bidder was non-responsive. There were no protests filed for this contract.

This project is to support State Highway Administration's (SHA's) mowing program to promote safety for the travelling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances and the free flow of water.

SHA has confirmed A. Marquez Trucking, Inc's bid price and the work conducted on this contract is performed 100% by a State-certified Minority and Small Business Enterprises.

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

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-5180-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025**



MDOT 52

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

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

**Contract ID:** Janitorial Services for the Pocomoke Information Center and Rest Area, Worcester County District 1; 5262311427SB  
EPICS No.: 5262311427

**Contract Description:** Providing Janitorial Services for the Pocomoke Information Center and Rest Area, Worcester County

**Award:** Centropolis Property & Staffing Management, LLC, Belcamp, MD  
(Certified Minority and Small Business)

**Contract Term:** 04/03/2025\* – 03/20/2028 (\*or earlier upon BPW approval)  
(two years, 11 months, 18 days)

**Amount:** \$664, 488.00

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Centropolis Property and Staffing Management, LLC Belcamp, MD	\$664,488.00
Foxxs' Cleaning Service Simpsonville, MD	\$788,904.000
Paradice General Construction, LLC Parkville, MD	\$972,000.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** Annual Renewable Performance & Payment Bonds for 50% of the award amount exists for this contract

**Incumbent:** Same

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 17, 2024, notifying 1897 potential contractors, 304 of which were MDOT-certified Minority Business Enterprises (MBEs). Nine contractors were directly solicited.



DEPARTMENT OF TRANSPORTATION  
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March 19, 2025



MDOT 53

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

*Requesting Agency Remarks (cont'd):*

Three bids were received and opened on October 31, 2024. Maryland Works granted a waiver for these services. There were no protests filed for this contract.

We are mandated to purchase all supplies for rest areas from BISM. All BISM products are green.

The State Highway Administration (SHA) has confirmed Centropolis Property & Staffing Management, LLC's bid price and the work conducted on this contract is performed 100% by a State-Certified Minority and Small Business Enterprise.

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

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

*Approp. Code:* J02B0102

*Resident Business:* Yes

*MD Tax Clearance:* 24-4943-0110

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 54

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

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

**Contract ID:** Maintenance and Preservation of Environmental Assets in Caroline, Dorchester, and Talbot Counties (District 1 and District 2); *AZ2896114SBR*  
EPICS No.: AZ2896114

**Contract Description:** Providing Maintenance and Preservation of Environmental Assets in Caroline, Dorchester, and Talbot Counties (District 1 and District 2)

**Award:** Marshall’s Professional Property Management, LLC; Cambridge MD  
*(Certified Small Business)*

**Contract Term:** 04/03/2025\* – 12/31/2026    *(\*or earlier upon BPW approval)*  
(one year, eight months, 29 days)

**Amount:** \$202,889.51

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Marshall’s Professional Property Management, LLC Cambridge, MD	\$202,889.51
Distinctive Landscaping LLC, Greenwood, DE	\$279,822.95
PLWMS DBA Patriot Natural Resources, Beallsville, MD	\$372,298.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

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

**Incumbent:** Distinctive Landscaping LLC, Greenwood, DE

**24-M. STATE HIGHWAY ADMINISTRATION (cont'd)**

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 30, 2024, notifying 533 potential contractors, 119 of which were MDOT-certified Minority Business Enterprises (MBEs). Four contractors were directly solicited.

Three bids were received and opened on August 29, 2024. Maryland Works granted a waiver for these services. There were no protests filed for this contract.

This project is for enhancing and safeguarding the environment by maintaining and preserving existing environmental assets, including trees, shrubs, perennials, and grasses throughout State Highway Administration (SHA) corridors. Additionally, this project contributes to SHA's commitment to safety for the travelling public in maintaining adequate sight distances through mowing and regular environmental asset maintenance.

SHA has confirmed Marshall's Professional Property Management, LLC's bid price and the work conducted on this contract is performed 100% by a State-Certified Small Business.

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

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-3800-0100

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 56

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

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

**Contract ID:** Maintenance and Preservation of Environmental Assets in Somerset, Wicomico, and Worcester Counties, District 1; *AZ2906114SBR*  
EPICS No.: AZ2906114

**Contract Description:** Providing Maintenance and Preservation of Environmental Assets in Somerset, Wicomico, and Worcester Counties (District 1).

**Award:** Marshall’s Professional Property Management, LLC; Cambridge, MD  
*(Certified Small Business)*

**Contract Term:** 04/03/2025\* – 12/31/2026 *(\*or earlier upon BPW approval)*  
(one year, eight months, 29 days)

**Amount:** \$266,197.10

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Marshall’s Professional Property Management, LLC Cambridge, MD	\$266,197.10
Distinctive Landscaping LLC, Greenwood, DE	\$307,306.60
PLWMS DBA Patriot Natural Resources, Beallsville, MD	\$437,384.00

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

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

**Incumbent:** Distinctive Landscaping, LLC; Greenwood, DE

**Requesting Agency Remarks:** This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 23, 2024, notifying 514 potential contractors, 119 of which were MDOT-certified Minority Business Enterprises (MBEs). Four contractors were directly solicited.

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 57

**25-M. STATE HIGHWAY ADMINISTRATION** (cont'd)

**Requesting Agency Remarks (cont'd):**

Three bids were received and opened on August 22, 2024. Maryland Works granted a waiver for these services. There were no protests filed for this contract.

This project is for enhancing and safeguarding the environment by maintaining and preserving existing environmental assets, including trees, shrubs, perennials, and grasses throughout State Highway Administration (SHA) corridors. Additionally, this project contributes to SHA's commitment to safety for the travelling public in maintaining adequate sight distances through mowing and regular environmental asset maintenance.

SHA has confirmed Marshall's Professional Property Management, LLC's bid price and the work conducted on this contract is performed 100% by a State-Certified Small Business.

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

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

**Approp. Code:** J02B0102

**Resident Business:** Yes

**MD Tax Clearance:** 24-3496-0100

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 58

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

**26-RP. STATE HIGHWAY ADMINISTRATION**  
*Real Property – Disposition*

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

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

**Property:** MC# 23-2830  
J. Oliver Smith Jr. (± 1.009 acres), located on the east side of U.S. Route 113 (Worcester Highway), southwest of Shingle Landing Road, adjacent to Peyton Acres in Showell, Worcester County.

**Grantor:** State of Maryland, SHA

**Grantee:** Craig McBride Smith and Mary Cinderella Smith, as tenants by the entirety

**Consideration:** \$26,100

**Appraised Value:** \$23,950 – Patrick Peters (Selected)  
Kathleen Kohler, Review Appraiser

**Requesting Agency Remarks:** In 2002, SHA acquired the subject property for the U.S. 113 Dualization – MD Route 589 to Jarvis Road right-of-way project. SHA proposes to convey the “Extra Land 2” parcel to the adjoining owners through a sealed bid sale of \$26,100 which exceeds the appraised value.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION  
ACTION AGENDA  
March 19, 2025



MDOT 59

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

**27-RP. STATE HIGHWAY ADMINISTRATION**  
*Real Property – Disposition*

**Recommendation:** That the Board of Public Works approve the State Highway Administration (SHA) entering into a Memorandum of Land Use Restrictions (MOLR) Agreement.

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

**Property:** MC# 24-2904  
Washington Plaza, LLC & Walton Westphalia Development, LLC  
located at 8905 Presidential Parkway, on the southeast corner of MD  
Route 4 and the Suitland Parkway Interchange, adjacent to the  
Andrews Air Force Base in Forestville, Prince George’s County

**Grantor:** State of Maryland, SHA

**Grantee:** State of Maryland, MDE

**Consideration:** N/A

**Appraised Value:** N/A

**Requesting Agency Remarks:** In 2008, SHA acquired the subject property for the construction of the MD Route 4 at Suitland Parkway Interchange right-of-way project. SHA intends to upgrade the existing interchange by widening and relocating MD Route 4, re-aligning the adjoining Presidential Parkway, and constructing a flyover to connect northbound MD Route 4 to westbound MD Route 337. The new diamond interchange is expected to improve safety and will address existing and projected future travel demands.

The upgrade of the existing interchange will necessitate a reconfiguration of the existing Stormwater Management (SWM) Facility. This work requires the approval of MDE as they have classified this pond as a Low Hazard Dam. Thus, SHA is required to enter into a Memorandum of Land Use (MOLR) Agreement prior to issuing a Dam Safety Permit for the SWM facility.

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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  
March 19, 2025**

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<i>25 - 28</i>	<i>Construction</i>	<i>27 - 33</i>
<i>29 - 35</i>	<i>Services</i>	<i>34 - 49</i>
<i>36 - 38</i>	<i>Information Technology</i>	<i>50 - 71</i>
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<i>61</i>	<i>Supplemental: Services</i>	<i>104 - 105</i>
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<i>63</i>	<i>Supplemental: Capital Grants and Loans</i>	<i>108</i>
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**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
March 19, 2025**



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

**2-CGL.      CAPITAL GRANTS AND LOANS**

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

**Executive Committee of the American Legion Liberty Post 122 Incorporated**  
 American Legion Liberty Post 122 (Baltimore County)  
*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the American Legion Liberty Post 122 property.”*  
*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-356, (SL-054-240-038)                      \$ 100,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 100,000
	<b>24-356 (This Action)</b>	<b>\$ 100,000 (Non-match)</b>
	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 renovations of the American Legion Liberty Post 122 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  
March 19, 2025**



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

**3-CGL.      CAPITAL GRANTS AND LOANS**

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

**Board of Directors of the Annapolis Maritime Museum Inc.**

Annapolis Maritime Museum (Anne Arundel County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a pavilion facility.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)  
DGS Item 24-562, (SL-036-240-038)                      \$ 22,500*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 22,500
	<b>24-562 (This Action)</b>	<b>\$ 22,500 (Non-match)</b>
	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 ensuring security and adaptability in all weather conditions, creating infrastructure to meet the escalating demand for education programs, and providing revenue-generating opportunities for private event rentals to sustain initiatives and facility maintenance.

**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  
March 19, 2025**



**REVISED**

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

**4-CGL.      CAPITAL GRANTS AND LOANS**

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

**Board of Directors of The Central Baltimore Partnership, Inc.**

Central Baltimore Partnership (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation reconstruction, site improvement, and capital equipping of the Safe and Healthy Homes project, including repairs to the building’s roof, located in Baltimore City.”*

*Maryland Consolidated Capital Bond Loan of 2021 (MISC – Chapter 63, Acts of 2021) DGS Item 21-321, (SL-069-210-038)      \$ 250,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 550,000
	<b>21-321 (This Action)</b>	<b>\$ 250,000 (Non-match)</b>
	Local Cost	\$ 300,000

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include critical repairs and renovations of low-income homes in seven Central Baltimore neighborhoods (Barclay, Charles North, Greenmount West, Harwood, Midway, Old Goucher, and Remington) as part of the Safe and Healthy Homes initiative.

**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  
March 19, 2025**



*Contact: Deirdra Bell 410-767-4107  
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**5-CGL.      CAPITAL GRANTS AND LOANS**

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

**Board of Directors of the Bethesda Meeting House Foundation, Inc.**

Bethesda Meeting House (Montgomery County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bethesda Meeting House property.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-631, (SL-031-240-038)                      \$ 150,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 150,000
	<b>24-631 (This Action)</b>	<b>\$ 150,000 (Non-match)</b>
	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 restoring the Bethesda Meeting House and parsonage by remedying decades-long deterioration.

**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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March 19, 2025**



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

**6-CGL.      CAPITAL GRANTS AND LOANS**

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

**Board of Directors of the Bowie Volunteer Fire Department and Rescue Squad, Inc.**  
Bowie Volunteer Fire Department (Prince George’s County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bowie Volunteer Fire Department, including driveway and paving repairs.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-651, (SL-034-240-038)                      \$ 25,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 32,000
	<b>24-651 (This Action)</b>	<b>\$ 25,000 (Non-match)</b>
	Local Cost	\$ 7,000

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include replacing a portion of the main driveway at the fire station on Annapolis Road to ensure emergency vehicles can get out of the station to respond to calls for service.

**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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March 19, 2025**



*Contact: Deirdra Bell 410-767-4107  
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**8-CGL.      CAPITAL GRANTS AND LOANS**

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

**Board of Directors of The Children’s Guild**

Children’s Guild – Two Group Homes – Children with Autism (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of two group homes.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-321, (SL-029-240-038)      **\$ 150,000***

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-456, (SL-029-240-038)      **\$ 100,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 250,000
	<b>24-321 (This Action)</b>	<b>\$ 150,000 (Non-match)</b>
	<b>24-456 (This Action)</b>	<b>\$ 100,000 (Non-match)</b>
	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 enhancements to the safety and functionality of the two group homes, which serve autistic children ages 11-20. Planned upgrades include replacing the siding and roofing to improve energy efficiency and structural durability.

**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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March 19, 2025**



*Contact: Deirdra Bell 410-767-4107  
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**9-CGL.      CAPITAL GRANTS AND LOANS**

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

**Mayor and City Council of the City of Greenbelt**

City of Greenbelt Electric Vehicle Charging Stations (Prince George’s County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of electric vehicle charging stations for the City of Greenbelt.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MCCBL– Chapter 102, Acts of 2023) DGS Item 23-390, (SL-203-230-038)      \$ 75,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 75,000
	<b>23-390 (This Action)</b>	<b>\$ 75,000 (Non-match)</b>
	Local Cost	\$ 0

(Prior Actions: None)

**Remarks:**

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Deirdra Bell 410-767-4107  
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**10-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 Fifth District Volunteer Fire Department, Inc.**

Fifth District Volunteer Fire Department (Howard County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Fifth District Volunteer Fire Department property.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-510, (SL-013-240-038)                      \$200,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 725,000
	<b>24-510 (This Action)</b>	<b>\$ 200,000 (Non-match)</b>
	Local Cost	\$ 525,000

(Prior Actions: None)

**Remarks:**

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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March 19, 2025**



*Contact: Deirdra Bell 410-767-4107  
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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 Friends of Eastport Volunteer Fire Company**

Heroes Park (Anne Arundel County)

*“Provide a grant to the Board of Directors of the Friends of Eastport Volunteer Fire Company for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Eastport Heroes Park.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-444, (SL-014-240-038)                     **\$ 70,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 150,000
	<b>24-444 (This Action)</b>	<b>\$ 70,000 (Non-match)</b>
	Local Cost	\$ 80,000

(Prior Actions: None)

**Remarks:**

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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March 19, 2025**



*Contact: Deirdra Bell 410-767-4107  
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**12-CGL.     CAPITAL GRANTS AND LOANS**

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

**Path Insight Co.**

Ivy Hill Renovations (Howard County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Ivy Hill property.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-428, (SL-033-240-038)                     **\$285,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 285,000
	<b>24-428 (This Action)</b>	<b>\$ 285,000 (Non-match)</b>
	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 renovating the stone house of the Ivy Hill 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: Deirdra Bell 410-767-4107  
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**13-CGL.      CAPITAL GRANTS AND LOANS**

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

**Town of La Plata**

Kent Avenue Corridor Community Center (Charles County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Kent Avenue Corridor Community Center.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-350, (SL-317-220-038)                      \$ 500,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 500,000
	<b>22-350 (This Action)</b>	<b>\$ 500,000 (Non-match)</b>
	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 enhancing community services and creating a community center that meets the functional needs of the residents and reflects their input, values, and inspirations for a vibrant and inclusive space.

**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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March 19, 2025**



**REVISED**

*Contact: Deirdra Bell 410-767-4107  
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**14-CGL.      CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

**Board of Directors of Kennedy Krieger Children’s Hospital, Inc.**

Kennedy Krieger Children’s Hospital (Baltimore City)

*“To assist in the planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Outpatient Center, subject to the requirement that the grantee provide an equal and matching fund for this purpose.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-G005 (SL-081-200-038)                      \$ 1,250,000*

**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 Kennedy Krieger Children’s Hospital Board of Directors has over \$1,250,000 in a financial institution to meet the matching fund requirement for this project.

<b>Background:</b>	Total Project	<b>\$ 2,500,000</b>
	<b>24-G005 (This Action)</b>	<b>\$ 1,250,000 (Match)</b>
	Local Cost	<b>\$ 1,250,000</b>

(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 enhancing medical and mental health services for children, youth, and adults with and those at risk for disorders of the developing system by expanding access to clinical space and upgrading technology infrastructure.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Deirdra Bell 410-767-4107  
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**15-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 Columbia Association, Inc.**

Lake Kittamaquindi Lakefront Improvement (Howard County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Lake Kittamaquindi Lakefront Improvement Project. Notwithstanding Section 1(7) of this Act, this grant may not terminate before June 1, 2031.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-807, (SL-032-240-038)                      \$ 750,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 1,000,000
	<b>24-807 (This Action)</b>	<b>\$ 750,000 (Non-match)</b>
	Local Cost	\$ 250,000

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the construction of a 900sf open-air permanent band-shell at the Lakefront at Lake Kittamaquindi. This permanent structure will help enhance the music and entertainment experience for the thousands of Howard County and other Maryland residents participating in more than 60 free events hosted by the Columbia Association each year.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Deirdra Bell 410-767-4107  
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**16-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 Sinai Hospital of Baltimore, Inc.**

LifeBridge Health - Cancer Treatment Center at Sinai Hospital (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new cancer center at Sinai Hospital.”*

*Maryland Consolidated Capital Bond Loan of 2023 (MCCBL– Chapter 102, Acts of 2023) DGS Item 23-288, (SL-189-230-038)                      \$ 1,500,000*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-231, (SL-189-230-038)                      \$ 1,000,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 95,000,000
	<b>23-288 (This Action)</b>	<b>\$ 1,500,000 (Non-match)</b>
	<b>24-231 (This Action)</b>	<b>\$ 1,000,000 (Non-match)</b>
	Local Cost	\$ 92,500,000

(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 construction of an outpatient cancer center to serve as the flagship location of the Alvin and Lois Lapidus Cancer Institute.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Deirdra Bell 410-767-4107  
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**17-CGL.      CAPITAL GRANTS AND LOANS**

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

**Board of Trustees of the Maryland Academy of Sciences**

Maryland Science Center (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Maryland Science Center.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-357, (SL-006-180-038)                      \$ 200,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 7,690,000
	<b>24-357 (This Action)</b>	<b>\$ 200,000 (Non-match)</b>
	23-417 (Prior Action)	\$ 1,000,000 (Non-match)
	22-246 (Prior Action)	\$ 2,500,000 (Non-match)
	21-255 (Prior Action)	\$ 500,000 (Non-match)
	20-196 (Prior Action)	\$ 1,500,000 (Non-match)
	18-200 (Prior Action)	\$ 890,000 (Non-match)
	Local Cost	\$ 1,100,000

(Prior Actions: 8/23/24 Agenda, Item 20-CGL; 11/16/22 Agenda, Item 16-CGL; 12/1/21 Agenda, Item 8 CGL; 12/16/20 Agenda, Item 2-CGL; 11/14/18 Agenda, Item 23-CGL)

**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.



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17-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 enhancements to the top tier of the Harbor plaza, located just outside the main public doors.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

**WITHOUT DISCUSSION**



DEPARTMENT OF GENERAL SERVICES  
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**REVISED**

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

**18-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 Men and Families Center, Inc.**

Men and Families Center - MFC Capital Campaign Budget Project (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Men and Families Center (MFC) property.”*

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
 DGS Item 22-546, (SL-290-220-038) \$ 50,000

**Matching Fund: No match is required.**

<b>Background:</b>	Total Project	\$ 3,250,000
	<b>22-546 (This Action)</b>	<b>\$ 50,000 (Non-match)</b>
	Local Cost	\$ 3,200,000

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include renovations of the Men and Families Center (MFC) 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  
March 19, 2025**



**REVISED**

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

**19-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 Men and Families Center, Inc.**

Men and Families Center (Baltimore City)

*“To assist in the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Men and Families Center property.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)  
DGS Item 22-499, (SL-289-220-038)                      \$    200,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 3,250,000
	<b>22-499 (This Action)</b>	<b>\$ 200,000 (Non-match)</b>
	Local Cost	\$ 3,050,000

(Prior Actions: None)

**Remarks:**

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include renovations of the Men and Families Center 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  
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*Contact: Deirdra Bell 410-767-4107  
deirdra.bell@maryland.gov*

**20-CGL.      CAPITAL GRANTS AND LOANS**

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

**Mayor and City Council of the City of Mount Rainier**

Mount Rainier Public Safety Community Training and Workout Center  
(Prince George’s County)

*“For the acquisition, planning, design, construction, repair, renovation,  
reconstruction, site improvement, and capital equipping of the Public Safety  
Community Training and Workout Center, located in Prince George’s County.”*

*Maryland Consolidated Capital Bond Loan of 2021 (MCCBL– Chapter 63, Acts of 2021)  
DGS Item 21-496, (SL-246-210-038)                      \$ 300,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 400,452
	<b>21-496 (This Action)</b>	<b>\$ 300,000 (Non-match)</b>
	Local Cost	\$ 100,452

(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 remodeling the Mount Rainier Police Station to provide space and equipment for our police officers to maintain and improve their physical fitness.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**21-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 Mary Harvin Transformation Center Community Development Corporation, Inc.**

New Southern Streams Health and Wellness Center (Baltimore City)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Southern Streams Health and Wellness Center.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-219, (SL-245-220-038)      **\$ 2,500,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 32,500,000
	<b>24-219 (This Action)</b>	<b>\$ 2,500,000 (Non-match)</b>
	22-241 (Prior Action)	\$ 1,000,000 (Non-match)
	Local Cost	\$ 29,000,000

(Prior Actions: 1/3/2024 Agenda, Item 15 CGL)

**Remarks:**

1. An administrative fix was approved to change the Grantee from “the Board of Directors of the Mary Harvin Transformation Center Development Corporation, Inc.” to “the Board of Directors of the Mary Harvin Transformation Center Community Development Corporation, Inc.”.
2. The grantee has requested the property owner be added to the grant agreement as the beneficiary.
3. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
4. 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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21-CGL. CAPITAL GRANTS AND LOANS (cont'd)

- 5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 6. This project may include construction of a five-story, 120,000-square-foot facility that will improve the health and job opportunities of low-income residents.

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BOARD OF PUBLIC WORKS

THIS ITEM WAS:

**APPROVED**

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

**WITHOUT DISCUSSION**



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

**22-CGL.      CAPITAL GRANTS AND LOANS**

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

**County Executive and County Council of Frederick County**

Prospect Center Redevelopment Project Emergency Response and Resilience  
(Frederick County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Prospect Center redevelopment project.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)  
DGS Item 24-281, (SL-070-240-038)                      \$ 2,000,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 111,991,238
	<b>24-281 (This Action)</b>	<b>\$ 2,000,000 (Non-match)</b>
	Local Cost	\$ 109,991,238

(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 provide walkable access to Family Services, Aging and Independence, Housing, Health Services, and Human Resources.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
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*Contact: Deirdra Bell 410-767-4107  
deirdra.bell@maryland.gov*

**23-CGL.      CAPITAL GRANTS AND LOANS**

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

**Board of Trustees of The Diener School Inc.**

The Diener School Inc. (Montgomery County)

*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Americans with Disabilities Act access improvements at The Diener School Inc.”*

*Maryland Consolidated Capital Bond Loan of 2024 (MCCBL– Chapter 720, Acts of 2024) DGS Item 24-265, (SL-019-240-038)                      **\$440,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 599,694
	<b>24-265 (This Action)</b>	<b>\$ 440,000 (Non-match)</b>
	Local Cost	\$ 159,694

(Prior Actions: None)

**Remarks:**

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**24-CGL.      CAPITAL GRANTS AND LOANS**

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

**Mayor and the City Council for the City of Gaithersburg  
Walder Park (Montgomery County)**

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

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)  
DGS Item 24-648, (SL-037-240-038)                      **\$ 25,000***

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 25,000
	<b>24-648 (This Action)</b>	<b>\$ 25,000 (Non-match)</b>
	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 updating the park’s 50-year-old amenities, including playground equipment, expanding walking paths, possibly relocating the current park pavilion, and renovating the half basketball court.

**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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**REVISED**

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

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

**Contract ID:** Casselman Bridge Restoration; P-073-190-002  
**ADPICS No.:** CTR022209

**Contract Description:** Repair and restoration of historic Casselman stone arch bridge in Garrett County

**Award:** Harbel, Inc.; Cumberland, MD

**Contract Term:** 730 Calendar Days

**Amount:** \$8,199,569.50

**Procurement Method:** **Competitive Sealed Bidding**

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Harbel, Inc.; Cumberland, MD	\$ 8,199,569.50
Triton Construction, Inc.; St Albans, WV	\$ 9,010,000.00
Structural Engineering Group, Inc.; Sterling, VA	\$10,826,040.60

**MBE/VSBE Participation:** 15.07% / 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 (eMMA) on June 13, 2024. Three bids were received and opened on July 23, 2024. Harbel, Inc. has been found responsible, and its bid is responsive. The bid pricing has been confirmed.



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**REVISED**

25-C. CONSTRUCTION CONTRACT (cont'd)

**Fund Source:** 50% Special Funds (Program Open Space, Natural Resource Development Fund, Parks Critical Maintenance Fund),  
50% Federal Funds

**Approp. Code:** PCMF FY 24 PCA 24D71 \$1,615,302.50  
NRDF FY 19 Item 004 \$500,000  
POS 23 PCA P2101 \$2,000,000  
SHA Transportation Alternatives (TA) Program Grant  
for the Casselman River Bridge Rehabilitation \$4,084,267

**Resident Business:** Yes

**MD Tax Clearance:** 24-3509-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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March 19, 2025**



**REVISED**

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

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

**Contract ID:** Farthings Complex Renovation at Historic St Mary’s City; *SM-850-241-003*  
ADPICS No: H00B5600048

**Contract Description:** Renovate the Farthings Complex Renovation at Historic St Mary’s City into a fully functioning Kitchen/Bar. The kitchen will be renovated to meet current building codes, a portion of the gift shop will be turned into a bar and seating area with a gender-neutral bathroom, and a new walkway will be installed between both buildings.

**Award:** F.H. Paschen, S.N. Nielsen & Associates LLC; McLean, VA

**Contract Term:** 180 Calendar Days

**Amount:** \$729,999.96

**Procurement Method:** Job Order Contracting, *DGS-22-300-JOC*

**MBE/VSBE Participation:** 28.82 % / 0%

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

**Requesting Agency Remarks:** The contractor was selected from the Job Order Contracting General Construction list. A joint scope walkthrough was completed on August 28, 2024, and the final proposal was received on November 21, 2024. The proposal was reviewed, and the contractor has been deemed responsive and responsible. The approved MBE Participation for this project was 15% and the contractor has committed to exceed it and achieve 28.82%.

A Job Order Contract (JOC) is an indefinite quantity construction contract that allows a contractor to complete a series of individual projects at various locations and facilities under the owner’s jurisdiction. This contracting method is commonly used for small to medium-sized repairs, rehabilitation work, replacement-in-kind projects, and minor new construction. Work is assigned on a rotational basis. The contract was approved as DGS 13-C, 10/04/2023.

**Fund Source:** MCCBL 2023 *Provide funds to design, construct, and equip infrastructure improvements in Historic St. Mary’s City.* Item 161

**Resident Business:** Yes      **MD Tax Clearance:** 25-0356-1100

**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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March 19, 2025**



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

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

**Contract ID:** Hammerman Complex Renovations at Gunpowder Falls State Park;  
*P-032-236-010*  
ADPICS No.: CTR022272

**Contract Description:** Roof replacements and exterior renovations to the contact station, oil shed, Beach-House/Concession Buildings, pavilion posts renovations, and Days Cove roof repair at Gunpowder Falls State Park in Baltimore County.

**Award:** Ox Construction, LLC; New Windsor, MD  
(Certified Small Business)

**Contract Term:** 120 Calendar Days

**Amount:** \$369,452

**Procurement Method:** Competitive Sealed Bidding

**Bids:**

<i><b>Bidders</b></i>	<i><b>Amounts</b></i>
Ox Construction, LLC; New Windsor, MD	\$ 369,452
Hayes Construction Co.; Phoenix, MD	\$ 418,266
Bloomes Contracting, Inc.; Lanham, MD	\$ 445,680
Modern Construction Services, Inc.; Baltimore, MD	\$ 448,442
Dynamic General Contracting, LLC; Bowie, MD	\$ 464,700
Warwick Supply & Equipment Co. , Inc.; Hunt Valley, MD	\$ 588,750
PBI Commercial; Hunt Valley, MD	\$ 762,797
Detwiler Roofing; East Earl, PA	\$ 783,400
Grassfield Construction, LLC; Bethesda	\$ 789,000

**MBE/VSBE Participation:** 10% / 0%

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

**Incumbent:** N/A



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

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage.com on September 26, 2024. Nine bids were received and opened on November 6, 2024. Ox Construction, LLC has been found responsible, and its bid is responsive. The bid pricing has been confirmed.

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

**Approp. Code:** POS 2023 item 006

**Resident Business:** Yes

**MD Tax Clearance:** 24-5026-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES**  
**OFFICE OF STATE PROCUREMENT**  
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**March 19, 2025**



**REVISED**

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

**28-C.            CONSTRUCTION CONTRACT**

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

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

**Procurement Method:** Task Order under Master Contract

**1.0    Master Contract:**    *HVAC/Boiler & Related Services*  
 Contract No.:            DGS-19-301-IQC  
**Approved:**                DGS 1-C, 06/03/2017  
**Term:**                      06/18/2020 - 06/17/2025  
*\*As of publication, the remaining balance of this master contract is \$10,384,795.00.*

**1.1    Using Agency:**        Department of General Services  
**Description:**                HVAC Replacement at Hyattsville District Court in Prince George's County. Replace all existing mechanical equipment with new high-efficiency, energy-saving systems. This upgrade will enable the facility to adjust energy consumption based on factors such as occupancy, time of day, weather conditions, and demand response capabilities. The integration of these advanced technologies ensures the facility will meet or exceed energy performance standards while promoting sustainability and environmental responsibility, in compliance with the Maryland High Performance Green Building Program , the International Energy Conservation Code (IECC), as well as the Greenhouse Gas Reduction Act (GGRA) of 2009 and the Climate Solutions Now Act - SB 528 BC-225-220-002

**Award:**                            Denver-Elek, Inc.; Baltimore, MD

**Number of Qualified**

**Master Contractors:**        10

**Number of Bids:**                3

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Denver-Elek, Inc.; Essex, MD	\$ 7,461,974
Power & Combustion, Inc.; Baltimore, MD	\$ 7,908,000
Adrian L. Merton, Inc.; Capitol Heights, MD	\$10,529,766





DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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**REVISED**

28-C. CONSTRUCTION CONTRACT (cont'd)

**Amount:** \$7,461,974  
**Term:** 550 Calendar Days  
**MBE/VSBE Participation:** 20.11% / 0%  
**Fund Source:** 100% General Funds  
**Agency Remarks:** The contractor has committed to exceed the established 20% MBE participation goal and achieve 20.11%.

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

**29-S. SERVICES CONTRACT  
*Department of Housing and Community Development,  
Community Development Administration***

**Contract ID:** Maryland Housing Fund Appraisal Reviewer Services; *BPM039215*  
ADPICS No.: S00B5600023

**Contract Description:** Appraisal review for multi-family property appraisals.

**Award:** Linden Valuation Consultants, LLC; Catonsville, MD  
(Certified Small Business)

**Contract Term:** 04/03/2025\* - 03/31/2028 (\*Or earlier upon BPW approval)

**Amount:** \$228,000

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

**Proposals:**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Rankings</i>
Linden Valuation Consultant LLC; Halethorpe MD	1	\$228,000 (1)	1

*\*Technical and financial proposals were weighed equally.*

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** No

**Hiring Agreement Eligible:** Yes

**Incumbent:** N/A



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

**Requesting Agency Remarks:** A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on March 14, 2024 and DCHD directly solicited 67 potential offerors. One proposal was received and it was determined to be reasonably susceptible of being selected for award. The recommended offeror Linden Valuation Consultants, LLC was determined to be most advantageous to the State.

Linden Valuation Consultants, LLC submitted a comprehensive proposal that aligns with the requirements. Their lead appraiser and assistant appraiser possess extensive experience that are directly relevant. Additionally, the firm has a strong track record of serving numerous clients across Maryland and demonstrating a high level of expertise, resourcefulness, and industry knowledge.

The price has been determined to be fair and reasonable comparing their \$200 hourly rate to that of a prior vendor for similar services whose hourly rate was also \$200.00 per hour. Additionally, this rate was benchmarked against the current GSA labor rate of \$244.26 per hour.

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

**Fund Source:**                      100% Special Funds (Maryland Housing Fund)  
**Approp. Code:**                      A2201  
**Resident Business:**                Yes  
**MD Tax Clearance:**                24-3622-0000

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

**30-S.            SERVICES CONTRACT  
*RETROACTIVE - State Board of Elections***

**Contract ID:** Permanent Mail-In Absentee Voter Confirmation Letters; *D38P5600099*  
ADPICS No.: D38P5600099

**Contract Description:** *RETROACTIVE* approval for Permanent Mail-In Absentee Voter Confirmation Letters for the 2024 General Election for both Prince George's and Montgomery Counties. Includes a single page insert customized with each voter's information and an outgoing envelope and mailing the pieces.

**Award:** Data Integrators; Fredericksburg, VA (Certified Small Business)

**Contract Term:** 05/28/2024 - 07/09/2024

**Amount:** \$12,349.28

**Procurement Method:** Sole Source

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** No

**Requesting Agency Remarks:** State law requires mailers to be sent confirming the status of voters who have elected to be permanent mail-in voters for both the primary and general election. The contract manager authorized a purchase of mailers for the general election to meet the statutory requirement. Due to an oversight, however, the original contract included only the mailings for the primary election.

The price has been determined to be fair and reasonable. The price per mailer, excluding postage, of \$.08 is the same as the previous contract .

**DGS OSP Remarks:** *RETROACTIVE* approval requested pursuant to § 11-204( c) State Finance & Procurement Article. DGS OSP has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.



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

*Fund Source:*                    100% Special Funds (County)

*Approp. Code:*                D38I0102

*Resident Business:*         No

*MD Tax Clearance:*         24-5041-0000

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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*Contact: Yasin Mohammed 410-767-3586  
yasin.mohammed@maryland.gov*

**31-S-OPT. SERVICES OPTION  
*Department of General Services, Procurement Bureau***

**Contract ID:** Audit Services Master Contract; 001B0600234 / 001B1600067  
ADPICS No.: COK7685

**Contract Approved:** DGS 31-S, 08/12/2020

**Contract Description:** Statewide Master Contract with Maryland Certified Public Accounting firms or Sole Proprietors to perform audit services and to be utilized by State agencies through secondary competition on a task order basis.

**Option Description:** Exercise the sole renewal option.

**Awards:**

- BCA Watson Rice; Washington, DC
- BD & Company, Inc; Owings Mills, MD
- Bert W. Smith, & Company; Washington, DC
- Citrin Cooperman; Bethesda, MD
- Clifton Larson Allen; Timonium, MD
- Cohn Reznick; Roseland, NJ (Local Office in Baltimore, MD)
- Crowe LLP; Washington D.C.
- F. S. Taylor & Associates, P.C.; Largo, MD (MBE)
- Hamilton Enterprises; Greenbelt, MD (MBE)
- Lindsey & Associates, LLC; Towson, MD (VSBE)
- Maher Duessel, CPAs; Harrisonburg, PA
- Myers and Stauffer LC; Owings Mills, MD
- Premier Group Services, Inc.; Lanham, MD (MBE)  
(Certified Small Business)
- RKL LLP; Lancaster, PA
- RSM US LLP; Baltimore, MD
- SB & Company, LLC; Owings Mills, MD (MBE)  
(Certified Small Business)
- SC & H Attest; Sparks, MD
- UHY LLP; Columbia, MD

**Original Contract Term:** 09/01/2020 - 08/30/2025 (w/one 5-year renewal option)

**Option Term:** 09/01/2025 - 08/31/2030



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**31-S-OPT. SERVICES OPTION (cont'd)**

**Original Contract Amount:** \$6,000,000

**Option Amount:** \$6,000,000

**Prior Options/Mods:** \$0 (Mod. #1: Add two master contractors to the approved list of providers, DGS 18-S-MOD, 09/02/2020)  
\$2,000,000 (Mod. #2: Increase spending authority, DGS 29-S-MOD, 08/28/2024)

**Total Contract Amount:** \$14,000,000

**Percent +/- (This Item):** 100%

**Total Percent Change:** 133.33%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:** 30% / 5%

**MBE/VSBE Compliance:** 11.81% / 0.26%

**Performance Security:** No

**Requesting Agency Remarks:** Since these master contracts began, there has been a steady and consistent increase in usage by all State Agencies, local governments and municipalities, and Maryland non-profit organizations. The audit services master contractors have provided services as anticipated under the contract for an entire agency, a specific program, or other component of an agency, or a contract being performed for an agency or component program. Therefore, it is in the best interest of the State to continue to utilize these services that allow State agencies to obtain the performance of an audit in order to correct any identified deficiencies and otherwise incorporate recommendations for improvement in the performance of an agency, program, or contract.

The master contract established a 30% MBE goal and a 5% VSBE participation goal. Each master contractor committed to meeting the goals established at the task order level. Based on the scope of work, the DGS Procurement Review Group reviews each task order request for proposal for MBE and VSBE participation. Although the master-wide MBE/VSBE compliance is below the overall goal:



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**31-S-OPT. SERVICES OPTION (cont'd)**

***Agency Remarks (cont'd):***

- 57% of all task orders had an MBE/VSBE goal,
- all task orders with an MBE goal achieved full compliance,
- all task orders with a VSBE goal achieved full compliance,
- 48% of all task orders had an MBE prime vendor,
- 29% of all task orders had a VSBE prime vendor,
- 67% of all task orders with no MBE goal assigned had an MBE prime vendor.

***Fund Source:*** Determined by Task Order

***Approp. Code:*** Determined by Task Order

***Resident Business:*** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**





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**REVISED**

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

**32-S-OPT. SERVICES OPTION  
*State Board of Elections***

**Contract ID:** Provisional Ballot Application Printing; D38B3600005  
ADPICS No.: D38B5600004

**Contract Approved:** DGS, 23-S 09/20/2023

**Contract Description:** Indefinite quantity of printed provisional ballot applications and delivery to 24 Local Boards of Elections (LBEs) and the State Board of Elections.

**Option Description:** Exercise the first renewal option.

**Award:** RR Donnelley & Sons Company; Chevy Chase, MD

**Contract Term:** 10/01/2023 - 06/30/2025 (w/two 2 year renewal options)

**Option Term:** 07/01/2025 - 06/30/2027

**Original Amount:** \$262,320

**Option Amount:** \$330,300

**Prior Options/Mods:** N/A

**Total Contract Amount:** \$592,620

**Percent +/- (This Item):** 125.91%

**Total Percent Change:** 125.91%

**Original Procurement Method:** Competitive Sealed Proposals

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**MBE/VSBE Compliance:** 0% / 0%



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**REVISED**

**32-S-OPT. SERVICES OPTION (cont'd)**

**Performance Security:** No

**Requesting Agency Remarks:** This option period will cover the 2026 Gubernatorial Election cycle [...]. The higher the quantity produced by a single vendor, the lower the per-unit cost, so utilizing one vendor (with one print setup) is advantageous in terms of cost to the State. This is not an ongoing services contract with subcontracting opportunities beyond the specific printing orders placed prior to the elections. SBE is exercising this option early in order to accommodate the special election in Prince George's County, which includes a March primary and June general election

The Provisional Ballot Application contract is a complex print job that includes carbon copy, perforated pages, a double-sided envelope, and adhesive material for affixing documents and closing the envelope to ensure the secrecy of the ballot. RR Donnelley offers a unique skill set in that they are able to provide all of these functionalities in one document. They are also able to provide services to revise the document to adjust to any legal or policy changes that may occur during the duration of the contract. RR Donnelley has proven experience with the production of provisional ballot applications and similar deliverables over the past six election cycles and experience with other Maryland agencies. In terms of economic benefits to the State of Maryland, RR Donnelley & Sons Company has four manufacturing facilities located in the state with 1,500 employees..

MBE or VSBE participation was established for this contract because there are no subcontracting opportunities.

**Fund Source:** 100% Special Funds (County)

**Approp. Code:** D38I0102

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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**REVISED**

*Contact: Paul Dickman 301-429-7697  
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**33-S-MOD. SERVICES MODIFICATION**  
***RETROACTIVE - Department of Housing and Community Development,  
Community Development Administration***

**Contract ID:** Multifamily Loan Underwriting Services; S00B4600045  
ADPICS No.: COK81809

**Contract Approved:** Delegated Authority - DHCD, 12/11/2023

**Contract Description:** Loan underwriting and technical assistance services to support the Multifamily Housing Program in providing low-interest loans to third parties for rehabilitation and new construction of affordable multifamily housing developments.

**Modification Description:** **RETROACTIVE** approval to increase funding.

**Awards:** Selenium Properties, LLC DBA Selenium Consulting Partners;  
Charlotte, NC

**Original Contract Term:** 12/11/2023 - 07/8/2024

**Modification Term:** 12/31/2024 - 03/19/2025 (**Retroactive**)

**Original Contract Amount:** \$30,000

**Modification Amount:** \$52,845 (**Retroactive**)

**Prior Mods:** \$40,000 (Mod. #1 \$40,000 07/08/2024 - 12/31/2024 Delegated Authority - DHCD, 07/13/2024)  
\$ 0 (Mod. #2 Extension 12/31/2024 - 03/31/2025 Delegated Authority - DHCD, 12/30/2024)

**Total Contract Amount:** \$122,845

**Percent +/- (This Item):** 166.67%

**Total Percent Change:** 309.48%

**Original Procurement Method:** Sole Source



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**REVISED**

**33-S-MOD. SERVICES MODIFICATION (cont'd)**

**MBE/VSBE Participation:** 0% / 0%

**MBE/VSBE Compliance:** 0% / 0%

**Performance Security:** No

**Requesting Agency Remarks:** The original contract expired on August 2, 2023, while a significant pipeline of underwriting work remained. Due to the specialized nature of loan underwriting, transitioning to a new contractor immediately was not feasible without disrupting service continuity. DHCD executed a sole source contract to maintain continuity of services.

DHCD extended the current contract term to March 31, 2025, allowing for continued service to allow time to complete a new procurement. DHCD determined that contract expenditures had exceeded initial projections due to a higher-than-anticipated volume of underwriting projects. While previous modifications were executed under the department's delegated authority, the increased workload now requires BPW approval for additional funding. This modification does not authorize new work to be assigned but ensures that previously initiated underwriting services can be fully completed and invoiced in accordance with contract terms.

The underwriting process for the Multifamily Housing Program consists of multiple verification steps such as income and asset verification, risk identification, and appraising to confirm eligibility for third parties receiving loans for the construction and rehabilitation of affordable housing. This process is time-consuming and litigation pertaining to denials occurs regularly. This contract exceeded its originally intended budget due to increased service volume and unpredictable final invoice amounts resulting from the unique and complex nature of each underwriting project. DHCD became aware of the contract's exceeded budget very late in the contract's term and was unable to produce a contract modification in due time to present to the Board, and as a result, we are submitting this modification to the Board for retroactive approval.

In 2024, DHCD successfully completed a competitive procurement process and awarded a long-term contract to a new contractor. While this contractor has the capacity to provide underwriting services, the existing workload necessitates additional support and DHCD is preparing a new Request for Proposals (RFP) and anticipates awarding a second contract by August 2025.

At the time of its original execution, the contract's small dollar amount and the non-severability of loan underwriting services made subcontracting impractical.



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**33-S-MOD. SERVICES MODIFICATION (cont'd)**

**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:** A2502

**Resident Business:** No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Anthonia Chuku 410-468-2374  
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**34-S-MOD. SERVICES MODIFICATION  
*Maryland Insurance Administration***

**Contract ID:** Mental Health Parity and Addiction Equity Act and Network Adequacy  
Consultant Services; *MIA-LH-23-0001*  
ADPICS No.: COK80912

**Contract Approved:** DGS 16-S, 10/04/2023

**Contract Description:** Consulting services to assist with the review and analysis of annual health care provider network access plans required under Section 15-112 of the Insurance Article.

**Modification Description:** Increase funding, allowing the assignment of additional work and ensuring the reports are reviewed promptly. Based on the reports received and reviewed to date and the anticipated volume and content of future reports, the number of labor hours needed for the vendor services will be significantly higher than the original estimates.

**Award:** Examination Resources, LLC; Atlanta, GA

**Original Contract Term:** 10/11/2023 - 10/10/2027 (w/two 1-year renewal options)

**Modification Term:** 04/25/2025\* - 10/10/2027 (\*Or earlier upon BPW approval)

**Original Contract Amount:** \$ 684,530.00 NTE

**Modification Amount:** \$4,991,634.30 NTE

**Total Contract Amount:** \$5,676,164.30 NTE

**Prior Options/Mods:** N/A

**Percent +/- (This Item):** 729.21%

**Total Percent Change:** 729.21%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:** 0% / 1%

**MBE/VSBE Compliance:** 0% / 4.39%



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**34-S-MOD. SERVICES MODIFICATION (cont'd)**

**Performance Security:** No

**Requesting Agency Remarks:** Section 15-144 of the Insurance Article, as revised by Senate Bill 684/House Bill 1074 from the 2024 legislative session, requires the Commissioner to collect and review reports from health insurance carriers demonstrating compliance with the federal Mental Health Parity and Addiction Equity Act of 2008 (MHPAEA) on a biennial basis. Additionally, § 15-112 of the Insurance Article and COMAR 31.10.44 require health insurance carriers to file annual network access plans every July 1. The MIA has statutory obligations to review the MHPAEA reports and network access plans to ensure that carriers comply with the network adequacy requirements outlined in the statute and regulation. The existing staff lack the time and expertise to complete these reviews successfully, and efforts to recruit full-time staff to assist with MHPAEA analyses and network adequacy reviews have been unsuccessful.

The Maryland legislature recently passed a law that significantly changed the Nonquantitative Treatment Limitations (NGTL) reporting process and now requires the reports to be filed every other year. The amount of time and resources needed to review the NQTL reports is significantly higher than anticipated due to the complexity of the reviews and the poor quality of the filings received from the health plans. Additionally, when the contract was awarded, the NQTL reports were only required to be filed with the MIA in 2022 and 2024.

Due to the volume and complexity of these reports and access plans, the review will require a highly specialized skill set and a significant time investment. The MIA must have trained and competent personnel available to review these reports and access plans as quickly as possible. The current vendor has demonstrated the necessary expertise to perform this work during the first six months of the contract term. Modifying this contract will allow the MIA to assign additional work to the current vendor to ensure the reports are reviewed in detail.

**Fund Source:** 100% Special Funds (Licensing Fees)

**Approp. Code:** 0821, 30003

**Resident Business:** No

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
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*Contact: Alison Barry 410-767-6819  
alison.barry@maryland.gov*

**35-S-MOD. SERVICES MODIFICATION  
*Department of Health, Medicaid Provider Services Administration***

**Contract ID:** Medicaid Provider Enrollment, Revalidation & Update Services; MDH/OPASS  
16-15814

ADPICS No.: COK78402

**Contract Approved:** DBM 19-S, 02/08/2017

**Contract Description:** Enrollment, re-validation, re-enrollment, and update services for Maryland Medicaid health care providers. The contractor will perform credentialing, call center support, outreach and education, electronic enrollment, maintenance, and document management.

**Modification Description:** Extend the contract to allow time for completion of the transition to MD THINK.

**Award:** Automated Health Systems; Pittsburgh, PA

**Original Contract Term:** 03/01/2017 - 02/28/2021 (w/two 1-year renewal options)

**Modification Term:** 04/01/2025-02/28/2027

**Original Contract Amount:** \$37,596,680.00

**Modification Amount:** \$34,674,482.08

**Prior Mods/Options:** \$10,284,244 (Renewal Option #1: 03/01/2021 - 02/28/2022;  
DGS 15-S-OPT, 01/27/2021)  
\$10,624,159 (Renewal Option #2: 03/01/2022 - 02/28/2023 DGS  
24-S-OPT 02/16/2022)  
\$28,957,367 ((Mod. #1: Extension 03/01/2023 - 02/28/2025  
DGS 16-S-MOD 01/04/2023) \$0  
(Mod. #2: Extended contract to add time; 03/01/2025 -  
04/01/2025 MDH Delegated Authority 02/28/2025) \$0

**Total Contract Amount:** \$122,136,932.08





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**35-S-MOD. SERVICES MODIFICATION (cont'd)**

**Percent +/- (This Item):** 92.23%

**Total Percent Change:** 224.86%

**Original Procurement Method:** Competitive Sealed Proposals

**MBE/VSBE Participation:** 15% / 1%

**MBE/VSBE Compliance:** 7.52% / 0.04%

**Requesting Agency Remarks:** This extension is due to delays the Department has experienced while working with MDThink on the custom build of the Provider Management Module that will replace the existing system provided by Automated Health Systems. It will allow MDH to continue building an in-house replacement Provider Management Module on the MD THINK Platform. Our federal partners at the Centers for Medicare and Medicaid Services (CMS) approved the 24-Month Contract extension cost in a Medicaid Advance Planning Document (APD). CMS has also approved the budget for custom development for the Provider Management Module in the Medicaid Modular Transformation (MMT) APD.

The services provided by Automated Health Systems (AHS) have met expectations. AHS is fully trained and experienced in providing enrollment/re-validation services. They have supported over 82,000 Medicaid Providers and have helped Maryland maintain compliance with Federal Provider Enrollment Requirements. Additionally, its managers and staff have consistently demonstrated and provided a high level of accuracy, efficiency, effectiveness, customer service, and professionalism.

AHS has provided a corrective action plan to fully achieve the MBE/VSBE goals for this contract.

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

**Approp. Code:** M00Q0103

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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*Contact: Susan Phillips 410-260-6043  
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**36-IT.            INFORMATION TECHNOLOGY  
*Comptroller of Maryland***

**Contract ID:** Proprietary Mainframe Software Support; E00B5600027  
ADPICS No.: E00B5600027

**Contract Description:** Mainframe technical support for IBM Service Extension for Middleware Software, DB2 for z/OS. The Annapolis Data Center staff utilizes the support services to keep the mainframe up to date or to restore it.

**Award:** IBM Corporation; Baltimore, MD

**Contract Term:** 04/03/2025\* - 09/30/2025 (\*Or earlier upon BPW approval)

**Amount:** \$137,000

**Procurement Method:** Sole Source (*Proprietary*)

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** No

**Incumbent:** Same

**Requesting Agency Remarks:** IBM is the software developer and retains the proprietary and copyright privileges associated with the software. They are the only vendor that can provide the requested software maintenance and support services. The Support Extension provides fixes for new problems discovered and defect support on products that have reached end of service. Without this contract, COM will be without critical support from IBM to resolve code/defect issues for the mainframe operating system. This could cause unplanned and/or extended outages of the mainframe workloads which would affect multiple state agencies as well as several systems such as SMART.



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

***Agency Remarks (cont'd):***

The price has been determined to be fair and reasonable. Pricing for this IBM Service Extension Software is not available on a GSA schedule for a comparison. The price for this six-month contract is \$137,000 which is an increase over the existing one-year contract amount of \$155,040. This increase is due to the product being at end of life (EOL). IBM has only agreed to support this product until September 30, 2025 because of the difficulties in supporting this EOL product. COM plans to upgrade to a supported level of DB2 for z/OS during the June - August 2025 timeframe and will no longer need this service extension once the upgrade is complete.

Due to the proprietary nature of this contract, no MBE or VSBE subcontracting opportunities are available.

***Fund Source:***                      100% Reimbursable (ADC Agencies)

***Approp. Code:***                      E00A1001

***Resident Business:***              Yes

***MD Tax Clearance:***              25-0101-1111

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

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

**Contract ID:** Senior Technical Writer; F50B5600010  
ADPICS No.: F50B5600010

**Contract Description:** *RETROACTIVE* approval for one Senior Technical Writer to support the state agencies with technical business writing on multiple projects, including solicitation documents, system documentation, user manuals, job aids, and training materials.

**Award:** Momentum, Inc.; Camp Hill, PA (MBE)  
*(Certified Small Business)*

**Contract Term:** 09/01/2024 - 03/19/2025 (**Retroactive**)  
03/20/2025 - 08/31/2026 (Proactive)

**Amount:** \$ 95,680 (**Retroactive**)  
\$265,696 (Proactive)  
\$361,376 Total NTE

**Procurement Method:** Sole Source

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** No

**Incumbents:** Same

**Requesting Agency Remarks:** This position transitioned from one department to another within DoIT and due to a miscommunication during the transition DoIT failed to ensure the contract was still current. This role is essential for supporting internal projects.

This price has been determined to be fair and reasonable compared to the CATS+ Master Contract. Based on the average proposed labor rate for a Senior Technical Writer NTE for the one-year term would be \$265,696. Also the One Stop Automation Delivery Program Management services Task Order Contract. Based on the average labor rate proposed for a Senior Technical Writer, the NTE for the one-year term would be \$287,818.08.

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



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

***Agency Remarks (cont'd):***

***DGS OSP Remarks: RETROACTIVE*** approval requested pursuant to § 11-204( c) State Finance & Procurement Article. DGS OSP has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.

***Fund Source:***                            100% General Funds

***Approp. Code:***                        B0405

***Resident Business:***                No

***MD Tax Clearance:***                25-0399-0110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED            DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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**REVISED**

**2<sup>nd</sup> Revision**

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

### **38-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:** ***Delivery Program Management Services; F50B0600039***  
*(Secondary Master from CATS+ 060B2490023)*  
**Approved:** DGS 41-IT, 1.0 and 1.4; 07/28/2021  
**Term:** 08/12/2021 - 08/11/2026  
**\*\*As of publication, the remaining balance of this master contract is \$62,594,989.**

**1.1 Using Agency:** State Police Department  
**Description:** One Senior Project Manager and one Scrum Master. These resources are required to oversee and direct the Computer Aided Dispatch/Records Management System project team and responsible for the day-to-day operations of the agile development teams and projects; *W00P5601459, W00P5601460.*  
**Option Description:** Exercise the first renewal option.

**Award:** Senior Project Manager - Creative Information  
Technology Inc.; Falls Church, VA

**Original Amount:** \$483,840

**Option Amount:** **\$245,952**

**Award:** Scrum Master - Navitas Business Consulting, Herndon, VA  
(MBE)

**Original Amount:** \$409,449.60

**Option Amount:** **\$206,781.12**

**Prior Options/Mods:** \$ 0 (Mod. #1 Extension 01/30/2025 - 04/15/2025 Delegated  
Authority - MSP, 01/29/2025)

**Total Contract Amount:** \$1,346,022.72

**Original Term:** 01/30/2023 - 01/29/2025 (w/two 1-year renewal options)

**Option Term:** 04/16/2025 - 04/15/2026



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**REVISED**

**2<sup>nd</sup> Revision**

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

**1.0 Delivery Program Management Services; F50B0600039 (cont'd)**

**MBE/VSBE Participation:** 0% / 0%  
**MBE/VSBE Compliance:** 0% / 0%  
**Resident Business:** No  
**Fund Source:** 100% General Funds  
**Agency Remarks:** MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities available.

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

Contract No. 060B2490021

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

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

**\*\*As of publication, the remaining balance of this master contract is \$44,695,341.**

**2.1 Using Agency: State Police**

**Description:** Record Management System for the State Fire Marshall. The system will include processes/procedures, making data collection, fee collection and investigative data collection a smoother and more accurate process.; *W00P560121*

**Award:** Advanced Computer Concepts; McLean, VA (MBE)  
 (Certified Small Business)

**Number of Qualified**

**Master Contractors:** 3

**Number of Bids:** 3 (SBR - Designated)

**Bids:**

<b>Bidders</b>	<b>Amounts</b>
Advanced Computer Concepts; McLean, VA	\$1,417,045
Applied Technology Services; Middle River, MD	\$1,440,346
HCGI Hartford; Columbia, MD	\$1,475,059

**Amount:** \$1,417,045

**Term:** 04/03/2025 - 02/28/2026

**MBE/VSBE Participation:** 0% / 0%

**Resident Business:** No

**Fund Source:** 100% General Funds

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



**DEPARTMENT OF GENERAL SERVICES**  
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**REVISED**

**2<sup>nd</sup> Revision**

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

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

- 2.2** *Using Agency:* Maryland Transit Administration (MTA)  
*Description:* Purchase of PEER Sync and PEER GFS software licenses to support file server infrastructure. The digital storage has been recently expanded and requires the software to keep data in-sync across the network; *J05P5600012*  
*Award:* CAS Severn Inc; Laurel, MD (Certified Small Business)  
*Number of Qualified Master Contractors:* 5  
*Number of Bids:* 4  
*Bids:*

<i>Bidders</i>	<i>Amounts</i>
CAS Severn Inc; Laurel, MD	\$792,000.00
Advanced Computer Concepts; McLean, VA	\$797,565.24
ePlus Technology Inc; Herndon, VA	\$804,130.00
Zones Inc; Auburn, WA	\$806,255.00

- Amount:* \$792,000  
*Term:* 04/03/2025\*- 04/02/2030  
 (\*Or earlier upon BPW approval)  
*MBE/VSBE Participation:* 0% / 0%  
*Resident Business:* Yes  
*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 available.





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

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

**2.3** *Using Agency:* Maryland Aviation Administration  
*Description:* GCR Airport IQ Safety and Operation Compliance Software enterprise-wide communications system subscription to manage and report incidents and activities occurring at the airport. The system provides a common interface for reporting activities to both internal airport users and external agencies: J00P4600033.

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

*Number of Qualified*

*Master Contractors:* 3

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

*Bid:*

<i>Bidder</i>	<i>Amount</i>
Knott Technology Solutions, Churchton, MD	\$363,434

*Amount:* \$363,434

*Term:* 04/03/2025\* - 04/02/2028  
 (\*Or earlier upon BPW approval)

*MBE/VSBE Participation:* 0% / 0%

*Resident Business:* Yes

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

*Agency Remarks:* The price has been determined to be fair and reasonable based on historic data and Consumer Price Index (CPI). There is an overall 28% increase in the 2022 price to the 2025 quote due to a 20% increase in Short Message Service (phone text message) software, which was one-third of the quote. The pricing, otherwise, only increased by 8%. MAA also received a two percent discount off the manufacturer's price.

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



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

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

- 2.4 Using Agency:** Department of Human Services  
**Description:** Digital.ai Agility is used for large scale projects and supports numerous frameworks such as Scaled Agile Framework (SAFe), Scrum, and Kanban. The tool includes many facets of the development process such as planning, execution, reporting, and collaboration functions; *MDTHK/MDTHK-25-058-C; N00P5601963*  
**Award:** Oakland Consulting Group; Lanham, MD  
 (Certified Small Business)

**Number of Qualified**

**Master Contractors:** 5 (Functional Area I)

**Number of Bids:** 5

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Oakland Consulting Group; Lanham, MD	\$ 263,453.79
SHI International Corp; Somerset NJ	\$274,013.74
Software Productivity Strategists, Inc.; Rockville, MD	\$284,284.00
ePlus Technology, Inc.; Herndon, VA	\$285,285.00
Victory Global Solutions, Inc.; Columbia, MD	\$290,290.00

**Amount:** \$263,453.79

**Term:** 04/03/2025\* - 03/30/2026 (\*or earlier upon BPW approval)

**MBE/VSBE Participation:** 0% / 0%

**Resident Business:** Yes

**Fund Source:** 38% General Funds, 62% Federal Funds

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



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

**3.0 Master Contract: Hardware/Associated Equipment & Services 2012**  
 Contract No. 060B2490022  
*Approved:* DoIT 4-IT, 10/31/2012  
*Term:* 11/15/2012 - 11/14/2027  
 \*\*As of publication, the remaining balance of this master contract is \$42,512,640.

**3.1 Using Agency:** Department of Public Safety and Correctional Services  
**Description:** Closed Circuit TV (CCTV) equipment to replace the existing equipment;  
 F50P5600374  
**Award:** EN-NET Services, LLC; Frederick, MD  
 (Certified Small Business)

**Number of Qualified**

**Master Contractors:** 3

**Number of Bids:** 2

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
EN-NET Services, LLC; Frederick, MD	\$376,832.36
HCGI Hartford, Inc., Columbia MD	\$399,990.00

**Amount:** \$376,832.36

**Term:** Anticipated delivery date - 05/01/2025

**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 available.



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

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

- 3.2 *Using Agency:*** Department of Transportation, Aviation Administration  
***Description:*** Purchase 991 storage area networks to replace units that have reached the end of their usable life for Baltimore/Washington International Thurgood Marshall Airport; J00P5600002.  
***Award:*** CAS Severn Inc.; Laurel, MD (Certified Small Business)  
***Number of Qualified Master Contractors:*** 4 (SBR - Designated)  
***Number of Bids:*** 3  
***Bids:***

<i>Bidders</i>	<i>Amounts</i>
Cas Severn, Inc.; Laurel, MD	\$499,750.00
En-Net Services, LLC; Frederick, MD	\$543,822.55
Electronic Data Solutions Inc.; Baltimore, MD	\$554,920.84

- Amount:*** \$499,750  
***Term:*** Anticipated delivery date - 04/08/2025  
***MBE/VSBE Participation:*** 0% / 0%  
***Resident Business:*** Yes  
***Fund Source:*** 100% Special (Transportation Trust Fund)  
***Agency Remarks:*** MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities available.

- 3.3 *Using Agency:*** Department of Transportation, State Highway Administration  
***Description:*** Purchase 130 Hydra Transcoder Digital Video Signal Processors; J02P5600025  
***Award:*** Communication Electronics, Inc.; Timonium, MD  
***Number of Qualified Master Contractors:*** 1  
***Number of Bids:*** 1 (Single Bid Received)  
***Bid:***

<i>Bidder</i>	<i>Amount</i>
Communication Electronics, Inc., Timonium, MD	\$232,180



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

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

**Amount:** \$232,180  
**Term:** Anticipated delivery date - 04/03/2025  
**MBE/VSBE Participation:** 0% / 0%  
**Resident Business:** Yes  
**Fund Source:** 100% Special Funds (State System Maintenance Fund)  
**Agency Remarks:** The price has been determined to be fair and reasonable based on a comparison of market price to the quoted price, the quoted price was 5.06% higher which SHA determined to be fair and reasonable based on the number of processors needed and availability of stock.

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

**3.4** **Using Agency:** Department of Information Technology  
**Description:** Pure Storage Network Communication Equipment and training; F50P5600352.  
**Award:** Applied Technology Services, Inc.; Middle River, MD (MBE) (Certified Small Business)  
**Number of Qualified Master Contractors:** 12 (SBR - Designated)  
**Number of Bids:** 3  
**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services, Inc.; Middle River, MD	\$555,353.00
CAS Severn; Laurel, MD	\$662,100.00
EPLUS Technology; Fulton, MD	\$682,660.74

**Amount:** \$555,353  
**Term:** Anticipated delivery date - 04/20/2025  
**MBE/VSBE Participation:** 0% / 0%  
**Resident Business:** Yes  
**Fund Source:** 100% General Funds  
**Agency Remarks:** MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities available.



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

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

**3.5** *Using Agency:* Department of Transportation, The Secretary's Office  
*Description:* Purchase 48 Cisco network switches and related parts for State Highway Administration to replace existing network equipment that is past or near the end of life; J01P4600048, CTR021924.

*Award:* Applied Technology Services, Inc.; Middle River, MD  
 (MBE) (Certified Small Business)

*Number of Qualified*

*Master Contractors:* 13 (SBR - Designated)

*Number of Bids:* 5

*Bids:*

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services Inc; Middle River, MD	\$620,320.00
DSR Inc; Hanover, MD	\$639,904.00
Advanced Computer Concepts Inc; McLean, VA	\$643,990.57
En-Net Services LLC; Frederick, MD	\$660,054.04
Electronic Data Solutions Inc; Baltimore, MD	\$690,688.60

*Amount:* \$620,320

*Term:* Anticipated delivery date - 04/03/2025

*MBE/VSBE Participation:* 0% / 0%

*Resident Business:* Yes

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

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



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

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

- 3.6** *Using Agency:* Department of Transportation, The Secretary's Office  
*Description:* Purchase 35 Cisco network switches, 125 small form factor plug connectors, and related parts to replace network devices that continuously update and manage the overall security and prevent limits in the network accessibility and productivity for the Maryland Transportation Authority (MDTA); J01P4600028, CTR021922.

*Award:* Applied Technology Services, Inc.; Middle River, MD (MBE) (Certified Small Business)

*Number of Qualified*

*Master Contractors:* 13 (SBR - Designated)

*Number of Bids:* 4

*Bids:*

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services Inc; Middle River, MD	\$601,933.00
DSR Inc; Hanover, MD	\$629,267.00
Advanced Computer Concepts Inc; McLean, VA	\$643,082.94
En-Net Services LLC; Frederick, MD	\$649,349.57

*Amount:* \$601,933

*Term:* Anticipated delivery date - 04/03/2025

*MBE/VSBE Participation:* 0% / 0%

*Resident Business:* Yes

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

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



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

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

Contract No. 060B5400007

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

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

*\*\*As of publication, the remaining balance of this master contract is \$28,499,685.*

**4.1 Using Agency:** Department of Health

**Description:** Purchase 3,000 Dell laptops, desktops, and docks to replace current models; CTR021972

**Award:** Applied Technology Services, Inc.; Middle River, MD  
(MBE) (Certified Small Business)

**Number of Qualified**

**Master Contractors:** 17

**Number of Bids:** 4 (SBR - Designated)

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Applied Technology Services; Middle River, MD	\$3,674,200
DSR Inc.; Hanover, MD	\$4,395,800
HCGI; Columbia, MD	\$5,483,900
Bithgroup Technologies; Baltimore, MD	\$5,519,137

**Amount:** \$3,674,200

**Term:** Anticipated delivery date - 05/06/2025

**MBE/VSBE Participation:** 0% / 0%

**Resident Business:** Yes

**Fund Source:** 100% General Funds

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





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

**4.0 Desktop, Laptops and Tablets 2015 (cont'd)**

- 4.2 Using Agency:** State Police  
**Description:** Purchase 97 Panasonic FZ55 Laptops for new police vehicles.  
**Award:** USC Canterbury; Federalsburg, MD (MBE) (Certified Small Business)

**Number of Qualified**

**Master Contractors:** 6

**Number of Bids:** 3 (SBR - Designated)

**Amount:** \$385,769

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
USC Canterbury Federalsburg, MD	\$385,769.00
Advanced Computer Concepts, Mclean, VA	\$393,532.88
HCGI, Columbia, MD	\$394,984.00

**Term:** Anticipated delivery date - 05/03/2025

**MBE/VSBE Participation:** 0% / 0%

**Resident Business:** Yes

**Fund Source:** 100% General Funds

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



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

**5.0 Master Contract: Public Branch Exchange (PBX) IV Telecommunications Equipment and Services**

Contract No. 001B0600162

*Approved:* DGS 26-IT, 07/22/2020

*Term:* 01/01/2021 - 12/31/2030

*\*\*As of publication, the remaining balance of this master contract is \$27,740,630.*

- 5.1 Using Agency:** Motor Vehicle Administration
- Description:** Migrate existing MVA telephone network consisting of 25 locations to a voice over internet protocol (VoIP) solution. Once completed the MVA's current telecom infrastructure will be replaced with the new VoIP infrastructure; J04B1600047.
- Option Description:** Exercise the first renewal option.
- Award:** NEC Corporation of America; Irving, TX
- Original Term:** 04/01/2022 - 04/01/2025 (w/two, 1-year renewal options)
- Option Term:** 04/02/2025 - 04/01/2026
- Original Amount:** \$2,724,590.85
- Option Amount:** \$277,150.13
- Prior Options/Mods:** -\$45,516.60 (Mod. #1 Decrease contract for equipment return for Hagerstown MVA Branch. Delegated Authority - MVA, 06/25/2022)  
 \$3,920.40 (Mod. #2 Purchase of SV95-SR Node hardware equipment for Hagerstown MVA Branch; Delegated Authority - MVA, 03/21/2023).
- Total Contract Amount:** \$2,960,144.78
- MBE/VSBE Participation:** 25% / 2% (for Functional Area II and III)
- MBE/VSBE Compliance:** 28.55% / 2.70%
- Resident Business:** No
- Fund Source:** 100% Special Funds (Transportation Trust Funds)



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

**6.0 Master Contract:** *Agile Team Resources; F50B2600034*  
*(Secondary Master from CATS+ 060B2490023)*  
*Approved:* DGS 39-IT 1.0 and 1.1; 02/16/2022  
*Term:* 02/17/2022 - 02/16/2027  
*\*\*As of publication, the remaining balance of this master contract is \$209,224,082.*

**6.1 Using Agency:** Department of Health  
**Description:** Resources to support the implementation of a Bed Registry system; M00P5603265, M00P5603266, and M00P5603267  
**Awards:** Gantech Inc.; Columbia MD,  
 Turning Point Global Solutions, LLC; Rockville MD,  
 Innosoft Corporation; Jefferson City MO,  
**Number of Qualified Master Contractors:** 10  
**Number of Bids:** 6

**Sr. Business Process Consultant**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Rankings</i>
Gantech Inc.; Columbia, MD	1	\$701,400 (5)	1
Lochbridge; Bethesda, MD	2	\$596,400 (4)	2
Innosoft Corporation; Jefferson City, MO	3	\$457,800 (2)	3
Infojini Inc.; Columbia, MD	4	\$315,000 (1)	4
Elegant Enterprise-Wide Solutions; Chantilly, VA	5	\$483,000 (3)	5

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



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

**6.0 Agile Team Resources; F50B2600034 (cont'd)**

**Integration Architect/Specialist**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Rankings</i>
Gantech Inc.; Columbia, MD	1	\$588,000 (4)	1
Elegant Enterprise-Wide Solutions; Chantilly, VA	4	\$504,000 (3)	2
Infojini Inc.; Columbia, MD	3	\$487,200 (2)	3
Lochbridge; Bethesda, MD	2	\$609,000 (5)	4
Innosoft Corporation; Jefferson City, MO	5	\$457,800 (1)	5

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

**Organizational Change Management Lead**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Rankings</i>
Turning Point Global Solutions LLC; Rockville, MD	1	\$531,048 (4)	1
Infojini Inc.; Columbia, MD	4	\$441,000 (2)	2
Innosoft Corporation; Jefferson City, MO	5	\$457,800 (1)	3
Lochbridge; Bethesda, MD	3	\$596,400 (5)	4
Elegant Enterprise-Wide Solutions; Chantilly, VA	6	\$525,000 (3)	5
Gantech Inc.; Columbia, MD	2	\$655,200 (6)	6

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



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

**6.0 Agile Team Resources; F50B2600034 (cont'd)**

**Sr. Project/Program Manager**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Rankings</i>
Turning Point Global Solutions LLC; Rockville, MD	1	\$490,266 (3)	1
Elegant Enterprise-Wide Solutions; Chantilly, VA	2	\$546,000 (4)	2
Infojini Inc.; Columbia, MD	4	\$441,000 (2)	3
Innosoft Corporation; Jefferson City, MO	5	\$415,800 (1)	4
Gantech Inc.; Columbia, MD	3	\$655,200 (6)	5
Lochbridge; Bethesda, MD	6	\$596,400 (5)	6

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

**Sr. Business Analyst**

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Rankings</i>
Innosoft Corporation; Jefferson City, MO	1	\$357,000 (1)	1
Lochbridge; Bethesda, MD	3	\$411,600 (3)	2
Infojini Inc.; Columbia, MD	5	\$365,400 (2)	3
Turning Point Global Solutions LLC; Rockville, MD	4	\$462,294 (4)	4
Elegant Enterprise-Wide Solutions; Chantilly, VA	6	\$357,000 (1)	5
Gantech Inc.; Columbia, MD	2	\$520,800 (5)	6

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

Sr. Business Process Consultant - Gantech Inc.

Amount: \$701,400 NTE

Integration Architect/Specialist - Gantech Inc.

Amount: \$588,000 NTE



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

**6.0 Agile Team Resources; F50B2600034 (cont'd)**

Organizational Change Management Lead - Turning Point Global Solutions LLC  
*Amount:* \$531,048 NTE

Sr. Project/Program Manager - Turning Point Global Solutions LLC  
*Amount:* \$490,266 NTE

Sr. Business Analyst - Innosoft Corporation  
*Amount:* \$357,000 NTE

**Total Amount:** \$2,667,714  
**Term:** 04/03/2025\* - 04/02/2027  
 (\*Or earlier upon BPW approval)

**MBE/VSBE Participation:** 0% / 0%

**Resident Business:** Yes

**Fund Source:** 100% Reimbursable Funds (MITDP)

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

- 6.2 Using Agency:** Department of Health  
**Description:** Resources to assist with replacement of legacy paper and electronic patient records with a modern statewide Electronic Health Record (EHR), previously known as Healthcare Management Information System (HMIS). They will typically be assigned to a core project team, however, based on workload, allocation, and specialization, work on multiple projects may be required; F50B0600045-34  
**Award:** Optimal Solutions & Technologies, Inc A/K/A OST, Inc;. Washington DC  
**Number of Qualified:**  
**Master Contractors:** 10  
**Number of Bids:** 7



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

**6.0 Agile Team Resources; F50B2600034 (cont'd)**

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Optimal Solutions & Technologies, Inc A/K/A OST, Inc.; Washington Dc	\$2,145,570
Turning Point Global Solutions LLC; Rockville, MD	\$3,439,002
Elegant Enterprise-Wide Solutions; Chantilly, VA	\$2,923,200
Infojini Inc.; Columbia, MD	\$2,635,500
Gantech Inc.; Columbia, MD	\$2,998,800
Innosoft Corporation; Jefferson City, MO	\$2,757,300
4A; Ellicott City, MD	\$2,423,400

**Amount:** \$2,145,570

**Term:** 04/03/25 - 03/31/2027

**Resident Business:** No

**MBE/VSBE Participation:** 0% / 0%

**Fund Source:** 100% General Funds

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

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**39-M.            MAINTENANCE CONTRACT  
*Department of General Services***

**Contract ID:** Janitorial Services at J. Louis Boulbitz District Court; *CTR022033*  
ADPICS No.: CTR022033

**Contract Description:** Janitorial services for the J. Louis Boulbitz District Court in Hagerstown.

**Award:** AFJ Cleaning Service, LLC; Baltimore, MD (MBE)  
(Certified Small Business)

**Contract Term:** 04/03/2025\* - 03/31/2028 (w/two 1-year renewal options;  
*(\*Or earlier upon BPW approval)*)

**Amount:** \$ 294,549.46 NTE (Base Term)  
\$ 102,670.37 NTE (Renewal Option #1)  
\$ 105,002.72 NTE (Renewal Option #2)  
\$ 502,222.55 NTE Total

**Procurement Method:** Preference Provider (Community Service Provider)

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** No

**Incumbent:** N/A

**Performance Bond:** No

**Requesting Agency Remarks:** AFJ Cleaning Service, LLC, located in Baltimore, MD, is a Community Service Provider under the Employment Works Program under COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on January 27, 2025. AFJ Cleaning Service, LLC has confirmed the contract price and accepted the terms and conditions.





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**39-M.            MAINTENANCE CONTRACT (cont'd)**

**Fund Source:**                            100% General Funds

**Approp. Code:**                        H00 2025 33561 0813 \$21,397.95  
    H00 2026 33561 0813 \$96,836.32  
    H00 2027 33561 0813 \$98,219.20  
    H00 2028 33561 0813 \$78,095.99

**Resident Business:**                 Yes

**MD Tax Clearance:**                 25-0442-0110

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**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



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

**40-M.            MAINTENANCE CONTRACT**  
***Department of General Services***

**Contract ID:** Janitorial Services at John R. Hargreaves District Court/Multi-Service Center;  
001IT821496

ADPICS No.: CTR021975

**Contract Description:** Janitorial services at John R. Hargreaves District Court/Multi-Service Center in Denton.

**Awards:** Pierce Contracting Services, LLC; Odenton, MD  
(Certified Small Business)

**Contract Term:** 04/03/2025\* - 02/29/2028 (w/two 1-year renewal options)  
(\*Or earlier upon BPW approval)

**Amount:** \$121,500 (Base Term)  
\$ 39,600 (Renewal Option #1)  
\$ 39,600 (Renewal Option #2)  
\$200,700 Total

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

**Bids:**

<i>Bidders</i>	<i>Amounts</i>
Pierce Contracting Services LLC; Odenton, MD	\$200,700.00
Ninety-Five South Inc.; Winston Salem, NC	\$348,765.00
Morgan Service Solutions; Waldorf, MD	\$348,806.14
Absolute Service Industries, LLC; Baltimore, MD	\$370,806.00
Islas General Cleaning Services, Inc.; Gaithersburg, MD	\$420,400.00
M&G Cleaning & Painting Services; Baltimore, MD	\$432,550.20
Janitorial Partners of Baltimore, LLC; Baltimore, MD	\$437,190.00
DNF Contracting LLC; Simpsonville, MD	\$546,960.00
P2 Cleaning Services, LLC; Laurel, MD	\$583,285.20

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**Performance Security:** No



**DEPARTMENT OF GENERAL SERVICES  
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**40-M.            MAINTENANCE CONTRACT (cont'd)**

**Hiring Agreement Eligible:** Yes

**Incumbent:** Same

**Requesting Agency Remarks:** A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage on August 1, 2024 with a Small Business Reserve designation notifying 577 potential vendors. Nine bids were received and opened on November 26, 2024. Pierce Contracting Services, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.

No MBE or VSBE participation was established because the contract has a single element of work and the MBE directory search did not find any potential certified subcontractors in the local area.

Maryland Works provided a waiver for this procurement on March 25, 2024.

**Fund Source:** 100% General Funds

**Approp. Code:** H00 2025 33491 0813 \$22,300  
 H00 2026 33491 0813 \$66,900  
 H00 2027 33491 0813 \$32,300

**Resident Business:** Yes

**MD Tax Clearance:** 24-5590-0110

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
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*Contact: Yasin Mohammed 410-767-3586  
yasin.mohammed@maryland.gov*

**41-M-OPT. MAINTENANCE OPTION**  
*Department of General Services*

**Contract ID:** Janitorial Services - 300 W. Preston St; 001B1600303  
ADPICS No.: CTR003161-3

**Contract Approved:** DGS 17-M. 02/24/2021

**Contract Description:** Janitorial Services for the Department of General Services at 300 W. Preston St. in Baltimore.

**Option Description:** Exercise the final renewal option.

**Award:** Alliance, Inc.; Nottingham, MD

**Original Contract Term:** 04/01/2021 - 03/31/2024 (w/two 1-year renewal options)

**Option Term:** 04/01/2025 - 03/31/2026

**Original Contract Amount:** \$655,379.18

**Option Amount:** \$249,532.24

**Prior Mods/Options:** \$ 0 (Mod. #1; Increase rates for minimum wage in January 2025. Delegated Authority -DGS, 03/12/2024)  
\$ 0 (Mod. #2 Extension 04/01/2024 -06/05/2024 Delegated Authority - DGS, 03/15/2024)

\$239,172.12 (Renewal Option #1 06/06/2024 - 03/31/2025 DGS 68-M-OPT, 06/05/2024)

**Total Contract Amount:** \$1,144,083.54

**Percent +/- (This Item):** 38.07%

**Total Percent Change:** 74.57%

**Original Procurement Method:** Preference Provider (Community Service Provider)



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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**41-M-OPT. MAINTENANCE OPTION (cont'd)**

**MBE/VSBE Participation:** 0% / 0%

**MBE/VSBE Compliance:** 0% / 0%

**Requesting Agency Remarks:** Alliance, Inc., a community service provider, under the Maryland Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved by the Pricing and Selection Committee (PSC) on November 13, 2020.

The Department of General Services is satisfied with Alliance, Inc.'s performance in providing janitorial service and has determined that it is in the state's best interest to exercise the second and final renewal option of the contract on the same terms, conditions, and contract provisions.

**Fund Source:** 100% General Funds

**Approp. Code:**

H00	25	33351	0813	\$ 53,113.50
H00	26	33351	0813	\$196,418.74

**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  
March 19, 2025**



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

**42-GM.      GENERAL MISCELLANEOUS**

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

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

**1.0      Agency:**                      Department of General Services  
**Fund Source:**                MCCBL 2024 *Provide funds to continue design of the renovation of a new communications room and garage at Barrack J in Annapolis*  
**Item 163**

**1.1      Contract ID:**                      Design Renovation to the Communications Room and Replace Barracks J Garage; *PJ-610-230-001*  
**Description:**                      Design package to renovate the existing Communications Room and replace the garage at State Police Barracks J in Annapolis.  
**Procurement Method:**              Qualification Based Selection  
**Award:**                              Manns Woodward Studio, White Marsh, MD (Certified Small Business)  
**Amount:**                              \$113,000  
**MBE/VSBE Participation:**        28% / 0%  
**MBE/VSBE Compliance:**        27.59% / 0%  
**Resident Business:**                Yes  
**Remarks:** This contract was approved as DGS 30-GM at the 01/17/2024, BPW Meeting with an approved amount of \$504,202.79. The initial encumbrance of \$212,397.05 was approved for use. DGS requests approval of the additional design funds to continue the design. DGS will return to the Board of Public Works for approval to use additional capital funds to complete the design and construction of this project when funds are authorized.

**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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March 19, 2025**



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

**43-RP.      REAL PROPERTY  
*Department of Natural Resources***

***Recommendation:***    Declare property surplus

***Property:***        +/- 1.0 acre located on the Frederick City Watershed property, Frederick County, consisting of a former Fire Tower site from which the Tower has been removed, situated 1,400 feet Northwest from the Intersection of Fishing Creek Road and Gambrill Park Road, Frederick, MD 21788

***Grantor:***        The State of Maryland to the use of the Department of Natural Resources

***Background:*** Approval is requested to declare surplus the former Salamander Fire Tower site. In 1935, the City of Frederick deeded a one-acre parcel to the State of Maryland to construct a fire tower, which was built, used, and has since been removed. The parcel is not adjacent to any other State lands. The City of Frederick would like DNR to deed the parcel back to the City as it no longer serves the original purpose. The City is interested in conserving the remnants of the associated stone cottage that remains on the property for historical interpretation.

***State Clearinghouse:*** The Clearinghouse conducted an intergovernmental review of the project under **MD20220324-0194**. It is recommended to declare the one-acre parcel that was deeded to the State of Maryland in 1935 to serve as the Salamander Fire Tower fire site surplus to the needs of the State, upon consideration of the Maryland Department of the Environment's qualifying comments. The City of Frederick 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  
March 19, 2025**



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

**44-RP.      REAL PROPERTY  
*Department of Natural Resources***

***Recommendation***      Approval is requested for a deed of donation to convey the historic Seneca Stone Cutting Mill ruins from the Department of Natural Resources to the US National Park Service.

***Property:***                      1.977 acres located at 13201 Tschiffley Mill Road in  
Montgomery County.  
Tax Map CR 32, Grid 0, Parcel 518, Account # 03-01524044

***Prior Approval:***              DGS Item 31-RP (11/20/2019)

***Background:***                  The State of Maryland acquired the Seneca Stone Cutting Mill in 1972. The purchase encompassed the entire historic Seneca Mill industrial site, including multiple quarry faces, the quarry master's house, the Seneca Schoolhouse, and the stone-cutting mill. A notation on the purchase document indicates that 1.977 acres will be transferred to NPS. This notation refers to the part of the property containing the stone mill. Notations and maps suggest that DNR's intent in 1972 was that the stone mill would be transferred to the National Park Service to become a part of the Chesapeake and Ohio National Historical Park. This transfer was not completed previously, and DNR requests that the transfer be approved at this time. Federal regulations require that this transfer be a donation for \$0.00 consideration.

***Grantor:***                          The State of Maryland, to the use of the Department of Natural Resources

***Grantee:***                          The United States National Park Service

***Consideration:***                \$0.00 (Donation to National Park Service)

***State Clearinghouse:*** The Clearinghouse conducted an intergovernmental review of the project under MD20180731-0644. It is recommended to declare surplus to the needs of the State and transfer ownership of the Historic Seneca Stone Cutting Mill ruins and +/- 1.977 acres to NPS to be part of the Chesapeake and Ohio Canal National Park, as a corrective disposal.

***Appraised Value:***            David N. Lamb – Fee Appraiser – 11/30/2023 - \$14,000 (recommended)  
Melody C. Campbell – Fee Appraiser – 12/4/2023 - \$4,000





DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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44-RP.      **REAL PROPERTY** *(cont'd)*

*Legislative Notice:*      Legislative Notice was sent on January 28, 2025.

*Authority:*                      State Finance and Procurement 10-305

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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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March 19, 2025**



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

**45-RP.      REAL PROPERTY  
*Department of Health***

***Recommendation:***    Declare property surplus

***Property:***            +/- 0.29 acre (12,776 sq. ft.) portion of the Holly Center Hospital Center,  
926 Snow Hill Road, Salisbury, Wicomico County

***Grantor:***              The State of Maryland to the use of the Department of Health

***Grantee:***              Hillary Grace Evans and Donald Wayne Brady, Jr.

***Background:*** Approval is requested to declare surplus a portion of Holly Center Hospital property to cure an existing encroachment. Hillary Evans and Donald Brady own the property contiguous to the southerly boundary of the Holly Center. Along the boundary is an old gravel drive which has been the site of various illegal activities, including trespass, dumping of trash and garbage, and the abandonment of a stolen vehicle. The drive was historically treated as a part of Ms. Evans' and Mr. Brady's property, but survey work shows that it is part of the property deeded to MDH. MDH approves the transfer of the small portion of the Holly Center property so that Evans and Brady can maintain the area, continue to utilize it as access to the rear portion of their property, and control unauthorized access.

***State Clearinghouse:*** The Clearinghouse conducted an intergovernmental review of the project under **MD20200102-0002**. It is recommended to declare the not-more-than-one-acre property at the Holly Center in Salisbury surplus to the needs of the State contingent upon consideration of the Maryland Department of the Environment's qualifying comments and compliance with Wicomico County's 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: Wendy Scott-Napier 410-767-4088  
wendy.scott-napier@maryland.gov*

**46-LL.      LANDLORD LEASE  
*Canal Place Preservation Development Authority***

***Recommendation:***    Approve a renewal lease

***Prior Board Actions:*** DGS 11-LL, 6/23/2015

***Tenant:***                    Jasmina Vasic d/b/a/ Jasmina's Hair Salon

***Property Location:***    Shops at Canal Place, Rm 301  
17 Howard Street Space C-2, Cumberland, MD 21502

***Space Type:***              Retail Space (813 sq. ft.)

***Lease Type:***              Renewal (Continuous Use)

***Term:***                        05/01/2025 - 04/30/2027

***Annual Rent:***            \$2,907.00                      ***Rate/Month:***            \$242.00 per Space  
***Square Foot Rate:***      \$10.20

***Utilities/Custodial Responsibility:***      Landlord/Landlord

***Termination for Convenience Clause:***    Yes

***Procurement Method:*** Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

***Remarks:*** Tenants shall occupy and use the Demised Premises for and only for a full-service hair salon including nails and facials. The space includes use in common parking spaces.

**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  
March 19, 2025**



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

**47-LL.      LANDLORD LEASE  
*Canal Place Preservation Development Authority***

***Recommendation:***    Approve a renewal lease

***Prior Board Actions:*** DGS 28-LL 12/16/2020; DGS 40-LL, 3/23/2022

***Tenant:***                    Stangel and Stangel Financial Services Inc.  
323 Frances Court; Cumberland MD 21502

***Property Location:***    Shops at Canal Place, Rm 301

***Space Type:***              Office/Retail Space 306 and 307 (411 sq. ft.)

***Lease Type:***                Renewal (Continuous Use)

***Term:***                        04/01/2025 - 03/31/2026

***Annual Rent:***            \$3,009.00                    ***Rate/Month:***            \$250.75 per month  
***Square Foot Rate:***      \$14.75

***Utilities/Custodial Responsibility:***      Landlord/Landlord  
***Termination for Convenience Clause:***    Yes

***Procurement Method:*** Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

***Remarks:*** Stangel and Stangel Financial Services Inc. shall occupy and use the Demised Premises to provide specialized personal investment and wealth management solutions to its clients. This space has one dedicated parking space, identified as space #6.

**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  
March 19, 2025**



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

**48-LL.      LANDLORD LEASE  
*Canal Place Preservation Development Authority***

**Recommendation:**    Approve a renewal lease

**Prior Board Actions:** DGS 28-LL 12/16/2020; DGS 39-LL, 3/23/2022

**Tenant:**                    Thrive Wellness aka Thrive Therapeutic Massage  
630 Washington Street, Cumberland, MD 21502

**Property Location:**    Shops at Canal Place, Rm 301

**Space Type:**             Office/Retail Space 303A, 303B, and 303C (625 sq. ft.)

**Lease Type:**              Renewal (Continuous Use)

**Term:**                      04/01/2025 - 03/31/2028

**Annual Rent:**            \$8,437.50                      **Rate/Month:**            \$703.13 per month  
**Square Foot Rate:**      \$13.50

**Utilities/Custodial Responsibility:**      Landlord/Landlord  
**Termination for Convenience Clause:**    Yes

**Procurement Method:** Exempt in accordance with State Finance & Procurement, Section 4-318 (4) where the State is the lessor.

**Remarks:** Thrive Wellness will occupy and use the Demised Premises for massage practice therapy, providing therapeutic services to improve patients' physical and mental well-being. The renewal lease includes use in common parking spaces.

**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  
March 19, 2025**



**REVISED**

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

**49-LT.      TENANT LEASE  
*Department of Human Services***

**Recommendation:**    Approve lease renewal

**Prior Board Action:**        DGS 62-LT, 12/21/2021

**Landlord:**                    300 Market Street, LLC,  
11674 Foxspur Court, Ellicott City, MD 21042

**Property Location:**        300 Market Street, Denton MD 21629

**Space Type:**                Office (11,788 sq. ft.)

**Lease Type:**                 Renewal

**This Term:**                    04/01/2025 - 03/31/2028 (w/ standard 6-month holdover)

**Future Option Term:**        N/A

**Annual Rent:**                \$247,548.00                    **Square Foot Rate:**    \$21.00

**Fund Source:**                39.5% General Funds **Appropriation Code:** PCA G001 and G601  
57% Federal Funds  
3.5% Special Funds (Local Government Payments,  
Child Support Offset, Child Support Reinvestment Funds.)

**Utilities/Custodial Responsibility:**    Landlord/Landlord

**Termination for Convenience Clause:**    Yes

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

**Remarks:**        The agency has been at this location since 1999. This short-term lease renewal is needed to allow the agency to finalize plans for a new location. The rent will escalate at 3% annually. No energy efficiency improvements are included due to the short time period of the lease.

**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  
March 19, 2025**



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

**50-LT.      TENANT LEASE  
*Department of Education, Office of Child Care***

**Recommendation:** Approval to relocate the Maryland State Department of Education, Office of Child Care's Towson operations to 1840 York Rd in Baltimore County.

**Landlord:** York-Ridgely Joint Venture, LLC,  
2560 Lord Baltimore Drive, Baltimore, MD 21244

**Property Location:** 1840 York Rd, Timonium, MD 21093

**Space Type:** Office w/ client interaction (5,317 sq. ft.)

**Lease Type:** New Lease

**Term:** 08/01/2025 - 07/31/2035 (w/ 6-month hold-over)

**Future Option Term:** 08/01/2035 - 07/31/2040

**Annual Rent:** \$164,507.98      **Square Foot Rate:** \$30.94

**Fund Source:** 100% Federal Funds      **Appropriation Code:** PCA D71D3

**Utilities/Custodial Responsibility:** Tenant/Tenant

**Termination for Convenience Clause:** Yes

**Procurement Method:** Competitive Sealed Proposals  
*See COMAR 21.05.03.01B; DGS Space Mgmt Manual ¶ 6-605 D*



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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**50-LT.      TENANT LEASE (cont'd)**

***Proposals:***

<i>Building Address</i>	<i>Technical Points/ Rankings</i>	<i>Final Net Effective Average Annual Rent</i>	<i>Total Financial Points/ Rankings</i>	<i>Overall Points/ Rankings</i>
1840 York Rd	105.25 (1)	\$207,709.00	110.05 (1)	215.3 (1)
810 Gleneagles Ct	68.25 (2)	\$221,369.00	108.95 (2)	177.2 (2)

**Remarks:** The Maryland State Department of Education, Office of Child Care, is transitioning to a larger leased location to accommodate agency growth. This new location provides an efficient, safe workplace for staff to operate and is closer to the agency's clients. There are no janitorial operating expense pass-throughs, and the construction of the space will be delivered turnkey. The lease will escalate at 3% annually.

**Resident Business:** Yes

**MD Tax Clearance:** 25-0309-1111

**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  
March 19, 2025



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

**51-LT. TENANT LEASE**  
*Department of Juvenile Services*

**Recommendation:** Approve a new lease.

**Landlord:** Mukkamala, LLC  
3201 Rogers Ave. #302  
Ellicott City, MD 21043

**Property Location:** 130 Thomas Johnson Drive  
Frederick, Maryland 21702

**Space Type:** Office w/ client interaction (3,111 sq. ft.)

**Lease Type:** New

**Term:** 10/01/2025 - 09/30/2035 (w/ 6-month hold-over)

**Future Option Term:** 10/01/2035 - 09/30/2040 (w/ 6-month hold-over)

**Annual Rent:** \$105,774.00      **Square Foot Rate:** \$34.00 SF  
**Fund Source:** 100% General Funds      **Appropriation Code:** E101 4301 1301 14301

**Utilities/Custodial Responsibility:** Lessee/Lessor  
**Termination for Convenience Clause:** Yes

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

**Remarks:** The Department of Juvenile Services was previously sharing space with another state agency in Frederick, but due to increased space needs a relocation was required. The new location will house 15 employees providing direct care services to clients including educational and healthcare services. This lease will escalate 2.5% annually. In accordance with State Finance and Procurement, Section 4-319, notification of this new lease location was made to the local government on February 10, 2025.

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**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  
March 19, 2025**



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

**52-LT.      TENANT LEASE  
*Department of Public Safety and Correctional Services***

**Recommendation:**                      Approve a renewal lease

**Prior Board Action:**                    DGS 39-LT, 6/22/2022

**Landlord/Owner:**                      215 East Fayette Street Properties, LP  
110 Edison Place, Suite 300, Newark, NJ 07192

**Property Location:**                    215 East Fayette Street, Baltimore, MD 21202

**Space Type:**                              Parking Surface (4 spaces - Continued Use)

**Lease Type:**                                Renewal (Continued Use)

**Term:**                                        04/01/2025 - 03/31/2027 (w/ 6-month hold-over)

**Future Option Term:**                    04/01/2027 - 03/31/2029

**Annual Rent:**                              \$6,960.00                      **Rate/Month:** \$145.00 per space

**Fund Source:**                              100% General Funds

**Appropriation Code:**                    PCA 13110

**Utilities/Custodial Responsibility:**                      Landlord/Landlord

**Termination for Convenience Clause:**                    Yes

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

**Remarks:**      The Department of Public Safety and Correctional Services have been parking at this location since 2017. The rent is \$145 per space for years 1-2 with no escalation.

**Residential Business:** No                      **MD Tax Clearance:** 24-4698-000

**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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March 19, 2025**



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

**53-LT.      TENANT LEASE  
*District Court of Maryland***

***Recommendation:***      Approve lease renewal

***Prior Board Action:***      DGS 17-LT-OPT, 02/18/2015

***Landlord:***      Annapolis Commerce Park Limited Partnership  
3299 K Street NW, Ste 700, Washington, DC 20007

***Property Location:***      Annapolis Commerce Park  
905 Commerce Dr, 903 Commerce Dr, 2020A Industrial Dr, 2020  
Industrial Dr, 2012 Industrial Dr, 2000 Industrial Dr, 2002 F  
Industrial Dr, 2004A Industrial Dr, 2002D Industrial Dr

***Space Type:***      Office (62,492 sq. ft.)

***Lease Type:***      Renewal (*Continued Use*)

***This Term:***      04/01/2025 - 03/31/2035 (w/ standard 6-month holdover)

***Future Option Term:***      04/01/2035 - 03/31/2040

***Annual Rent:***      \$1,310,457.24      ***Square Foot Rate:***      \$20.97

***Fund Source:***      100% General Funds      ***Appropriation Code:*** PCA 40501

***Utilities/Custodial Responsibility:***      Lessee / Lessee

***Termination for Convenience Clause:***      Yes (with 12 month's notice)

***Procurement Method:***      Sole Source

*See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E*

***Remarks:***      The District Court of Maryland has occupied this space since 1987. It is used for administrative offices, warehousing, file storage, training, and conferencing. Energy efficiency improvements include converting all lighting fixtures to LED, replacing any HVAC units exceeding 15 years of age, and installing passive dual-technology motion sensors throughout. The rent will escalate 2.5% annually.



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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53-LT.      TENANT LEASE (cont'd)

*Resident Business:*              Yes

*MD Tax Clearance:*              24-5443-0000

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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  
March 19, 2025**



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

**54-LT.      TENANT LEASE  
*Department of Health***

**Recommendation:**                      Approve a renewal lease

**Prior Board Action:**                      DGS 36-LT, 01/08/2020

**Landlord/Owner:**                      VTR LS 900 Washington, LLC  
353 North Clark Street, Suite 3300, Chicago, IL 60654

**Property Location:**                      900 N. Washington Street, Baltimore, MD 21205

**Space Type:**                              Garage Parking (80 Spaces)

**Lease Type:**                              Renewal (Continued Use)

**Term:**                                      04/01/2025 - 03/31/2030 (w/ standard 6-month holdover)

**Future Option Term:**                      04/01/2030 - 03/31/2035

**Annual Rent:**                              \$135,753.60                      **Rate/Month:** \$141.41 Per Space

**Fund Source:**                              100% General Funds

**Appropriation Code:**                      PCA J460G

**Utilities/Custodial Responsibility:**                      Landlord/Landlord

**Termination for Convenience Clause:**                      Yes

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

**Remarks:**      The Maryland Department of Health has been parking at this location since 2015. There is a 3% annual escalation on this lease.

**Residential Business:**                      Yes                      **MD Tax Clearance:** 24-4817-0001

**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  
March 19, 2025**



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

**55-LT.      TENANT LEASE  
*Department of Assessment and Taxation***

**Recommendation:**    Approve a renewal lease

**Prior Board Action:**            DGS 13-LT, 6/18/2014

**Landlord/Owner:**            Allegany College of Maryland  
12401 Willow Brook Rd, Cumberland, MD 21502

**Property Location:**            110 Baltimore Street, Cumberland, MD 21502

**Space Type:**                    Office Space (3,628 sq. ft.)

**Lease Type:**                    Renewal (Continued Use)

**Term:**                            04/01/2025 - 03/31/2035 (w/ standard 6-month holdover)

**Future Option Term:**            04/01/2035- 03/31/2040

**Annual Rent:**                    \$56,125.16                            **Rate/Month:** \$15.47 psf

**Fund Source:**                    100% General Funds

**Appropriation Code:**            PCA 111BA

**Utilities/Custodial Responsibility:**                    Tenant/Tenant

**Termination for Convenience Clause:**                    Yes

**Procurement Method:** Exempt – Intergovernmental Lease  
See Annotated Code of Maryland, State Finance & Procurement Article, Section 4-318 (1)

**Remarks:**    Maryland Department of Assessments and Taxation employees have been utilizing office space at this location since 1994. There are no escalations.

**Residential Business:**            Yes                            **MD Tax Clearance:** 25-0579-0100

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
March 19, 2025**



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

**56-LT.      TENANT LEASE  
*Workers Compensation Commission***

***Recommendation:***      Approve a renewal lease

***Prior Board Action:***      DGS 56-LT-MOD, 12/13/2023  
DGS 16-LT-OPT, 08/13/2014

***Landlord/Owner:***      KNA Holdings, LLC; PO Box 793  
403 Charles Street; La Plata, MD 20646

***Property Location:***      403 Charles Street, La Plata, MD 20646

***Space Type:***      Office (2,125 sq. ft.)

***Lease Type:***      Renewal (Continued Use of Property)

***This Term:***      04/01/2024 - 03/31/2029 (w/ standard 6-month holdover)

***Future Option Term:***      04/01/2029 - 03/31/2034

***Annual Rent Office:***      \$49,746.25      ***SF Rate:*** \$23.41/sq. ft.

***Fund Source:***      100% Special Funds      ***Appropriation Code:*** 01 1301 11003

***Utilities/Custodial Responsibility:***      Tenant/Landlord

***Termination for Convenience Clause:***      Yes

***Procurement Method:*** Sole Source

*See COMAR 21.05.05.02D; DGS Space Mgmt Manual 6-605 E*

***Remarks:*** The Workers' Compensation Commission has occupied the office space since 2009. This location serves as a regional hearing location for Service Region #3. The lease includes 8 shared parking spaces at no additional cost. The rental rate will remain flat throughout the lease term with no annual escalation. The following energy efficiency improvements are included in this lease: ensuring motion sensor lights in Demised Premises, testing LED exit signs, and LED emergency lights.



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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56-LT. TENANT LEASE (cont'd)

*Residential Business:* Yes

*MD Tax Clearance:* 25-0357-0110

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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
March 19, 2025



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

57-LT. TENANT LEASE
Office of the Public Defender

Recommendation: Approve a new lease

Landlord: Baruch Charles Street, LLC
551 Fifth Ave, Ste 2500, New York, NY 10176

Property Location: 36 S Charles St, Baltimore, MD 21201

Space Type: Storage / Office (4,708 sq. ft.)
Lease Type: New Lease

Term: 06/01/2025 - 05/31/2035 (w/ 6-month hold-over)
Future Option Term: 06/01/2035 - 05/31/2040

Annual Rent: \$127,116.00 Square Foot Rate: \$27.00

Fund Source: 100% General Funds
Appropriation Code: PCA 1301

Utilities/Custodial Responsibility: Landlord/Landlord
Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02A(1); DGS Space Mgmt Manual ¶6-605 E

Remarks: The Maryland Office of the Public Defender is relocating its Baltimore City high-density storage operations from its owned premises at 6 St Paul St to a leased facility. This location will provide a records management location for a high-density filing system and staff on a load-bearing ground floor. There are no operating expense pass-throughs, no annual rent escalations, and the construction of the space will be delivered turnkey. In accordance with State Finance and Procurement, Section 4-319, notification of this new lease location was made to the local government on February 3, 2025.

Resident Business: No MD Tax Clearance: 25-0534-0000

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  
March 19, 2025**



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

**58-LT.      TENANT LEASE**  
*Department of Education, Division of Rehabilitative Services*

**Recommendation:** Approve lease renewal

**Prior Board Action:** DGS 20-LT, 02/23/2011

**Landlord:** Crystal Executive Properties, LLC  
116 W. Main Street, Salisbury, MD 21801

**Property Location:** 116 W. Main Street, Salisbury, MD 21801

**Space Type:** Office (3,454 sq. ft.)

**Lease Type:** Renewal

**This Term:** 04/01/2025 - 03/31/2026 (w/ standard 6-month holdover)

**Annual Rent Office:** \$80,478.20      **SF Rate:** \$23.30/sq. ft.  
**Fund Source:** 100% Federal Funds      **Appropriation Code:** R00121 200 1301  
U2555

**Additional Payment for Extended Holdover:** \$446.14  
**Fund Source:** 100% Federal      **Appropriation Code:** R00A121 200 1301 U2555

**Utilities/Custodial Responsibility:** Tenant/Landlord  
**Termination for Convenience Clause:** Yes

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

**Remarks:** The agency has been at this location since 2011, which serves as a regional office in promoting the support, economic, self-sufficiency, and independence of individuals with a disability. This lease term extension is intended to provide time for the agency to relocate into a new location currently under construction. The State has agreed to compensate the landlord in the amount of \$446.14 as a one-time lump sum payment, representing lost revenue due to an additional one month of extended holdover. This payment would be made along with the first month's rental payment.



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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March 19, 2025



58-LT. TENANT LEASE (cont'd)

*Resident Business:* Domestic

*MD Tax Clearance:* 24-4912-0000

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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  
March 19, 2025**



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

**59-LT-MOD. TENANT LEASE MODIFICATION**  
*Office of the Public Defender*

***Recommendation:*** Approve a Supplemental Lease Agreement to expand the NUSF of the Demised Premises

***Prior Board Action:*** DGS 51-LT, 12/13/2023

***Lessor :*** GCP Dorsey 1 LLC, GCP Dorsey 2 LLC, and GCP Dorsey 3 LC  
25 S Charles St, Ste 1600, Baltimore, MD 21202

***Property Location:*** 7030 Dorsey Rd, Hanover, MD 21076

***Space Type:*** Office (an increase of 6,879 sq. ft. for a total of 13,822 sq. ft.) w/  
client interaction

***Lease Type:*** Amendment

***Modified Term:*** 07/01/2025 - 06/30/2035 (w/ 6-month hold-over)

***Future Option Term:*** 07/01/2035 - 06/30/2040

***Modified Annual Rent:*** \$400,838.00 (Year 1)

***Square Foot Rate:*** \$29.00 (Year 1)

***Fund Source:*** 100% General Funds

***Appropriation Code:*** PCA 20111

***Utilities/Custodial Responsibility:*** Lessor/Lessor

***Termination for Convenience Clause:*** Yes

***Original Procurement Method:*** Competitive Sealed Proposals  
See COMAR 21.05.03; DGS Space Mgmt Manual  
¶ 6-605 D

***Remarks:*** The Office of the Public Defender's Mental Health Division, lease began operations in 2025 in Anne Arundel County. Following the commencement of the Lease, the unit's operations expanded and created a need for an expansion of the Demised Premises. The Supplemental Lease Agreement will expand the Demised Premises (presently 6,943 sq. ft.) by 6,879 sq. ft. for a total square footage of 13,822 sq. ft. This location will continue to serve as Lessee's operational headquarters. No operating expense pass-throughs exist, and the space construction will be delivered and turnkey.



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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**59-LT-MOD. TENANT LEASE MODIFICATION (cont'd)**

*Resident Business:* Yes

*MD Tax Clearance:* 25-0284-0000

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**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  
March 19, 2025**



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

**60-LT-MOD. TENANT LEASE MODIFICATION**

*Department of Transportation, Motor Vehicle Administration*

**Recommendation:** Approve a Supplemental Lease Agreement to modify the existing lease and add an additional parking lot area to be used as a test course and staging area

**Prior Board Action:** DGS 10-LT-OPT, 12/17/2014

**Landlord:** CGP Development Co., Inc.  
1513 Harrison Avenue, Suite A-3  
Elkins, WV 26241

**Property Location:** 406 Weber Road  
Oakland, MD 21550

**New Space Type:** Driver Test Course (16,735 sf)

**Lease Type:** Modification (Continued Use of Property)

**This Term:** 05/01/2025 - 09/30/2025 (Remaining term w/6-month holdover)

**Future Option Term:** 10/01/2025 - 09/30/2030

**Existing**

**Annual Rent:** \$0                      **Square Foot Rate:** \$21.00

**Cost of Test Course**

**Resurfacing**

**One Time Amount:** \$33,470.00

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

**Appropriation Code:** PCA 1020

**Termination for Convenience Clause:** Yes



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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March 19, 2025**



**60-LT-MOD. TENANT LEASE MODIFICATION (cont'd)**

**Procurement Method:** Sole Source

See COMAR 21.05.05.02.A (1); DGS Space Mgmt Manual ¶ 6-605 E

**Remarks:** In the Supplemental Lease Agreement, the Landlord will dedicate a portion of the current parking lot measuring approximately 16,735 ground feet for MVA's exclusive use as a car test course and staging area. MVA will reimburse the landlord an amount not to exceed \$2.00 per square foot to resurface the asphalt of this area (approximately \$33,470.00). MVA will, at its own cost, install guard rails and re-stripe the test course area. The renewal lease for the existing office space and the new test course is being negotiated and will be submitted before the lease expiration date.

**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  
March 19, 2025**



**SUPPLEMENTAL**

*Contact: Monica Hariri 410-767-9661  
monica.hariri2@maryland.gov*

**61-S-MOD. SERVICES MODIFICATION**  
*Department of Human Services/Social Services Administration*

**Contract ID:** Post-Adoption Education and Mental Health Services; SSA/CASEAD-21-001-A6  
ADPICS No.: COK84705

**Contract Approved:** DGS 12-S, 06/16/2021

**Contract Description:** Deliver post adoption mental health and educational support services to children and families in Maryland.

**Modification Description:** Extend the contract to allow additional time to complete the new procurement and 60 day transition period.

**Award:** Center for Adoption Support and Education, Inc.  
Burtonsville, MD

**Original Contract Term:** 07/15/2021 - 07/14/2022

**Modification Term:** 04/01/2025 - 12/31/2025

**Original Contract Amount:** \$700,000

**Modification Amount:** \$881,274

**Prior Options/Mods:** \$525,000 (Mod #1: Extension 07/15/2022 - 04/30/2023;  
DGS 20-S 06/22/2022)  
\$371,788 (Mod #2 Extension 05/01/2023 - 10/31/2023;  
DGS 29-S-MOD, 04/05/2023)  
\$616,337 (Mod #3 Extension 11/01/2023 - 07/31/2024;  
DGS 38-S-MOD, 10/25/2023)  
\$411,949 (Mod # 4 Extension 08/01/2024 - 01/31/2025;  
DGS 42-S-MOD, 07/03/2024)  
\$0 (Mod # 5: Extension 02/01/2025 - 03/31/2025;  
Delegated Authority - DHS, 12/31/2024)

**Total Contract Amount:** \$3,506,348

**Percent +/- (This Item):** 125.90%

**Total Percent Change:** 400.91%





**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
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March 19, 2025**



**SUPPLEMENTAL**

**61-S-MOD. SERVICE MODIFICATION (cont'd)**

**Original Procurement Method:** Sole Source

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**MBE/VSBE Compliance:** 0% / 0%

**Hiring Agreement Eligible:** Yes

**Requesting Agency Remarks:** The extension is necessary because the award of the solicitation was not put into place prior to the previous extension due to amendments issued that impacted the Financial Proposal and technical proposal responses.

This Contract provides services to children and families who have finalized adoptions within the State of Maryland and prevents disruption and dissolution of adoptions. Families throughout Maryland can self-refer or be referred by local departments to obtain the services offered by the vendor. This contract supports and provides services to Adoptive families and prevents disruptions that will keep children and youth out of care or from re-entering care. If this contract expires before the replacement contract is in place, these services will no longer be available.

C.A.S.E.'s current office locations in Baltimore, Montgomery, and Prince George's counties are well-positioned to serve more than 63.3% of the target population.

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

**Fund Source:** 100% General Funds

**Approp. Code:** N00B0004

**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  
March 19, 2025**



**SUPPLEMENTAL**

*Contact: Monica Hariri 410-767-9661  
monica.hariri2@maryland.gov*

**62-S-MOD. SERVICES MODIFICATION**  
*Department of Human Services, Social Services Administration*

**Contract ID:** Post Permanency Services; SSA/ADOPT-22-001-A7  
ADPICS No.: COK84693

**Contract Approved:** DGS 11-S, 06/16/2021

**Contract Description:** Mental health, educational support services, and same race and transracial adoption to children and families in Maryland.

**Modification Description:** Extend the contract to allow additional time to complete the new procurement and 60 day transition period.

**Award:** Adoptions Together, Inc.; Calverton, MD

**Original Contract Term:** 07/15/2021 - 07/14/2022

**Modification Term:** 04/01/2025 - 12/31/2025

**Original Contract Amount:** \$598,174

**Modification Amount:** \$478,962

**Prior Options/Mods:** \$473,554 (Mod #1: Extension 07/15/2022 - 04/30/2023;  
DGS 19-S-MOD, 06/22/2022)  
\$358,490 (Mod #2: Extension 05/01/2023 - 10/31/2023;  
DGS 28-S-MOD, 04/05/2023)  
\$547,308 (Mod #3: Extension 11/01/2023 - 07/31/2024;  
DGS 37-S-MOD, 10/25/2023)  
\$0 (Mod #4: Name Change Amendment;  
Delegated Authority - DHS 01/08/2024)  
\$319,343 (Mod #5: Extension 08/01/2024 - 01/31/2025;  
DGS 41-S-MOD, 07/03/2024)  
\$0 (Mod #6: Extension 02/01/2025 - 03/31/2025,  
Delegated Authority - DHS 01/31/2025)

**Total Contract Amount:** \$2,775,831

**Total Percent Change:** 80.07%

**Total Percent +/- Change:** 365.56%



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
March 19, 2025**



**SUPPLEMENTAL**

**62-S-MOD. SERVICES MODIFICATION (cont'd)**

**Original Procurement Method:** Sole Source

**Living Wage Eligible:** Yes

**MBE/VSBE Participation:** 0% / 0%

**MBE/VSBE Compliance:** 0% / 0%

**Hiring Agreement Eligible:** Yes

**Requesting Agency Remarks:** The extension is necessary because the award of the solicitation was not put into place prior to the previous extension due to amendments issued that impacted the Financial Proposal and technical proposal responses.

The new solicitation incorporates new services related to the RFP including Post-Guardianship and Post-Reunification services. The modification is necessary to continue providing post-adoptive services without service disruption to children, youth, and families while the new solicitation is completed.

This Contract provides services to children and families who have finalized adoptions within the State of Maryland and prevents disruption and dissolution of adoptions. Families throughout Maryland can self-refer or be referred by local departments to obtain the services offered by the vendor. This contract supports and provides services to Adoptive families and prevent disruptions that will keep children and youth out of care or from re-entering care.

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

**Fund Source:** 100% General Funds

**Approp. Code:** N00G0004

**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  
March 19, 2025**



**SUPPLEMENTAL**

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

**63-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 American Legion, Department of Maryland, Sykesville Memorial Post 223**

American Legion Sykesville Memorial Post 223 – Building Renovation Carroll County  
*“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sykesville Memorial Post 223.”*

*Maryland Consolidated Capital Bond Loan of 2022 (MCCBL– Chapter 344, Acts of 2022) DGS Item 22-165, (SL-314-220-038)      \$ 100,000*

**Matching Fund:** No match is required.

<b>Background:</b>	Total Project	\$ 100,000
	<b>22-165 (This Action)</b>	<b>\$ 100,000 (Non-match)</b>
	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 critical infrastructure repairs to the roof and rear retaining wall and the replacement of air conditioning, heating, and refrigeration units.

**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  
March 19, 2025**



**SUPPLEMENTAL**

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

**64-S-MOD. SERVICES MODIFICATION  
*Department of Transportation, Maryland Transit Administration***

**Contract ID:** Rural, Small Urban, and Large Urban Transportation Planning; AGY-19-013-SR  
ADPICS No.: COK84568

**Contract Approved:** DGS 30-S, 01/29/2020.

**Contract Description:** Provide the Maryland Department of Transportation Maryland Transit Administration's (MDOT MTA) Office of Local Transit Support (OLTS) with additional resources, technical expertise, and the required oversight, to ensure that State and federal grant programs are properly administered.

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

**Award:** KFH Group, Inc.; Bethesda, MD

**Original Contract Term:** 02/20/2020 - 02/28/2025

**Modification Term:** 04/11/2025 - 10/31/2026

**Original Contract Amount:** \$10,000,000 NTE

**Modification Amount:** \$ 4,785,000 NTE

**Prior Options/Mods:** \$0 (Mod. #1: Extension 02/28/2025 - 04/10/2025; Delegated Authority - MTA, 01/13/2025)

**Total Contract Amount:** \$14,785,000 NTE

**Percent +/- (This Item):** 47.85%

**Total Percent Change:** 47.85%

**Original Procurement Method:** Competitive Sealed Proposals

**Living Wage Eligible:** Yes

**DBE/VSBE Participation:** 80% / 0%

**DBE/VSBE Compliance:** 62.97% / 0%



**DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
March 19, 2025**



**SUPPLEMENTAL**

**64-S-MOD. SERVICES MODIFICATION (cont'd)**

**Requesting Agency Remarks:** This extension is necessary due to delays caused by the transition of staff within the MTA. The not-to-exceed modification amount is not a guarantee of fee and payment will be based on the number of hours worked. The increase in funding for the extension is due to an increase in the number of staff hours needed to support responsibilities in connection with Federal environmental regulations, as well as technical and financial assistance of formula and discretionary awards to Locally Operated Transit Systems (LOTS) and Human Services Transportation Providers.

These essential services provide additional resources, technical expertise, and the required oversight to ensure that State and Federal grant programs are properly administered on an as-needed basis. The contractor will assist OLTS in the following:

- Transportation Development Plans;
- Human Service Transportation Plans;
- Updates to LOTS and the 5310 Manuals;
- Studies and analyses on individual LOTS;
- Federal Transit Administration Triennial Reviews;
- Drug and Alcohol policy and procedure reviews; and
- Regional Transportation Agency and LOTS training.

Due to a change of ownership in August 2023, the contractor no longer qualified as a certified MBE firm and withdrew from the program. The contractor has committed to awarding any new work to MBE certified firms as they are able to.

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

**Approp. Code:** J05H0105

**Resident Business:** Yes

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**