

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
NOVEMBER 19, 2025

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

Item	Section page	Overall page no. no.
------	-----------------	----------------------------

SECRETARY'S AGENDA			
1-3	Department of Agriculture	1	
4-6	Board of Public Works - Debarment	5	
7	Board of Public Works - PAAR	10	
8	Board of Public Works - Wetlands	11	
9	Department of Budget and Management	13	
10-15	Department of Housing and Community Development	14	
16-17	Morgan State University	22	
18	Maryland Stadium Authority	26	
19	Maryland Department of Health	29	

APPENDIX			
A1	Maryland Department of Health	APP1	30

SUPPLEMENT DEPARTMENT OF NATURAL RESOURCES/REAL PROPERTY			
1-2	Program Open Space Local Share	DNR1	33
3	Community Parks and Playgrounds Program	DNR4	36
4	Greenspace Equity Program	DNR5	37
5-7	Rural Legacy Program	DNR6	38
8	Program Open Space State Share	DNR9	41

SUPPLEMENT UNIVERSITY SYSTEM OF MARYLAND			
1	General Obligation Bonds	USM1	42
2	University of MD, College Park	USM2	43
3	University of MD, College Park for Salisbury University	USM3	44
4	University of MD Baltimore for Towson University	USM4	45
5	University of MD, College Park for Bowie State University	USM5	46

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
NOVEMBER 19, 2025

Item		Section page no.	Overall page no.
------	--	---------------------	---------------------

MARYLAND DEPARTMENT OF TRANSPORTATION			
1	Maryland Aviation Administration (MAA)	MDOT1	49
2-3	Maryland Transit Administration (MTA)	MDOT3	51
4-8	State Highway Administration (SHA)	MDOT7	55

DEPARTMENT OF GENERAL SERVICES/ OFFICE OF STATE PROCUREMENT			
1-20	Capital Grants and Loans	OSP1	65
21-23	Construction	OSP21	85
24-25	Services	OSP27	91
26-30	Information Technology	OSP32	96
31	Maintenance	OSP47	111
32	General Miscellaneous	OSP49	113
33	Landlord Lease	OSP50	114
34-36	Tenant Lease	OSP52	116
37	Supplemental: Services	OSP58	122
38	Supplemental: Capital Grants and Loans	OSP60	124
39	Supplemental: Capital Grants and Loans	OSP61	125
40	Supplemental: Capital Grants and Loans	OSP63	127
41	Supplemental: Tenant Lease	OSP64	128
42	Supplemental: Capital Grants and Loans	OSP66	130
43	Supplemental: Information Technology	OSP68	132
A1-EX	Expedited Procurement Report	OSP71	136

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

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



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

1. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program - Grants

Recommendation: That the Board of Public Works approve funding for 14 individual grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$270,400

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

County	Grantee	Agreement #	Amount
Anne Arundel	Christopher H. Wilson	PA-2025-2834-P	\$23,500
Caroline	Robert P. Weer	CR-2025-2581	\$15,800
Carroll	Arbaugh's Flowing Springs, Inc.	MP-2026-2210	\$11,000
		MP-2026-2211	\$8,400
	C. Richard Weaver	RS-2025-2540-P	\$1,200
	Mark A. Gieron	MP-2026-2114	\$28,400
	Richard B. Haines	MP-2026-2216	\$27,900
Frederick	Timothy L. Rice	MP-2026-2172	\$9,600
Harford	Samuel B. Fielder, III	LS-2026-2239	\$56,400
Montgomery	Baker Family Corporation	MP-2026-2141-R	\$11,600
Queen Anne's	Catherine D. MacGlashan	AT-2026-2233-P	\$2,400
	Indiantown On Chester LLC	AT-2026-2237	\$6,400
	Virginia L. Foster	AT-2026-2213	\$6,300
Talbot	Alice M. Schwaninger	CR-2026-2235	\$61,500

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



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

2. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program- Additional Funding

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

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

Amount: \$4,851.50

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
Carroll	Byron D. Stambaugh	MP-2025-2953	\$4,851.50

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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



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

3. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program- Reversion

Recommendation: That the Board of Public Works approve reverting the balances on 23 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: \$278,986.52

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

County	Recipient	Agreement #	Amount	Status
Allegany	Darrell T. Stonestreet	AT-2025-2094	\$19,400.00	Canceled
Baltimore	C & N Flower and Grain Farm LLC	LS-2025-2110	\$21,000.00	Completed
		LS-2025-2111	\$11,600.00	Completed
	One Straw Farm LLC	LS-2025-2241	\$554.45	Completed
Carroll	James T. Rawlings	MP-2025-2054	\$5,800.00	Canceled
	Jeremy J. Wagerman	MP-2025-2051	\$42,100.00	Canceled
	John Parker Smith, Jr.	MP-2025-2145	\$13,155.34	Completed
Cecil	Michael J. Rzucidlo	AT-2025-2032-R	\$8,231.44	Completed
Dorchester	Green Junner Farmer LLC	NW-2025-2112	\$268.25	Completed
Garrett	Bradley W. Rodeheaver	AT-2025-2100	\$7,646.43	Completed
Harford	My Lady's Manor Farm, Inc.	AT-2025-2235	\$5,226.00	Completed
Kent	Michael L. Falcone	CH-2025-2096	\$3,183.03	Completed
	P. Thomas Mason	AT-2025-2061	\$20.00	Completed
Queen Anne's	Michael R. Bostic, Sr.	AT-2025-2043	\$18,500.00	Canceled
	Shellcross Farms LLC	AT-2025-2095	\$535.50	Completed
	Thomas W. Bramble, Sr.	CR-2025-2150	\$6,390.00	Completed

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



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

County	Recipient	Agreement #	Amount	Status
St. Mary's	Choice Dairy Farm	PA-2024-2068	\$21,331.27	Completed
		PA-2024-2069-C	\$22,538.21	Completed
		PA-2024-2070	\$2,656.60	Completed
Talbot	Hutchison Brothers	CR-2025-2130	\$1,370.00	Completed
Washington	Donald L. Bragunier	UP-2025-2147	\$60,200.00	Canceled
Wicomico	D. Calloway Farms LLC	NW-2025-2075	\$2,200.00	Completed
		NW-2025-2076	\$5,080.00	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

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



Contact: Rachel Hershey 410-260-7724
rachel.hershey3@maryland.gov

4. **BOARD OF PUBLIC WORKS**
Debarment: James Schoo

See next page for
Record Correction
Letter dated 12/3/25

Recommendation: That the Board of Public Works indefinitely debar James Schoo from being considered for the award of, being awarded, or performing, directly or indirectly, a contract with ~~the State~~ a public body.

Authority: Sections 16-202(a), 16-304(a) and (e), State Finance & Procurement Article, Annotated Code of Maryland; COMAR 21.08.03.01 and COMAR 21.08.04.02

Background: According to the Office of Attorney General, James Schoo, who was an employee of the Department of Juvenile Services (DJS), received bribes in exchange for the award of purchase orders for maintenance work at DJS facilities. From on or about July 31, 2013, through on or about August 25, 2016, Schoo received bribes from a contractor named Andrew Seabolt through Seabolt's firm Seabolt & Sons, LLC, which was awarded approximately 128 contracts under \$15,000 to perform maintenance work at DJS facilities. The State of Maryland paid Seabolt & Sons, LLC, approximately \$1.2 million under these purchase orders. The benefits Mr. Seabolt provided Mr. Schoo included installation of a concrete driveway at Mr. Schoo's personal residence; carpet installation at Mr. Schoo's home, a rental property, and the home of Mr. Schoo's daughter; and the purchase of wood cabinets that were installed in Mr. Schoo's kitchen. Mr. Schoo made no payments for the materials and work.

Schoo also solicited fake proposals from an employee of a vendor, according to the press release. The employee provided benefits to Schoo including a golf outing and a trip to New York City. In turn, when the employee's husband was unemployed, Schoo directed monies to the husband, at first fraudulently presenting the husband as a contractor, and then actually hiring the husband as a DJS employee, despite his lack of qualifications. Schoo made payment to the husband via a State check made out to a nonexistent company. The nonexistent company later became a source for false proposals used as losing submissions in other procurements; ultimately, 23 requisitions were approved by Schoo in which Seabolt & Sons was awarded the work, and the fake company was inserted as the losing bidder. Additionally, investigation revealed that Schoo used a State purchasing card to purchase nearly \$7,000 worth of materials for his own benefit. On December 9, 2020, Mr. Schoo was convicted in the Circuit Court for Baltimore County on multiple counts of bribery, conspiracy to bribe, theft, and false statements.

Debarment: Mr. Schoo's debarment is a mandatory debarment pursuant to State Finance and Procurement Article, Section 16-202(a), Annotated Code of Maryland, because his conviction under Maryland law is for bribery or attempted bribery in furtherance of obtaining a contract with a public body.

John T. Gontrum, Esq.
Executive Secretary

Gabriel Gnall, Esq.
Procurement Advisor

Rachel Hershey, Esq.
General Counsel

William Morgante, PWS
Wetlands Administrator

December 3, 2025

Accepted 12/4/2025- JTG

John Gontrum, Esq.
Executive Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 117
Annapolis, Maryland 21401-1991



SUBJECT: Record Correction – November 19, 2025 Board of Public Works Action Agenda,
Secretary Item 4.

Dear Mr. Gontrum:

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

BPW – November 19, 2025, Secretary 4

Debarment: James Schoo

Recommendation:

FROM: That the Board of Public Works indefinitely debar James Schoo from being considered for the award of, being awarded, or performing, directly or indirectly, a contract with the State.

TO: That the Board of Public Works indefinitely debar James Schoo from being considered for the award of, being awarded, or performing, directly or indirectly, a contract with a public body.

Reason: Clerical error.

Sincerely,



Rachel Hershey
General Counsel

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



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

Public Notice: As required by State Finance and Procurement Article Section 16-304(a), Mr. James Schoo was notified that he is debarred by operation of law under SFP Section 16-202(a). Because he did not request a hearing within 30 days of receiving the notice, he waived his right to a hearing and is debarred pursuant to State Finance and Procurement Article, 16-304(e).

Debarment Term: Indefinite

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



Contact: Rachel Hershey 410-260-7724
rachel.hershey3@maryland.gov

5. **BOARD OF PUBLIC WORKS**
Debarment: Mark Anthony Sykes

See next page for
Record Correction
Letter dated 12/3/25

Recommendation: That the Board of Public Works indefinitely debar Mark Anthony Sykes from being considered for the award of, being awarded, or performing, directly or indirectly, a contract with ~~the State~~ a public body.

Authority: Sections 16-202(a), 16-304(a) and (e), State Finance & Procurement Article, Annotated Code of Maryland; COMAR 21.08.03.01 and COMAR 21.08.04.02

Background: According to the Office of the Attorney General, Mark Anthony Sykes bribed state officials for the purpose of steering contracts for cleaning services for the Maryland Department of Labor to Sykes' company, Building Enterprises LLC. The charge arose from illegal payments Sykes made in 2020 and 2021 to the former Director of General Services for the Maryland Department of Labor, which were paid in exchange for directing State contracts to Sykes' company. Between July 2020 and March 2021, Building Enterprises, LLC received \$174,903.25 from the State of Maryland for COVID-related facilities cleaning services. The company secured those contracts through a fraudulent procurement scheme that benefited Sykes. The investigation revealed that Sykes paid approximately \$20,000 in bribes in order to be awarded those contracts. Sykes was convicted of bribery charges in Baltimore County Circuit Court

Debarment: Sykes' debarment is a mandatory debarment pursuant to State Finance and Procurement Article, Section 16-202(a), Annotated Code of Maryland because his conviction under Maryland law is for bribery or attempted bribery in furtherance of obtaining a contract with a public body.

Public Notice: As required by State Finance and Procurement Article, Section 16-304(a), Mr. Sykes was notified that he is debarred by operation of law under SFP Section 16-202(a). Because he did not request a hearing within 30 days of receiving the notice, he waived his right to a hearing and is debarred pursuant to State Finance and Procurement Article, Section 16-304(e).

Debarment Term: Indefinite

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

John T. Gontrum, Esq.
Executive Secretary

Gabriel Gnall, Esq.
Procurement Advisor

Rachel Hershey, Esq.
General Counsel

William Morgante, PWS
Wetlands Administrator

December 3, 2025

John Gontrum, Esq.
Executive Secretary to the Board of Public Works
Louis L. Goldstein Treasury Building, Room 117
Annapolis, Maryland 21401-1991

Accepted 12/4/2025- JTG

John Gontrum

SUBJECT: Record Correction – November 19, 2025 Board of Public Works Action Agenda,
Secretary Item 5.

Dear Mr. Gontrum:

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

BPW – November 19, 2025, Secretary 5

Debarment: Mark Anthony Sykes

Recommendation:

FROM: That the Board of Public Works indefinitely debar Mark Anthony Sykes from being considered for the award of, being awarded, or performing, directly or indirectly, a contract with the State.

TO: That the Board of Public Works indefinitely debar Mark Anthony Sykes from being considered for the award of, being awarded, or performing, directly or indirectly, a contract with a public body.

Reason: Clerical error

Sincerely,

Rachel Hershey
Rachel Hershey
General Counsel

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



Contact: Rachel Hershey 410-260-7724
rachel.hershey3@maryland.gov

6. BOARD OF PUBLIC WORKS

Debarment: James DiPino, Paul DiPino, and AB Medical, LLC.

Recommendation: The Board of Public Works indefinitely debar James DiPino, Paul DiPino, and AB Medical, LLC from being considered for the award of, being awarded, or performing, directly or indirectly, a contract with a public body.

Authority: Sections 16-202(a), 16-304(a) and (e), State Finance & Procurement Article, Annotated Code of Maryland; COMAR 21.08.03.01 and COMAR 21.08.04.02

Background: According to the Office of Attorney General, James DiPino, Paul DiPino, and AB Medical were convicted on charges related to purchases of personal protective equipment (PPE) during the COVID-19 pandemic. In the spring of 2020, James W. DiPino was employed by the Maryland Department of Public Safety and Correctional Services as a Senior Program Manager and selected vendors from which PPE would be procured for the Department. Beginning on April 10, 2020, James DiPino initiated a total of 11 purchases of PPE from AB Medical, LLC, a company secretly associated with his brother, Paul J. DiPino, Jr. James DiPino favored AB Medical, LLC over other vendors, including, on at least two occasions, declining offers from other vendors to supply certain PPE before purchasing that same PPE from AB Medical, LLC at higher prices. James DiPino also processed an order for PPE with AB Medical, LLC after being directed to hold off on doing so by an official at DPSCS and deceived the official regarding the status of the order.

AB Medical, LLC received its final payment from the State of Maryland on August 25, 2020. Between September 1, 2020, and September 3, 2020, AB Medical, LLC transferred \$3 million to James DiPino through two shell companies established by James DiPino and Paul DiPino. James DiPino used that \$3 million kickback to fund a personal investment account and to purchase a 2020 Four Winns FSA H350 boat for \$278,540, among other things. As a result of their actions, the Circuit Court sentenced James DiPino and Paul DiPino to ten years in prison, with all but one year and one day suspended, followed by three years of supervised probation. Assets seized by the State from both brothers during the investigation totaling \$2,625,538.57 in addition to a luxury boat were legally transferred to the State, and James DiPino was ordered to pay an additional \$1,239,242.07 in restitution, less the proceeds from the sale of the boat. AB Medical, LLC was sentenced to the statutory maximum fine of \$10,000 and ordered to pay \$3,000,000 in restitution.

Each of the named persons was convicted of bribery after pleading guilty in the Circuit Court for Baltimore County in 2023.

Debarment: State Finance & Procurement Article, Section 16-202(a) provides that a person who has been convicted under State law of bribery committed in furtherance of obtaining a contract with a public body is debarred by operation of law.

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



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

Public Notice: As required by SFP Section 16-304(a), Mr. James DiPino, Mr. Paul DiPino, and AB Medical, LLC were notified that they are debarred by operation of law under SFP Section 16-202(a). Because they did not request hearings within 30 days of receiving the notices, they waived their right to a hearing and are debarred pursuant to State Finance and Procurement Article, 16-304(e).

Debarment Term: Indefinite

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



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

7. **BOARD OF PUBLIC WORKS**
Procurement Agency Activity Reports

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

<i>Department of General Services</i>	<i>September 2025</i>
<i>Department of Transportation</i>	<i>September 2025</i>
<i>State Treasurer's Office</i>	<i>3rd Quarter 2025</i>

Authority: COMAR 21.02.01.05

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



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

8. BOARD OF PUBLIC WORKS
Wetland Licenses

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

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

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

ANNE ARUNDEL COUNTY

24-0055 *ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS* – To improve navigable access by mechanically maintenance dredging a main channel and two segments of Lake Placid, and transporting dredge material to a disposal site.

Arnold, Lake Placid (Magothy River)

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

Submerged Aquatic Vegetation (SAV) Removed: 67,411 square feet (1.5 acres)

24-0156 *SHORE ACRES IMPROVEMENT ASSOCIATION* – To improve navigable access at a community boat ramp and pier by mechanically maintenance dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Arnold, Lake Placid (Magothy River)

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

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



8. BOARD OF PUBLIC WORKS (cont'd)

25-0136 *ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS* – To maintain navigable access by mechanically maintenance dredging segments of a main channel, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Deale, Parker Creek

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

Submerged Aquatic Vegetation (SAV) Removed: 42,539 square feet (0.98 acre)

25-0226 *ALVIN C. LEACH* – To maintain navigable access by mechanically maintenance dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Deale, Parker Creek

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



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

9. DEPARTMENT OF BUDGET AND MANAGEMENT
Budget Amendment 26R-016

Description: Approve November 2025 meeting reimbursable fund budget amendment.

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

Amount: \$ 464,460

Amount \$ 464,460 TOTAL

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

Funding Agency	Agency Providing Services [Receiving Funds]	Services	Amount
C00A00.06 Judiciary <i>Administrative Office of the Courts</i>	D15A05.20 Executive Department – Boards, Commissions, and Offices <i>State Commission on Criminal Sentencing Policy</i>	The State Commission on Criminal Sentencing Policy will utilize the increase in RF appropriation to continue its work upgrading MAGS.	\$464,460
Total			\$ 464,460

DBM Remarks: The State Commission on Criminal Sentencing Policy (SCCSP) (D15A05.20) entered into a memorandum of understanding with the Administrative Office of the Courts (C00A00.06) on September 9th, 2022. In this MOU the Administrative Office of the Courts agreed to provide funding to SCCSP to allow it to update the Maryland Automated Guidelines System (MAGS). The MOU originally was set to end on June 30th, 2023, but the two agencies agreed to change the expiration date to June 30th, 2026. SCCSP is requesting a \$464,460 increase in RF appropriation so it can continue its work upgrading MAGS. The funds will specifically be used to install mobile friendly updates, maintenance and future data collection upgrades, and login authentication troubleshooting/software upgrades.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



Contact: Joseph Pulver 301-429-7890

10. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Easement

Recommendation: That the Board of Public Works approve the installation of a permanent bus shelter by the Commissioners of St. Mary's County near the entrance of loan-funded property located in Great Mills.

Authority: Sections 4-211(a)(8) and (10) of the Housing and Community Development Article Annotated Code of Maryland, COMAR Chapter 05.12.01, and 42 U.S.C Sections 12701 through 12840

Borrower: Admiral's Apartments Nine LLC

Easement Holder: Commissioners of St. Mary's County

Project address: Admiral's Landing,
45970 Foxchase Drive, Great Mills, MD 20634
St. Mary's County

Consideration: \$1.00

Loan Amount: \$1,721,500

Background: In September 2022, the DHCD Community Development Administration provided a Rental Housing Program loan and an allocation of Low-Income Housing Tax Credits to Admiral's Apartments Nine LLC to rehabilitate, own and operate a residential housing project known as Admiral's Landing 9, which includes 79 residential rental units, in St. Mary's County.

The Commissioners of St. Mary's County require the use of the Admiral Apartments Nine LLC property for the construction, installation, operation, maintenance, repair, and improvements including seating, signage, lighting, and utilities of a bus shelter containing 187 square feet, more or less.

The bus shelter will provide coverage from bad weather conditions such as rain, snow, and the sun for residents of Admiral's Landing and those who live in the surrounding area. It will be a material benefit to the residents who use the St. Mary's County public transit system. The bus shelter will not be used for commercial advertising purposes, but may contain public service announcements, transit information, or government notices. It is the opinion of the Department that the easements will not have any material impact on the value or use of the Project.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



Contact: Joseph Pulver 301-429-7890

11. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Easements

Recommendation: That the Board of Public Works approves:

1. Easements granted from CH East Apartments LLC to CH II Apartments LLC, and
2. Subordinating the State's lien and interest in the project to the easements.

Authority: Sections 4-211(a)(8) and (10) of the Housing and Community Development Article, Annotated Code of Maryland, COMAR Chapter 05.12.01, and 42 U.S.C Sections 12701 through 12840

Borrower: CH East Apartments LLC

Easement Holder: CH II Apartments LLC

Project address: Calvert Hills East,
346 Radio Drive, Prince Frederick, MD 20678
Calvert County

Loan Amount: \$1,700,000

Background: In January 2020, the Department provided a HOME Program loan and an allocation of Low-Income Housing Tax Credits to CH East Apartments LLC for the construction, owning and operating a residential rental housing project known as Calvert Hills East (the "Phase I Project"), a 96-unit rental property located in Calvert County. In 2024, the Phase II Owner began construction on an adjoining residential rental housing project known as CH II Apartments LLC (the "Phase II Project"), a 35-unit property also located in Calvert County.

CH East Apartments LLC has granted easements to the Phase II Owner, pending approval from the Department and Board of Public Works. The Shared Amenities and Reciprocal Access and Parking Easement Agreement will provide benefits to both CH East Apartments LLC and Phase II Owner. Each owner will be responsible for costs associated with their own parking and access areas, but will share the costs of maintenance of the shared facilities as follows: Phase I Owner shall be responsible for 73.3% of the shared costs. Phase II Owner shall be responsible for 26.7% of the shared costs. These numbers are based on the relative unit sizes of the two projects.

The rest of the easements are solely benefiting the Phase II Owner, but are temporary in nature, non-material and require the Phase II Owner to bear any costs associated with such easements. Based on the foregoing, it is the Department's opinion that the easements will not have any material impact on the value or use of the Project.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



Contact: Joseph Pulver 301-429-7890

12. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Easement

Recommendation: That the Board of Public Works approves Merritt Station II, LLC granting an easement to Baltimore County for storm drain purposes.

Authority: Sections 4-211(a)(8) and (10) of the Housing and Community Development Article, Annotated Code of Maryland, COMAR Chapter 05.12.01, and 42 U.S.C Sections 12701 through 12840

Borrower: Merritt Station II, LLC

Easement Holder: Baltimore County

Project address: Merritt Station II,
1440 Merritt Boulevard, Dundalk, MD 21222
Baltimore County

Consideration: \$1.00

Loan Amount: \$17,600,000

Background: In May 2023, the Community Development Administration provided a Multifamily Bond Program loan, a Rental Housing Program loan, a Rental Housing Works loan, and an allocation of Low-Income Housing Tax Credits to Merritt Station II, LLC to construct, own, and operate a residential rental housing project known as Merritt Station II, an 84 residential unit project, in Baltimore County. The Extended Use of the allocation of LIHTC will end in 2057.

The purpose of the easement is for the installation and maintenance of utilities, storm water sewers, surface drains, and storm water management devices. No structures, planting or other materials shall be placed or permitted. The easement and all improvements in it shall be maintained continuously at Merritt Station II. No conveyance of the property shall be deemed or construed as a conveyance of the easement. The easement will be located in Lot 1, shown on the Plat entitled "Towne Centre Third Amended Parcel 1, which was previously recorded in J.L.E 79 Folio 492". The easement is for installation and maintenance of utilities and drainage facilities in storm water management areas designated as SWM Easement containing 0.4599 acres (20,034 sq ft) on the Plat. Based on the foregoing, it is the Department's opinion that the easement will not have any material impact on the value or use of the project.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



Contact: Joseph Pulver 301-429-7890

13. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Easement

Recommendation: That the Board of Public Works approve the installation of a Trail/Bicycle Path easement granted from Homes for Downtown Annapolis Limited Partnership to the City of Annapolis.

Disposition Authority: Sections 4-211(a)(8) and (10) of the Housing and Community Development Article, Annotated Code of Maryland, COMAR Chapter 05.12.01, and 42 U.S.C Sections 12701 through 12840

Borrower: Homes for Downtown Annapolis Limited Partnership

Easement Holder: City of Annapolis

Project address: Timothy House and Gardens,
29 W Washington Street, Annapolis, MD 21401
Anne Arundel County

Consideration: \$1.00

Loan Amount: \$9,905,283 (HOME loan: \$2,000,000.00); LIHTC: \$7,696,253,
and MEEHA-EMPOWER loan: \$209,030.00)

Background: In February 2017, the Community Development Administration provided a HOME loan, an allocation of Low-Income Housing Tax Credits, and a MEEHA-EMPOWER loan to Homes for Downtown Annapolis Limited Partnership to rehabilitate, own and operate a residential housing project known as Timothy House and Gardens, an 81 residential unit project, in Anne Arundel County. The HOME loan is a surplus cash loan with a maturity date of 6/1/2058.

The City of Annapolis requires the use of Homes for Downtown Annapolis Limited Partnership (Timothy House and Gardens) property to obtain a permanent, non-exclusive easement to enter on, through, and across the land for recreational use by the public and any other governmental purposes. The City of Annapolis is also responsible for all construction, repair, and maintenance of the pathway. The Trail/Bicycle Path will provide a dedicated space for pedestrian and non-motorized bicycle passage by the public. Based on the foregoing, it is the Department's opinion that the easement will not have any material impact on the value or use of the Project.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



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

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

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

Borrower: Baltimore Affordable Housing Development

Project: Arbor Oaks
800-825 Dartmouth Road,
801-813 Lenton Avenue,
5601-5618 McClean Blvd.,
3401-3424 Mary Avenue
Baltimore 21212-3108
(Baltimore City)

Authority: Sections 4-101 et. seq., Housing and Community Development Article, Annotated Code of Maryland, as amended.

Rental Housing Works (RHW) shall provide financing for rental housing that will be occupied by individuals with incomes of 60% or less of the Area Median Income (AMI). The loan will be issued from CDA to the Borrower in the approximate amount of \$3,500,000 for a term of 40 years and secured with a Deed of Trust.

Loan Amount: \$3,500,000

Fund Source: MCCBL 2025- Rental Housing Works Program

Collateral: Deed of Trust

Description: The project consists of the rehabilitation of a two hundred and six (206) unit housing development that will offer units for families. The project is sponsored by Baltimore Affordable Housing Development, Inc. The apartment units are a mix of one- and two-bedroom units which are restricted to households earning 50% and 60% or less of the area median income.

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



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

Project Funding Sources:

Rental Housing Works (this Item)	\$ 3,500,000
Private Loan	\$18,233,000
Tax Credit Equity	\$16,878,812
Assumed - Partnership Rental Housing Program	\$ 5,128,551
Assumed - Lead Paint Program	\$ 980,243
DDF note	\$ 1,945,865
Sellers Note	\$ 8,220,577
Seller Note Interest	\$ 616,543
BAHD Gap loan	\$ 3,738,946
Assumed – Baltimore City HOME Loan	\$ 913,100
Accrued Interest	\$ 813,000
Existing Reserves	\$ 525,863
<u>Deferred Developer Fee</u>	<u>\$ 785,927</u>
Total	\$62,280,427

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning on January 6th, 2024.

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

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



Contacts: Gregory Hare 301-429-7775 gregory.hare@maryland.gov
Jennifer Washington 301-429-7761 jennifer.washington3@maryland.gov
Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov

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

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

Borrower: Laurens and Carey House Owner, LLC

Project: Laurens and Carey House
1431 Laurens Street and 1330 Carey Street, Baltimore, MD 21217

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

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

Loan Amount: \$2,950,000

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

Collateral: Deed of Trust

Description: Laurens and Carey House project entails the rehabilitation of two properties within one financing structure as a 59-unit family rental community located in Baltimore City. The project includes the rehabilitation of 59 efficiency, one-bedroom and two-bedroom units. The project is sponsored by The National Housing Partnership Foundation, NHP.

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

1. Energy Star windows
2. Energy Star appliances
3. Energy Star range hood exhaust fans.
4. Energy Star HVAC equipment with programable thermostats.
5. LED lights with reduced wattage All floorings will be quality and durable floor coverings.
6. Water sense plumbing fixtures in bathrooms and kitchens
7. Compartmentalization of air sealing

There are no recognized environmental conditions requiring remediation on the Project.

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



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

Funding Sources	Amount
Rental Housing Works (This Item)	\$2,950,000
MEEHA Empower	\$353,068
GHGRP Grant	\$540,000
Tax-exempt Bonds	\$3,486,000
HABC Seller Note	\$3,960,000
HABC MTW Funds	\$3,244,268
LIHTCs	\$9,403,000
Total Sources of Funds	\$23,936,336

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on November 30, 2022.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



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

16. MORGAN STATE UNIVERSITY

***New Science Center Phase II –
Construction Management Services
GMP-D***

Contract ID: New Science Center Phase II
DCM-SCIC2-23-1CM

Recommendation: Approve Guaranteed Maximum Price Contract “D” (GMP-D) for the New Science Center Phase II: Construction of the New Science Center.

Prior Approvals:
Secretary’s Agenda, Item 14 (4/19/2023)
Secretary’s Agenda, Item 29 (7/5/2023)
Secretary’s Agenda, Item 13 (11/20/2024)
Secretary’s Agenda, Item 20 (8/6/2025)
Secretary’s Agenda, Item 12 (10/1/2025)

Award: Barton Malow Builders, LLC
Baltimore, Maryland

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

Contract Amount:	Contract Approval (Pre-Construction)	\$ 1,107,203
	MSU Authorized Changes	\$ 291,700
	GMP-A	\$ 4,984,875
	GMP-B	\$ 4,955,896
	MSU Authorized Changes	\$ 419,843
	GMP-C	\$ 3,256,785
	<u>GMP-D (this Item)</u>	<u>\$ 26,922,285</u>
	Total Contract Amount	\$ 41,938,587

MBE Participation Goal: 45.00%

MBE Participation-GMP A: 17.54%

MBE Participation-GMP B: 55.96%

MBE Participation-GMP C: 9.7%

MBE Participation-GMP D (this item): 34.07%

MBE Participation-Cumulative to Date 32.11%

MBE Compliance- Total Paid To Date: 25.00%

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



16. MORGAN STATE UNIVERSITY (cont d)

Remarks: This request is for the Board of Public Works to approve the full contract amount and full cash expenditure of GMP-D in the amount of \$26,922,285. GMP-D is the fourth of many GMP contracts issued for the construction of the New Science Center. Work in GMP-D includes, but is not limited to, the construction of the concrete structure. Numerous vendors were solicited; however, the construction manager and trade partner conducted scope reviews only with vendors who submitted competitive, responsive bids.

Each GMP has a separate MBE participation goal based on the availability of MDOT-certified firms. A total project participation goal of 45.00% was established and is expected to be met with all of the GMPs combined. GMP-D includes MBE firm participation of 34.07% with a cumulative project total of 32.11%. To date, payments made to MBE firms are 25% of the total payments to date made to the prime firm, Barton Malow Builders/Warren-Builds.

The design is approximately 60% complete; the University will return to the board for approval for future GMPs as they will be released in stages, while the design progresses.

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

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

Fund Source: MCCBL 2024 Item # 156 (MCCBL 24156): *Provide funds to complete design and begin construction of the New Science Center, provided that, notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project: \$5,724,897.*

MCCBL 2025 Item # 146 (MCCBL 25146): *Provide funds to complete design and continue construction of the New Science Center, provided that, notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project \$21,197,388*

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



16. MORGAN STATE UNIVERSITY (cont d)

Resident Business: Yes

MD Tax Clearance: 25-4121-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



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

17. MORGAN STATE UNIVERSITY
Services – Unarmed Security Guard Services

Contract ID: Unarmed Security Guard Services
26/PRO-0008-S

Recommendation: That the Board of Public Works approve the contract for unarmed security guard services on the campus of Morgan State University.

Contract Description: Provide trained, uniformed, unarmed personnel for security guard services 24 hours a day, seven days per week on the campus of Morgan State University.

Procurement Method: Cooperative Purchasing Agreement
NASPO ValuePoint Master Agreement No. 57908

Award: Universal Protection Services dba Allied Universal Security Services, Baltimore, Maryland

Contract Term: 11/20/2025 - 5/30/2028

Award Amount: \$23,376,216

MBE Participation: 0%

Fund Source: MSU Operating Budget

Performance Security: Yes

Remarks: Due to the critical need for continuous unarmed security guard services to protect campus operations, Morgan State University (MSU) has made several prior attempts to competitively award a contract, including IFB 22-PRO-0025-S and RFP 23-PRO-0018-S, both of which were cancelled due to procedural deficiencies. To ensure compliance with State procurement requirements and maintain uninterrupted security coverage, MSU is now utilizing the NASPO ValuePoint cooperative agreement (Kansas lead) as an approved intergovernmental contracting vehicle. The resulting award is being submitted to the Board of Public Works (BPW) for approval.

MD Tax Clearance: 25-4333-1111

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
November 19, 2025

REVISED



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

18. MARYLAND STADIUM AUTHORITY

***Renovation Projects at M&T Bank Stadium Construction Management (CM) Services
GMP #18***

Contract ID: 23-100

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority awarding a construction services contract for Guaranteed Maximum Price (GMP) Package No. 18 for the Renovation Projects at M&T Bank Stadium located in Baltimore City.

Contractor: Gilbane Building Company

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

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

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #18 – Mechanical, Electrical, Telecom / AV, and Modular Structures.

Term: 5/4/2023 - 5/2028

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

REVISED



18. MARYLAND STADIUM AUTHORITY (cont'd)

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

GMP Package #1:	\$6,580,550
GMP Package #2:	\$43,906,623
GMP Package #3:	\$72,557,944
GMP Package #4:	\$19,011,614
GMP Package #5:	\$10,520,060
GMP Package #6:	\$25,696,276.54
GMP Package #7:	\$6,705,055.56
GMP Package #8:	\$11,365,554.87
GMP Package #9:	\$15,326,614.12
GMP Package #10:	\$26,330,152.32
GMP Package #11:	\$25,503,873.87
GMP Package #12:	\$3,931,512.09
GMP Package #13:	\$37,318,640.69
GMP Package #14:	\$12,326,638.04
GMP Package #15:	\$35,671,036.76
GMP Package #16:	\$7,597,660.98
GMP Package #17:	\$18,983,962.56
GMP Package #18 (this Item):	<u>\$29,487,867.15</u>

Revised Amount: \$408,821,636.55

MBE Participation (GMP 1 - 18): 34.07%

MBE Subgoals: African American 8%
Women 11%

MBE Compliance: 22.46%

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

The procurement process for GMP Package #18 proceeded as follows:

Starting on June 9th, 2025 Gilbane advertised the project for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, Maryland Stadium Authority website, Maryland Washington Minorities Companies Association, and via direct solicitation. An MBE outreach event was previously conducted by Gilbane and a pre-bid site walkthrough was held at M&T Bank Stadium. Attendees were provided with summary project information.

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

REVISED



18. MARYLAND STADIUM AUTHORITY (cont'd)

Remarks (cont'd):

Gilbane advertised packages for mechanical, electrical, telecom/AV, and modular structures. Competitive bids were received between July 25th and September 17th on various due dates by representatives from Gilbane.

Post-bid scope review meetings with selected trade contractors began on August 1st, 2025 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted virtually, and Gilbane and MSA representatives were in attendance.

Gilbane submitted GMP #18 Package on October 27th, 2025.

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

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

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

Fund Source: Series 2023 Bonds

Tax Compliance No.: 25-1439-1110

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



Contacts: Nicole Lugo Clark 410-767-1861 nicole.lugoclark@maryland.gov
Dalia Weintraub 410-767-4642 dalia.weintraub1@maryland.gov

19. MARYLAND DEPARTMENT OF HEALTH
General Miscellaneous

Recommendation: The Maryland Department of Health, through the Office of the Attorney General, requests approval to pay a judgment against the defendant in the matter of *The Baltimore Banner v. Maryland Department of Health, Office of the Chief Medical Examiner*, Circuit Court of Maryland for Baltimore City, Case No. 24-C-22-005247.

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

Request Amount: \$174,980.94

Fund Source: Agency Funds

Appropriation Codes: Agency Code: M00, PCA Code: C101G, Agency Object: 0850

Requesting Agency's Remarks: The Maryland Department of Health and the Office of the Attorney General recommend paying \$174,980.94 to pay a judgment as in the best interest of the State.

If this request is approved, a check should be issued payable to "Venable LLP" in the amount of \$174,980.94. The check should be delivered to Nicole Lugo Clark, Assistant Attorney General, Office of the Attorney General of Maryland, Maryland Department of Health, 300 W. Preston Street, Suite 302 Baltimore, Maryland 21201, who will deliver it to plaintiff's counsel and ensure that all of the necessary documentation is complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



APP 1

Contact: Alison Barry 667-203-9095
alison.barry@maryland.gov

A1. MARYLAND DEPARTMENT OF HEALTH
Clifton T. Perkins Hospital Center

Contract Title: Remediation of Fungal Growth at Clifton T. Perkins Hospital Center / OCMP No.: 25-24938
ADPICS: M00B5600709

Contract Type: Maintenance

Contract Description: Inspect, contain, remove, disinfect and clean all surfaces with visible fungal growth.

Procurement Method: Emergency

Bids: Maryland Cleaning & Abatement Services Corp., Baltimore, MD
(CSB) \$300,000
(Single Bid Received)

Award: Maryland Cleaning & Abatement Services Corp. (CSB)

Amount: \$300,000

Term: 4/10/2025 – 04/06/2026

Date Emergency Declared: 4/4/2025

Contract Award Date: 4/10/2025

Date Emergency Reported: 4/11/2025

MBE / VSBE Participation: 6% / 0%

MBE Waiver Granted: 4%

Fund Source: 100% General

Appropriation Code: 320101002223

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



APP 2

A1. MARYLAND DEPARTMENT OF HEALTH (cont'd)

Remarks: Nature of Emergency: On Tuesday, April 1, 2025, The Joint Commission (TJC) began conducting a survey at Clifton T. Perkins Hospital Center (CTPHC). On Friday, April 4, 2025, during the survey, TJC found fungal growth throughout the facility. TJC identified the fungal growth as health and life safety issues risking MDH's accreditation, ordering MDH to complete fungal growth restoration within twenty-three (23) business days. In addition to the fungal growth remediation, MDH needs to conduct a visual assessment of the wet areas in the facility inclusive of additional remediation to ensure compliance with TJC's directive upon a return inspection. The necessary remediation efforts are beyond MDH's capabilities.

The failure to remediate as directed by TJC places CTPHC's licensure and accreditation by TJC and other various regulatory bodies in jeopardy. CTPHC currently houses more than two hundred eighty patients. Due to current capacity limitations and the diagnosis of the patients at the location, alternative housing solutions are not possible for the population. Additionally, there are significant negative effects and impacts on the patient population and staff due to potential fungal growth exposure. Due to the twenty-three business day timeline given by TJC as well as the patient population and staff's continued exposure to fungal growth, MDH was unable to wait up to 48 hours for CPO approval to proceed with the emergency procurement.

MDH selected a vendor that has experience with working with the State including MDH facilities. Due to the urgent nature and the need to remediate the fungal growth from the facility as soon as possible, MDH awarded this contract to the first responsive vendor. The selected vendor is also a certified small business. MDH has established a 10% MBE goal for this emergency procurement.

Basis for Selection: MDH competitively solicited this emergency procurement by contacting six vendors. Four of the six vendors advised that they could not respond as they did not have the ability to conduct an initial inspection until mid to late the following week (April 7, 2025). MDH was hopeful that two responses would be received as two vendors attended the April 4, 2025, inspection. On April 7, 2025, MDH received notice from one vendor that they were withdrawing from the procurement as the vendor did not have the capacity to take on another remediation project with the identified turnaround time. MDH received one response from the eventual contract awardee. Due to the time restrictions imposed by The Joint Commission to remediate the fungal growth, MDH selected the one responsible vendor with a responsive bid to award the contract to. Maryland Cleaning & Abatement Services Corp. has provided these services to the State on multiple occasions. There is confidence in the awardee's ability to meet the needs of the State and they are committed to an immediate response.

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



APP 3

A1. MARYLAND DEPARTMENT OF HEALTH (cont'd)

MBE Waiver: The vendor requested a 4% MBE waiver. The selected vendor completes all the mold remediation work itself and the only subcontractable area is supplies. Under COMAR 21.11.03.12-1.E., MDH may only count 60% of supplies and equipment from an MBE regular dealer towards the MBE participation goal if the procurement unit determines the fees are reasonable and not excessive. MDH has determined that the fees are reasonable and not excessive and therefore can only apply 60% of the costs incurred to the MBE goal. Based on the vendor's projected costs for supplies after the 60% rule is applied a 4% waiver is required. Due to the nature of this emergency impacting the health of MDH's residents, and that the waiver is due to COMAR requirements, MDH approves a 4% waiver.

Delays in Reporting: The Department took six months, after submitting the initial emergency procurement report, to provide complete and correct MBE documentation to substantiate the MBE Participation and Waiver for this emergency procurement award.

Resident Business: Yes

Tax Clearance: 25-1289-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

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



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

1A. PROGRAM OPEN SPACE LOCAL SHARE
Frederick County

Recommendation: Approval to commit \$649,414 for the following **acquisition** and **development** projects.

1. *Othello Regional Park Phase II - \$372,751.50*

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

Background: Additional funding to construct a community center, shelters, trails, roadways, and associated site amenities at Othello Regional Park.

Prior Approval: \$351,931.50 (DNR-RP Item 4A(3) [July 2, 2025])

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$147,636.68

Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$225,114.82

2. *Emmitsburg Downtown Park Acquisition - \$200,000.00*

Town of Emmitsburg
POS #7924-10-528 MD20250902-0578

Background: Acquire 0.44 acres in downtown Emmitsburg to be used as a community space for picnics, farmers markets and outdoor recreation use. The town is using its own funds to cover costs above the POS amount requested.

Appraised Value: McPherson and Associates Inc. \$175,000.00
Pugh Reat Estate Group \$240,000.00

Property Cost: \$245,000.00

Incidental Costs: \$9,000.00

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$200,000.00

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



1A. PROGRAM OPEN SPACE LOCAL SHARE (cont'd)
Frederick County

3. Woodsboro Regional Park, Pond Dredging and Restoration - \$59,000.00

Town of Woodsboro
POS #7925-10-529 MD20250902-0579

Background: Restore the fishing pond at Woodsboro Regional Park, including dredging, general cleanup, and related improvements.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$59,000.00

4. Middletown Memorial Park - Pavilion Roof Replacement - \$6,435.00

Town of Middletown
POS #7937-10-532 MD20251007-0635

Background: Remove and replace the roof of the Kefauver Pavilion at Middletown Memorial Park, and related improvements.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$6,435.00

5. Heritage Park – Electric Service Installation - \$11,228.00

Town of Middletown
POS #7938-10-533 MD20251007-0636

Background: Install electric service to Heritage Park. This project includes adding a 100 amp panel and conduit, conductors, and restoring the area disturbed during construction.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$11,228.00

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
November 19, 2025



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

2A. PROGRAM OPEN SPACE LOCAL SHARE
Howard County

Recommendation: Approval to commit \$50,000 for the following **planning** project.

Howard County 2027 LPPRP – \$50,000

Howard County
POS #7606-13-123 MD20230728-0654

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

Prior Approval: \$25,000.00 (DNR-RP Item 4A(1) [September 6, 2023])
\$25,000.00 (DNR-RP Item 3A(1) [September 11, 2024])
\$25,000.00 (DNR-RP Item 4A(1) [April 2, 2025])

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$50,000.00

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
November 19, 2025



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

3A. COMMUNITY PARKS AND PLAYGROUNDS PROGRAM
Wicomico County

Recommendation: Approval to commit \$229,340 for the following **development** project.

Gene Lowe Park - Field Lights - \$229,340

Town of Sharptown
CPP #7868-22-300 MD20250529-0379

Background: Purchase and install energy-efficient LED lighting at the park to illuminate the soccer field, basketball court, parking areas and playground, and related improvements.

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Source Code: 21521 \$\$24,346.60

Maryland Budget Bill, Chapter 357, Acts of 2021
Community Parks and Playgrounds Program
Source Code: 22021 \$30,910.02

Maryland Budget Bill, Chapter 484, Acts of 2022
Community Parks and Playgrounds Program
Source Code: 23008 \$8,559.35

Maryland Consolidated Capital Bond Loan of 2023, Chapter 102, Acts of 2023
Community Parks and Playgrounds Program
Source Code: 23123 \$8,749.96

Maryland Consolidated Capital Bond Loan of 2024, Chapter 720, Acts of 2024
Community Parks and Playgrounds Program
Source Code: 24126 \$0.66

Maryland Consolidated Capital Bond Loan of 2025, Chapter 603, Acts of 2025
Community Parks and Playgrounds Program
Source Code: 25116 \$156,773.41

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
November 19, 2025



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

4A. GREENSPACE EQUITY PROGRAM

Recommendation: Approval to commit \$35,000 for the following **appraisal** grants.

1. Springfield Woods Additional Forest Patch Parcel Appraisals- \$12,000

Baltimore Green Space
GEPA-24-1

Background: Procure and complete two independent appraisals for a parcel in Springfield Woods in Baltimore City to enlarge the area already under conservation stewardship.

2. Circle Woods – WSSC Properties Appraisals - \$15,000

City of Takoma Park
GEPA-15-1

Background: Procure and complete two independent appraisals for three lots to become open spaces for play and respite.

3. Poolesville Regional Park Appraisals- \$8,000

Town of Poolesville
GEPA-15-2

Background: Procure and complete two independent appraisals for a 30-acre property to create a park and walking trails and to further protect Dry Seneca stream.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Greenspace Equity Program
Source Code: 25014 \$35,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

5A. RURAL LEGACY PROGRAM FUNDS
Worcester County

Recommendation: Approval to grant \$328,335.25 to **Worcester County** from Rural Legacy Funds to acquire a 78.11-acre conservation easement.

Dividing Creek Rural Legacy Area – Shockley, Parcel 49 Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 15A (10/12/2022) \$600,000 for FY 2023
DNR-RP Item 15A (08/23/2023) \$761,761 for FY 2024

Project Description: Acquisition of this conservation easement will protect prime farmland as well as approximately 1,200 linear feet of forested buffer along an unnamed tributary of Nassawango Creek, which flows to the Potomac River. This area contains some of the most productive agricultural soils in the county. Preservation of this high-quality farmland will contribute to the local economy, and maintain significant scenic views along Snow Hill Road, Nassawango Road and Spencer Road. This Rural Legacy easement, RL No. 35679, will be held by the County Commissioners of Worcester County.

Easement Value: \$305,000.00 (\$3,904.75 per acre)

Purchase Price: \$305,000.00 (\$3,904.75 per acre)

Total Other DNR Costs:	Administrative:	\$ 9,150.00
	Incidental:	\$ 9,610.25
	Compliance:	<u>\$ 4,575.00</u>
		\$23,335.25

Amount Requested: \$328,335.25

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$328,335.25

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

6A. RURAL LEGACY PROGRAM FUNDS
Baltimore County

Recommendation: Approval to grant \$968,368.79 to **The Gunpowder Valley Conservancy, Inc.**, from Rural Legacy Funds to acquire a 127.12-acre conservation easement.

Gunpowder Rural Legacy Area – Oldfields School, Inc.

Prior Approval: Gunpowder Rural Legacy Area approved grant for easement acquisitions:
DNR-RP Item 14A (12/1/2021) \$1,062,000 FY 2022
DNR-RP Item 15A (10/12/2022) \$235,467 FY 2023
DNR-RP Item 15A (8/23/2023) \$2,286,000 FY 2024

Project Description: Acquisition of this easement will protect valuable equestrian and forest lands, as well as protect approximately 2,350 linear feet of stream buffers along unnamed tributaries to Gunpowder Falls. The river flows into Loch Raven Reservoir, which is a source of drinking water for the Baltimore Metropolitan Area. This Rural Legacy easement, RL #35666, will be held by the Gunpowder Valley Conservancy and the Department of Natural Resources.

Easement Value: \$ 887,288.46 (\$6,979.93 per acre)

Purchase Price: \$ 887,288.46 (\$6,979.93 per acre)

Total Other DNR Costs:	Administrative:	\$26,618.65
	Incidental:	\$41,152.35
	Compliance:	<u>\$13,309.33</u>
		\$81,080.33

Amount Requested: \$968,368.79

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$968,368.79



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

7A. RURAL LEGACY PROGRAM FUNDS
Washington County

Recommendation: Approval to grant \$1,058,677.50 to **Washington County** from Rural Legacy funds to acquire a 256.57-acre conservation easement.

Mid-MD Washington Rural Legacy Area – Ashcraft-Rice Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 15A (8/23/2023) \$3,127,000 for FY 2024
DNR-RP Item 16A (8/28/2024) \$1,544,000 for FY 2025

Project Description: Acquisition of this conservation easement will protect productive agricultural soils and forested lands. In addition, the easement protects water quality by preserving a forested buffer along a wet weather swale and an unnamed tributary to Marsh Run, which flows to the Potomac River. The farmstead is listed on the Maryland Inventory of Historic Properties (MIHP) (WA-II-445), which notes it is typical of the mid-19th century in Washington County. This Rural Legacy easement, RL No. 35684, will be held solely by Washington County.

Easement Value: \$1,392,126.69 (\$5,425.91 per acre)

Purchase Price: \$1,000,000 (\$3,897.58 per acre)

Total Other DNR Costs:	Administrative:	\$30,000.00
	Incidental:	\$13,677.50
	Compliance:	<u>\$15,000.00</u>
		\$58,677.50

Amount Requested: \$1,058,677.50

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$1,058,677.50

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
November 19, 2025



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

8A. PROGRAM OPEN SPACE STATE SHARE
Allegany County (Sharpless)

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

Description: This entirely forested property is bordered on three sides by Warrior Mountain Wildlife Management Area along Cresap Mill Road and will be managed by the Maryland Wildlife and Heritage Service. Acquisition will simplify boundary line management, expand opportunities for wildlife-dependent recreation, and prevent forest fragmentation within the Green Ridge Important Bird Area.

POS Scoring System: 93 out of 100

Targeted Ecological Area: Yes

Grantor: Barbara J. Sharpless

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

Property: 3.84+- acres, unimproved, POS No. 35415

Price: \$33,000

Appraisals: \$40,000 (4/15/25) – Joyce A. Sheets
\$20,000 (4/24/25) – Terrance W. McPherson
All appraisals reviewed by Gary Leak, Review Appraiser

Fund Source: Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021
Program Open Space Heritage Conservation Fund
Source Code: 22010 \$33,000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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



USM 1

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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds for the following contracts totaling: \$1,671,457.

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

Salisbury University
Blackwell Hall Furniture

1.Description: Provide and install furniture for Blackwell Hall Renovation
Procurement Method: Preferred Provider
Award: Maryland Correctional Enterprises, Jessup, MD
Amount: \$1,443,652
Fund Source: MCCBL 2025: *Provide funds to purchase furniture and installation at Blackwell Hall after renovations at Salisbury University.* Item 111.
MBE Participation 0%
Resident Business: Yes **Tax Clearance:** 25-4297-0000

2.Description: Provide and install furniture for Blackwell Hall Renovation
Procurement Method: Cooperative Purchasing Agreement - OMNIA
Award: STORAGELogic of Maryland Inc., Sparks, MD
Amount: \$128,720
Fund Source: MCCBL 2025: *Provide funds to purchase furniture and installation at Blackwell Hall after renovations at Salisbury University.* Item 111.
MBE Participation 0%
Resident Business: Yes **Tax Clearance:** 25-4299-1110

3.Description: Provide and install furniture for Blackwell Hall Renovation
Procurement Method: Cooperative Purchasing Agreements – OMNIA and MATP
Award: Douron Inc. Owings Mills, MD
Amount: \$99,085
Fund Source: MCCBL 2025: *Provide funds to purchase furniture and installation at Blackwell Hall after renovations at Salisbury University.* Item 111.
MBE Participation 0%
Resident Business: Yes **Tax Clearance:** 25-4298-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

WITH DISCUSSION

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

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



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

2-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK
Stanley R. Zupnik Hall- Approval of Preauthorized FY 2026 Funds

Contract ID: Design-Build Construction Contract for Stanley R. Zupnik Hall
Contract No. 98183

Recommendation: Approve expenditure of funds appropriated as MCCBL 2025 and FY 2026 Special Funds (Strategic Energy Investment Fund) to previously approved Design-Build Construction Contract for the Stanley R. Zupnik Hall.

Amount: \$52,200,000

Fund Source: MCCBL 2025: *Provide funds to continue construction and equipping of the interdisciplinary engineering building, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project;* Item 104: \$49,974,775
FY 2026 Special Funds (Strategic Energy Investment Fund): \$2,225,225

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

Prior Approval:
USM Item 1-C 12/15/2021 (Design and Pre-construction Services)
USM Item 5-C-BP 12/21/2022 (Bid Package 1)
USM Item 3-C-BP 11/29/2023 (Bid Package 2)
USM Item 4-C-BP 4/3/2024 (Bid Package 3)
USM Item 5-C-BP 7/3/2024 (Bid Package 4)
USM Item 2-C-BP 2/12/2025 (Bid Package 5)

Background: Reference is made to USM Agenda items 5-C-BP (7/3/2024) and 2-C-BP (2/12/2025) in which the Board of Public Works previously approved the University awarding Bid packages 4 and 5 of the Design Build Contract to Whiting-Turner Contracting Co. using FY 2026 Preauthorized Funds. This Item is to approve spending \$52,200,000 now available through the MCCBL 2025 funds and FY 2026 Special Funds (Strategic Energy Investment Fund).

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

REVISED

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



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

**3-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY**
Blackwell Hall Renovation – Approval of Preauthorized FY 2026 Funds

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

Recommendation: Approve expenditure of funds appropriated as MCCBL 2025 funds
listed as preauthorized fund on previously approved **USM Agenda**
Item 6-C-BP (2/12/2025) for the SU – Blackwell Hall Renovation

Amount: \$21,568,000

Fund Source: MCCBL 2025: *Provide funds to continue construction of and equip
the renovation of Blackwell Hall to create a Student Services
Center, provided that notwithstanding Section 6 of this Act, work
may continue on this project prior to the appropriation of all funds
necessary to complete this project; Item 111: \$21,568.000.*

Contractor: Whiting Turner Contracting Co., Baltimore, MD

Prior Approval:
USM Item 2-C (2/15/2023)
USM Item 4-C-BP (5/15/2024)
USM Item 4-C-BP (7/17/2024)
USM Item 6-C BP (2/12/2025)
USM Item 3-C BP (09/10/2025)

Background: Reference is made to USM Agenda 6-C-BP (2/12/2025) in which the Board of
Public Works previously approved the University awarding Bid Package 3 of the Design-Build
Construction contract to Whiting Turner Contracting Company using FY 2026 preauthorized
funds. This item is to approve the spending of \$21,568,000 now available through MCCBL item
25-111.

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION

REVISED

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

**4-GM UNIVERSITY OF MARYLAND BALTIMORE for
TOWSON UNIVERSITY**
***Smith Hall Renovation and Reconstruction- Approval of Preauthorized FY
2026 Funds***

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

Recommendation: Approve expenditure of funds appropriated as MCCBL 2025 and FY 2026 General Funds to previously approved Bid Packages 3 and 4 for the Towson University Smith Hall Renovation and Reconstruction.

Amount: **\$71,102,000**

Fund Source: MCCBL of 2025: *Provide funds to continue construction and begin equipping of the partial demolition, renovation and reconstruction of Smith Hall for the College of Fine Arts and Communication, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project:* Item 107, \$62,102,000

FY 2026 General Funds (Restricted Funds) – SEIF Funds: *To fund initiatives to support implementation of the State's Climate Pollution Reduction Plan and support green energy initiatives at higher education institutions across the state. Bid Package 4: \$9,000,000*

Contractor: Consigli Construction Company Inc., Washington, DC

Prior Approval: USM Item 3-C-BP/MOD. (2/12/25) Bid Package 3
USM Item 2-C-BP (5/7/2025) Bid Package 4

Background: Reference is made to USM Agenda Item 3-C-BP/MOD (2/12/25) and Item 2-C-BP (5/7/2025) in which the Board of Public Works previously approved the University awarding Bid Package 3 for \$8,177,238 and Bid Package 4 for \$84,688,724, with the understanding that \$2,200,000 had been appropriated and construction work would not exceed that amount for both Bid Packages. **This Item is to approve expending \$62,102,000 now available through MCCBL 2025 funds and \$9,000,000 now available through FY 2026 General Funds.** The University will return to the Board of Public Works to authorize the use of additional funding when the funds become available.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**5-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
BOWIE STATE UNIVERSITY**
***On-Call Master Contract for Design-Build Services - Task Order – Sole Bid
Package***

Contract ID: Refurbish Tubman Hall, Bowie State University, Bowie MD
IFB No. 159453-C

Recommendation: Award of Bid Package

Contractor: Dustin Construction, Inc., Ijamsville, MD

Prior Approval: USM Item 10-C (10/30/2024) (Pre-Construction & Design services)

Project Description: The proposed project is for the major renovation of the mechanical, electrical and plumbing systems for the 33,000 GSF residence hall which was constructed in 1921. The renovation will include the reconfiguration of the resident rooms and suites of various sizes, ADA modifications to the restrooms and building access, life safety and security system upgrades, and new finishes.

The University anticipates the final value of this contract to be approximately \$17.9 million (design and construction). The anticipated final value of the contract increased mainly due to unforeseen conditions and escalation of construction costs.

Bid Package Description: This Bid Package includes mechanical, electrical, plumbing, doors & windows, framing, elevator, finishes, roofing and other associated work. This is the sole bid package.

Contract Term: Forty-two (42) months from notice to proceed (includes warranty period)

This Bid Package Amount: \$14,545,672

Current Contract Amount: \$2,444,389

Revised Contract Amount: \$16,990,061

Procurement Method: Design Build On-Call Master Contracts

Fund Source: Institutional Funds: \$4,950,000
Auxiliary Revenue Bonds: \$9,595,672

**5-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
BOWIE STATE UNIVERSITY (cont'd)**
*On-Call Master Contract for Design-Build Services - Task Order – Sole Bid
Package*

MBE Participation Goal: Overall: 30%;
Subgoals: African American, 8% Woman-owned, 11%

**MBE Participation
This Bid Package:** 37.06%

MBE Compliance: 1.70% (See Requesting Institution Remarks)

Performance Security: Equal to contract amount

Requesting Institution Remarks: This contract was initially awarded for preconstruction and design services. As design was completed and construction funding became available, the contractor competitively bid the construction trade packages. The University will exceed the MBE goal by 7.06% with this sole bid package.

Sustainability: The design of the project will comply with the Maryland State Energy Code and include sustainable features such as the following: HVAC airflow reduction based on occupancy, variable frequency drive motors, energy efficient LED lighting fixtures with occupancy sensor controls and water-saving plumbing fixtures.

Resident Business: Yes

MD Tax Clearance: 25-4193-1110

BOARD OF PUBLIC WORKS

APPROVED

DISAPPROVED

WITH DISCUSSION

THIS ITEM WAS:

DEFERRED

WITHDRAWN

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Samantha J. Biddle
Acting Secretary

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

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
1	Maryland Aviation Administration (MAA)	1 - 2
2 - 3	Maryland Transit Administration (MTA)	3 - 6
4 - 8	State Highway Administration (SHA)	7 - 15

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 19, 2025



MDOT 1

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

1-S. MARYLAND AVIATION ADMINISTRATION
Service Contract

Contract ID: People Experiencing Homelessness and Mental Health Crisis Response Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-SV-25-011*.

EPICS No.: MAASV25011

Contract Description: Provide professional, reliable services for housing navigation and placement services to those experiencing homelessness and living at BWI Thurgood Marshall Airport.

Award: Anne Arundel County Mental Health Agency, Inc.
Annapolis, MD

Contract Term: 12/04/2025* – 11/30/2028 (**or earlier upon BPW Approval*)
(three years w/one, two-year renewal option)

Amount: \$1,709,972.00 NTE (Base, Three years)
\$1,226,044.80 NTE (Renewal Option, Two Years)
\$2,936,016.80 NTE Total

Procurement Method: Competitive Sealed Proposal

Proposals:

Offerors	Technical Rankings	Financial Offeror Rankings	Overall Rankings*
Anne Arundel County Mental Health Agency, Inc. Annapolis, MD	1	\$2,936,042.18 (2)	1
Prologue Inc, Pikesville, MD	2	\$2,694,310.40 (1)	2

**Technical and financial proposals were weighted equally*

Living Wage Eligible: None

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

1-S.

MARYLAND AVIATION ADMINISTRATION (cont'd)

Incumbent: Prologue, Inc., Pikesville, MD

Requesting Agency Remarks: Two proposals were received in response to the solicitation. After an initial compliance review by the Procurement Officer to ensure all required documents were submitted, the appointed Selection Panel conducted a comprehensive evaluation of the technical proposals.

Both offerors received high technical scores. However, the Panel ranked Anne Arundel County Mental Health Agency, Inc. (AACMHA) as the highest technically and overall.

AACMHA brings over 25 years of experience in Anne Arundel County and operates an award-winning Crisis Response System that integrates hospital, police, and internal data to adapt to evolving community needs. Their proposal included a statistical summary indicating a 94% resolution rate for calls received. AACMHA deploys a Mobile Crisis Team staffed by two licensed mental health clinicians, available 24 hours a day, seven days a week, 365 days a year to address emergent situations. The firm demonstrated the capacity and resources to respond to a wide range of emergencies.

AACMHA's proposal also emphasized economic benefits to the State, including cost savings through reduced reliance on Emergency Medical Services, hospitalizations, and housing assistance.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing a Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals and a zero-goal determination was made due to the single element of work and no sub-contractable opportunities.

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.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I00002

Resident Business: Yes

MD Tax Clearance: 25-2954-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

2-C. MARYLAND TRANSIT ADMINISTRATION
Construction Contract

Contract ID: Wash Blvd Building 9 Bus Wash Structural Remediation; *T-2177-0250*
EPICS No.: T21770250

Contract Description: This contract is for the provision of and installation of a new vehicle wash system in Building 9 at the Washington Blvd. Bus Facility, consisting of detergent arches, wash brushes, and spray arches as well as the modification of the existing building to accommodate the new vehicle wash system.

Award: Nichols Contracting, Inc.; Columbia, MD

Contract Term: 304 Calendar Days from Notice to Proceed

Amount: \$2,073,776.00 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Nichols Contracting, Inc. Columbia, MD	\$2,073,776.00
W.M. Schlosser Company, Inc. Hyattsville, MD	\$2,622,000.00
Maverick Construction, LLC Grasonville, MD	\$4,257,500.00

Living Wage Eligible: No

MBE/VSBE Participation: 13.39% / 0%

Performance Security: Payment & Performance Bonds 100% of the Contract amount

Hiring Agreement Eligible: No

Incumbent: None

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 11, 2024, as an Invitation for Bid, notifying 800 potential contractors and six vendors were directly solicited via email and telephone. Three bids were received on December 19, 2024. No protests were filed.

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

Requesting Agency Remarks (cont'd):

The Maryland Transit Administration (MTA) has confirmed Nichols Contracting, Inc.'s bid price and the work to be conducted on this contract.

This contract is for the structural steel repairs to two of the steel joists, cleaning and painting of all steel joists and its secondary members. The specifications provide for the repair/alterations to the mechanical, plumbing, electrical, and special system components attached to or in the vicinity of the joists. Additionally, the work includes all labor, equipment, and materials necessary to complete all tasks, as well as cleaning and coating all steel joists in the facility and making several plating repairs to two of the steel joists.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals. A 13.38% MBE goal was established for this contract. Nichols Contracting Inc. has committed to exceeding the goal by 0.01% for a 13.39% participation goal. No VSBE participation goal was established for this contract.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 25-4021-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 19, 2025



MDOT 5

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

3-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Light Rail HVAC Services; *LR-25-034-MT*
EPICS No.: LR25034MT

Contract Description: This contract provides Heating, Ventilation, and Air Conditioning (HVAC) services for 67 Light Rail locations throughout the state of Maryland.

Award: Denver-Elek, Inc.; Baltimore, MD

Contract Term: 12/04/2025* - 12/03/2028 (*or earlier upon BPW approval)
(three years)

Amount: \$1,011,980.00 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Denver-Elek, Inc. Baltimore, MD	\$1,011,980.00
Tech Site Services, LLC Shadyside, MD	\$1,016,639.24
BMC Services, LLC Baltimore, MD	\$1,308,500.00
Flo-Tron Contracting, Inc. Hunt Valley, MD	\$1,799,480.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Incumbent: Same

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

Requesting Agency Remarks: The solicitation was advertised on May 27, 2025, via eMaryland Marketplace Advantage (eMMA), notifying 1,338 potential vendors, and four vendors were directly solicited. The pre-bid conference was held on June 11, 2025, with a total of seven vendors in attendance and five vendors attending the mandatory site visit hosted later that day. At the time of the bid closing on July 15, 2025, a total of six bids were received; however, two were deemed non-responsive due to not attending the pre-bid. After review, Denver-Elek, Inc. was identified as the Apparent Lowest Bidder. The Procurement Officer conducted a review of Denver-Elek Inc.'s submission and determined that the bid was responsive, and bidder was responsible. There were no protests filed.

The Maryland Transit Administration's (MTA's) Light Rail runs seven days a week, over 58 miles of track, servicing 35 stations and providing transit to an average of 14,500 passengers daily. There are six administrative buildings, 35 stations, 23 chain marker locations, and three traction power substations that Light Rail utilizes to ensure daily operations. Each of these locations operates various HVAC equipment in order to provide passengers with a safe and comfortable waiting area, and to provide Light Rail employees with a work environment protected from extreme heat or cold. Services also include preventative maintenance and on-call services.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals. A 15% MBE goal was established for this contract, and Denver-Elek has committed to the goal. No VSBE goal was established for this procurement.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J05H0104

Resident Business: Yes

MD Tax Clearance: 25-3969-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

4-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Miscellaneous Roadway and Shoulder Maintenance Work at Various Locations in Allegany, Garrett and Washington Counties - District 6; 424D61428
EPICS No.: 424D61428

Contract Description: Provide miscellaneous roadway and shoulder maintenance work at various locations in Allegany, Garrett and Washington Counties - District 6.

Award: Concrete General, Inc.; Gaithersburg, MD

Contract Term: 12/04/2025* – 12/31/2028 (*or earlier upon BPW approval)
(three years, 28 days)

Amount: \$1,592,126.80

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Concrete General, Inc. Gaithersburg, MD	\$1,592,126.80
Harbel, Inc. Cumberland, MD	\$1,737,651.80

Living Wage Eligible: Yes

MBE/VSBE Participation: 19% / 0%

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

Hiring Agreement Eligible: Yes

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

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 29, 2025, notifying 1239 potential contractors, 197 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. State Highway Administration (SHA) directly solicited five contractors. Three bids were received and opened on August 28, 2025. One bid was rejected on October 6, 2025, in accordance with COMAR 21.06.02.03B(2) because an analysis of its bid revealed that its bid price for Item 1001 - Maintenance of Traffic was higher than the maximum allowable amount. The incumbent did not bid due to the distance from their district office to the project site. There were no protests filed for this contract.

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

SHA has confirmed Concrete General, 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 19% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of work certified with the NAICS codes to perform the project activities. No VSBE participation goal was set due to lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3226-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 19, 2025



MDOT 9

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

5-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Trimming and Stump Removal at Various Locations in Dorchester, Somerset, Wicomico and Worcester Counties - District 1; 429D11427
EPICS No.: 429D11427

Contract Description: Provide brush and tree trimming and stump removal at various locations in Dorchester, Somerset, Wicomico, and Worcester Counties. District 1.

Award: Asplundh Tree Expert, LLC; Willow Grove, PA

Contract Term: 12/04/2025* – 12/31/2027 (*or earlier upon BPW approval)
(two years, 28 days)

Amount: \$1,783,643.50

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Asplundh Tree Expert, LLC Willow Grove, PA	\$1,783,643.50
PLWMS DBA Patriot Natural Resources Beallsville, MD	\$2,972,250.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 7.01% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Same

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on June 24, 2025, notifying 754 potential contractors, 150 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. State Highway Administration (SHA) directly solicited seven contractors. Two bids were received and opened on August 21, 2025. There were no protests filed for this contract.

This project is to support SHA's Brush and Tree program to promote safety for the travelling public by controlling undesirable brush and trees and maintaining adequate sight distances.

SHA has confirmed Asplundh Tree Expert, LLC'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 goals, Small Business Preference, as well as a Small Business Reserve designation. A 7% MBE goal was set for this contract; however, the awardee has committed to exceeding the goal by 0.01% for a 7.01% participation goal. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3083-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 19, 2025



MDOT 11

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

6-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance and Repairs to Highway Street Lighting at Various Locations in Caroline, Cecil, Kent, Queen Anne's, and Talbot Counties - District 2; 528D21428
EPICS No.: 528D21428

Contract Description: Provide maintenance and repairs to highway street lighting at various locations in Caroline, Cecil, Kent, Queen Anne's, and Talbot Counties - District 2.

Award: Lumin8 Mid-Atlantic, LLC DBA Rommel Infrastructure
Glen Burnie, MD

Contract Term: 12/04/2025* – 12/31/2028 (*or earlier upon BPW approval)
(three years, 28 days)

Amount: \$296,495.95

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Lumin8 Mid-Atlantic LLC DBA Rommel Infrastructure Glen Burnie, MD	\$296,495.95
Lighting Maintenance, Inc. Harmans, MD	\$351,636.15

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Lighting Maintenance, Inc.; Harmans, MD

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 5, 2025, notifying 1464 potential contractors, 226 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. State Highway Administration (SHA) directly solicited three contractors. Two bids were received and opened on September 4, 2025. There were no protests filed for this contract.

This project is to provide support for 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 gases 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'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 goals, 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 located within the geographical area of the work certified with the NAICS codes to perform the project activities. No VSBE participation goal was set due to lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3284-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

7-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance and Repairs to Highway Street Lighting at Various Locations in Allegany, Garrett and Washington Counties - District 6; 528D61428
EPICS No.: 528D61428

Contract Description: Provide maintenance and repairs to highway street lighting at various locations in Allegany, Garrett and Washington Counties - District 6.

Award: Lighting Maintenance, Inc.; Harmans, MD

Contract Term: 12/04/2025* – 12/31/2028 (*or earlier upon BPW approval)
(three years, 28 days)

Amount: \$1,180,826.00

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Lighting Maintenance, Inc. Harmans, MD	\$1,180,826.00
Lumin8 Mid-Atlantic, LLC DBA Rommel Infrastructure Linthicum, MD	\$1,291,730.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 2% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Same

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 15, 2025, notifying 1459 potential contractors, 226 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. State Highway Administration directly solicited six contractors. Two bids were received and opened on August 21, 2025. There were no protests filed for this contract.

This project is to provide support for 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 gases created by the large power plants that have not changed to a cleaner source of power generation.

SHA has confirmed Lighting Maintenance, 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 goals, Small Business Preference, as well as a Small Business Reserve designation. A 2% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of work certified with the NAICS codes to perform the project activities. No VSBE participation goal was set due to lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3084-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
November 19, 2025



MDOT 15

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

8-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Easement

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

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

Property: MC# 25-2956
Burley and Janette Taylor, located at 8221 Hollow Road, Middletown, Frederick County

Grantor: State of Maryland, SHA

Grantee: Orlando Heyliger and Angela Heyliger, tenants by the entirety

Consideration: \$500

Requesting Agency Remarks: In 1967, SHA acquired the subject property from Burley and Janette Taylor for the I-70 Myersville-Middletown Road to U.S. 40 right-of-way project. SHA proposes to release the snow fence easement on the property to the adjoining owners (Orlando Heyliger and Angela Heyliger) at an administrative cost of \$500.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025

Item#	Category	Pages
1 - 20	<i>Capital Grants and Loans</i>	1 - 20
21 - 23	<i>Construction</i>	21 - 26
24 - 25	<i>Services</i>	27 - 31
26 - 30	<i>Information Technology</i>	32 - 46
31	<i>Maintenance</i>	47 - 48
32	<i>General Miscellaneous</i>	49
33	<i>Landlord Lease</i>	50 - 51
34 - 36	<i>Tenant Lease</i>	52 - 57
37	<i>Supplemental: Services</i>	58 - 59
38	<i>Supplemental:</i> <i>Capital Grants and Loans</i>	60
39	<i>Supplemental:</i> <i>Capital Grants and Loans</i>	61 - 62
40	<i>Supplemental:</i> <i>Capital Grants and Loans</i>	63
41	<i>Supplemental: Tenant Lease</i>	64 - 65
42	<i>Supplemental:</i> <i>Capital Grants and Loans</i>	66 - 67
43	<i>Supplemental: Information Technology</i>	68 - 70
<i>A1-EX</i>	<i>Expedited Procurement Report</i>	<i>71 - 73</i>



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

1-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Shady Side Community Center, Inc.

Shadyside Community Center (Anne Arundel County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Shadyside Community Center, including repairs to the building’s roof, located in Anne Arundel County.”

*Maryland Consolidated Capital Bond Loan of 2021 (LSI– Chapter 63, Acts of 2021)
DGS Item 21-405; as amended by Chapter 626 of the Acts of 2024
(SL-262-210-038) \$ 37,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 37,000
	21-405 (This Action)	\$ 37,000 (Non-Match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. By Retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
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 replacing and upgrading the aging roof of the main facility to protect the building structure and ensure year-round safety to host programs.

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
November 19, 2025



*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

2-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 Baltimore

Latrobe Park Longhouse (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Latrobe Park’s historic longhouse.”

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-450, (SL-353-220-038) \$ 200,000

Matching Fund: No match is required.

Background:	Total Project \$ 200,000
	22-450 (This Action) \$ 200,000 (Non-match)
	Local Cost \$ 0

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name and Grant name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include structural repairs, a new roof, pedestrian doorways, site furniture, nature play features, stormwater management facilities and improvements to the picnic pavilion.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



REVISED

**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025**



*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

3-CGL. CAPITAL GRANTS AND LOANS

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

[...] Maryland-National Capital Park and Planning Commission

Greenwood Local Park (Montgomery County)

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

Maryland Consolidated Capital Bond Loan of 2022 (LSI– Chapter 344, Acts of 2022)

DGS Item 22-625, (SL-248-230-038) \$ 250,000

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

DGS Item 23-406, (SL-248-230-038) \$ 250,000

Matching Fund: No match is required.

Background:

Total Project	\$ 1,200,000
22-625 (This Action)	\$ 250,000 (Non-match)
23-406 (This Action)	\$ 250,000 (Non-match)
Local Cost	\$ 700,000

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name for grant 23-406, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the renovation of the existing playground by relocating it to a more accessible area, renovation and repurposing of existing courts, including three new pickleball courts, a new nature play area, picnic pavilion, new suite furnishings, parking lot improvements, stormwater management, and ADA accessible pathways.

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
November 19, 2025**



Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

4-CGL. CAPITAL GRANTS AND LOANS

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

Maryland-National Capital Park and Planning Commission

Olney Family Neighborhood Park (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Olney Family Neighborhood Park, including the playground.”

Maryland Consolidated Capital Bond Loan of 2022 (LSI– Chapter 344, Acts of 2022)
DGS Item 22-630, (SL-351-220-038) **\$125,000**

Matching Fund: No match is required.

Background: Total Project \$ 125,000
22-630 (This Action) \$ 125,000 (Non-match)
Local Cost \$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the installation of a new playground while improving access to the Olney Family Neighborhood Park. This addition will implement a widely requested new amenity for the Montgomery County community to enjoy.

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
November 19, 2025

REVISED



Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

5-CGL. CAPITAL GRANTS AND LOANS

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

[...] **Maryland-National Capital Park and Planning Commission**

Cabin John Regional Park-Povich Field (Montgomery County)

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

Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 120, Acts of 2023)

DGS Item 23-274, (SL-254-230-038) \$ 400,000

Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 120, Acts of 2023)

DGS Item 23-585, (SL-254-230-038) \$ 400,000

Matching Fund: No match is required.

Background:

Total Project	\$ 800,000
23-274 (This Action)	\$ 400,000 (Non-match)
23-585 (This Action)	\$ 400,000 (Non-match)
Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024
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 replacement **and** upgrades of the irrigation system for Povich Field.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025

REVISED



Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

6-CGL. CAPITAL GRANTS AND LOANS

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

[...] Maryland-National Capital Park and Planning Commission

Maplewood Alta-Vista Local Park (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Maplewood Alta-Vista Local Park.”

Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-230, (SL-252-230-038) \$ **500,000**

Matching Fund: No match is required.

Background:

Total Project	\$ 900,000
23-230 (This Action)	\$ 500,000 (Non-match)
Local Cost	\$ 400,000

(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
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 renovation to the parking lot and basketball court, drainage improvements, improved walkways to the playground and activity building, improved accessibility and sports court lighting upgrades.

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
November 19, 2025

REVISED



Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

7-CGL. CAPITAL GRANTS AND LOANS

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

[...] **Maryland-National Capital Park and Planning Commission**

Muddy Branch Stream Valley Park (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Muddy Branch Stream Valley Park.”

Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-424, (SL-239-230-038) **\$ 200,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 800,000
	23-424 (This Action)	\$ 200,000 (Non-match)
	Local Cost	\$ 600,0000

(Prior Actions: None)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include renovation of the infrastructure within Muddy Branch Stream Valley Park such as fixing failing trails to be ADA compliant, a failing pedestrian bridge and culverts, and improving drainage outfalls.

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
November 19, 2025



*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

8-CGL. CAPITAL GRANTS AND LOANS

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

The Board of Directors of The Pride of Baltimore, Inc.

Pride of Baltimore II (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Pride of Baltimore II.”

Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-300, (SL-215-210-038) \$ 100,000

Matching Fund: No match is required.

Background:

Total Project	\$ 550,000
23-300 (This Action)	\$ 100,000 (Non-match)
21-282 (Prior Action)	\$ 100,000 (Non-match)
21-424 (Prior Action)	\$ 350,000 (Non-match)
Local Cost	\$ 0

(Prior Actions: 10/4/2023 Agenda, Item 3-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include replacement of engines, a rescue boat, generator, shafts, propellers, thru hulls, and planking. The completion of these upgrades will enhance safety, improve environmental sustainability, and ensure the ship continues its mission of promoting maritime education, economic development and tourism.

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
November 19, 2025



REVISED

Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

9-CGL. CAPITAL GRANTS AND LOANS

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

[...] **Maryland-National Capital Park and Planning Commission**

Rock Creek Regional Park (Montgomery County)

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

Maryland Consolidated Capital Bond Loan of 2023 (LHI- Chapter 102, Acts of 2023)
DGS Item 23-593, (SL-247-230-038) **\$ 100,000**

Maryland Consolidated Capital Bond Loan of 2023 (LSI- Chapter 102, Acts of 2023)
DGS Item 23-704, (SL-247-230-038) **\$ 300,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 800,000
	23-593 (This Action)	\$ 100,000 (Non-match)
	23-704 (This Action)	\$ 300,000 (Non-match)
	Local Cost	\$ 400,000

(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
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 accessibility improvements to Picnic Area 2, parking lot improvements, restroom renovations, volleyball court relocation, a new playground and fitness area, and stormwater management improvements.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025

REVISED



Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

10-CGL. CAPITAL GRANTS AND LOANS

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

[...] **Maryland-National Capital Park and Planning Commission**

South Germantown Recreational Park (Montgomery County)

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

Maryland Consolidated Capital Bond Loan of 2022 (LHI- Chapter 344, Acts of 2022)

DGS Item 22-780, (SL-182-210-038)) \$ 250,000

Maryland Consolidated Capital Bond Loan of 2022 (LHI- Chapter 344, Acts of 2022)

DGS Item 22-781, (SL-182-210-038)) \$ 250,000

Matching Fund: No match is required.

Background:

Total Project	\$ 650,000
22-780 (This Action)	\$ 250,000 (Non-match)
22-781 (This Action)	\$ 250,000 (Non-match)
21-374 (Prior Action)	\$ 150,000 (Non-match)
Local Cost	\$ 0

(Prior Actions: 2/14/24 Agenda; Item 8-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include improving access to the bike skills area, installing 2-3 ADA accessible parking spaces, and making a safe road connection to the site.

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
November 19, 2025

REVISED



Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

11-CGL. CAPITAL GRANTS AND LOANS

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

[...] **Maryland-National Capital Park and Planning Commission**

Wheaton Forest Local Park (Montgomery County)

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

Maryland Consolidated Capital Bond Loan of 2023 (LHI- Chapter 102, Acts of 2023)
DGS Item 23-599, (SL-187-210-038) **\$195,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 1,400,000
	23-599 (This Action)	\$ 195,000 (Non-match)
	21-478 (Prior Action)	\$ 100,000 (Non-match)
	21-375 (Prior Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 1,005,000

(Prior Actions: 5/3/2023 Agenda, Item 7-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.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the improvement of the dated infrastructure of Wheaton Forest Local Park to address draining issues, storm water management, improving ADA accessibility, and parking lot improvements.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

12-CGL. CAPITAL GRANTS AND LOANS

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

Gateway Maryland, Inc.

Gateway Maryland Facility (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Gateway Maryland Facility.”

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-283, (SL-115-240-038) \$ 400,000

Matching Fund: No match is required.

Background:

Total Project	\$ 500,000
24-283 (This Action)	\$ 400,000 (Non-match)
Local Cost	\$ 100,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name and project name from “Hearing and Speech Agency Facility” to “Gateway Maryland Facility”, pursuant to Section 1(3)(9)(b) of Chapter 720, Act of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include removal of carpeting and installation of rubber tile flooring within the 47,000 sq ft. building.

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
November 19, 2025



*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

13-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and Council of the Town of Hancock

Hancock Downtown Beautification (Washington County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Hancock downtown area.”

Maryland Consolidated Capital Bond Loan of 2023 (LSI– Chapter 102, Acts of 2023)
DGS Item 23-725 (SL-274-230-038) **\$ 100,000**

Matching Fund: No match is required.

Background:

Total Project	\$ 100,000
23-725 (This Action)	\$ 100,000 (Non-Match)
Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include upgrading and replacing aging streetlights in Hancock’s downtown business district, improving pedestrian safety, and enhancing the overall appeal of Main Street.

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
November 19, 2025



*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

14-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 Caroline County Historical Society, Inc.
Heritage Center (Caroline County)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Heritage Center.”
Maryland Consolidated Capital Bond Loan of 2024 (LSI—Chapter 720, Acts of 2024)
DGS Item 24-485, (SL-183-240-038) \$ 75,000

Matching Fund: No match is required.

Background:	Total Project	\$ 75,000
	24-485 (This Action)	\$ 75,000(Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include providing an excellent starting point for group tours and individuals by promoting and interpreting other areas, businesses and places for entertainment within Caroline County. This will increase tourism as visitors will be encouraged to explore along the Harriet Tubman UGRR Byway, Civil War Trail and the expanded Chesapeake Country Scenic Byway of the Eastern Shore.

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
November 19, 2025

REVISED



Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

15-CGL. CAPITAL GRANTS AND LOANS

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

[...] **Maryland-National Capital Park and Planning Commission**

New Hampshire Estates Neighborhood Parks (Montgomery County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of project properties including a lighted soccer field.”

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-262, (SL-013-250-038) **\$ 600,000**

Matching Fund: No match is required.

Background:

Total Project	\$ 828,000
25-262 (This Action)	\$ 600,000 (Non-match)
Local Cost	\$ 228,000

(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
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 renovation of aging recreational facilities in the active use area of New Hampshire Estates Neighborhood Park. The project includes replacement of the existing playground, addition of a new picnic pavilion and athletic field with a lighted soccer field, stormwater management, and improved ADA accessibility.

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
November 19, 2025**



*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

16-CGL. CAPITAL GRANTS AND LOANS

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

The Salvation Army

Salvation Army Maryland Central Command (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a community recreation center.”

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-258, (SL-141-240-038) \$ 250,000

Matching Fund: No match is required.

Background:	Total Project \$ 19,213,153
	24-258 (This Action) \$ 250,000 (Non-match)
	Local Cost \$ 18,963,153

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the demolition and renovation of a community center to modernize service areas including the food pantry, emergency shelter, youth development spaces, and workforce readiness classrooms. The updated facility will be designed to meet ADA standards, increase energy efficiency.

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
November 19, 2025

REVISED



Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

17-CGL. CAPITAL GRANTS AND LOANS

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

[...] Maryland-National Capital Park and Planning Commission

Stonehedge Local Park (Montgomery County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the park facilities, including accessibility improvements.”

Maryland Consolidated Capital Bond Loan of 2024 (LHI- Chapter 720, Acts of 2024)
DGS Item 24-647, (SL-236-230-038) **\$200,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 750,000
	24-647 (This Action)	\$ 200,000 (Non-match)
	Local Cost	\$ 550,000

(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
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 replacement of the existing playground, making parking lot improvements, repurposing the existing athletic courts, adding a community garden, stormwater management upgrades, and replacement of the existing fitness equipment.

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
November 19, 2025

REVISED



Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov

18-CGL. CAPITAL GRANTS AND LOANS

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

Town of Williamsport

Williamsport Memorial Library (Washington County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Williamsport Memorial Library.”

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-354, (SL-157-240-038) **\$ 400,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 1,150,000
	24-366 (Prior Action)	\$ 750,000 (Non-match)
	25-354 (This Action)	\$ 400,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: 10/1/25 Agenda, Item 5-CGL)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include securing and painting of pillars in front of the building, installation of lights, and repairs to the walls.

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
November 19, 2025



*Contact: Alexis Croft 410-767-4703
alexis.croft@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 Robert W. Johnson Community Center

Robert W. Johnson Community Center (Washington County)

“for the acquisition, planning, design, construction, repair, renovation, reconstruction and capital equipping of the Robert W. Johnson Community Center, located in Washington County. Notwithstanding section 1(7) of this act, this grant may not terminate before June 1, 2027.”

*Maryland Consolidated Capital Bond Loan of 2016 (LHI– Chapter 27, Acts of 2016), as amended by Chapter 14 of the Acts of 2019, DGS Item 16-G188
(SL-252-210-038) \$ 50,000*

Matching Fund: The match fund was removed effective June 1, 2025.

Background:	Total Project	\$ 250,000
	16-G188 (This Action)	\$ 50,000 (Non-Match)
	22-325 (Prior Action)	\$100,000 (Non-Match)
	21-300 (Prior Action)	\$100,000 (Non-Match)
	Local Cost	\$ 0

(Prior Actions: Item 9-CGL, Agenda 5/21/2025)

Remarks:

1. The matching fund requirement for this grant was removed by the House Bill 1519, Acts of 2019, Chapter 14, removing the matching fund, effective June 1, 2025. The term date was extended to June 1, 2027.
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 restoring the swimming pool, including critical structure repairs, and filtration and safety improvements.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



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

20-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant of \$1,200,000.00 to **Way Station, Inc. (WSI)** (Howard County).

Project: For the planning, design, construction, repair, and renovation of a Residential Crisis Services (RCS) facility located at 7250 Discovery Drive, Elkridge, MD 21075. The facility will provide 13 dedicated beds for individuals who are experiencing a mental health crisis in a safe, supportive residential environment.

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

Eligible Project Cost	\$1,600,000.00
State Share (75%)	\$1,200,000.00 FY 2022 Appropriation, MCCBL 2024, CB-09812-01
Grantee Share (25%)	\$ 400,000.00 Cash in hand.

Remarks

1. Grantee is a nonprofit organization.
2. The RCS program will also include temporary accommodations, intensive onsite 24/7 support staff, individual and group counseling, and case management.
3. The target population for this project is adults 18 years and older who are experiencing a mental health crisis.
4. In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Howard County.
5. No State funds will be disbursed until the grantee has presented suitable evidence to OFMD that it has expended the required matching funds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



*Contact: Rene Alonso 410-260-8052
rene.alonso2@maryland.gov*

21-C. CONSTRUCTION CONTRACT
Department of Natural Resources, Engineering and Construction

Contract ID: Black Rock Mill Stream Restoration at Seneca Creek State Park; *BPM051990*
ADPICS No.: 605B6600007

Contract Description: Provide all labor, equipment, materials, supplies and insurance necessary to properly construct an imbricated stone wall to stabilize the stream bank at Black Rock Mill Stream at Seneca Creek State Park in Germantown.

Award: Patton Construction Company, LLC; Lanham, MD
(Certified Small Business)

Contract Term: 120 Calendar Days

Amount: \$204,500

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Patton Construction Company, LLC; Lanham, MD	\$204,500.00
Pay Dirt, LLC; Edgewater, MD	\$211,431.53
Brightfields, Inc; Wilmington, DE	\$217,300.00
Highway and Safety Services, Inc; Gaithersburg, MD	\$236,536.00
Vino Consulting Group, LLC; Edgewater, MD	\$306,000.00

MBE/VSBE Participation: 15% / 2%

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

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an SBR-designated Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage (eMMA) on July 8, 2025, electronically alerting 374 potential vendors. Six bids were received and opened on July 31, 2025. One bid was rejected because the Minority Business Enterprise (MBE) documents were incomplete and insufficient. Patton Construction Company, LLC has been found responsible and its bid responsive. The bid pricing has been confirmed.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025**



21-C. CONSTRUCTION CONTRACT (*cont'd*)

Agency Remarks (cont'd):

Patton Construction Company LLC has committed to the established 15% MBE subcontracting participation goal and the 2% VSBE subcontracting participation goal.

Fund Source: 100% Parks Service (Critical Maintenance)

Approp. Code: FY 2024 PSCM PCA#24D71

Resident Business: Yes

MD Tax Clearance: 25-3339-0010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



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

22-C. CONSTRUCTION CONTRACT
Department of General Services

Contract ID: Department of Labor - Towson Roof Replacement; *B-300-250-003*
 ADPICS No.: H00B6600034

Contract Description: Remove the existing roof and install a new roof system at the Department of Labor in Towson. This project also includes all new coping, scraping and painting of existing billboard privacy barrier.

Award: RRH Associates; Huntingtown, MD (Certified Small Business)

Contract Term: 12/04/2025* – 11/19/2026 (**Or earlier upon BPW approval*)

Amount: \$240,430

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

Bids:

Bidders	Amounts
RRH Associates LLC; Huntingtown, MD	\$240,430
Dynamic General Contracting LLC; Millersville, MD	\$277,000

MBE/VSBE Participation: 10% / 0%

Performance Security: Bid Bond of 5% of the contract amount and Payment and Performance Bonds of 100% of contract amount.

Hiring Agreement Eligible: N/A

Incumbent: N/A

Requesting Agency Remarks: A pre-bid meeting for the roofing project was held on May 16, 2025. RRH Associates LLC attended, conducted a site walkthrough, and confirmed their understanding of the project's scope of work, along with their submitted bid price. The initial project estimate was \$145,000.00, based on the project manager's evaluation and known conditions of the roof prior to the pre-bid meeting. The project was advertised on eMaryland Marketplace Advantage, and two contractors submitted proposals. At the time of posting, the project was reasonably expected to fall under the Small Procurement threshold based upon the initial cost estimate and the anticipated scope.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



22-C. CONSTRUCTION CONTRACT (cont'd)

Agency Remarks (cont'd):

RRH Associates LLC submitted the lowest bid at \$240,430.00. Although this exceeds the original estimate, the firm is a well-established and reputable contractor with a solid record of performance in the State of Maryland. The increased cost is primarily due to unforeseen conditions identified during the site assessment, including the discovery of multiple roofing layers requiring additional demolition, increased debris removal resulting in more dumpster hauls, and restricted roof access which necessitates extended crane usage for transporting materials on and off the roof. Additionally, to meet current code requirements, the insulation must be upgraded to achieve an R-30 value, which requires existing HVAC and split units to be raised to accommodate the increased height of the new roofing system.

The existing roof has exceeded its useful life and has been experiencing multiple leaks during periods of heavy rain. Full replacement of the roof system and drainage components is essential to eliminate these issues and to protect the integrity of the building. The replacement will not only enhance occupant safety but also improve energy efficiency. The new TPO roofing membrane, due to its light color, will reflect more sunlight and reduce heat absorption, thereby lowering cooling demands and reducing the building's overall energy costs. Bringing the insulation up to R-30 will also improve thermal performance and ensure compliance with current state and international building codes. The construction timeline for the project is 180 calendar days.

Fund Source: 100% General Funds

Approp. Code: P00 26 86424 3820 0812

Resident Business: Yes

MD Tax Clearance: 25-2527-0110

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
November 19, 2025



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

23-C. CONSTRUCTION CONTRACT

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

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

Procurement Method: Task Order under Master Contract

1.0 Master Contract: ***General Construction and Related Services, Statewide***

Contract No.: DGS-23-306-IQC

Approved: DGS 15-C, 05/01/2024

Term: 05/16/2024 - 05/15/2029

**As of publication, the remaining balance of this master contract is \$970,775,890.98.*

1.1 Using Agency: Department of General Services

Description: Replace lobby door and repair steps at the Revenue Administration Building in Anne Arundel County; *BA-110-230-002 (IQC)*

Award: Hayes Construction Company; Phoenix, MD
(Certified Small Business)

Number of Qualified

Master Contractors: 32

Number of Bids: 5

Bids:

Bidders	Amounts
Hayes Construction Company; Phoenix, MD	\$1,064,880
Building Concepts, LLC; Finksburg, MD	\$1,234,000
Garcete Construction Company, Inc.; Bladensburg, MD	\$1,250,000
Prisma, LLC; Gaithersburg, MD	\$1,492,859
Stratified, Inc.; Washington, DC	\$1,939,000

Amount: \$1,064,880

Term: 365 Calendar Days

MBE/VSBE Participation: 20% / 3%

Resident Business: Yes



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



23-C.

CONSTRUCTION CONTRACT (*cont'd*)

Fund Source: MCCBL 2025 Facilities Renewal Fund. Provide funds for the repair and rehabilitation of State-owned capital facilities. Item 155

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
November 19, 2025



*Contact: Cynthia Washington 410-767-7675
cynthia.washington2@maryland.gov*

24-S.

SERVICES CONTRACT

Department of Human Services, Child Support Administration

Contract ID: Maryland State Disbursement Unit Services; CSA/SDU-26-001
ADPICS No.: N00B6600168

Contract Description: Design, implement, and manage systems supporting the State's central collection Unit for the collection of child support payments, including payment processing, accounting, recoupment and limited customer services.

Award: Systems and Methods, Inc.; Carrollton, GA

Contract Term: 12/18/2025* - 11/30/2030 (w/two 1-year renewal options)
(*Or earlier upon BPW approval)

Amount: \$ 9,484,650 (Base Term)
\$ 1,896,930 (Renewal Option #1)
\$ 1,896,930 (Renewal Option #2)
\$13,278,510 Total

Procurement Method: Competitive Sealed Proposals

Proposals: *natural*

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Systems & Methods Inc.; Carrollton, GA	1	\$13,278,510 (1)	1
Conduent State & Local Solutions Inc.; Washington, DC	2	\$19,795,270 (2)	2
Informatix Inc.; Sacramento, CA	3	\$31,977,570 (3)	3

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 25% / 5%

Performance Security: No

Hiring Agreement Eligible: Yes



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



24-S. SERVICES CONTRACT (*cont'd*)

Incumbent: Same

Requesting Agency Remarks: A notice of availability of a Request for Proposals (RFP) was posted on eMaryland Marketplace Advantage and the Department of Human Services website on March 6, 2024. The Department also directly solicited four (4) potential Offerors.

The Child Support Administration (CSA) is responsible for administering the child support program in Maryland. The child support program is established under Title IV-D of the Social Security Act, Title 45 §302.32. CSA provides direct services to customers to include application intake, locate, and establishment of paternity and support obligations, collection and disbursement of child support payments, enforcement of child support and medical support obligations, and review and adjustment of support obligations. Child support payments are made through a statewide state disbursement unit (SDU) and computer system operated by a vendor and payment processor.

Since implementation of the SDU, most support payments submitted by non-custodial parents, employers, and other States, are sent to the SDU for payment processing. A small percentage of payments are received by the Local Departments of Social Services and forwarded to the SDU for processing.

The SDU is a centralized child support payment processing unit that allows for same business day processing of incoming payments. The SDU also performs bank reconciliation, transaction processing, electronic depository application processing, electronic payment marketing, local mail processing, medical notice processing, non-sufficient fund check processing, and collection of State-owned debt functions. The Contractor will design, implement, and manage systems supporting Child Support's SDU.

Proposals were due on August 15, 2024, and three (3) Proposals were received. After review of all three Proposals, the Department determined that all three Proposals were reasonably susceptible for award and recommended Systems & Methods, Inc. (SMI) as the Offeror who submitted the Proposal that was most advantageous to the State. SMI's Technical Proposal was ranked first technically, and its Best and Final Offeror was also ranked first. Therefore, the Evaluation Committee ranked SMI first overall. This contract has a 5-year base with two 1-year renewal options. The contract type is competitive sealed proposals with a base amount of \$9,484,650 (5 Years Base Contract) and two-year option amount of \$3,793,860 (2 Years; Renewal Option)



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



24-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

SMI brings twenty-five (25) years of expertise in SDU operations, including over a decade serving the State of Maryland. SMI demonstrates strong capabilities through its proprietary SMART system, which will interface with the statewide Child Support Management System (CSMS). SMART has proven effective for both internal and external customers, delivering support in the administration of SDU services, and minimizing errors and risks. SMI provides child support customers with two primary payment options, Pay by Text and SMI Pay. SMI has met its previous contract deliverables.

Fund Source: 66% Federal Funds, 34% Special Funds (CSEA Offset)

Approp. Code: N00H0008

Resident Business: No

MD Tax Clearance: 25-3243-0110

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
November 19, 2025



*Contact: Rene Alonso 410-260-8052
rene.alonso2@maryland.gov*

25-S.

SERVICES CONTRACT

Department of Natural Resources, Fishing and Boating Services

Contract ID: Marine Vessel and Crew – Blue Crab Winter Dredging Survey;
K00B6600044/BPM052569
ADPICS No.: K00B6600044

Contract Description: Support services for the Blue Crab Winter Dredging Survey. The Winter Dredge Survey produces information that is essential for the management of the species, such as the estimate of the number of crabs overwintering in the Bay and the number of young crabs entering the population each year. The Contractor shall provide a Captain and Mate to assist the Maryland Department of Natural Resources in completing the Blue Crab Winter Dredge Survey in the Maryland portion of the Chesapeake Bay from Pooles Island in the north to the Maryland-Virginia state line in the south, as well as select Maryland tributaries, including the Potomac River.

Award: Roger H. Morris; Church Creek, MD

Contract Term: 12/04/2025* - 03/31/2028 (*Or earlier upon BPW approval)

Amount: \$195,000

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

Bid:

<i>Bidder</i>	<i>Amount</i>
Roger H.Morris; Church Creek, MD	\$195,000

MBE/VSBE Participation: 0% / 0%

Incumbent: Same

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 20, 2025; electronically notifying 472 potential vendors. A direct solicitation was sent to two potential bidders. The bid closing date was September 24, 2025. A single bid was received for this solicitation.

There are no established MBE nor VSBE subcontracting participation goals established for this contract due to a lack of subcontractable opportunities and the single specialized element of work to be performed.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025**



25-S. SERVICES CONTRACT (*cont'd*)

Agency Remarks (cont'd):

The single bid was received from the incumbent vendor, Roger H. Morris. The bid submitted to DNR remains unchanged from the previous contract for the same services. The bid has been determined to be fair and reasonable.

Fund Source: 100% Special Funds (Fisheries Research and Development)

Approp. Code: A1701

Resident Business: Yes

MD Tax Clearance: 25-3813-0000

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
November 19, 2025



*Contact: Nick Olson 410-260-7124
 nolson@marylandtaxes.gov*

26-IT. INFORMATION TECHNOLOGY
Comptroller of Maryland

Contract ID: Mainframe Software Support; *E00B6600004*
 ADPICS No.: *E00B6600004*

Contract Description: Mainframe technical support for the Annapolis Data Center to keep the mainframe in, or restore it to, conformance with official IBM published specifications.

Award: IBM Corporation; Baltimore, MD

Contract Term: 01/01/2026 - 12/31/2026

Amount: \$183,896.77

Procurement Method: Sole Source (*Proprietary*)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: IBM is the developer of the software and retains the proprietary privileges associated with the software. IBM is the only vendor that can provide the requested technical software support services. This IBM product is an older product, nearing end of service. IBM will only agree to support their older products on a yearly basis.

The price has been determined to be fair and reasonable as the current price has not increased.

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

Fund Source: 100% Reimbursable (ADC Agencies)

Approp. Code: E00A1001



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



26-IT. INFORMATION TECHNOLOGY (cont'd)

Resident Business: Yes

MD Tax Clearance: 25-2711-1111

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
November 19, 2025



REVISED

2nd Revision

Contact: Gregory Chason 410-379-9410
gregory.chason@maryland.gov

27-IT. **INFORMATION TECHNOLOGY**
State Police, Department of Finance

Contract ID: Consolidated Computer – Aided Dispatch / Records Management System /
Automated Vehicle Locator / Automated Field Reporting; *W00B6600027*
ADPICS No.: *W00B6600027*

Contract Description: The requested contract is a follow-on to the original 10-year contract and 5-year extension signed in 2010 between the State of Maryland and Colossus Inc.. This effort is part of Maryland's Statewide Communications Interoperability Program, established by Executive Order in 2008, which launched a statewide initiative to modernize legacy public safety systems through the deployment of an enterprise Computer-Aided Dispatch (CAD), Records Management System (RMS), Automatic Vehicle Locator (AVL) and Automated Field Reporting (AFR) Platform. From 2010 to 2015, the State was in the implementation phase of the project. From 2015 to 2025, Maryland law enforcement, including the Maryland State Police, Natural Resources Police, Maryland Transportation Authority, Maryland Transit Administration, and Department of Public Safety & Correctional Services, and Alcohol, Tobacco, & Cannabis Commission, has been using the Caliber CAD/RMS/AVL/AFR in production. The Caliber solution is proprietary, so continued use of the system and software installed across the state requires an ongoing contract with this specific vendor.

Award: Colossus, Inc. dba Interact Public Safety Systems;
Winston-Salem, NC

Contract Term: 12/04/25* - 11/30/2035 (*Or earlier upon BPW approval)

Amount: \$77,793,533.16

Procurement Method: Sole Source (Proprietary)

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



REVISED

2nd Revision

27-IT. INFORMATION TECHNOLOGY (cont'd)

Requesting Agency Remarks: Caliber is a proprietary public safety platform, developed and exclusively maintained by Colossus, and has served as a core component of Maryland's public safety infrastructure since 2010, after Governor O'Malley's executive order (01.01.2008.07) to initiate The Maryland Statewide Communications Interoperability Program. The system includes a Computer Aided Dispatch (CAD) and Records Management System (RMS), and a Mobile system for law enforcement officer functions, which are actively used by key state agencies, including:

- Maryland State Police
- Natural Resources Police
- Maryland Transportation Authority
- Maryland Transit Administration
- Department of Public Safety & Correctional Services
- Alcohol, Tobacco, & Cannabis Commission

Caliber CAD supports real-time, multi-agency coordination by enabling seamless access to prior incidents, BOLOs, and response plans. Advanced mapping and Automated Vehicle Location (AVL) features support fast, efficient responses across jurisdictions. In the field, Automated Field Reporting (AFR) allows for immediate updates, while built-in messaging ensures all agencies remain informed through real-time texts and emails.

Caliber RMS integrates with the FBI's National Incident-Based Reporting System (NIBRS), enabling agencies to submit and retrieve data in compliance with national reporting standards—supporting data-driven crime prevention and trend analysis.

Maintaining Caliber ensures:

- Compliance with current cybersecurity (NIST 800-53) and procurement mandates
- Vendor accountability through clear SLAs and dedicated support
- Operational efficiency via tailored training and agency-specific enhancements
- Scalability to support upcoming expansions (e.g., BWI/MAA, MTA), improving statewide interoperability

Continued investment in Caliber's maintenance is critical to sustaining system performance, availability, and security—ensuring Maryland's public safety agencies remain connected, responsive, and future-ready.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



REVISED

2nd Revision

27-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

A 10-year contract for emergency dispatch services is critical to ensuring the long-term stability, continuity, and effectiveness of Maryland's public safety operations. As the backbone of emergency response, dispatch systems demand significant investment in technology, integration, and personnel—requiring a sustained, strategic commitment.

Shorter-term contracts (2–5 years) can lead to frequent procurement cycles, interrupting service delivery, delaying essential upgrades, and limiting long-range planning. A 10-year agreement mitigates these risks and provides key advantages, including operational continuity, cost efficiency, technology lifecycle management, and workforce stability.

In the near future, the Department of General Services Capitol Police, and the Maryland Aviation Administration plan to join the list of state agencies using the system, which will further improve the interoperability of law enforcement statewide.

Furthermore, the statewide CAD/RMS/AVL initiative advances Governor Moore's Modernization Initiative by enabling real-time, data-driven decision-making and strategic resource management; strengthening coordination across State agencies; replacing duplicative, fragmented systems with a single platform; and reducing total cost of ownership through shared resources, procurement, and vendor management.

Using historical price comparisons based on BPW Advisory 2016-1 for price analysis, the new contract reflects a 6% increase from the previous contract, beginning in December 2025, followed by annual increases of 5% through November 2035.

The system is comprised of two separate parts from a contract financials standpoint:

Core: Original licenses and services purchased by the primary agencies. (MSP, MDOT, MDTA, MTA, DNR) Expenses are allocated by sworn officer counts.

Non-Core: Add-ons (new licenses, interfaces, etc.) by the primary agencies as well as purchases by new state agencies joining the program.

For the Core System, the cost increased from \$4,089,866.58 in December 2024 to \$4,294,359.91 in December 2025, representing a 5% increase. The cost then rises to \$4,553,309.79 in December 2026 (a 6% increase) and to \$4,776,114.04 in December 2027 (a 5% increase), continuing with 5% annual increases through 2035.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



REVISED

2nd Revision

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

Agency Remarks (cont'd):

For the Non-Core Modules—which have not been modified, such as those supporting the Maryland Transportation Authority (MDTA)—the price increases from \$105,245.49 in December 2024 to \$110,507.76 in December 2025 (a 5% increase), then to \$117,138.23 in December 2026 (a 6% increase), and to \$122,995.14 in December 2027 (a 5% increase), with subsequent 5% annual increases through 2035. Additional costs include the maintenance of BWI and the Purple Line once they are operational.

The proposed price adjustments for this sole-source renewal are consistent with the existing contract and align with prevailing market trends across government IT systems. Major cloud application providers have raised list prices, and underlying platform costs have also increased. In addition, general inflation and rising labor costs have contributed to similar price escalations across the public sector. As a result, the proposed pricing is both competitive and justified.

This renewal supports nine participating agencies, with an estimated cost of under \$900,000 per agency per year, ensuring that Maryland's Public Safety Agencies remain in real-time communication to effectively coordinate responses in any situation.

Given these factors, continuing with Caliber represents a fair, reasonable, and strategically sound decision for the State of Maryland.

MBE and VSBE participation were not established for this contract because there are no subcontracting opportunities, as this is proprietary software sold and supported directly by Caliber. Caliber does not subcontract any of the work.

Fund Source: 100% Reimbursable (General Funds)

Approp. Code: W00.01.01

Resident Business: No

MD Tax Clearance: 25-3423-1111

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
November 19, 2025



Contact: Ansonia Saunders 410-767-2092
ansoniasaunders1@maryland.gov

28-IT. INFORMATION TECHNOLOGY
Department of Labor, Division of Unemployment Insurance

Contract ID: Project Manager BEACON System; *LABOR-FY2026-009*
 ADPICS No.: P00B6600024

Contract Description: Project Manager to deliver comprehensive management and oversight for the UI Division's online BEACON system project to ensure the continuity, stability, and successful enhancement of the BEACON system.

Award: Kani Solutions, Inc
 Princeton, NJ (Certified Small Business)

Contract Term: 01/01/2026 - 12/31/2027

Amount: \$811,200

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Incumbent: N3 Technologies, Inc., Rockville, MD

Requesting Agency Remarks: The Division of Unemployment Insurance is continuing its upgrades to the Unemployment Insurance Modernization (UIM) project, specifically the BEACON system. Keeping the Project Manager for this project is imperative as it has moved from the development phase into a mission-critical production and maintenance stage. This is an ongoing project expected to last at least two additional years. This Project Manager possesses unparalleled institutional and system-specific knowledge of Maryland's UI rules, regulations, IT infrastructure, and the BEACON system architecture to effectively manage the project with minimal oversight.

Unlike the current contractor, N-3 Technologies, which relies on resources sub-contracted through three different layers, Kani Solutions can provide resources who can perform the required tasks without the help of a third party. This direct relationship cuts through the legal and administrative complexities, delays in billing and payment, and the constant risk of service disruption that have plagued the current arrangement.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



28-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

Labor rates for Kani Solutions, Inc., are closely aligned with other comparable IT service contracts. The current fully loaded hourly rate for the Project Manager is \$250. This hourly rate is lower for Kani Solutions at \$195. The current cost for N-3 Technologies is \$975,520. The new amount for this contract with Kani Solutions, Inc., is \$811,200, which is a \$164,320 decrease from the current cost. Kani Solution's labor rate is significantly below the maximum fully loaded hourly per the new AGILE contract's labor rates schedule for Master Contractors with at least nine years of work experience.

This cost is below overall inflationary trends in the industry and is determined to be fair and reasonable considering the unique and crucial nature of the services that will continue to be performed by Kani Solutions at the highest level since being awarded the Project Manager in 2014 to oversee the UI Modernization project known as BEACON.

MBE participation was not established for this contract because the services are for a single project manager and there are no opportunities for subcontracting

Fund Source: 100% Federal Funds

Approp. Code: P00H5101

Resident Business: No

MD Tax Clearance: 25-3231-0101

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
November 19, 2025



*Contact: Karen Davis 410-767-7572
 karen.davis@maryland.gov*

29-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
Department of General Services

Contract ID: Hardware and Associated Equipment and Services; 060B2490022
 ADPICS No.: COL21530

Contract Approved: DoIT 4-IT, 11/14/2012

Contractor: Various

Contract Description: This is a multiple-award, indefinite-quantity Purchase Order request for a proposals-based Master Contract to provide hardware, installation, training services, and a manufacturer's extended warranty. Laptops and desktops are excluded.

Modification Description: Increase master contract authority for Statewide use.

Original Contract Term: 11/15/2012 – 11/14/2027 (15 years)

Modification Term: 12/04/2025* – 11/14/2027 (Or earlier upon BPW approval)

Original Contract Amount: \$57,000,000

Modification Amount: \$80,000,000

Prior Options/Mods:

- \$35,000,000 (Add money for the expected spend funds.
 DoIT 2-IT-MOD, 10/15/2014)
- \$12,000,000 (Add money for the expected spend funds.
 DoIT 4-IT-MOD, 03/23/2016)
- \$100,000,000 (Add functional Area VI— Security, Cameras and
 Associated Peripherals.
 DoIT 3-IT-MOD, 06/22/2016)
- \$135,000,000 (Add money for the expected spend funds.
 DoIT 6-IT MOD, 10/30/2019)

Total Contract Amount: \$419,000,000

Percent +/- (This Item): 140.35%

Total Percent Change: 635.09%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025**



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

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: This modification is to add money to the Hardware and Associated Equipment and Services Master Contract for the expected spend. The average monthly spend for the past 24 months is approximately \$2.5 million. DGS OSP recommends increasing the not-to-exceed amount by \$80 million to cover the next 24months. Purchases will be funded by the requesting agency.

Fund Source: Various

Approp. Code: Various

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
November 19, 2025



REVISED

2nd Revision

Contact: Karen Davis 410-260-4084
karen.davis@maryland.gov

30-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: **Consulting and Technical Services Plus (CATS+)**

Contract No.: 060B2490023

Approved: DoIT 3-IT, 04/03/2013

Term: 04/22/2013 - 04/21/2028

***As of publication, the remaining balance of this master contract is \$263,016,857.75.*

1.1 Using Agency: State Board of Elections

Description: An estimated 56 resources to support future major IT projects including the new voting system procurement and implementation, new pollbook system implementation, ongoing Maryland Voter Registration system (MDVOTERS) resources, and the Maryland Campaign Finance Reporting system implementation. The labor categories anticipated include: Business Process Consultant, Computer Programmer (Senior), Document Specialist, Facilities Operations Supervisor, Project Manager, Data Specialist (Security), Subject Matter Expert and Data Specialist (Security); COL19553/D38B4600002

Modification Description: This modification is a request to increase the base period not to exceed value of the task order while maintaining all labor rates approved in the initial award.

Award: Radiant Innovative, Bethesda, MD

Original Term: 01/01/2025- 12/31/2026 (w/two 2-year renewal options)

Modification Term: 12/3/2025- 12/31/2026

Original Amount: \$12,063,860.40

Modification Amount: \$21,722,312.50

Prior Options/Mods: N/A

Total Contract Amount: \$33,786,172.90

MBE/VSBE Participation: 30%/0%

MBE/VSBE Compliance: 27.57% / 0%

Resident Business: Yes



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



REVISED

2nd Revision

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

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

Fund Source: 68% Special Funds (County Funds from the Local Boards of Elections), 29% General Funds, and 3% Federal Funds

Agency Remarks: The task order currently supports eleven (11) IT and security-related projects for the Agency. This request is driven by several additional election-related IT and cybersecurity initiatives that have begun or will begin during the base period of the task order. These include a DoIT-approved independent MSSP/SOC to augment DoIT's MDSOC capabilities; a DoIT-approved MITDP to modernize the aging Voter Registration System; the rebid of the expiring State Voter Registration centralized data center and disaster recovery data center; the implementation of Risk-Limiting Audits (RLA); a new Document Scanning and Management System (DMS); a new Governance, Risk, and Compliance (GRC) system; required ADA accessibility updates to SBE's main website and the public-facing voter services website; and UOCAVA-related improvements to the voter services website.

In addition, two of SBE's largest contracts—a new statewide voting system and a new pollbook solution for Maryland—are in the procurement and final award phases during the period covered by this modification. Project management activities for the pollbook system, including implementation, must begin during the base period due to schedule constraints related to election subject-matter experts, whose availability is limited during election years. These projects also involve election-specific tasks and have timing dependencies with other critical initiatives aligned with upcoming elections. The requested increase will ensure continued progress and the successful completion of these essential IT and security projects, preventing any disruption to the services SBE provides to Maryland citizens.

Further, in April 2025, after the Task Order Agreement was underway, DoIT issued updated guidance on staffing requirements for all Major IT Development Projects (MITDPs), directly affecting resource needs for the new voting system and pollbook procurements. The memo identified additional required labor resources for various stages of an MITDP beginning in July 2025. This modification ensures that SBE meets all mandated staffing roles for its full portfolio of MITDPs.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



REVISED

2nd Revision

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

2.0 Master Contract:	<i>Agile Team Resources; F50B2600034</i> (Secondary Master from CATS+ 060B2490023)
<i>Approved:</i>	DGS 39-IT 1.0 and 1.1; 02/16/2022
<i>Term:</i>	02/17/2022 - 03/31/2027

***As of publication, the remaining balance of this master contract is \$194,253,756.27.*

2.1 Using Agency:	State Retirement Agency
Description:	Multiple resources for major business operations re-engineering projects and completing the creation of core software components and a technology framework to support many process changes. Includes eight positions, one Lead Full Stack .NET Developer, one Full Stack .NET Developer, two Front End .NET Developers, one Back End .NET Developer, two Senior Database Developers and one Dynamics 365 Developer; F50B0600045-44
Option Description:	Exercise the first of two renewal options
Awards:	4A Consulting, LLC; Ellicott City, MD (MBE) (Certified Small Business) Elegant Enterprise-Wide Solutions, Inc.; Lutherville, MD (MBE) (Certified Small Business) Infojini, Inc.; Columbia, MD (MBE)
Original Term:	01/01/2025 -12/31/2025 (w/two 1-year renewal options)
Option Term:	01/01/2026 - 12/31/2026
Original Amount:	\$1,040,191.36 (4A Consulting) \$ 347,200.00 (Infojini, Inc.) \$ <u>182,528.00</u> (Elegant Solutions) \$1,569,919.36 Total
Option Amount:	\$1,050,567.68 (4A Consulting) \$ 354,144.00 (Infojini, Inc.) \$ <u>184,512.00</u> (Elegant Solutions) \$1,589,223.68 Total



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



REVISED

2nd Revision

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

2.0 Agile Team Resources; F50B2600034 (cont'd)

Prior Options/Mods:	N/A
Total Contract Amount:	\$3,159,143.24
MBE/VSBE Participation:	0% / 0%
MBE/VSBE Compliance:	0% / 0%
Resident Business:	Yes
Fund Source:	68% Special (Admin Cost Allocation – Participating Governments) 32% Reimbursable (Admin Cost Allocation – State Agencies)

Requesting Agency Remarks: The agency has elected to exercise the first option year as a continuation of services in support of major business operations re-engineering projects and completing the creation of core software components and a technology framework to support many process changes.

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



REVISED

2nd Revision

30-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 \$18,782,794.43.*

3.1 Using Agency: Comptroller of Maryland

Description: Nutanix Cloud Manager Starter, Nutanix Cloud Infrastructure Pro Software, and Nutanix Cloud Infrastructure Security add-on Software License & Production Software for 1 CPU Core, and 24/7 Production Level Short Term HW Support for Nutanix HCI appliance. This award continues the current Nutanix maintenance coverage solution; *E00P6600245*

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

Number of Qualified

Master Contractors: 8 (*SBR Designated*)

Number of Bids: 5

Bids:

<i>Bidders</i>	<i>Amounts</i>
CAS Severn; Laurel, MD	\$253,989.00
ATS; Middle River, MD	\$262,773.00
ACC; McClean, VA	\$264,844.98
HCGI; Columbia, MD	\$265,612.50
EnNet; Frederick, MD	\$276,539.40

Amount: \$253,989

Term: 12/28/2025 - 12/27/2026

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% General Funds

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025

REVISED



Contact: Karen Davis 410-767-7572
karen.davis@maryland.gov

31-M. MAINTENANCE
Department of Labor

Contract ID: Janitorial Services at Department of Labor; CTR024332
ADPICS No. 001B6600114

Contract Description: Janitorial services at the Department of Labor in Waldorf.

Award: AFJ Cleaning Service, LLC; Baltimore, MD (MBE)
[...]

Contract Term: 12/04/2025* - 07/31/2030 (*Or earlier upon BPW approval)

Amount: \$335,549.99 NTE

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 July 24, 2025. AFJ Cleaning Service, LLC has confirmed the contract price and accepted the terms and conditions. The supplies to support this contract will be purchased through BISM.

Fund Source: 50% Federal Funds, 50% Special Funds
(UI's funding for PCA 86424 - Special Administration Expense Fund)



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025

REVISED



31-M. MAINTENANCE CONTRACT (cont'd)

Approp. Code: 0823

Resident Business: Yes

MD Tax Clearance: 25-3022-0110

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
November 19, 2025

REVISED



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

32-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: MCCBL2023 *Learning Commons Renovation and Addition.*
Provide funds to complete design of the renovation and expansion of the Bard Library to create a Learning Commons building. Item 122

1.1 **Contract ID:** Commissioning Services for BCCC Learning Commons Renovation and Addition; CC-623-230-002; 001B6600149; CTR024891
Description: The existing Bard Library is undergoing a Renovation and Addition to transform into a Learning Commons. The project is currently under design with a contracted Architect/Engineer (A/E). This Task Order is for the procurement of a Commissioning Agent (CxA) for the mechanical, electrical, plumbing, and renewable energy systems under design.
Procurement Method: Qualification-Based Selection - *DGS-25-025-IQC*
Award: Smart Building Strategies LLC; Ashburn, VA
Amount: \$95,434
MBE/VSBE Participation: 0% / 0%
Resident Business: No
Remarks: No MBE or VSBE participation was established due to the single element of work.

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
November 19, 2025



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

33-LL. LANDLORD LEASE
Department of General Services

Recommendation: Approve a new Lease

Tenant: The City of Annapolis

Property Location: +/- 2.256 acre portion of the Maryland State Archives property located at 350 Rowe Blvd., Annapolis, Anne Arundel County 21401

Lease Type: New

Term: 12/1/2025 – 11/30/2035

Renewal Options: 12/1/2035 – 11/30/2040
12/01/2040 - 11/30/2045

Annual Rent: \$1.00

Utilities/Maintenance: Lessee shall be responsible for all costs associated with converting the premises to a day-use park, all maintenance, upkeep and repairs.

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: The City of Annapolis has requested to lease the southeasterly portion of the Maryland Archives property extending to College Creek for use as a Day Park with a short paved trail, wood chip trails, a picnic clearing, and a fishing pier on Rowe Blvd. The City of Annapolis has identified this site as an ideal location for park use that would benefit both residents and visitors of the city, and address a variety of City goals. Located on the major gateway to downtown Annapolis and the State Capital Complex, the site is identified by the City as the proposed *Gateway Park*. The project is included in adopted plans, including the City's *Annapolis Ahead 2040* Comprehensive Plan (2024) and Anne Arundel County's current *Land Preservation, Parks, and Recreation Plan* (2022).



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



33-LL. LANDLORD LEASE (*cont'd*)

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20250618-0418. It is recommended to approve the transfer of the Department of General Services' 2.256-acre portion of the 350 Rowe Boulevard Maryland State Archives via lease to the City of Annapolis—to facilitate use of the area as a day park with a short paved trail, wood chip trails, a picnic clearing and a fishing pier—upon consideration of the Maryland Department of the Environment's qualifying comments. The City of Annapolis expressed an interest in leasing the property (letter of interest enclosed).

Statutory Authority: State Finance & Procurement Article, Section 10-305

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
November 19, 2025



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

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

Recommendation: Approve lease renewal

Prior Board Action: DGS 35-LT-OPT, 12/16/2020

Lessee: Motor Vehicle Administration

Lessor: North Plaza Shopping Center, LLC
1247 Clarkview Road, Baltimore, MD 21209

Property Location: 8966 Waltham Woods, Parkville, MD 21234

Space Type: Office with client contact (7,271 sq. ft.)

Lease Type: Renewal (Continued Use of Property)

This Term: 01/01/2026 - 12/31/2036 (10-year) (w/ standard 6-month holdover)

Future Lease Renewal to be negotiated

in accordance with COMAR 21.05.05.02 (D): 01/01/2037 - 12/31/2041 (5 years)

Annual Rent: \$174,504.00 (year 1) ***Square Foot Rate:*** \$24.00

Rent Escalation: 2.5% Annually

Estimated Full Term Rent Value: \$1,955,035

Additional Parking Fees: No

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

Appropriation Code: PCA 1020

Utilities/Custodial Responsibility: *Lessee/*Lessee

Termination for Convenience Clause: Yes

* Utilities and Custodial expenses are procured and paid directly by the State agency; outside of this lease.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025**



34-LT. TENANT LEASE (cont'd)

Procurement Method: Sole Source

See COMAR 21.05.05.02.D; DGS Space Mgmt Manual §6-605 E

Remarks: MDOT MVA has occupied this location since 2005, providing driver's license services, photo identification cards, and tag returns. The current request is to renew the existing lease for 7,271 NUSF of office and client contact space used by MDOT MVA. The lease includes 73 use-in-common parking spaces at no additional cost to the agency.

Climate / Sustainability: Landlord has agreed to replace all HVAC units older than 15 years and install touchless restroom fixtures and water bottle filling stations.

Resident Business: Yes

MD Tax Clearance: 25-4122-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



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

35-LT.

TENANT LEASE

Department of Juvenile Services

Recommendation: Approve lease renewal

Prior Board Action: DGS 64-LT, 12/01/2021

Lessor: 545 North High Street Properties, LP
110 Edison Place, Suite 300, Newark, NJ 07102

Lessee: Department of Juvenile Services

Property Location: 560 North High Street, Baltimore, MD 21202

Space Type: Garage Parking Lot (169 Spaces)

Lease Type: Renewal (Continued Use)

Term: 01/01/2026 – 12/31/2028 (3 years) (w/ standard 6-month holdover)

Future Lease Renewal to be negotiated

In accordance with COMAR 21.05.05.02 (D): 01/01/2029 – 12/31/2031

Annual Rent: \$184,548.00 (Year 1) ***Rate/Month:*** \$91.00 per space

Rent Escalation: N/A

Estimated Full Term Rent Value: \$553,644.00

Fund Source: 100% General Funds

Appropriation Code: PCA 16005

Utilities/Custodial Responsibility: *Lessor/*Lessor

Termination for Convenience Clause: Yes

*Utilities / Custodial Responsibility will be paid by the Lessor (Landlord).



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



35-LT. TENANT LEASE (cont'd)

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

Remarks: These spaces have been used by DJS employees in the Baltimore area since 2018.

Climate / Sustainability: N/A (Parking Lease)

Resident Business: Yes

MD Tax Clearance: 25-1014-0000

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
November 19, 2025



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

36-LT. TENANT LEASE
Department of State Police

Recommendation: Approve renewal lease

Prior Board Action: DGS 9-LT, 2/5/2014

Lessee: Maryland Department of State Police (Automotive Safety Enforcement Division)

Lessor: Edmonston Avenue, LLC
11551 Edmonston Rd, Beltsville, Maryland 20705

Property Location: 11609 Edmonston Rd.
Beltsville, Maryland 20705

Space Type: Office w/ client interaction (2,748 NUSF)

Lease Type: Renewal (continued use)

Term: 12/01/2025 - 11/30/2035 (w/ 6-month hold-over)

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** 12/01/2035 - 11/30/2040

Annual Rent: Years 1 -5: \$ 41,907
Years 6-10: \$ 44,655

Square Foot Rate: \$15.25 NUSF
\$16.25 NUSF

Rent Escalation: \$1.00 per sf for years 6 - 10

Estimated Full Term Rent Value: \$432,810

Additional Parking Fees: No

Fund Source: 100% Special (*Operations Bureau - Salvage Program*)

Appropriation Code: A0102 2117 1301 21173



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



36-LT. TENANT LEASE (cont'd)

Utilities/Custodial Responsibility: *Lessee/*Lessee

Termination for Convenience Clause: Yes

*Utility expenses will be paid directly by the Lessee (tenant agency) under a separate utility contract outside of this lease.

*Custodial Responsibility will be paid by the Lessee (tenant agency) under a separate custodial contract outside of this lease.

Procurement Method: Sole Source

See COMAR 21.05.05.02.D; DGS Space Mgmt Manual § 6-605 E

Remarks: The Maryland State Police has occupied this location since 2014. The agency performs mechanical repairs at the site. The Demised Premises serves as a repair facility and includes six (6) shared parking spaces at no additional cost.

Climate/Sustainability: Energy efficiency improvements include ensuring all LED lights are compliant with state standards.

Resident Business: Yes

MD Tax Clearance: 25-2800-0000

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
November 19, 2025



SUPPLEMENTAL

*Contact: Jenna Meinl 410-767-0008
 jenna.meinl1@maryland.gov*

37-S. SERVICES CONTRACT

State Department of Education, Division of Educator Effectiveness

Contract ID: National Teacher Recruitment Campaign; R00B6600074
 ADPICS No.: R00B6600074

Contract Description: Comprehensive statewide teacher recruitment campaign to develop and implement a statewide marketing and advertising campaign to promote the teaching profession.

Award: Teach.org INC.; San Francisco, CA

Contract Term: 12/03/2025* - 06/30/2029 (*Or earlier upon BPW approval)

Amount: \$2,819,764.60

Procurement Method: Sole Source

MBE/VSBE Participation: 6% / 1%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: The Maryland State Department of Education (MSDE) requests approval to award a Sole Source contract pursuant to COMAR 21.05.05. Under House Bill 504 (Excellence in Maryland Public Schools Act), enacted during Maryland's 2025 Legislative Session, MSDE is mandated to contract with an independent entity to implement a comprehensive statewide teacher recruitment campaign, support individuals who are interested in becoming teachers in the state, and provide statewide marketing and advertising activities to promote the teaching profession. The legislation originally specified a July 2025 implementation date, creating immediate urgency for contract execution to fulfill Maryland's statutory obligations for addressing the state's teacher shortage crisis.

MSDE conducted market research to identify entities capable of providing the comprehensive set of services required under the statute. Based on this research, MSDE determined that TEACH is uniquely capable of delivering all required services. TEACH has been formally recognized as a sole source provider for similar statewide teacher recruitment initiatives in Connecticut, New Mexico, New York, South Carolina, Colorado, and Missouri. A comparative analysis revealed that other organizations in the education space have significant limitations. Educators Rising is limited to high school students only, lacking statewide marketing capability and sophisticated technology platforms. Teach for America only recruits for its own alternative certification program and does not serve all educator preparation programs statewide.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025**



SUPPLEMENTAL

37-S. **SERVICES CONTRACT** (*cont'd*)

Agency Remarks (cont'd):

The New Teacher Project focuses on districts rather than statewide EPP recruitment and targets already-licensed teachers rather than new candidates. General marketing agencies lack the education expertise, teacher recruitment experience, and candidate support services needed to fulfill the statutory functions.

TEACH is the only organization that provides statewide, multi-pipeline, comprehensive teacher recruitment capabilities, supported by proprietary technology platforms, combined with coordinated statewide marketing, candidate navigation support, and guidance on educator preparation programs. In addition, the proposed 4-year TEACH cost of \$2,819,764.60 is materially lower than the estimated cost of assembling these services through multiple separate contracts, which MSDE estimates would total \$8.6M to \$15.8M over the same period.

Fund Source: 100% General Funds

Approp. Code: R00A01

Resident Business: No

MD Tax Clearance: 25-4230-0110

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
November 19, 2025**



SUPPLEMENTAL

*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

38-CGL. CAPITAL GRANTS AND LOANS

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

B&O Railroad Museum, Inc.

B&O Railroad Museum – South Car Shop Restoration (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the South Car Shop
Maryland Consolidated Capital Bond Loan of 2022 (MISC – Chapter 344, Acts of 2022)
DGS Item 22-173, (SL-303-230-038) \$ 850,000
Maryland Consolidated Capital Bond Loan of 2023 (MISC – Chapter 102, Acts of 2023)
DGS Item 23-185, (SL-303-230-038) \$ 3,000,000

Matching Fund: No match is required.

Background:

Total Project	\$36,130,000
22-173 (This Action)	\$ 850,000 (Non-match)
23-185 (This Action)	\$ 3,000,000 (Non-match)
Local Cost	\$32,280,000

(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 rehabilitation of the historic South Car Works building, making it the new entrance to the Museum, reconfiguring the Museum’s campus flow to face Southwest Baltimore and creating an amphitheater for community use with the intention of catalyzing further investment in the community and to improve overall community quality of life.

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
November 19, 2025**



SUPPLEMENTAL

*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

39-CGL. CAPITAL GRANTS AND LOANS

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

B&O Railroad Museum, Inc.

B&O Railroad Museum (Baltimore City)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping the B&O Railroad Museum”

Maryland Consolidated Capital Bond Loan of 2024 (MISC – Chapter 720, Acts of 2024)

DGS Item 24-239, (SL-208-024-038) \$ 1,000,000

Maryland Consolidated Capital Bond Loan of 2022 (MISC – Chapter 344, Acts of 2022)

DGS Item 22-397, (SL-208-024-038) \$ 250,000

Matching Fund: No match is required.

Background:

Total Project	\$36,130,000
22-397 (This Action)	\$ 250,000 (Non-match)
24-239 (This Action)	\$ 1,000,000 (Non-match)
Local Cost	\$34,880,000

(Prior Actions: None)

Remarks:

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



SUPPLEMENTAL

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

5. This project may include rehabilitation of the historic South Car Works building (aka Car Shops or Car Barns), making it the new entrance to the Museum, reconfiguring the Museum's campus flow to face Southwest Baltimore and creating an amphitheater for community use with the intention of catalyzing further investment in the community and to improve overall community quality of life.

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
November 19, 2025**



SUPPLEMENTAL

*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

40-CGL. CAPITAL GRANTS AND LOANS

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

B&O Railroad Museum, Inc.

B&O Railroad Museum (Baltimore City)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements to the B&O Railroad Museum”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC – Chapter 603, Acts of 2025)
DGS Item 25-184, (SL-082-250-038) \$ 3,000,000*

Matching Fund: No match is required.

Background:

Total Project \$36,130,000

25-184 (This Action) \$ 3,000,000 (Non-match)

Local Cost \$33,130,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) of Chapter 720, Act of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include rehabilitation of the historic South Car Works building (aka Car Shops or Car Barns), making it the new entrance to the Museum, reconfiguring the Museum’s campus flow to face Southwest Baltimore and creating an amphitheater for community use with the intention of catalyzing further investment in the community and to improve the overall community quality of life.

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
November 19, 2025



SUPPLEMENTAL

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

41-LT. TENANT LEASE
Department of State Police

Recommendation: Approve renewal lease

Prior Board Action: 14-LT (9/17/2014)

Lessee: Maryland Department of State Police (Vehicle Inspection / Education)

Lessor: 6855 Deer P, LLC
6855 Santa Barbara Court, Suite E, Elkridge, Maryland 21075

Property Location: 6855 Deerpath Road
Elkridge, Maryland 21075

Space Type: Industrial / Office w/ client interaction (7,125 NUSF)

Lease Type: Renewal (continued use)

Term: 12/01/2025 - 11/30/2028 (3 years)

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** 12/1/2028 – 11/30/2030 (2 years)

Annual Rent: \$160,312.50 (Years 1 - 3) **Square Foot Rate:** \$22.50 NUSF

Rent Escalation: N/A

Estimated Full Term Rent Value: \$480,936

Additional Parking Fees: No

Fund Source: 100% Special (MDOT- Commercial Vehicle Enforcement Division)

Appropriation Code: A0102 2133 1301 21333

Utilities/Custodial Responsibility: *Lessee/*Lessee



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025**



SUPPLEMENTAL

41-LT. TENANT LEASE (cont'd)

Termination for Convenience Clause: Yes

*Utility expenses will be paid directly by the Lessee under a separate contract outside of this lease.

*Custodial Responsibility will be paid directly by the Lessee under a separate contract outside of this lease.

Procurement Method: Sole Source

See COMAR 21.05.05.02.D; DGS Space Mgmt Manual § 6-605 E

Remarks: The Maryland State Police have occupied this location since 2014. The agency performs vehicle inspections and encourages a safe driving environment through education, while enforcing State and Federal laws with respect to commercial vehicles on Maryland roads. The lease incorporates 38 use-in-common parking spaces at no additional cost to the state.

Climate/Sustainability: Not applicable. This lease is for a short-term renewal of the existing leased space with no tenant improvements.

Resident Business: Yes

MD Tax Clearance: 25-2849-0000

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
November 19, 2025**



SUPPLEMENTAL

*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

42-CGL. CAPITAL GRANTS AND LOANS

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

University of Maryland Enterprise Corporation

Capital Quantum Initiative (Prince George's County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of projects in the Discovery District."

*Maryland Consolidated Capital Bond Loan of 2025 (MISC – Chapter 603, Acts of 2025)
DGS Item 25-215, (SL-079-250-038) \$ 10,000,000*

Matching Fund: No match is required.

Background:	Total Project	\$10,000,000
	25-215 (This Action)	\$10,000,000 (Non-match)
	Local Cost	\$0

(Prior Actions: None)

Remarks:

1. Proposed modifications to the standard grant agreement is for the following:
 - a. Addition of Section D. "Grantee intends to use the grant funds, through a partnership with University of Maryland, College Park, to improve the real property 5700 Rivertech Court in Riverdale, Maryland."
 - b. Paragraph 27 – Non-hiring of State Employees. With the following addition:
"Notwithstanding the foregoing, the parties acknowledge that the Beneficiary is a public university with State employees, which does not violate the terms of this Agreement."
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.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025**



SUPPLEMENTAL

42-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 capital improvements to real property at 5700 Rivertech Court in Riverdale, MD, and transform the building into a quantum hub. The project will include dry labs, specialized data center space, offices, equipment and other collaborative features and shared amenities.

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
November 19, 2025



SUPPLEMENTAL

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

43-IT. INFORMATION TECHNOLOGY
Department of Information Technology

Contract ID: Maintenance of the Statewide Public Safety Wireless Communications System;
F50B6600005/ CTR024866

ADPICS No.: F50B6600005/ CTR024866

Contract Description: Provide maintenance and upgrades to the Statewide public safety wireless communication system known as Maryland FiRST (MD FiRST). The radio system utilizes the Public Safety 700 MHz spectrum, which is licensed to the State by the FCC.

Award: Motorola Solutions, Inc., Columbia, MD

Contract Term: 11/20/2025* - 11/15/2035 (*Or earlier upon BPW approval)

Amount: \$201,486,045.34
 \$ 2,000,000.00 Contingency
 \$ 203,486,045.34 Total

Procurement Method: Sole Source

MBE/VSBE Participation: 6% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The MD FIRST Public Safety Radio System was constructed Statewide in five (5) geographical phases, with the first phase going live for operational use in 2012 along the I-95 corridor. The final phase of the project (Southern Maryland and the NCR Region) was completed in 2023. MD FiRST provides mission critical communications to over 132,000 State, county and federal first responders across Maryland and within the District of Columbia and across 105 agencies, strengthening inter-jurisdictional cooperation and collaboration in policing, intelligence sharing, criminal investigations, fire/EMT response and emergency management. The MD FiRST system has been critical in supporting both small and large-scale planned and unplanned events, including the recent flooding in Western Maryland and the aircraft crash into the Potomac River in 2025. The current contract expired on 11/16/25, and DoIT has secured an extension of the maintenance portion of the current contract to close the gap with the start of the new contract (11/20/25).



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



SUPPLEMENTAL

43-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

MD FiRST utilizes the Motorola proprietary ASTRO P25 land mobile radio technology as the backbone for its radio network infrastructure. Through the existing Public Safety Communications System contract, set to expire on November 16, 2025, Motorola provides MD FiRST with an integrated and comprehensive sustainment program for fixed end network infrastructure equipment located at the system cores, the 150+ radio sites and at agency dispatch facilities. Due to the proprietary nature of the Motorola network infrastructure, the services to maintain and upgrade the system cannot be procured from other vendors other than Motorola (or one of its contracted subcontractors). The 6% MBE participation goal was established based on the limited subcontracting opportunities available for this proprietary maintenance and support contract. Motorola has committed to developing Maryland's pipeline of MBE radio vendors. Motorola plans to add a dedicated employee to "identify, grow, and develop MBE partners across the state of Maryland."

After researching various options to provide these services to the State, it was determined that a single-source procurement with Motorola Solutions would serve the State best. Much of the system is Motorola's proprietary or "situationally proprietary" equipment and software. DoIT began negotiations with Motorola Solutions and negotiated a contract that provides 24/7 system support, as well as software and hardware updates, some of which are multi-year efforts. The new contract also includes enhanced contractual requirements, such as improved SLA performance metrics and potential penalties. This 10-year contract will ensure that MD FiRST maintains its high availability and stays current with upgrades to its operating system.

To determine fair and reasonableness, the pricing is compared to the historical maintenance component of the Motorola contract and external benchmarks sourced from industry experts. For a similar scope of work, the pricing for the first-year maintenance contract, \$15,800,000, is approximately \$600,000 less than the previous year's contract of \$16,500,000; a 3.6% decrease; therefore, the price is considered fair and reasonable.

The Government Modernization Initiative (GMI) team partnered with DoIT during contract negotiations with Motorola, providing data analysis, benchmarking, and talking points for negotiations. The DoIT-GMI partnership resulted in \$22M in total cost savings and \$2.2M in YoY savings, relative to Motorola's initial proposed prices.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



SUPPLEMENTAL

43-IT. INFORMATION TECHNOLOGY (cont'd)

Fund Source: 100% General Funds

Approp. Code: B0405

Resident Business: Yes

MD Tax Clearance: 25-3870-0111

This item was withdrawn as DGS 43-IT from the 11/5/25 BPW Agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



REVISED

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



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

A1-EX. EXPEDITED PROCUREMENT REPORT

[...] Department of Labor, Unemployment Insurance Division

Contract ID: Labor Omni-Channel Contract System – LABOR-FY2025-006
ADPICS No.: P00B5600064

Contract Description: Omni-Channel contact center to serve as the voice, email, chat, and web form interaction repository for all unemployment insurance

Award: CenturyLink Communications, LLC d/b/a Lumen Technologies Group; Monroe, LA

Contract Term: 01/01/2025 - 12/31/2028 (w/2 two-year renewal options)

Amount:
\$ 3,831,668 (Base Term)
\$ 3,071,398 (Renewal Option 1)
\$ 3,152,626 (Renewal Option 2)
\$10,055,692 Total

Procurement Method: Expedited Procurement

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
CenturyLink Communications, LLC d/b/a Lumen Technologies Group, Monroe, LA	1	\$10,055,692	1
Verizon Business Network Services, LLC on behalf of MCE Communications Services; Ashburn, VA	2	\$29,425,139	2

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 3.5%

Performance Security: No

Incumbents: N/A



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025



REVISED

A1-EX.

EXPEDITED PROCUREMENT REPORT (*cont'd*)

Requesting Agency Remarks: The Maryland Department of Labor (“MD Labor”) received approval from the Board of Public Works (DGS-39-EX, 8/28/2024) to use the Expedited Request for Proposal (ERFP), to procure the much-needed state-of-the-art Commercial-Off-The-Shelf (COTS) application, delivered as either premises-based or Software as a Service (SaaS), omni-channel contact center solution including, but not limited to, IVR, agent desktop, (ACD), virtual assistant, knowledge base, workforce optimization, quality management, voice and agent desktop recording, transcription, and analytics. The modern contact center solution was named LABOR Omni-channel Contact Center System (LOCSS). LOCSS will be the voice, email, chat, and web form interaction repository for all of LABOR/UI.

The ERFP was released to three vendors via email on 9/3/2024. One vendor did not respond at any point. Labor received two responses on 9/24/2024 from Verizon and Lumen.

Labor conducted a formal evaluation by using an evaluation committee. After analyzing all technical proposals and reviewing the financial offers, Labor believes it is in the best interest of the State of Maryland to select Lumen Technologies Group as the winning vendor. Their technical proposal was excellent and was ranked #1 overall by the evaluation committee. Their financial proposal was ranked #1. Lumen Technologies Group currently has a Statewide contract that already provides some of the services needed by the Unemployment Division. The vendor demonstrated a clear understanding of the project objectives and technical needs. With advanced experience in implementing Genesys, Lumen has substantial industry knowledge of the LOCSS project. Lumen had minimal exceptions to the RFP, presented a well-defined project team, and provided a comprehensive plan for risk management, communication, and quality management.

Both Lumen and the competing vendor proposed solutions based on the Genesys platform but only Lumen distinguished itself by agreeing to support Bring Your Own Carrier (BYOC), offering a seamless fit with the existing DoIT network and demonstrating financial and technical prudence for the agency.

Based on the strengths of their proposal, expertise, their willingness to accommodate MD Labor’s network preferences and providing a fiscally advantageous cost to the state, the recommendation of award was offered to CenturyLink Communications LLC d/b/a Lumen Technologies Group.



REVISED

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
November 19, 2025

**A1-EX.****EXPEDITED PROCUREMENT REPORT (cont'd)*****Agency Remarks (cont'd):***

Reason for late report. This report was reported late due to a missing document from the vendors and was then referred for review by the DGS OSP Internal Clearance team. A determination was made that the procurement contract is voidable for noncompliance for not completing the MBE forms prior to executing the contract based on the determination that: (1) all parties - the procurement agency and the contractor - have acted in good faith; (2) ratification of the procurement contract would not undermine the purposes of Title 21; and (3) the violation was insignificant or otherwise did not prevent substantial compliance with Title 21. Therefore, DGS OSP shall present this contract award to the BPW for the final determination of the voidable contract procurement per COMAR 21.03.04.B.

[...]

Fund Source: 100% Federal Funds

Approp. Code: P00H0101

Resident Business: No

MD Tax Clearance: 25-1363-1111

BOARD OF PUBLIC WORKS**THIS ITEM WAS:****ACCEPTED****REMANDED****WITHDRAWN****WITH DISCUSSION****WITHOUT DISCUSSION**