

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
SEPTEMBER 10, 2025

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

Item		Section page no.	Overall page no.
SECRETARY'S AGENDA			
1-3	Department of Agriculture		1
4	Board of Public Works – PAAR		6
5-6	Board of Public Works – Wetlands		7
7-9	Department of Community Housing & Development		13
10	Department of Natural Resources		17
11	State Treasurer		20
12	St. Mary's College of Maryland		22
13-14	Maryland Stadium Authority		23
15	Department of Public Safety		29

APPENDIX			
	No Items presented		--

SUPPLEMENT			
DEPARTMENT OF NATURAL RESOURCES/REAL PROPERTY			
1-6	Program Open Space Local Share	DNR1	30
7	Rural Legacy Program	DNR7	36
8	Timber Sale	DNR8	37

SUPPLEMENT			
UNIVERSITY SYSTEM OF MARYLAND			
1	General Miscellaneous	USM1	38
2	University of Maryland College Park & University of Maryland Baltimore	USM2	39
3	University of Maryland College Park for Salisbury University	USM4	41

BOARD OF PUBLIC WORKS
TABLE OF CONTENTS
SEPTEMBER 10, 2025

Item		Section page no.	Overall page no.
MARYLAND DEPARTMENT OF TRANSPORTATION			
1	Maryland Port Administration (MPA)	MDOT1	45
2-3	Maryland Transit Administration (MTA)	MDOT6	50
4-6	State Highway Administration (SHA)	MDOT12	56
7-8	The Secretary's Office (TSO)	MDOT17	61
DEPARTMENT OF GENERAL SERVICES/ OFFICE OF STATE PROCUREMENT			
1-21	Capital Grants and Loans	OSP1	65
22	Architectural/Engineering	OSP24	88
23-24	Construction	OSP26	90
25-30	Services	OSP31	95
31-35	Information Technology	OSP56	120
36-37	Maintenance	OSP71	135
38-39	General Miscellaneous	OSP75	139
40-41	Real Property	OSP81	145
42-45	Tenant Lease	OSP92	156

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

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



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

Recommendation: That the Board of Public Works approve funding for 18 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: \$520,950

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

County	Grantee	Agreement #	Amount
Carroll	Broadview Farms LLC	MP-2026-2042	\$30,700
	Byron D. Stambaugh	MP-2026-2065	\$49,500
		MP-2026-2066	\$33,500
		MP-2026-2067	\$44,600
	Keyterra Farms LLC	MP-2026-2068	\$12,500
		MP-2026-2076	\$83,700
	Lisa M. Lucabaugh	RS-2026-2075	\$9,600
Cecil	Ordinary Point Farm LLC	SA-2026-2058-R	\$7,900
Dorchester	Ric's Dream Property LLC	CR-2026-2046	\$116,300
Garrett	Charles E. Custer	AT-2026-2059-SF	\$3,750
		AT-2026-2070-SF	\$2,600
Kent	Robert P. Payne	AT-2026-2027-P	\$12,700
Queen Anne's	Ethan Whiteside	CH-2026-2073	\$6,600
Talbot	Arthur L. Foster, Jr.	CR-2026-2077	\$21,900
	Claire L. Wade	CR-2026-2079	\$16,100
	George P. Sernyak, III	CR-2026-2071	\$8,300
	Robert E. Sharp	CR-2026-2078	\$38,300
Wicomico	Hieu Trong Vu	PR-2026-2054-B	\$22,400

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

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
September 10, 2025



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

Maryland Agricultural Cost-Share Program- Additional Funding

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

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

Amount: \$64,041.44

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
Dorchester	Tryens Road, LP	NW-2024-2783	\$64,041.44

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:

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DISAPPROVED

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**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



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

Recommendation: That the Board of Public Works approve reverting the balances on 20 completed or canceled projects under the Maryland Agricultural Cost-Share Program.

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

Amount: \$599,842.66

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
Baltimore	Hidden Waters LLC	AT-2023-2927-C	\$71,091.75	Completed
		AT-2023-2928	\$4,174.59	Completed
		AT-2024-2198	\$2,100.00	Canceled
Carroll	Keyterra Farms LLC	MP-2024-2206	\$1,900.00	Completed
		MP-2024-2207	\$6,300.00	Canceled
		MP-2024-2208	\$1,865.25	Completed
		MP-2024-2209	\$13,192.00	Completed
		MP-2024-2210	\$9,205.00	Completed
	Michael R. Albaugh, Jr.	MP-2023-2977	\$11,010.00	Completed
		MP-2023-2981	\$77,108.37	Completed
		MP-2023-2983-C	\$29,583.82	Completed
		MP-2023-2984	\$4,964.65	Completed
	Peace & Plenty Farms LLC	MP-2024-2174	\$172,600.00	Canceled
Charles	David F. Lines	AT-2024-2104	\$6,414.05	Completed
Frederick	Eric C. Donnelly	MP-2024-2180	\$14,842.50	Completed
	Grossnickle Farms, Inc.	MP-2023-3021-C	\$149,400.00	Completed
	Stuart H. Garst	MP-2023-3023	\$7,300.00	Canceled

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

County	Recipient	Agreement #	Amount	Status
Queen Anne's	Clinton B. Simpson, Jr.	CR-2023-2995	\$4,142.09	Completed
	Madison M. G. Quillen	CH-2024-2095	\$10,619.16	Completed
St. Mary's	Meadow Field Properties, Inc.	PA-2024-2201	\$2,029.43	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:

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

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

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

Department of General Services *July 2025*
Department of Transportation *July 2025*

Authority: COMAR 21.02.01.05

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

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

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

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

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

ANNE ARUNDEL COUNTY

23-0957 *ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS* – To improve navigable access by mechanically maintenance dredging areas, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Annapolis, Little Magothy River

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

24-1143 *ARUNDEL RIVERS FEDERATION* – To control shoreline erosion and create habitat by constructing a low profile containment sill, filling and grading with sand, planting marsh vegetation, constructing a low profile sill with fallen logs, and placing reef ball clusters including pilings for signage.

Annapolis, South River

Special conditions: Time of year restriction. Requirements for maintaining a buffer zone, coordination with the U.S. Coast Guard, MDE approval of reef construction materials, marsh establishment area, and signing and acceptance of marsh maintenance plan.

Wetlands Created: 2,963 square feet

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

ANNE ARUNDEL COUNTY (cont'd)

- 25-0056 *INDIAN LANDING BOAT CLUB* – To control shoreline erosion, restore existing eroding islands and improve habitat by constructing living shorelines consisting of sand containment structures and a living breakwater, filling and grading with sand, and planting marsh vegetation.

Millersville, Severn River

Special conditions: Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, and design and construction of stone structures. Restrictions on use of asphalt rubble in revetment.

Wetlands Created: 40,961 square feet

- 25-0247 *SCOTT ULERY* – To control shoreline erosion and improve navigable access by constructing and backfilling replacement bulkhead, mechanically dredging areas, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Shady Side, South River

Special conditions: Requirements for sequencing the construction of bulkhead, dredge material transport and disposal, maintenance dredging, staking of the dredged area, and post dredge bathymetric survey.

- 25-0413 *THOMAS HANZSCHE* – To improve navigable access and control shoreline erosion by removing mooring piles and unauthorized platform, constructing a platform on an existing pier and a boat lift with associated piles, constructing and backfilling replacement timber bulkhead, mechanically dredging an area, transporting dredge material to a disposal site, and providing for periodic maintenance dredging for six years.

Severna Park, Dividing Creek

Special conditions: Time of year restriction. Requirements for removing existing mooring piles and unauthorized platform, dredge material transport and disposal, post dredge bathymetric survey, staking of the dredged area, and maintenance dredging. Restrictions on total platform area. License provides no justification or assurances for future dredging.

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



5. BOARD OF PUBLIC WORKS (cont'd)

ANNE ARUNDEL, CALVERT & DORCHESTER COUNTY

- 25-0081 *MARYLAND DEPARTMENT OF NATURAL RESOURCES* – To restore oyster habitat by depositing stone and concrete which may include granite, limestone, amphibolite, diorite and concrete rubble.

Anne Arundel, Calvert & Dorchester Counties, Herring Bay & Hooper Straight

Special conditions: Requirements for maintaining a buffer zone, marking all in-water structures, cutting rebar prior to placement, and providing monitoring reports.

DORCHESTER COUNTY

- 24-0619 *UNIVERSITY OF MARYLAND CENTER FOR ENVIRONMENTAL SCIENCES* – To study oyster recruitment, survival and growth rates by depositing shell, clam, and stone, constructing a long-line oyster aquaculture system, deploying oyster cages, and placing oyster castles, econcrete, reef arches, reefy modules, and quickreef.

Cambridge, Choptank River

Special conditions: Requirements for coordination with DNR Shellfish Division, maintaining a buffer zone, marking in-water structures, cutting rebar prior to placement, and providing a final report and or summary.

KENT COUNTY

- 22-1278 *U.S. FISH AND WILDLIFE SERVICE - CHESAPEAKE MARSHLANDS NWR* – To protect an eroding shoreline by constructing segmented stone breakwaters, constructing a groin, filling and grading with sand, planting marsh vegetation, placing oyster reefballs, and repairing marsh edging.

Rock Hall, Chester River

Special conditions: Time of year restrictions. Requirements for signing and acceptance of marsh maintenance plan, marsh establishment area, and MDE approval of reef construction materials.

Wetlands Created: 126,044 square feet

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

ST. MARY'S COUNTY

- 25-0242 *CAPTAINS REST LLC* – To control shoreline erosion by placing stone vent armoring, filling and grading with sand, and planting marsh vegetation.
Piney Point, St. George Creek
Special conditions: Requirements for contacting leaseholders prior to construction, deploying and maintaining a turbidity curtain, marsh establishment area, and signing and acceptance of marsh maintenance plan.
Wetlands Created: 1,840 square feet

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

6. BOARD OF PUBLIC WORKS
Wetlands License -- #24-0836– Maryland Port Administration
Mitigation

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

1. Grant a tidal wetlands license to remove a pile-supported wharf and construct a replacement pile-supported wharf, and
2. Require mitigation in the amount of \$1,569.06. for impacts to open water resulting from permanent fill to place new piles.

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

- Application received August 9, 2024
- Public comment period ended August 1, 2025
- MDE Report and Recommendation August 15, 2025

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

Mitigation: Constructing a replacement pile-supported wharf will result in permanent impacts to 3,343 square feet of open water. The project proposes to remove 3,279 existing piles which total 2,585 square feet. MDE will consider the removal of existing piles as mitigation for the new piles which results in a net increase of 758 square feet of impact to open water.

3,343 sf of new impact – 2,585 sf of credit (from existing pile removal) = 758 sf total impact

The Department recommends that the licensee mitigate for 758 square feet of impacts to open water (COMAR 23.02.04.11.B) by paying \$1,569.06 into the MDE Tidal Wetlands Compensation Fund.

758 square feet x \$2.07 per square foot* = \$1,569.06

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

BALTIMORE COUNTY

24-0836 MARYLAND PORT ADMINISTRATION– To provide necessary upgrades to Dundalk Marine Terminal by removing an existing pile-supported wharf and constructing a replacement pile supported wharf including a realigned rail line, a sea curb (seawall), and other associated marine terminal structures.
Dundalk, Colgate Creek

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

BALTIMORE COUNTY *(cont'd)*

24-0836 MARYLAND PORT ADMINISTRATION

Special conditions: Requirements for *payment into Tidal Wetland Compensation Fund prior to construction.*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

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

Recommendation: That the Board of Public Works approve the release of the second lien deed of trust to facilitate a short sale on the property and allow the Maryland Department of Housing and Community Development to take an unsecured promissory note for the Down Payment Settlement Expense Loan Program. The promissory note will be for \$6,104.

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

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

Borrower: Watkins, Joshua
4207 Roland View Ave. Baltimore MD 21215. Baltimore City
\$6,104.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

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

Recommendation: That the Board of Public Works approve the release of the second lien deed of trust to facilitate a short sale on the property and allow the Maryland Department of Housing and Community Development to take an unsecured promissory note for the Down Payment Settlement Expense Loan Program. The promissory note will be for \$12,027.

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

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

Borrower: Ngenche, Zelia and Marku, Fisnik
100 S High St. Funkstown MD 21734. Washington County
\$12,027.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



Contact: Brad Fallon 443-571-6873
brad.fallon1@maryland.gov

9. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
Neighborhood BusinessWorks Program

Recommendation: That the Board of Public Works approve the Department of Housing and Community Development's request to provide a loan for the project described below.

Loan Authority: Neighborhood Business Development Program
§§ 6-301 through 6-311, Housing and Community Development Article
Annotated Code of Maryland; COMAR 05.13.01

Established in 1995, the *Neighborhood Business Development Program (NBW)*, now operating as *Neighborhood BusinessWorks*, is a Smart Growth tool for revitalization through business creation or expansion in designated revitalization areas.

Borrower: 211 W. 28th Street, LLC

Project Property: 211 W. 28th Street, Baltimore, MD 21211

Loan Amount: \$5,000,000

Fund Source: MCCBL of 2022: *Provide funds for grants and loans to fund community-based economic development activities in revitalization areas designed by local governments.* Item SA24(B).

Collateral: Deed of Trust and assignment of rents and leases on project property which will include land, 60 residential apartment units and ground floor retail units.

Project Description: 211 W. 28th Street, LLC, sponsored by Seawall Development, LLC in partnership with MBE/WBE firm Charm City Buyers, will redevelop an underutilized property in the heart of the Remington neighborhood in Baltimore City into a high-impact, mixed-use development with integrated community space. The \$18.5 million project will replace the current structure, formerly occupied by a 7-Eleven, with a newly constructed six-story building containing 60 modern workforce rental apartments, approximately 6,185 square feet of flexible ground-floor commercial space, and a 13,000-square-foot public park and plaza.

The residential units will offer premium finishes and energy-efficient features, including Energy Star appliances, low-flow fixtures, mini-split HVAC systems, LED lighting throughout, and all-electric mechanical systems to reduce carbon emissions. The commercial space is anticipated to be divided into two or three storefronts. This will target locally owned businesses such as a café with indoor/outdoor seating and other neighborhood-serving retail, with a focus on creating community-oriented gathering places rather than national chains.

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



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

Project Description (cont'd):

The development will be financed with \$8.75 million in primary funding from Shore United Bank and a proposed \$5 million subordinate NBW-Classic loan, disbursed on a pro rata basis during construction. Shore United Bank has approved financing without requiring pre-leased commercial space, allowing the developer to curate tenants aligned with the neighborhood's character. The project is scheduled to close in late 2025, with demolition beginning January 2026, vertical construction commencing shortly thereafter, and completion anticipated in April 2027.

Upon completion, the project will generate substantial economic and social benefits, including the creation of approximately 100 construction jobs, 20 new full-time positions, and retention of 5 existing jobs. The new residents and retail activity will increase local spending, expand Baltimore City's tax base, and connect seamlessly with other Seawall-led revitalization projects such as Remington Row, R. House, and The Service Center. This transformative investment will strengthen Remington's identity as a thriving, inclusive neighborhood and provide long-term workforce housing and community assets.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



*Contact: Wesley Gould 410-260-8812
wesley.gould@maryland.gov*

**10. DEPARTMENT OF NATURAL RESOURCES
*Shoreline Conservation Service***

Recommendation: That the Board of Public Works approve shore erosion control projects.

Authority: Section 8-1005, Natural Resources Article, Annotated Code of Maryland; DNR Policy and Procedure for Shore Erosion Control Capital Grant and Loan Projects.

1. Project ID: Venice Beach Soil Erosion Control District (SECD) / SEC 01-25
Prior Approval: Secretary's Agenda, Item 8 (1/24/2018)

Description: Living shoreline project of approximately 175 linear feet of segmented breakwaters including the placement of clean sand fill and marsh grass plantings. This item reflects a revision to the project design previously approved by the Board of Public Works.

Location: Chesapeake Bay, Anne Arundel County, Chesapeake Ave., Annapolis, Maryland

Borrower: Venice Beach Citizens Association/Anne Arundel County

Loan Amount: \$220,000

Administrative Fee: \$8,640

Loan Term: 20 Years

Funds: Revolving Loan Fund (03.30.01.14.002)

Remarks: A Shore Erosion Control lien will be recorded in the Land Records for Anne Arundel County.

Project #	Owner	Description	County/District	Amount	Term
SEC 01-25	Venice Beach Shore Erosion Control District (SECD)	Construction of approximately 175 linear feet of living shoreline consisting of segmented breakwaters, sand placement, and marsh plantings	Anne Arundel/30B	\$220,000	20 years

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



10. DEPARTMENT OF NATURAL RESOURCES (cont'd)

2. *Project ID:* Van Schaik, Dale M & Cathy G / SEC 02-25

Description: Construction services for 140 linear feet of shoreline improvements consisting of a low profile stone sill, sand placement, and native marsh plantings.

Location: Wye River, Queen Anne's County,
121 Governors Way South, Queenstown, Maryland

Borrower: Van Schaik, Dale M. & Catherine G.

Loan Amount: \$60,000

Administrative Fee: \$3,504

Loan Term: 15 Years

Funds: Revolving Loan Fund (03.30.01.14.002)

Remarks: A Shore Erosion Control lien will be recorded in the Land Records for Queen Anne's County.

<u>Project #</u>	<u>Owner</u>	<u>Description</u>	<u>County/District</u>	<u>Amount</u>	<u>Term</u>
SEC 02-25	Van Schaik, Dale M & Cathy G	Construction of 140 feet of shoreline improvements consisting of a low profile stone sill, sand placement, and native marsh plantings	Queen Anne's /36	\$60,000	15 years

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



10. DEPARTMENT OF NATURAL RESOURCES (cont'd)

3. Project ID: Gallipeau & Wilkins / SEC 03-25

Description: Construction services for 100 linear feet of shoreline improvements consisting of three stone groins, sand placement, and native marsh plantings.

Location: Patuxent River, Calvert County, 5220 Buena Vista Rd, Prince Frederick, Maryland

Borrower: Melody Gallipeau & Mark Wilkins

Loan Amount: \$60,000

Administrative Fee: \$3,504

Loan Term: 15 Years

Funds: Revolving Loan Fund (03.30.01.14.002)

Remarks: A Shore Erosion Control lien will be recorded in the Land Records for Calvert County.

Project #	Owner	Description	County/District	Amount	Term
SEC 03-25	Melody Gallipeau & Mark Wilkins	Construction of approximately 100 feet of shoreline improvements consisting of three stone groins, sand placement, and marsh plantings	Calvert/27C	\$60,000	15 years

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



Contact: Rebecca Ruff
410-260-6203

11. STATE TREASURER
2026 Master Equipment Lease-Purchase Agreement

Recommendation: The State Treasurer recommends that the Board of Public Works approve the award to Banc of America Public Capital Corp. of the 2026 Master Equipment Lease-Purchase Agreement for financing, on a consolidated basis under a lease-purchase financing arrangement, the acquisition of up to \$16.0 million in approved capital equipment for State agencies.

Authority: Section 8-403, State Finance & Procurement Article,
Annotated Code of Maryland

Term: 9/10/2025 – 6/30/2027

Procurement Method: Competitive Sealed Bids

Award: Banc of America Public Capital Corp.

Bids: Award is based on the lowest weighted average rate, rounded up to 3 decimal points, on amounts expected to be financed at the calculated rates set forth in the bid forms for the respective lease terms of three and five-years.

<i>Bidder's Name</i>	<i>Weighted Average Rate</i>
<i>Banc of America Public Capital Corp (1)</i>	3.521%
<i>FNB Equipment Finance and Commercial Leasing (2)</i>	3.960%

MBE Goal: None

Fund Sources: Agency operating budgets

Amount: Up to \$16.0 million

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



11. STATE TREASURER (cont'd)

Remarks: The State Treasurer's Office (STO) issued an Invitation for Bids (IFB) for financing on a consolidated basis of up to \$16.0 million in capital equipment, that was published on *eMaryland Marketplace Advantage*, posted on STO's website, and emailed to firms known to be active in financing municipal equipment lease-purchase financing agreements. There are no subcontracting opportunities with this financing; however, MBEs were encouraged to respond.

Three bids were received on or before the due date of August 28, 2025 in response to the IFB. One bid did not meet the requirements of the IFB and was therefore rejected as non-responsive. The two responsive bids were evaluated and weighted based on the addition of a spread provided by the bidder to the percentage of an indexed rate with three and five-year terms (based on the amounts expected to be financed for such terms). For purposes of evaluating the bids, 3-month SOFR swap rates from August 7, 2025 were used as the indexed rate. As added context, the non-responsive bid used an indexed rate apart from the 3-month SOFR swap rate identified in the IFB, and hence was not evaluated.

Upon the Board's approval of this agreement, STO will continue to utilize a Master Equipment Lease-Purchase model for financing capital equipment for State agencies. Equipment approved for lease-purchase financing during the term of the contract will be funded under this agreement, eliminating the need for STO to issue individual IFBs and to obtain approval from the Board of Public Works for each takedown. The interest rate for each takedown will be determined at the time of the takedown by adding the spread bid under this solicitation to the applicable percentage of the Index, in each case for the applicable lease amortization term and as set forth in the Master Equipment Lease-Purchase Agreement. The continuation of a master lease model will significantly reduce the staff time spent on the program and allow State agencies to obtain funding for capital equipment more quickly. Additionally, the cost of capital for the Master Equipment Lease-Purchase Agreement is expected to be substantially lower than issuing individual IFBs for each takedown.

There is no guarantee of work given to the lessor and there is no penalty to the State for non-use.

In accordance with Section 8-403 of the State Finance and Procurement Article, this financing request and supporting information was submitted to the Legislative Policy Committee for review and was approved for presentation to the Board of Public Works for its approval in a letter dated June 13, 2025.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



Contact: Charles Wilson 240-895-2040
cawilson@smcm.edu

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

Recommendation: That the Board of Public Works approves St. Mary's College of Maryland encumbering PayGo Funds to procure capitalized equipment for the Maryland Heritage Interpretive Center (MHIC) Project in the amount of \$19,555.

Maryland Heritage Interpretive Center (MHIC) Project

Description: Kitchen Equipment
Procurement Method: Simplified Procurement
Award: Gilbert's Restaurant Equipment & Supply, Frederick MD
Amount: \$19,555
Fund Source: PAYGO 2023 (002)
Resident Business: Yes
MD Tax Clearance: 25-3078-1110

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



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

13. MARYLAND STADIUM AUTHORITY

***Renovation Projects at Oriole Park at Camden Yards
Construction Management (CM) Services
GMP #4***

Contract ID: 25-012

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority awarding a construction services contract for Guaranteed Maximum Price (GMP) Package No. 4 for the Renovation Projects at Oriole Park at Camden Yards located in Baltimore City.

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

Prior Approvals: Secretary's Agenda, Item 35 (7/17/2024)
Secretary's Agenda, Item 13 (2/12/2025)
Secretary's Agenda, Item 9 (5/24/2025)
Secretary's Agenda, Item 15 (7/16/2025)
Secretary's Agenda, Item 12 (8/27/2025)

Project: Renovation Projects at Oriole Park at Camden Yards

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #4– Scaffold/Hoist, Final Cleaning, Demolition, Rough Carpentry, Roofing, Fireproofing, Plaster, Paint, and Carpeting / LVT.

Term: 7/17/2024 - 10/2028

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

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

GMP Package #2: \$59,778,808.66

GMP Package #3: \$26,479,689.29

GMP Package #4 (This Item): \$11,576,326.44

Revised Amount: \$121,676,663.75

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



13. MARYLAND STADIUM AUTHORITY (cont'd)

MBE Participation (this Item): 27.20%

MBE Subgoals: African American 8%
Women 11%

MBE Compliance: 0%

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

The procurement process for GMP Package #4 proceeded as follows:

Starting on July 1st, 2025, Gilbane advertised the project for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, Maryland Stadium Authority website, Maryland Washington Minorities Companies Association, and via direct solicitation. An MBE outreach event was previously conducted by Gilbane / Warren Builds and a pre-bid site walkthrough was held at Oriole Park. Attendees were provided with summary project information.

Gilbane / Warren Builds advertised for bids on construction packages for Scaffold/Hoist, Final Cleaning, Demolition, Rough Carpentry, Roofing, Fireproofing, Plaster, Paint, and Carpeting / LVT. Competitive bids were received on varying dates between July 25th, 2025 and July 31st, 2025 by representatives from Gilbane / Warren Builds.

Post-bid scope review meetings with selected trade contractors began on July 30th, 2025 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted virtually, and Gilbane / Warren Builds and MSA representatives were in attendance.

Gilbane / Warren Builds submitted GMP #4 Package on August 20th, 2025.

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

The overall MBE participation goal for the construction phase of this project was set at 32% with sub-goals of 8% African American-owned and 11% Women-owned. The MBE goal for this project is a total goal inclusive of all GMPs. There are no GMP specific goals. This is the fourth of several anticipated GMPs.

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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

Fund Source: Series 2025 Bonds

Tax Compliance No.: 25-1438-1000

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



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

**14. MARYLAND STADIUM AUTHORITY
*Redevelopment of Maryland Racing Facilities
Construction Services
GMP #3***

Contract ID: MDR-002-GMP

Recommendation: Approve the award of Guaranteed Maximum Price (GMP) Package #3 for the Redevelopment of Maryland Racing Facilities Project

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

Prior Approvals: Secretary's Agenda, Item 19 (October 2, 2024)
Secretary's Agenda, Item 14 (May 7, 2025)
Secretary's Agenda, Item 15 (July 16, 2025)

Project: Redevelopment of Maryland Racing Facilities

Bid Package Description: GMP Package #3: Wet Utilities, Dry Utilities, General Requirements, General Conditions, and Construction Administration for the Pimlico Racing Facility

Contract Description: Professional Services – Construction

Procurement Method: Competitive Sealed Proposals

Pre-Construction Amount: \$ 889,750
GMP Package #1: \$ 14,309,959
GMP Package #2: \$ 7,503,012
GMP Package #3 (this Item): \$ 25,607,801
Revised Amount: \$ 48,310,522

Original Term: 10/2/2024 – 12/31/2027

MBE Participation (this Item): 15.97%
MBE Sub-goals: 8% African-American; 11% Women-Owned

MBE Compliance (Construction Services): 0%

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025**



14. MARYLAND STADIUM AUTHORITY (cont'd)

Remarks: The Board approved the contract with Clark Construction Group, LLC (“Clark”) for pre-construction services at its meeting on October 2, 2024 (Secretary’s Agenda Item 19), GMP #1 on May 7, 2025 (Secretary’s Agenda Item 14), and GMP #2 on July 16, 2025 (Secretary’s Agenda Item 15). The Authority represented that it would return with a recommendation to enter into a Guaranteed Maximum Price contract for construction services if the performance of the preconstruction services is satisfactory and an acceptable price is negotiated.

The procurement process for this GMP occurred as follows:

On July 1, 2025 Clark advertised bid packages for site demolition, dewatering, concrete (tunnel and retaining walls), waterproofing (tunnel), earthwork, site concrete, asphalt, wet utilities, and dry utilities in the following publications/services: eMaryland Marketplace Advantage, MSA’s website, Clark’s website, Maryland Washington Minority Companies Association (MWMCA) website and via direct solicitation.

On July 15, 2025 Clark hosted a virtual Trade Contractor Outreach Event at Pimlico. The event was open to the public and allowed trade contractors interested in the packages being procured under GMP#3, as well as future GMP packages, to obtain information specific to the project’s scope and schedule and to participate in a site walk of the Pimlico Racing Facility.

On August 8, 2025 competitive sealed trade contractor bids were received and opened using Clark’s online bidding system (BuildingConnected) for the following packages: earthwork, site demolition, site concrete, asphalt, wet utilities, and dry utilities. MSA was present for the opening of bids. Post-bid scope review meetings were conducted with MSA present to ensure the bids were both responsive and complete. The earthwork, site demolition, site concrete, and asphalt scopes will be included in a forthcoming GMP.

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

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

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

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

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



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

Tax Compliance No.: 25-3115-1110

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
September 10, 2025



*Contacts: Brittany F. Ferrier 410-576-6598 bferrier@oag.state.md.us
Isaac Trough 410-576-6426 itrough@oag.state.md.us*

15. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
General Miscellaneous

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval of payment to resolve all claims, including claims for attorneys' fees and costs, in the matter of *Michael Saunders v. Warden, et al.*, United States District Court for the District of Maryland, No. 1:22-cv-01895-BAH.

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

Request Amount: \$75,000

Fund Source: 100% General Funds

Appropriation Codes: Q00A0101

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$75,000.00 to settle all claims, including attorneys' fees and costs, in the lawsuit as in the best interest of the State.

If this settlement is approved, a check should be issued payable to "Michael Saunders c/o Baker McKenzie" in the amount of \$75,000.00. The check should be mailed to Michael Saunders' counsel, Graham Cronogue, Esq., at Baker McKenzie, 815 Connecticut Avenue, N.W., Washington, D.C. 20006. Assistant Attorneys General Brittany F. Ferrier and Isaac Trough will ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
September 10, 2025



DNR 1

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

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

Recommendation: Approval to commit \$46,744 for the following **development** projects.

1. Cresaptown Sports Complex Fencing Replacement – \$21,744

Allegany County
POS #7892-1-495 MD20250627-0457

Background: Remove and replace the existing chain link fencing and gates along Darrows Lane and the Complex's access drive.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$21,744.00

2. Allegany College of Maryland Public Restroom Remodel – \$25,000

Allegany County
POS #7893-1-496 MD20250618-0423

Background: Demolish the existing facilities and construct a new restroom building at the Allegany College of Maryland gymnasium for use by the school and general public.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$25,000.00

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
September 10, 2025



DNR 2

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

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

Recommendation: Approval to commit \$462,000 for the following **development** project.

Cove Point Park Playground Improvements – \$462,000

Calvert County

POS #7896-4-92 MD20250724-0514

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

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023

Program Open Space Local

Source Code: 24011 \$191,433.25

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

Program Open Space Local

Source Code: 25011 \$270,566.75

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
September 10, 2025



DNR 3

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

3A. **PROGRAM OPEN SPACE LOCAL SHARE**
Carroll County

Recommendation: Approval to commit \$501,200 for the following **development** projects.

1. Piney Run Park Paving Phase II – \$431,000

Carroll County

POS #7668-6-431 MD20240202-0088

Background: Additional funding to resurface approximately 110,000 square feet of roadway and parking facilities at Piney Run Park. Project will include asphalt overlay, new signage, curbing, bollards, and associated site amenities.

Prior Approval: \$319,500 (DNR-RP Item 3A [May 1, 2024])

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022

Program Open Space Local

Source Code: 23002 \$86,164.83

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

Program Open Space Local

Source Code: 24011 \$344,835.17

2. Atlee Ridge Walking Path Basketball Court – \$70,200

Town of New Windsor

POS #7887-6-450 MD20250618-0422

Background: Construct a half-court basketball court at the beginning of the Atlee Ridge walking path for use by the public. Project includes asphalt, retaining wall, fencing, basketball hoop, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023

Program Open Space Local

Source Code: 24011 \$70,200.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
September 10, 2025



DNR 4

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

4A. **PROGRAM OPEN SPACE LOCAL SHARE**
Cecil County

Recommendation: Approval to commit \$425,500 for the following **planning** and **development** projects.

1. Cecil County 2027 LPPRP - \$25,000

Cecil County

POS #7808-7-286 MD20250207-0076

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

Prior Approvals: \$25,000 (DNR-RP Item 2A(1) [March 19, 2025])

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019

Program Open Space Local

Source Code: 20011 \$25,000.00

2. Brantwood Regional Park - Bike Playground and Pump Track – \$400,500

Cecil County

POS 7904-7-292 MD20250718-0500

Background: Construct an outdoor bike playground at Brantwood Regional Park including a pump track and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019

Program Open Space Local

Source Code: 20011 \$400,500.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
September 10, 2025



DNR 5

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

5A. **PROGRAM OPEN SPACE LOCAL SHARE**
Harford County

Recommendation: Approval to commit \$1,400,000 for the following **development** projects.

1. Benson Field Development – \$900,000

Harford County

POS #7897-12-218 MD20250625-0446

Background: Construct two multi-use sports fields, a baseball diamond, pickleball courts, pavilion, benches, and associated site amenities at the Benson Field.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$900,000.00

2. Vale Road Park Development – \$500,000

Harford County

POS #7898-12-219 MD20250625-0447

Background: Construct a new recreational area with pickleball courts, baseball fields, trail connection to the Ma and Pa Trail, and associated site amenities at Vale Road Park.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$65,095.50

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$434,904.50

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
September 10, 2025



DNR 6

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

6A. **PROGRAM OPEN SPACE LOCAL SHARE**
Washington County

Recommendation: Approval to commit \$59,220 for the following **development** project.

Widmeyer & Joseph Hancock Parks - 6 Pavilion Roof Replacements - \$59,220

Town of Hancock

POS #7899-21-448 MD20250701-0462

Background: Replace six pavilion roofs at Joseph Hancock Park (1) and at Widmeyer Park (5) along with associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$20,753.50

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$38,466.50

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
September 10, 2025



DNR 7

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

7A. RURAL LEGACY PROGRAM FUNDS
Talbot County

Recommendation: Approval to grant \$1,777,408.12 to the **Eastern Shore Land Conservancy, Inc.**, from Rural Legacy Funds to acquire a 285.47-acre conservation easement.

***Agricultural Security Corridor – Eastern Shore Heartland Rural Legacy Area –
Windy Hill Farms of Talbot, LLC***

Prior Approval: Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 15A (8/23/2023) \$1,951,775 for FY 2024
DNR-RP Item 16A (8/28/2024) \$1,205,070 for FY 2025

Project Description: Acquisition of this conservation easement will protect productive agricultural fields and forested land, as well as approximately 3,900 linear feet of forested buffer along Ash Bridge Branch, which flows to Miles Creek in the Choptank River watershed. The easement will also protect over 7,000 feet of scenic viewshed along Windy Hill and Bruceville Roads. This Rural Legacy easement, RL No. 35646, will be held jointly by the Department of Natural Resources, and the Eastern Shore Land Conservancy.

Easement Value: \$1,682,553 (\$5,893.98 per acre)

Purchase Price: \$1,682,553 (\$5,893.98 per acre)

Total Other DNR Costs:	Administrative:	\$ 50,477.00
	Incidental:	\$ 19,140.12
	Compliance:	<u>\$ 25,238.00</u>
		\$ 94,855.12

Amount Requested: \$1,777,408.12

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$1,777,408.12

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
September 10, 2025

REVISED



DNR 8

Contact: Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov
Robert Feldt 410-836-4571 rob.feldt@maryland.gov

8A. TIMBER SALE
Worcester County

Recommendation: That the Board of Public Works approve this timber sale of 824,563 board feet of sawtimber, and 108 cords of pulpwood, which will be conducted in stands two and six of the Hancock Tract (WR35) off St. Paul's Road in Chesapeake Forest.

Chesapeake Forest Lands
31.2 acres/Hancock Tract (WR35) (CF-07-25)

Description: This will be a regeneration harvest of 54-year-old loblolly pine. Eight percent of the proposed harvest area has been set aside as retention. Inside the harvest area, hardwood species such as oaks are being retained for wildlife. Approximately 206 loblolly pines have been identified to be retained as seed trees. After the harvest, the area will be allowed to naturally regenerate.

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

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

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

Bids:

<i>Bidders</i>	<i>Amount</i>
Paul M. Jones Lumber Company, Inc., MD	\$108,842.00
Eastern Shore Forest Products, Inc., MD	\$ 67,200.00

Award: Paul M. Jones Lumber Company, Inc.

Amount: \$108,842.00

Estimated Value: \$91,566.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
September 10, 2025



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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general funds (PayGo funding) and general obligation bond funding proceeds on contracts totaling \$3,379,485.

University of Maryland College Park for University of Maryland Center for Environment Science – Chesapeake Biological Laboratory
Kopp House Renovations

Description: Renovations and structural modifications to the Kopp House.
Procurement Method: Competitive Sealed Proposal
Award: W.M. Davis, Inc., Hollywood, MD
Amount: \$760,000
Fund Source: FY 2022 General Funds (PayGo Funding): \$47,598; Institutional Funds: \$712,402
MBE Participation: 15.04%
Resident Business: Yes **MD Tax Clearance:** 25-0483-0000

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

Description: Provide furniture and installation services
Procurement Method: Preferred Provider
Award: Maryland Correctional Enterprises, Jessup
Amount: \$2,619,485
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.*
Resident Business: Yes **MD Tax Clearance:** 25-2226-0000

Remarks: This item was previously approved as USM Item 1-GM on the 7/16/2025 BPW agenda, with the fund source provided as FY 2026 General Funds (PayGo Funding). This item requests Board of Public Works approval to substitute 2025 MCCBL funding as the fund source.

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

Board of Public Works
University System of Maryland
Supplement
September 10, 2025



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

2-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK & UNIVERSITY OF MARYLAND BALTIMORE
Master Contract – On-Call Design-Build Services-Renewal Option 1

Contract ID: On-Call Design-Build Services RFP# 116911-W

Prior Approval: USM Item 3-C (9/14/2022) (\$135 million not to exceed – 3-year base period)

Contractors:

Barton Malow Builders	Baltimore, MD
Dustin Construction, Inc.	Ijamsville, MD
Harper & Sons General Contractors	Easton, MD
Jeffrey Brown Contracting	Towson, MD
J. Vinton Schafer Construction, LLC	Abingdon, MD
The Whiting-Turner Contracting Co.	Greenbelt, MD

Contract Description: Provide On-call Design-Build contracting services for construction projects for the institutions of both University System of Maryland Service Centers (University of Maryland, College Park and University of Maryland, Baltimore) on an as needed on-call basis.

Option Description: Exercise first renewal

Original Term: 9/19/2022 – 9/18/2025 (3-year base term with two 1-year renewal options)

Option Term: 9/19/2025 – 9/18/2026 (first renewal)

Option Amount: \$35,000,000 first renewal (Not to Exceed)

Original Amount:

\$105,000,000 (not to exceed) 3-year base term
\$35,000,000 (not to exceed) first renewal option
<u>\$35,000,000</u> (not to exceed) 2 nd renewal option
\$175,000,000 (not to exceed Total)

Revised Contract Amount: \$140,000,000

Procurement Method: Qualification Based Selection

MBE Participation Goal: 23%

MBE Compliance 17.37%

Board of Public Works
University System of Maryland
Supplement
September 10, 2025



2-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK & UNIVERSITY OF MARYLAND BALTIMORE (cont'd)
Master Contract – On-Call Design-Build Services-Renewal Option 1

Performance Security: Equal to contract amount

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

Requesting Institution Remarks: Renewal is based on satisfactory contractor performance. Services will be performed on an as needed task order basis. As projects arise, the University will compete each project among the six (6) awarded on-call firms. Construction task orders exceeding \$1 million will be brought to the Board of Public Works for approval.

Resident Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
Barton Malow Builders	Yes	25-3007-1110
Dustin Construction, Inc.	Yes	25-3008-1110
Harper & Sons General Contractors	Yes	25-3009-1111
Jeffrey Brown Contracting	Yes	25-3010-1110
J. Vinton Schafer Construction, LLC	Yes	25-3011-1010
The Whiting-Turner Contracting Co.	Yes	25-3010-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
September 10, 2025



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

**3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY
Blackwell Hall Renovation – Bid Package 4 of 4**

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

Recommendation: Award of Bid Package 4

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)

Project Description: The proposed project is for the design and renovation of the 67,300 GSF/ 42,000 NASF Blackwell Hall for student services functions. The program also includes an approximately 6,000 GSF entrance addition. The former library, Blackwell Hall, will be renovated to become a Student Services Center. Student service departments, including the Registrar, Financial Aid, Academic Advising, Career Services, Bursar, Admissions, Counseling Center, Health Center, and Disabilities Resource Center units, will be combined into one building to create a one-stop shop for student services.

The University anticipates the final value of this contract, after award of all Bid Packages, will be approximately \$60 million.

Bid Package Description: This bid package includes landscaping and hardscape trade packages.

Contract Term: Sixty-Eight (68) months from design notice to proceed (includes warranty period)

This Bid Package Amount: \$6,520,000

Current Contract Amount: \$52,910,930

Revised Contract Amount: \$59,430,930

**3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY (cont'd)
*Blackwell Hall Renovation – Bid Package 4 of 4***

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 \$1,520,000. FY 2026 General Funds (PayGo SEIF) \$5,000,000

MBE Participation Goal: 20%;
Subgoals: African American-Owned - 8%; Women-Owned - 11%

MBE Participation This Bid Package: 27.29%;
Subgoals: African American-Owned – 13.07%;
Women-Owned – 2.46%

MBE Compliance: 18.26%

Performance Security: Equal to contract amount

Requesting Institution Remarks: This contract was initially approved for pre-construction and design phase services by the BPW on 2/15/2023 (USM Item 2-C). As design progressed and design information became available, the design-build contractor sequentially and competitively bid construction packages. This is the fourth and final bid package anticipated for this project. The MBE goal will be met with this final bid package.

Sustainability: Project design complies with the Maryland State and Green Building Council's High-Performance Green Building Program and is currently targeting a LEED Gold rating, and it is being designed to be Net-Zero Ready. The project includes the following sustainable features: A Geothermal well field & ground source heat pump for heating and cooling of the facility. Building envelope upgrades including building skin/vapor barrier enhancements and substantial R-Value improvements. Primary mechanical systems include (ERVs) Energy Recovery Ventilators to significantly improve building operational efficiency and indoor air quality. Demand control ventilation to minimize the conditioning of outside air, airside economizer to utilize "free cooling" when outside conditions are favorable. A design guided by the Life Cycle Cost Analysis process, ensuring reasonable payback on first costs. Use of building materials having a low environmental impact.

Board of Public Works
University System of Maryland
Supplement
September 10, 2025



3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK for
SALISBURY UNIVERSITY (cont'd)
Blackwell Hall Renovation – Bid Package 4 of 4

Resident Business: Yes

MD Tax Clearance: 25-2756-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Samantha J. Biddle
Acting Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
September 10, 2025**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
1	Maryland Port Administration (MPA)	1 - 5
2 - 3	Maryland Transit Administration (MTA)	6 - 11
4 - 6	State Highway Administration (SHA)	12 - 16
7 - 8	The Secretary's Office (TSO)	17 - 19

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 1

Contact: Trisha O'Neal 410-385-4849
toneal3@marylandports.com

1-S-OPT/MOD. MARYLAND PORT ADMINISTRATION
Renewal Option and Modification: Services Contract

Contract ID: Building Operations and Management Services, World Trade Center; 219001-S
EPICS No.: CO431226

Contract Approved: MDOT 1-S; 09/18/2019

Contractor: AAA Complete Building Services, Inc.
Washington, DC

Contract Description: This contract provides for building operations and management services at the World Trade Center Baltimore (WTC).

Option Description: Exercise the second of two, three-year renewal options.

Modification Description: Increase the allowance for capital improvements to allow for completion of a major expansion of tenant spaces; add one security guard in the lobby for the period 12/01/2025 – 10/31/2030; and add a construction manager to manage the major tenant expansion for the period 10/02/2025 – 10/31/2030.

Original Contract Term: 11/01/2019 – 10/31/2024 (with two, three-year renewal options)

Option Term: 11/01/2027 – 10/31/2030 (three years)

Modification Term: 10/02/2025* – 10/31/2030 (*or earlier upon BPW approval)

Original Contract Amount: \$28,124,555 NTE

Option Amount: \$18,988,342 NTE

Modification Amount: \$24,634,379 NTE

Prior Mods/Options: \$18,317 (Mod. #1: Additional cleaning due to COVID, Delegated Authority – MPA, 06/08/2020)

\$36,634 (Mod. #2: Additional cleaning due to COVID, Delegated Authority – MPA, 09/01/2020)

\$0 (Mod. #3: Additional cleaning due to COVID, Delegated Authority – MPA, 02/01/2021)

\$0 (Mod. #4: Additional cleaning due to COVID, Delegated Authority – MPA, 05/17/2021)

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 2

1-S-OPT/MOD. MARYLAND PORT ADMINISTRATION (cont'd)

Prior Mods/Options(cont'd):

\$24,422 (Mod. #5: Additional cleaning due to COVID, Delegated Authority – MPA, 08/06/2021)

\$18,217 (Mod. #6: Additional cleaning due to COVID, Delegated Authority – MPA, 11/23/2021)

\$18,317 (Mod. #7: Additional cleaning due to COVID, Delegated Authority – MPA, 03/11/2022)

\$18,867 (Mod. #8: Additional cleaning due to COVID, Delegated Authority – MPA, 06/15/2022)

\$18,867 (Mod. #9: Additional cleaning due to COVID, Delegated Authority – MPA, 09/01/2022)

\$18,867 (Mod. #10: Additional cleaning due to COVID, Delegated Authority – MPA, 11/10/2022)

\$0 (Mod. #11: Reinstated 21st Floor, Delegated Authority – MPA, 01/09/2023)

\$17,911,630 (Option Renewal. #1 (Mod#12): First of two, three-year renewal options (Term 11/02/2024 - 10/31/2027); MDOT 8-S-OPT, 06/07/2023)

\$0 (Mod #13 Increased Part C labor rates for generator technician, Delegated Authority – MPA, 07/24/2024)

\$46,868 (Mod. #14: Add one security guard to lobby, Delegated Authority – MPA, 01/07/2025)

\$50,000 (Mod. #15: Add construction manager for 5 months, Delegated Authority – MPA, 04/02/2025)

Revised Total Contract Amount: \$89,928,282 NTE

Percent +/- Change: 155%

Overall Percent +/-: 219.8%

Original Procurement Method: Competitive Sealed Proposals

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 3

1-S-OPT/MOD. MARYLAND PORT ADMINISTRATION (cont'd)

MBE/VSBE Participation: 36.00% / 0%

MBE/VSBE Compliance: 32.26% / 0%

Requesting Agency Remarks: This contract was awarded with two, three-year renewal options. Considering the contractor's excellent performance under the contract to date, the Maryland Port Administration (MPA) Property Management Office has requested that the second renewal option be exercised. Since taking over the contract, the contractor has significantly improved building and operations services at the WTC by delivering quality work in accordance with all technical aspects of the contract, identifying and solving problems effectively, expeditiously recruiting and maintaining qualified and reliable personnel, consistently addressing the tenants' needs in a cooperative and professional manner, and making good faith efforts to achieve Minority Business Enterprise (MBE) participation.

MPA is planning two major tenant expansions that will bring the WTC occupancy rate up from 80% to 100%. One tenant expansion is for the Maryland Transit Administration (MTA). For years MTA has been headquartered at 6 St. Paul Street, Baltimore, but the Maryland Department of General Services recently announced that tenants will be removed from 6 St. Paul, and the building will be sold. MTA currently occupies 7,042 rentable square feet in the WTC for 70 MTA employees. Under the proposed WTC tenant expansion, the remainder of MTA's offices at 6 St. Paul will be moved to the WTC, increasing MTA's occupancy in the WTC to 98,000 rentable square feet for 470 MTA employees. The other component of the WTC tenant expansion is for Mediterranean Shipping Company, which will increase its occupied space from 7,042 rentable square feet for 45 employees to 22,000 rentable square feet for 90 employees. When completed, the two tenant expansions will increase annual revenues to MPA by almost \$2.4 million per year.

To fulfill these plans, MPA needs to design, renovate and consolidate spaces in the WTC. The design work is provided by architects and engineers under contract to MPA. The WTC Building Operations and Management contractor will bid out the renovation work and present the results of that effort to the MPA's WTC Property Manager. Upon MPA agreement, the contractor will proceed to enter into subcontracts for completion of the work. The work must begin as soon as possible in order to meet the tenants' needs and is expected to take four to five years to complete.

The contract currently expires October 31, 2027, under the first renewal option, approved by the Board of Public Works on June 7, 2023. Unless the second renewal option is exercised, extending the contract for the final three-year renewal period through October 31, 2030, the contract will end well before the tenant expansions are complete. It would be highly disruptive to MPA, MTA, Mediterranean Shipping Company, and other tenants of the WTC if MPA is required to bring in a new building operations and management contractor in the middle of the tenant expansion, making it highly desirable that MPA retain the current contractor through the final renewal period.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 4

1-S-OPT/MOD. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The contract provides for an annual price increase during each year of the three-year renewal period, calculated as follows:

When available after June 1 of the last year of the original term of the contract (if the first renewal option is exercised by Maryland Department of Transportation (MDOT) MPA) and after June 1 of each year thereafter, MDOT MPA will ascertain the 12-month % change in the U.S. Bureau of Labor Statistics Consumer Price Index – All Urban Consumers (CPI-U), Not Seasonally Adjusted, Baltimore-Columbia-Towson, MD, All Items, through April of that year, and prices chargeable under the contract by the contractor may be increased by that 12-Month % Change or 3%, whichever is less, for the 12-month period beginning July 1 of that year through June 30 of the following year.

In June of 2027, MDOT MPA will determine the actual percentage increase under this provision and those contract prices that are subject to increase under the contract will be adjusted accordingly, provided that the not-to-exceed value of the contract will remain as provided under this Modification. The three-year option value of \$18,988,342 includes an allowance of \$6.3 million for other special projects and repairs.

The estimated cost of the tenant expansion is \$23.8 million. The exact cost will not be known until the tenants' plans are finalized, design of the necessary renovations is completed, and the renovations are bid out by the contractor and reviewed and approved by MPA. MPA requests an increase of \$23.8 million to the contract's not-to-exceed allowance for capital improvements and tenant renovations for the period October 2, 2025, through the end of the second renewal period, October 31, 2030.

Due to the complexity and size of the major tenant expansion, MPA requires that the contractor provide a construction manager to oversee the work. In order to begin that work as soon as possible, MPA issued Modification No. 15 to provide the construction manager for the period April 2, 2025, through September 30, 2025, for NTE \$50,000. MPA requests Board approval to add \$515,457 to the NTE contract value for the contractor to provide the construction manager from October 1, 2025, through October 31, 2030.

Improvements in security at the WTC required MPA to add one security guard in the lobby of the WTC starting February 1, 2025. MPA issued Modification No. 14 to provide this additional guard through November 30, 2025, for NTE \$46,868. MPA requests Board approval to add \$318,922 to the NTE contract value for the contractor to provide that additional guard from December 1, 2025, through the end of the second renewal period, October 31, 2030.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 5

1-S-OPT/MOD. MARYLAND PORT ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

As of April 22, 2025, the contractor's verified, overall MBE achievement stands at 32.26%, slightly under the 36% goal. The primary cause of the shortage was the drastic reduction in services at the WTC during the COVID-19 pandemic. Since the WTC reopened and normal operations resumed, the contractor has worked diligently to increase its MBE participation to meet the 36% contract goal. That effort has successfully increased the MBE participation: the contractor has added 21 additional certified MBEs (above the original six).

To continue that improvement, MPA and the contractor have agreed that, as the contractor bids out the work to be performed under the \$23.8 million tenant expansion, the contractor will first seek proposals from and first seek to award subcontracts to only certified MBEs. Proposals will be requested from and contracts awarded to non-MBEs only when no certified MBEs submit acceptable proposals. MPA will ensure that this plan is carried out as promised.

During the tenant expansion, MPA will incorporate energy efficiency and sustainable practices whenever feasible. For example, any overhead lights installed will be LED lights to replace fluorescent fixtures; new restrooms will be installed with low-flow toilets, low-flow aerators on faucets; and new offices will have lights with automatic on/off sensors.

The Maryland Port Commission is expected to approve this action on September 9, 2025.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J03D0001, J03D0002

Resident Business: Yes

MD Tax Clearance: 25-1339-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 6

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

2-AE. MARYLAND TRANSIT ADMINISTRATION
Architecture/Engineering Contract

Contract ID: Project Planning for MTA Bus, Light Rail, Metro, MARC, Commuter Bus, & Mobility Capital Projects; AE-22-002-C, E & F

EPICS No.: AE22002C, AE22002E, AE22002F

Contract Description: Three of six indefinite delivery/indefinite quantity, work-order based contracts to provide project planning for MTA bus, light rail, metro, MARC, commuter bus & mobility capital projects for the Maryland Transit Administration (MTA) in support of major projects.

Awards: WTB-M&H AE-22-002-C (JV) (Contract C)
Owings Mills, MD

Rummel, Klepper & Kahl, LLP (Contract E)
Baltimore, MD

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

Contract Term: 10/02/2025 – 10/01/2030 (five years)

Amount: \$15,000,000 NTE each
\$45,000,000 NTE Aggregate Total

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Proposal Rating (Max 1000) (Rankings)</i>	<i>NTE Price</i>
Jacobs Kittelson (JV) Baltimore, MD	856 (1)	Contract A
AECOM - Gannett Fleming MTA Planning Partners (JV) Baltimore, MD	805 (2)	Contract B
WTB-M&H AE-22-002-C (JV) Owings Mills, MD	733 (3)	\$15,000,000 NTE Contract C

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 7

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

Proposals (cont'd):

<i>Offerors</i>	<i>Technical Proposal Rating (Max 1000) (Rankings)</i>	<i>NTE Price</i>
WSP USA Inc. Baltimore, MD	711 (4)	Contract D
Rummel, Klepper & Kahl, LLP Baltimore, MD	701 (5)	\$15,000,000 NTE Contract E
Whitman, Requardt & Associates, Inc. Baltimore, MD	684 (6)	\$15,000,000 NTE Contract F
STV Incorporated Hunt Valley, MD	655 (7)	
Wallace, Montgomery & Associates, LLP / Michael Baker International, Inc. (JV) Lutherville, MD	554 (8)	
Kimley-Horn & Associates, Inc. Baltimore, MD	548 (9)	
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	526 (10)	

Living Wage Eligible: No

DBE/VSBE Participation 28.5% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Incumbents: Rummel, Klepper & Kahl, LLP; Baltimore, MD
Jacobs Engineering Group, Inc.; Baltimore, MD
WSP USA Inc., Baltimore, MD
Kimley-Horn & Associates, Inc.; Baltimore, MD
The Wilson T. Ballard Company/ Sabra & Associates,
Inc. (JV) Owings Mills, MD
Whitman, Requardt & Associates, LLP; Baltimore, MD

Requesting Agency Remarks: This solicitation was published on eMaryland Marketplace Advantage (eMMA) on February 23, 2023. A total of 411 firms were notified via eMMA, of which 110 were certified DBEs. Additionally, a total of 51 firms were directly solicited via email. A total of 10 engineering consultant firms submitted technical proposals in response to the solicitation.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 8

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

Requesting Agency Remarks (cont'd):

Six firms were selected for an award after each technical proposal was evaluated, scored, and ranked, and after each price proposal was reviewed. The first three of the six awards are being presented for approval.

Each contract awarded under this contract series provides for project planning for the MTA bus, light rail, metro, MARC, commuter bus & mobility capital projects on a work order basis. Each awardee is required to provide a variety of planning, engineering, analysis, research, and design work orders to support the operation, facilities, and maintenance of MTA's bus, light rail, metro subway (heavy rail), commuter rail (MARC), commuter bus and mobility (paratransit) modes, site selection, planning, environmental documentation, analysis, and mapping, surveying, geotechnical services, and utility mapping and locating services, storm water management concept plans & computations, and preliminary erosion & sediment control plans, conceptual design and preliminary engineering, environmental policy, planning, and operations, including national environmental protection act evaluations and documentation, traffic studies, alternatives analysis, feasibility studies, and corridor studies, ridership forecasting and service development, capital and operating cost estimates, capital programming analysis and grant writing, asset management, operations support and fleet management plans.

The MTA Procurement Review Group reviewed the contract scope of work to determine the DBE participation goal, and a 28.5% participation goal has been established for these contracts. All three firms have committed to meeting the 28.5% goal.

<i>Fund Source:</i>	80% Federal; 20% Special (Transportation Trust Fund)		
<i>Approp. Code:</i>	J05H0105		
<i>Resident Businesses:</i>	Yes		
<i>MD Tax Clearances:</i>	WTB-W&H AE-22-002-C (JV)	25-2484-1111	
	Rummel, Klepper & Kahl, LLP	25-2593-1110	
	Whitman, Requardt & Associates, LLP	25-2596-1110	

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 9

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

3-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Rebid MARC Rail Stations Snow & Ice Removal – Penn Line; MRC-25-033-MT
EPICS No.: MRC25033MT

Contract Description: Small Business Reserve (SBR) Designated, this five-year contract provides on-call snow and ice removal for 10 MARC Train Service Stations along the Maryland Area Rail Commuter (MARC) Train System's Penn Line.

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

Contract Term: 10/02/2025* – 10/01/2030 (*or earlier upon BPW approval)
(five years)

Amount: \$11,947,176.00 NTE

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Barnes Paving and Trucking, Inc. Forest Hill, MD	\$ 11,947,176.00
Manuel Landscaping, Inc. Owings Mills, MD	\$ 20,132,025.00
Mid Atlantic Snow Services, Inc. Fredrick, MD	\$ 20,339,424.00
Allied Core Solutions, LLC Silver Spring, MD	\$ 30,249,492.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: Same

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

Requesting Agency Remarks: This solicitation was originally advertised on August 10, 2023. Three bids were received and opened on September 15, 2023. All bids were rejected because of proposed material changes to the scope, primarily modifying the period of performance was determined to be in the States best interest. The rejection action was determined to be desirable per COMAR 21.06.02.02.C(1)(c).

The Invitation for Bid was readvertised on eMaryland Marketplace Advantage (eMMA) on May 27, 2025, designated as a Small Business Reserve (SBR) procurement, with a revised contract duration of five years. A total of 30 Certified Small Business (CSB) vendors were solicited, and an additional four CSBs were directly solicited via email.

At the time of bid opening on June 24, 2025 Barnes Paving & Trucking, Inc., was identified as the Apparent Lowest Bidder (ALB). The Procurement Officer conducted a review of the apparent low bid and determined that the bid was responsive, and bidder was responsible. As the incumbent, Barnes Paving and Trucking, Inc. has demonstrated the capability to effectively fulfill the contract duties at the specified price. The MTA is confident in its continued performance for the confirmed bid price.

This contract includes on-call maintenance of snow and ice removal from 10 MARC Train Service Stations along the MARC Train System's Penn Line. The Contractor shall supply the equipment with operators, laborers, and hand tools necessary to perform the required work when notified by the MTA.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, as well as a Small Business Reserve designation. It was determined that 0% MBE and VSBE goals were set for this project based on the contract having a single element of work. Due to the number of qualified small businesses available, an SBR designation was established.

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 11

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

Fund Source: 100% Special (Transportation Trust Funds)

Appropriation Code: J05-H0104

Resident Business: Yes

MD Tax Clearance: 25-2482-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 12

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

4-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Spot Litter Pickup on Roadways in The Churchville Shop Area - Harford County – District 4; 4321241428SB

EPICS No.: 4321241428

Contract Description: Provide spot litter pickup on roadways in the Churchville Shop Area - Harford County- District 4.

Award: Centropolis Property & Staffing Management, LLC; Belcamp, MD
(Certified Veteran-Owned Small Business Enterprise, Minority Business Enterprise and Small Business)

Contract Term: 10/02/2025* – 12/31/2028 (*or earlier upon BPW approval)
(three years, two months, 30 days)

Amount: \$211,200.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

<i>Bidders</i>	<i>Amounts</i>
Centropolis Property & Staffing Management, LLC Belcamp, MD	\$211,200.00
C & C Management Group, Ltd. Clarksburg, MD	\$230,000.00
Unified Solutions Services LLC Columbia, MD	\$248,000.00
Waste Collection Resolve LLC Baltimore, MD	\$285,000.00
MCNA, LLC Rockville, MD	\$285,631.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Incumbent: Same

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 13

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on May 6, 2025, notifying 102 potential contractors, 165 were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited eight contractors. Six bids were received and opened on June 5, 2025. A protest was sent by Centropolis Property & Staffing on June 16, 2025, alleging an unreasonable bid price by the apparent low bidder. As a result, SHA performed an analysis of the bid items and determined the bid of the apparent low bidder was unreasonably low. SHA rejected the apparent low bidder's bid and issued a final decision on July 9, 2025.

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

SHA has confirmed Centropolis Property & Staffing Management, LLC's bid price and the work conducted on this contract is performed 100% by a State-certified Small and Minority Business as well as Veteran-Owned Small Business Enterprise.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goal, 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: 25-2386-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 14

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

5-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance and Repairs to Highway Street Lighting at Various Locations -
Montgomery County – District 3; 5281531427
EPICS No.: 5281531427

Contract Description: Provide maintenance and repairs to highway street lighting at various locations - Montgomery County – District 3.

Award: Lighting Maintenance, Inc. Harmans, MD

Contract Term: 10/02/2025* – 06/30/2027 (*or earlier upon BPW approval)
(one year, eight months, 29 days)

Amount: \$1,645,316.67

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Lighting Maintenance, Inc. Harmans, MD	\$1,645,316.67
Baldwin Line, Inc. Elkridge, MD	\$3,014,818.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 13% / 0%

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

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on March 18, 2025, notifying 197 potential contractors, 154 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited five contractors. Two bids were received and opened on April 24, 2025. There were no protests filed for this contract.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 15

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

Requesting Agency Remarks (cont'd):

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 gasses 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 goal, Small Business Preference, as well as a Small Business Reserve designation. A 13% 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: 25-1513-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 16

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

6-RP. STATE HIGHWAY ADMINISTRATION
Real Property – Agreement

Recommendation: That the Board of Public Works approve the State Highway Administration (SHA) entering into a Memorandum of Land Use Restrictions (MOLR) Agreement.

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

Property: MC# 24-2899
James Moshovitis, located on the east side of Harry Truman Parkway, adjoining the Harry Truman Park & Ride facility, north of the Riva Road intersection in Parole, Anne Arundel County.

Grantor: State of Maryland, SHA

Grantee: State of Maryland, MDE

Consideration: N/A

Appraised Value: N/A

Requesting Agency Remarks: In 1974, SHA acquired the subject property in conjunction with the widening of U.S. Route 50/301 between Annapolis and the I-97 interchange. The property contains a stormwater management pond that needs repair. As a result, SHA will initiate a drainage remediation plan that involves clearing, grading, structural repair, and stabilization to the pond embankment. This work requires approval by MD Department of Environment (MDE) as they have classified this pond as a Low Hazard Dam, so a MOLR Agreement is required prior to issuing a Dam Safety Permit. Thus, SHA proposes to enter into this Agreement with MDE.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 17

Contact: Octavia Robinson 410-865-1035
orobinson1@mdot.maryland.gov

7-GM. THE SECRETARY'S OFFICE
General/Miscellaneous: Consolidated Transportation Bond Sale

Recommendation: That the Board of Public Works approve a request by the Maryland Department of Transportation (MDOT), made by the Secretary of Transportation, for the adoption of a resolution authorizing the issuance and sale by MDOT of Consolidated Transportation Bonds (CTB). A public sale shall occur on or before December 31, 2025, as determined by the Secretary, taking into account then current market conditions, with such Bonds being authorized by Subtitle 2 of Title 3 of the Transportation Article of the Annotated Code of Maryland. The total that will be offered for sale is not to exceed \$400,000,000* of new money bonds, issued in one series, to provide a portion of the funds needed for MDOT's capital program, and up to \$550,000,000* of refunding bonds, issued in one or more series.

Title: Consolidated Transportation Bonds Series 2025 B and C

Amount and Form: 2025 Series B – not to exceed \$400,000,000* Tax-Exempt Bonds (Competitive) to provide a portion of the capital funds needed for MDOT's capital program
2025 Series C – not to exceed \$550,000,000* Tax-Exempt Refunding Bonds (Competitive)

*Preliminary subject to change.

Anticipated Sale Date: October 8, 2025 (Competitive)

Maturities: Not to exceed 15 years

Method of Sale: Public Competitive Sale by electronic bid

Use of Proceeds: To provide a portion of the capital funds needed for the Consolidated Transportation Program and to refund previously issued CTBs.

Requesting Agency Remarks: The maximum aggregate principal amount of CTBs that may be outstanding is \$5,000,000,000.

As approved by the General Assembly during the 2025 Session, the maximum aggregate amount of CTBs that may be outstanding as of June 30, 2026, are \$2,863,795,000. MDOT will be submitting to the Department of Legislative Services a 45-day notice for review and comment to increase the debt outstanding as of June 30, 2026.

Attachment I, outlines bond sales over the last five years.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 18

7-GM. **THE SECRETARY'S OFFICE** (cont'd)

ATTACHMENT I

Bond sales for the past five fiscal years (\$ in millions):

Series	Sale Date	New Money	Refunding	True Interest Cost
Series 2025 A	06/04/2025	\$200.00		3.81%
Series 2022 B	09/30/2021		\$143.59	1.36%
Series 2022 A	09/30/2021		\$52.40	0.91%
Series 2021 B	09/30/2021		\$139.21	0.66%
Series 2021 A	09/30/2021	\$295.00		1.73%
Series 2020	10/07/2020	\$300.00		1.58%

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
September 10, 2025



MDOT 19

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

8-LL. THE SECRETARY'S OFFICE
Lease/Landlord

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

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

Property: Item# 61156
Anna A. Burbage (± 3,923 square feet), located within the right-of-way of MD Route 589, adjacent to 11107 Racetrack Road, Berlin, Worcester County

Landlord: State of Maryland, SHA

Tenant: SAI Partners, LP, a Maryland limited partnership

Space Type: Paved parking area for 11 vehicles

Lease Type: Renewal (Continued use)

Lease Term: Three years (11/01/2025 - 10/31/2028)

Effective Date: November 1, 2025

Annual Rent: \$2,118.42 annually

Requesting Agency Remarks: The subject property has been under an existing lease with Atlantic General Hospital since 2006. As of December 10, 2024, SHA terminated the lease with the Hospital as they recently sold their adjoining property to another entity. The new lease reflects the current market rent value to lease the parking spaces. The Secretary's Office proposes a three-year lease to the new tenant (SAI Partners, LP) for the purpose of utilization as a parking area for 11 vehicles and maintenance of a landscape buffer.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025

Item#	Category	Pages
<i>1 - 21</i>	<i>Capital Grants and Loans</i>	<i>1 - 23</i>
<i>22</i>	<i>Architecture and Engineering</i>	<i>24 - 25</i>
<i>23 - 24</i>	<i>Construction</i>	<i>26 - 30</i>
<i>25 - 30</i>	<i>Services</i>	<i>31 - 55</i>
<i>31 - 35</i>	<i>Information Technology</i>	<i>56 - 70</i>
<i>36 - 37</i>	<i>Maintenance</i>	<i>71 - 74</i>
<i>38 - 39</i>	<i>General Miscellaneous</i>	<i>75 - 80</i>
<i>40 - 41</i>	<i>Real Property</i>	<i>81 - 91</i>
<i>42 - 45</i>	<i>Tenant Lease</i>	<i>92 - 99</i>



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



Contact: Chinweike Eseonu 443- 467-1524
chinweike.esonu@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 Owings Mills Volunteer Fire Company of Baltimore County, Inc.

Owings Mills Volunteer Fire Company (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Owings Mills Volunteer Fire Company station.”

*Maryland Consolidated Capital Bond Loan of 2024 (LSI - Chapter 720, Acts of 2024)
DGS Item 24-479, (SL-109-240-038) **\$ 150,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 150,000
	24-479 (This Action)	\$ 150,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the renovation of the Owings Mills Volunteer Fire Company station to provide the highest quality of Fire, Rescue and Emergency Medical Services to the Baltimore County community.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

2-CGL. CAPITAL GRANTS AND LOANS

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

Town of La Plata- Kent Avenue Corridor Community Center

Town of La Plata (Charles County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Kent Avenue Corridor Community Center.”

*Maryland Consolidated Capital Bond Loan of 2020 (MISC - Chapter 537, Acts of 2020)
DGS Item 20-186, (SL-218-200-038) **\$ 250,000***

Matching Fund: No match is required.

Background:	Total Project	\$250,000
	20-186 (This Action)	\$250,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include creating a vibrant, inclusive, and functional space that reflects the community’s values and needs by creating indoor gyms, kitchens and learning areas.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

3-CGL. CAPITAL GRANTS AND LOANS

Board of Trustees of Hood College of Frederick, Maryland Maryland Independent College and University Association-Hood College <i>“For the design and construction of the renovation and expansion of Hodson Science and Technology Center (Frederick County). Maryland Consolidated Capital Bond Loan of 2022 (MISC - Chapter 344, Acts of 2022)</i> <i>DGS Item 22-243, (SL-346-220-038)</i>	\$ 6,838,000
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Matching Fund: No match is required.		
Background:	Total Project	\$6,838,000
	22-243 (This Action)	\$6,838,000(Non-match)
	Local Cost	\$ 0
(Prior Actions: None)		

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 the Hodson Science and Technology Center to expand STEM programs.

THIS ITEM WAS:

WITHDRAWN

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

4-CGL. CAPITAL GRANTS AND LOANS

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

Board of Trustees of Peerless Rens Club, Inc. of Eastport, Maryland

Peerless Rens Club, Inc- Community Space Restoration

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Peerless Rens Club, Inc. community space (Anne Arundel County).

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-332, (SL-238-210-038) **\$ 75,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 145,000
	23-332 (This Action)	\$ 75,000(Non-match)
	21-314 (Prior Action)	\$ 70,000(Non-match)
	Local Cost	\$ 0

(Prior Actions: 7/3/2024 Agenda, Item 5-CGL)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include renovating the first floor of the club to increase community access and renovating the bathrooms and stairs to meet ADA accommodation standards.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

5-CGL. CAPITAL GRANTS AND LOANS

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

The City of Frederick

City of Frederick- Police Department Headquarters (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a headquarters facility for the police department (Frederick County).”

*Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-208 (SL-348-220-038) **\$ 500,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 500,000
	22-208 (This Action)	\$ 500,000 (Non-Match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. DGS, by retroactive authority, 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 relocation of the courthouse facilities including interior redesigning, secure and separate pathways and upgrades to infrastructure for better accessibility and functionality.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

6-CGL. CAPITAL GRANTS AND LOANS

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

Baltimore County, Maryland

Holland Hill Park (Baltimore County)

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

*Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024)
DGS Item 24-596, (SL-136-240-038) **\$ 125,000***

Matching Fund: No match is required.

Background:	Total Project	\$125,000
	24-596 (This Action)	\$125,00 (Non-match)
	Local Cost	\$ 0

(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 replacing the town’s single basin 1.3MG finished water reservoir with a 1MG dual basin concrete tank.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

7-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Jewish Community Center of Baltimore, Inc.

Peggy and Yale Gordon Center for Performing Arts (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Peggy and Yale Gordon Center for Performing Arts facilities, including replacement of lighting.”

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)

DGS Item 24-352, (SL-152-240-038)

\$ 104,100

Matching Fund: No match is required.

Background:	Total Project	\$ 131,315
	24-352 (This Action)	\$ 104,100 (Non-match)
	Local Cost	\$ 27,215

(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 switching to all LED lighting for the Jewish Community Center's 29-year-old Gordon Center theater.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

8-CGL. CAPITAL GRANTS AND LOANS

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

Town of Garrett Park

Garrett Park Town Hall (Montgomery County)

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

*Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024)
DGS Item 24-638, (SL-145-240-038) **\$ 300,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 3,268,000
	24-638 (This Action)	\$ 300,000 (Non-match)
	Local Cost	\$ 2,968,000

(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. 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 restoration and renovation of the historic Garrett Park Town Hall. The scope of work involves repairing facades, upgrading building systems, and upgrading to meet ADA standards.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

9-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Diakonia, Inc.

Diakonia Offices and Housing (Worcester County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Diakonia offices and affordable housing units.”

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

*DGS Item 23-318, (SL-253-230-038) **\$ 75,000***

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

*DGS Item 23-729, (SL-253-230-038) **\$ 75,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 325,000
	23-318 (This Action)	\$ 75,000 (Non-match)
	23-729 (This Action)	\$ 75,000 (Non-match)
	Local Cost	\$ 175,000

(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 predevelopment costs for a new food pantry, thrift store, administrative offices, and a Veterans Center to support individuals and families, including the disabled and homeless populations in Worcester County.

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
September 10, 2025**



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

10-CGL. CAPITAL GRANTS AND LOANS

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

Fair Hill Condominium Association, Inc.

Fair Hill Training Center (Cecil County)

“for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Fair Hill Training Center.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-380 (SL-142-240-038) **\$ 750,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 750,000
	24-380 (This Action)	\$ 750,000 (Non-Match)
	Local Cost	\$ 0

(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 replacement of the Synthetic Surface with 6,000 tons of next generation material to provide the safest training surface in the industry.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

11-CGL. CAPITAL GRANTS AND LOANS

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

Board of Trustees of the Hammond-Harwood House Association, Incorporated
Hammond-Harwood House Preservation/ Improvements (Anne Arundel County)

*“for the acquisition, planning, design, construction, repair, renovation,
reconstruction, site improvement, and capital equipping of the Hammond-Harwood
House.”*

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 22-688 (SL-350-220-038) \$ 75,000

Matching Fund: No match is required.

Background:	Total Project	\$ 75,000
	22-688 (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 enhancing heritage tourism in Annapolis and the Chesapeake Region by funding the preservation of the historic structure.

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
September 10, 2025**



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

12-CGL. CAPITAL GRANTS AND LOANS

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

Harundale Civic Association, Inc.

Harundale Civic Association (Anne Arundel County)

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

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)

DGS Item 24-385, (SL-150-240-038)

\$ 50,000

Matching Fund: No match is required.

Background:	Total Project	\$ 50,000
	24-385 (This Action)	\$ 50,000 (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 the fence that has left residents with unsecured areas near their properties.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

13-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works certify matching funds and enter into a grant agreement for the following grant:

Board of Trustees of Capitol Technology University

Maryland Independent College and University Association - Capitol Technology University (Prince George's County)

“For the design, construction, and equipping of the renovations to various laboratory spaces, subject to the requirement that the grantee provide an equal and matching fund for this purpose. Notwithstanding the provisions of Section 1(5) of this Act, the matching fund may consist of funds expended prior to the effective date of this Act.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-G001, (SL-231-230-038) **\$ 1,750,000***

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2025, and the Board of Public Works to certify a matching fund. The Board of Trustees of Capitol Technology University has submitted documentation from a financial institute demonstrating it has the necessary funds of \$1,750,000 to meet the matching fund requirement for this project.

Background:	Total Project	\$ 3,500,000
	23-G001 (This Action)	\$ 1,750,000 (Match)
	Local Cost	\$ 1,750,000

(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.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include lab renovation that will bring a new learning opportunity to students attending the University.

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
September 10, 2025**



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

14-CGL. CAPITAL GRANTS AND LOANS

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

Baltimore County, Maryland

Oregon Ridge Park Trail Construction and Woodland Garden Memorial
(Baltimore County)

*“For the acquisition, planning, design, construction. repair, renovation,
reconstruction. site improvement, and capital equipping of the trail system and a
memorial garden in Oregon Ridge Park.”*

Maryland Consolidated Capital Bond Loan of 2022 (MISC– Chapter 344, Acts of 2022)
DGS Item 570 (SL-347-220-038) **\$ 25,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 100,000
	22-570 (This Action)	\$ 25,000 (Non-match)
	Local Cost	\$ 75,000
(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.
5. This project may include additional recreational opportunities at Oregon Ridge Park, in the vicinity of the nature center.

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
September 10, 2025**



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

15-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Weinberg Center for the Arts

Weinberg Center for the Arts (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Weinberg Center for the Arts, located in Frederick County.”

Maryland Consolidated Capital Bond Loan of 2020 (MISC– Chapter 537, Acts of 2020), as amended by Chapter 576, Acts of 2021

DGS Item 20-G087, (SL-224-200-038)

\$ 200,000

Matching Fund: The matching fund has been removed effective June 1, 2021.

Background:	Total Project	\$ 200,000
	20-G087 (This Action)	\$ 200,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. The matching fund requirement for this grant was removed by the House Bill 1374, Acts of 2020, Chapter 576, effective June 1st, 2021.
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 the current sound system with a comparable size and look that can function for at least 15 years.

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
September 10, 2025**



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

16-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Days End Farm Horse Rescue, Inc.

Days End Farm Horse Rescue

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Days End Farm Horse Rescue (Howard County).

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 343 (SL-255-230-038) **\$ 250,000***

Matching Fund: No match is required.

<i>Background:</i>	Total Project	\$ 250,000
	23-343 (This Action)	\$ 250,000 (Non-match)
	Local Cost	\$ 0
(Prior Actions: None)		

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the renovation and expansion of a welcome center, a banquet hall conversion into classroom space, administrative offices, and an equine rehabilitation medical suite.

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
September 10, 2025**



Contact: Chinweike Eseonu 443- 467-1524
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17-CGL. CAPITAL GRANTS AND LOANS

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

Fair Hill Condominium Association, Inc.

Fair Hill Condominium Association (Cecil County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Fair Hill Condominium Association (Cecil County).”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-485 (SL-250-230-038) \$ 200,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 200,000
	23-485 (This Action)	\$ 200,000 (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 of the Synthetic Surface with 6,000 tons of next generation material to provide the safest training surface in the industry.

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
September 10, 2025**



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

18-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and City Council of the City of Brunswick

Brunswick Heritage Museum Building (Frederick County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Brunswick Heritage Museum Building, located in Frederick County.”

Maryland Consolidated Capital Bond Loan of 2016 (MISC– Chapter 27, Acts of 2016) as amended by Chapter 9 of Act 2018; further amended by Chapter 141, Acts of 2023

DGS Item 16-G075 (SL-097-210-038)

\$ 100,000

Matching Fund: No match is required.

Background:	Total Project	\$ 100,000
	16-G075 (This Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 0
(Prior Actions: None)		

Remarks:

- Chapter 9, Acts of 2018 and Chapter 141, Acts of 2023 amended grant term to June 1, 2030.
- This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 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.
- Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- This project may include the renovation of the exterior of the existing Brunswick Heritage Museum, including the replacement of brickwork and the removal of the 1970s façade to revitalize the aging 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
September 10, 2025**



Contact: Chinweike Eseonu 443- 467-1524
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19-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 Benedictine School for Exceptional Children
Benedictine School for Exceptional Children (Caroline County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Benedictine School for Exceptional Children student’s residential facility (Caroline County).”

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-327 (SL-116-240-038) \$ 1,250,000

Matching Fund: No match is required.

Background:	Total Project	\$ 1,250,000
	24-327 (This Action)	\$ 1,250,000 (Non-Match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the construction of three single-story dormitory wings, including six seven-bedroom suites to house current and future students living with intellectual and developmental disabilities.

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
September 10, 2025**



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

20-CGL. CAPITAL GRANTS AND LOANS

Recommendation: The Department of General Services' Office of Capital Grants and Loans recommends that the Board of Public Works approve the following actions:

1. Enter into a grant agreement for

Board of Trustees of the Naval Academy Primary School Association, Inc.
Naval Academy Primary School

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvements to the Naval Academy Primary School (Anne Arundel County).

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023) DGS Item 23-481, (SL-205-230-038) **\$ 75,000***

Matching Fund: No match is required.

2. The real property to be improved by this grant is owned by the Federal Government, and under lease to the grantee for 5 years, who has the option to renew the lease for four additional periods of five years each (with a good faith renegotiation of rent at each such exercise). Approval of this item would allow execution of a grant agreement directly with the grantee, without requiring the Fed. Government to sign as a beneficiary as normal policy would require.

Background:	Total Project	\$ 75,000
	23-481 (This Action)	\$ 75,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: None)



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

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 purchase of new doors in and around the school. The doors will act as a safety measure for faculty, staff, and students.

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
September 10, 2025**



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

21-CGL. CAPITAL GRANTS AND LOANS
Department of Health

Recommendation: That the Board of Public Works approve a grant for the following:

Housing Unlimited, Inc. (Montgomery County)
“For the acquisition of independent affordable rental housing units in Montgomery County to provide safe and permanent housing services for low-income adults with serious and persistent mental illness”
Maryland Consolidated Capital Bond Loan of 2024
Community Health Facilities Grant Program; CB-20812

Fund Source: The Maryland Department of Health has determined the Grantee is responsible for providing 25% of the total eligible project cost.

Total Project Cost	\$ 857,334	
State Share (75%)	\$ 643,000	
Grantee Share (25%)	\$ 214,334	Loans

This Action **\$ 643,000 (MCCBL 2024 CB-20812)**

Remarks:

1. Grantee is a nonprofit organization that provides housing for individuals with psychiatric disabilities.
2. In accordance with § 24-606(d) 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 recorded among the Land Records of Montgomery County.
3. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.
4. Procurement/Contracts/Appraisals shall be submitted to the Department of Health, Office of Facilities Management and Development for eligibility determination.

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
September 10, 2025



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

22-AE. ARCHITECTURE AND ENGINEERING
Department of General Services

Contract ID: Simulation Training Environment; TA-000-242-003
ADPICS No.: 001B6600094 / CTR023833

Contract Description: Design of the Simulation Training Environment at the Public Safety Education and Training Center campus in Sykesville.

Award: Manns Woodward Studios, Inc.; Baltimore MD

Contract Term: 10/8/2025 - 04/07/2030

Amount: \$1,042,835.18

Procurement Method: Qualification Based Selection

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>
Manns Woodward Studios Inc.; Baltimore, MD	1
Murphy & Dittenhafer Inc.; Baltimore, MD	2
Marshall Craft Associates, Inc.; Baltimore, MD	3
Chyke Maurice-Curry Architects, Inc.; Salisbury, MD	4
Prime Ae Group Inc.; Baltimore, MD	5
Bignell Watkins Hasser Architects P.C. ; Annapolis, MD	6

MBE/VSBE Participation: 57.43% / 3.57%

Incumbents: N/A

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage (eMMA) on September 17, 2024, and over 20 firms were directly solicited. Six (6) proposals were received on October 22, 2024, and all six were deemed reasonably susceptible of being selected for award.

The Negotiation Committee certified the negotiations were conducted in accordance with the regulations and policy. The price proposal was based on the scope of services outlined in the project program and DGS procedures for providing architectural and engineering services. The negotiated price proposal was fair, competitive, and reasonable based on historical Statewide architectural and engineering rates.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



22-AE. ARCHITECTURE AND ENGINEERING (cont'd)

Agency Remarks (cont'd):

The firm has committed to exceeding the established 30% MBE participation and 3% VSBE participation in the solicitation and achieving 57.43% MBE participation and 3.57% VSBE participation.

Fund Source: 100% Special Funds (MD Police Training and Standards Fund)

Approp. Code: Q00- FY25 – 27114 – 0323 – 8210– Q0000

Resident Business: Yes

MD Tax Clearance: 25-2333-1110

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
September 10, 2025**



*Contact: Courtney League 410-333-7303
courtney.league@maryland.gov*

**23-C. CONSTRUCTION CONTRACT
*Department of Natural Resources***

Contract ID: Love Point State Park Marine Improvements-Phase 1; P-038-200-003
ADPICS No.: 001B6600089

Contract Description: Construction involves the demolition and removal of the deteriorating bulkheads, building, metal overhang, and transformer, and replaced by steel and timber bulkheads and stone revetments for erosion control. Also include a single small boat ramp with timber catwalk, four (4) timber piers, five (5) commercial boat slips with piers, and three (3) DNR/NRP boat slips with piers. Replace electrical systems on site entirely with new electrical pedestals, to be mounted to the piers.

Award: Kokosing Industrial, Inc., Westerville, OH

Contract Term: 720 Calendar Days

Amount: \$3,246,825

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Kokosing Industrial, Inc.; Westerville, OH	\$3,246,825
DVORAK LLC; Baltimore, MD	\$4,310,370
Agate Construction Company, Inc.; Egg Harbor Township, NJ	\$4,320,000
McLean Contracting Co.; Glenn Burnie, MD	\$4,811,000

MBE/VSBE Participation: 25% / 9.56%

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

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids was posted on eMaryland Marketplace Advantage on February 4, 2025. Four bids were received and opened on April 21, 2025. Kokosing Industrial Inc. has been found responsible, and its bid is responsive. The bid pricing has been confirmed. The firm has committed to 9.56% VSBE participation, exceeding the established 5% goal.

MD Tax Clearance: 25-1974-1100



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

**24-C-MOD. CONSTRUCTION CONTRACT MODIFICATION
*Department of Public Safety and Correctional Services***

Contract ID: Eastern Correctional Institution (ECI) – High Temperature Hot Water and Steam Distribution and Perimeter Security Fence Improvements; *KO-000-160-D01*
ADPICS No.: 001B6600065

Contract Approved: Secretary's Agenda A1, 07/05/2023

Contract Description: Furnish and install new perimeter security fence, new pole lights, new high temperature hot water perimeter loop, new steam lines, and new mechanical equipment.

Modification Description: Provide all materials, labor, and equipment to replace all microwave transmitters/receivers with new specified product (42 new heads), run new conduits and wire to all heads including fence crossing using boring at 5 locations, consolidate 30 perimeter zones into 28, delete (1) sensor coil feeder box and relocate remaining boxes, remove and replace the center spline shaker system with a new shaker system that is compatible with new microwave system, and remove/add lighting contactors per PR-12R1 and RFI 154.

Provide all material, labor, and equipment to replace two domestic hot water generators at East and West Support Buildings, The water generators shall be CEMLINE Series "SWH" Model V880SWH1048DW, fully factory-assembled and packaged, with a storage capacity of 880 gallons.

Unit Prices 7, 8, and 9 are established to cover the work related to milling and overlaying two inches of the asphalt paved perimeter road surrounding the Eastern Correctional Institute facility. This scope shall be performed utilizing these Unit Prices: UP 7 - Mill 2" and Overlay (\$217.28 /ton x 1,167 tons = \$253,566.00), UP 8 - Patching (\$11.91/ sf x 9,339 = \$111,229.00), UP 9 - Fabric with 6" Overlap at patching (\$1.44/sf x 9,339 sf = \$13,448.00). The total cost is \$378,243.00.

Award: Joseph M. Zimmer, Inc.; Salisbury, MD

Original Contract Term: 720 Calendar Days

Modification Term: No additional time is required.

Original Contract Amount: \$53,200,000.00

Modification Amount: \$1,640,871.87



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



24-C-MOD. CONSTRUCTION CONTRACT MODIFICATION (cont'd)

Prior Options/Mods: \$ 972,779.04 (Multiple Change Orders Under Delegated Authority)

Total Contract Amount: \$55,813,650.91

Percent +/- (This Item): 3.08%

Total Percent Change: 4.91%

Original Procurement Method: Emergency

MBE/VSBE Participation: 30% / 1%

MBE/VSBE Compliance: 75.56% / 1.36%

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

Requesting Agency Remarks: The thermal radar camera system has failed to perform as originally advertised and does not meet the necessary security standards required for monitoring fence approaches, this system was fully credited back to the State, and the revised system, as identified in PR-12R1, will replace the newly designed failed thermal cameras. The current perimeter microwave and shake systems are at the end of their life cycle and are inadequate to provide the level of surveillance and threat detection essential for maintaining facility security and will now be replaced in lieu of the designed camera system. To ensure the proper approach alarm functionality that aligns with the newly implemented electronic upgrades within the facility, it is imperative to upgrade the existing microwave system. This enhancement will ensure seamless integration with the latest security equipment, providing a more reliable and effective solution for perimeter protection.

A change is necessary due to significant scale removal observed inside the walls of the existing 38-year-old Domestic Hot Water Generators tanks, which could compromise their structural integrity. Given their age, which is at the end of their life expectancy, all parties agree that the removal and replacement should occur while the contractor is already working in this space, avoiding a far more costly replacement in the future.

The perimeter road was already in a deteriorated state prior to the commencement of construction, as they were not originally designed to accommodate heavy construction vehicles. The continuous movement of such vehicles during construction has caused additional damage. To prevent the need for costly full rehabilitation in the future, it would be more practical and cost-effective to address this as part of the ongoing project



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



24-C-MOD. CONSTRUCTION CONTRACT MODIFICATION (cont'd)

Fund Source: MCCBL 2015 *Provide funds to design and construct a high temperature hot water system, mechanical room renovations, and other hot water and steam improvements at the Eastern Correctional Institution. Item 143*

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



*Contact: Anthonia Chuku 410-468-2374
anthonia.chuku3@maryland.gov*

**25-S. SERVICES CONTRACT
*Maryland Insurance Administration***

Contract ID: Market Conduct Examination Service; *MIA-MRL-24-0002*
ADPICS No.: D80B5600007

Contract Description: Market Conduct Examination Services to provide consultant services to assist with or conduct market conduct examinations of insurers, as well as to offer expert advice and guidance to the MIA regarding these examinations.

Awards: <u>Primary</u> INS Regulatory Insurance Services, Inc. Philadelphia, PA	<u>Secondary</u> Examination Resources, LLC; Atlanta, GA Lewis & Ellis Inc.; Plano, TX
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Contract Term: 10/02/2025* - 09/30/2030 (w/two 1-year renewal options)
(*Or earlier upon BPW approval)

Amounts:

INS Regulatory Insurance Services, Inc.

\$509,900 (Base Term)
\$107,275 (Renewal Option #1)
\$107,325 (Renewal Option #2)
\$724,500 Total

Examination Resources, LLC.

\$489,300 (Base Term)
\$105,100 (Renewal Option #1)
\$105,000 (Renewal Option #2)
\$699,500 Total

Lewis & Ellis Inc.

\$558,000 (Base Term)
\$111,600 (Renewal Option #1)
\$111,600 (Renewal Option #2)
\$781,200 Total

Procurement Method: Competitive Sealed Proposals



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



25-S. SERVICES CONTRACT (cont'd)

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Total Financial Evaluated Price*/ (Rankings)</i>	<i>Overall Ranking s</i>
INS Regulatory Insurance Services, Inc.; Philadelphia, PA	1	\$724,500.00 (3)	1
Examination Resources, LLC; Atlanta, GA	2	\$699,500.00 (2)	2
Lewis & Ellis Inc.; Plano, TX	3	\$781,200.00 (4)	3
Paterco Inc.; Temple Hills, MD	4	\$503,070.53 (1)	4

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

*** Note: * The Total Financial Evaluated Price is based upon a model in the financial proposal incorporating fully loaded fixed hourly rates for an estimated number of hours in the performance of the contract services within the two categories: (1) All Services except Expert Testimony and (2) Expert Testimony.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbents: N/A

Requesting Agency Remarks: Due to a shortage of qualified personnel, on October 2, 2024, a Request for Proposal (RFP) for Market Conduct Examination Services, Solicitation No.: MIA-MRL-24-0002/eMMA No.:BPM046594 was published on eMaryland Marketplace Advantage (eMMA), and an additional 9 vendors were solicited through a direct vendor list to provide consultant services to assist with or conduct market conduct examinations of insurers, as well as to offer expert advice and guidance to the MIA regarding these examinations.

The MIA is responsible for reviewing the accounts, records, documents, and transactions related to the insurance business of insurance producers and certain other persons engaged in insurance within the state (hereafter referred to as "Producers"). This authority is based on Ins. Art. § 2-206. Such examinations are commonly known as "market conduct examinations". The MIA is authorized by Ins. Art. § 2-207(c) to retain the services of an actuary, accountant, or other expert if reasonably necessary to conduct these examinations. The entity under examination is required to cover the costs associated with the examination services (Ins. Art. §§ 2-207(c), 2-208).



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



25-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The MIA intends to make up to three (3) awards -- one primary contract and up to two (2) backup contracts-- as a result of this Contract award. The award is based on the responsible Offeror that submitted the Proposal determined to be the most advantageous to the State. In making this most advantageous Proposal determination, technical factors received greater weight than financial factors.

INS Regulatory Insurance Services, Inc., the recommended Primary awardee ranked overall #1. While Examination Resource's Financial Proposal is less costly, its Technical Proposal was ranked #2 and Lewis ranked #3. Examination Resources and Lewis & Ellis are recommended as two backup contracts. INS Regulatory Insurance Services, Inc.'s extra expense is justified by its extensive experience with both Property and Casualty and Life and Health market conduct examinations, staff experience and understanding of the Administration's examination processes, and their extensive training capabilities, to include Teammate.

Work under this Contract will be performed on an as needed basis, and no minimum or maximum amount of work is guaranteed. Work will be assigned on a rotational basis, beginning with the Primary Contractor who received the overall overall ranking, and then to the Secondary Contractor with the next highest ranking and so on. Note: If the contractor who is originally assigned the work is unavailable for one of the reasons listed below, then the work will be assigned to the contractor next in the rotation.

MBE participation was not included because, after examining the structure, specifications, and requirements of the solicitation and any subcontractor opportunities, no more than one (1) certified MBE is available to perform the work of this RFP. There are no subcontracting opportunities and subgoals for RFP solicit#: MIA-MRL-24-0002/EMMA#_

The services they provided were only broad consulting services in areas such as health care (public and private sectors), retirement, modeling, and data analysis. This lack of available MBE businesses makes the MBE goal participation unattainable.

Further more, Market research, MDOT NAICS codes, commodity codes and key word search for Examination Conduct, Regulatory Insurance Examination, Market Conduct Examination of Insurance Carriers, returned Consulting Services (Except Actuarial Consulting Services [Except Insurance Actuarial Services]; But for Labor Relations Consulting Services and (Specifically Insurance Investigation Services except Claims investigation, Insurance Rate Making Services, and Insurance Reporting Services).

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



Agency Remarks (cont'd):

The search with NAICS 524298, – returned results with one MBE vendor for all Other Insurance-related Activities- (Specifically, Actuarial Services, Insurance, and Insurance Advisory Services).

Fund Source: 100% Special Funds (Insurance Regulatory Fund 3001)

Approp. Code: Z0101

Resident Business: No

MD Tax Clearance: 25-2751-0110 - INS Regulatory Insurance Services, Inc.
25-2750-0110 - Examination Resources, LLC
25-2752-0111- Lewis & Ellis, LLC.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

26-S. SERVICES CONTRACT
Department of Human Services, Social Services Administration

Contract ID: Child Placement Agency Services
ADPICS No.: See Attachment 1

Contract Description: Child Placement Agency (CPA) services to provide Treatment Foster Care (TFC) and Independent Living Program (ILP) to youth throughout the State of Maryland.

Awards: See Attachment 1

Contract Term: 10/02/2025* – 09/30/2028 (w/one 2-year renewal option)
(*Or earlier upon BPW approval)

Amount: \$279,040,843 Three-year base period
\$186,112,096 Two-year renewal option
\$465,152,939 Total Not to Exceed (NTE)

Procurement Method: Non-Competitive Negotiated Procurement of Human, Social or Educational Services

Living Wage Eligible: Yes

MBE/VSBE Participation: 3% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbents: See Attachment 1

Requesting Agency Remarks: A public notice for a Request for Expressions of Interest (REOI) was advertised on eMaryland Marketplace Advantage (eMMA) and on the DHS website on June 4, 2025. Thirty-three (33) potential Providers were directly solicited, of which only one was a Minority Business Enterprise (MBE) certified company.

Thirty-two (32) Offerors submitted a response to the REOI, and only one Offeror was deemed not responsible. This Offeror did not obtain a rate letter from the Maryland State Department of Education (MSDE) Inter-Agency Rates Committee (IRC) and therefore did not receive a Contract.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



26-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Background - Implementing Rate Reform

Thanks to the support of the Governor and the General Assembly, rate reform for services provided to youth in out-of-home placements by Residential Child Care providers went into effect on October 1, 2024. Our \$27 million dollar investment created a class-based rate structure that is improving providers' ability to meet the needs of Maryland youth and families. This investment has been continued by the Governor and the General Assembly in state fiscal year 2026, and we are grateful to move urgently on the next stage of rebuilding Maryland's child welfare provider network.

Our new way of compensating out-of-home care providers is already improving the breadth of services; these will be described in further detail below. A wider range of in-state services reduces out-of-state placements, hospital admissions, hospital overstay, and hotel stays. With the new rates came clear expectations aligned with the Moore-Miller Administration Values, rooted in being responsive, moving urgently, data-driven and heart-led, and challenging the status quo. Our provider partners are held accountable for timely response to our referrals, accepting Maryland youth to prevent out-of-state placements, and innovative and evidence-based services Maryland youth need. We continue to proactively engage with all of our providers, including regular meetings, and discussions with provider and agency leadership, including as recently as July 2025.

Background - Hospital Over-Stays and Unlicensed Stays

Advocates often testify before the General Assembly about what DHS has not done to reduce the number of youth in hospital overstay and hotels. Since January 2023, we've taken major steps forward to limit the number of youth who experience a hotel or hospital overstay. We are building on and continuing our work in 2025.

We have lowered the number of youth experiencing hospital overstay by increasing communication and closing systemic gaps in our system. A hospital overstay is currently defined under DHS policy and state health regulation as 48 hours or more beyond medical necessity. House Bill 962 (2025) will codify this definition into law on October 1, 2025. As of August 8, 2025, there are 9 DHS youth in hospital overstay status and 10 DHS youth in hotels. For comparison, in February 2024, there were 21 youth experiencing a hospital overstay (2/19/2024) and 54 youth living in hotels (2/16/2024). These numbers were considerably higher prior to January 2023 when there was no consistent tracking of youth statewide.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



26-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

No child should stay in the hospital longer than medically necessary. We continue our work to eliminate hospital overstay. We lowered the number of youth experiencing hospital overstay and reduced the need for hotel stays by increasing the continuum of services available using our new incentivized compensation rate structure enabled by rate reform.

We initiated a new protocol of weekly staff meetings between SSA and the local departments of social services to review individual cases, address placement and treatment needs, and identify potential placements before discharge.

We hired a hospital liaison whose sole purpose is coordinating efforts and communicating with all of the hospitals serving our youth. There are weekly staffings between the DHS case team and the hospital to ensure increased communication and to enhance responsiveness.

We implemented a new policy starting March 1, 2025 ensuring that the Social Services Administration and the Office of the Secretary are notified within twenty-four hours of a youth entering an unlicensed setting. The policy requires weekly visits by local departments with a youth in a hospital stay or hotel stay, and clearly outlines educational and wellbeing expectations.

We closed systemic gaps in our continuum of care by implementing rate reform, hiring a hospital liaison, increasing communication, and intensifying oversight. We are using our new category based rate structure to incentivize our residential care providers to develop innovative programming when a youth has idiosyncratic needs not well met by our current system of care.

Background - Strengthening Family Relationships

While Maryland safely maintains a low entry rate into foster care, the data shows that once a youth is in Maryland's care they do not leave. As of February 5, 2025, of the 3,699 youth in out of home care, 45.6% (1,688) have been in care for more than two years. This is unacceptable.

We launched Family Matters Case Reviews; our deep-dive into learning why youth are in foster care in Maryland for more than two years. We will continue to prioritize kinship care and facilitate lifelong connections for youth in out-of-home care by implementing a Board of Public Works' approved technology solution that modernizes and automates family finding.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



26-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Background - Summer 2025 Request for Expression of Interest (REOI)

We released this REOI to provide Treatment Foster Care (TFC) and Independent Living Program (ILP) services earlier this summer. We sought to solicit, build relationships and capacity, and recommend for award contracts with Providers licensed by the Office of Licensing and Monitoring (OLM) to operate private ILPs that support youth ages 16 to 20, including mother-baby populations, in preparation for independent living. The REOI also included TFC services for children and youth who are medically fragile, part of mother-baby populations, or experiencing significant emotional, behavioral, medical, or psychological challenges.

Offerors were requested to provide an REOI response which included the following documentation:

- (1) A detailed program description of services;
- (2) Staffing plan;
- (3) Caseload description and number of youth to be served;
- (4) The jurisdiction or county where services are provided;
- (5) Valid license, which indicates that the program is in good standing with OLM;
- (6) Company organizational chart;
- (7) Certificate of insurance;
- (8) Child profile information (types of clients you serve);
- (9) Program questionnaire (if applicable); and
- (10) Fiscal Year (FY) 26 rate letters for each program.

Background - Setting Provider Expectations

We expect, and will hold accountable, all of our CPA Providers to the following mutual expectations:

1. 24 hours/7 days a week acceptance of referrals and placements.
2. No Reject/No Eject - all referred youth who meet the criteria specified in the Provider's child profile information must be accepted.
3. Unplanned discharges will be rare occurrences, reserved for only the most unusual cases with a high and immediate risk to the child's safety or danger to others.

We will improve our own practices state-wide to ensure that we place youth in the least restrictive environment that will support and enable their success.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



26-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Outcome and Recommendation of Awards

This procurement was conducted as a Non-Competitive Negotiated Procurement for Human, Cultural and Educational Services to expand the current capacity of CPA Providers. Prior to the issuance of the REOI, there were 1,920 total CPA beds statewide, of which 290 were designated for ILP placements. As a result of the REOI, and upon approval of the Board of Public Works, statewide capacity will increase to 2,013 beds, with 335 beds designated for ILP placements. This represents an overall increase of 93 beds, or approximately 4.8% statewide, and an increase of 45 ILP beds, or approximately 15.5% in ILP capacity. This expansion is a critical step toward meeting the placement needs of youth in care, particularly for those requiring ILP and specialized TFC services.

Please note that this bed count and the total contract amount is a not to exceed (NTE) amount, and vendors will be paid based on the youth they serve and DHS' needs. Not one provider is guaranteed the full NTE. The NTE amounts for each Contract are also based on a seventy percent (70%) utilization rate of the number of beds allotted.

All Offerors who had a license in good standing with OLM and an FY26 rate letter for their program(s) received a Contract for CPA services. Of the thirty-one Providers receiving a Contract, two of the agencies, National Youth Advocate Program, Inc. and Transforming Youth Into Adults Corporation are new CPA Providers for the State of Maryland. No protests were filed concerning this REOI.

A three percent (3%) MBE subcontracting goal was established for this solicitation. Although most of the funding that CPA providers receive from the State are passed through to foster care parents as stipends, DHS implemented a three (3) percent MBE goal per the Governor's Executive Order concerning the State's socioeconomic goals. All of them met the goal except one provider. all Providers have agreed to meet the three percent MBE goal. DHS granted one waiver of the 3% MBE goal to one Provider since the Provider made good faith efforts to meet the MBE goal but the subcontractors that they contacted were not able to provide the services needed or were unavailable.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



26-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The pricing for the Contracts with our thirty-one (31) Providers has been deemed to be fair and reasonable as the rates to provide CPA services are set by the IRC which is comprised of representatives from the Department of Budget and Management, Department of Health, Department of Human Services, Department of Juvenile Services, Governor's Office for Children, and Maryland State Department of Education.

The IRC is charged with developing and operating a fair, equitable, and predictable rate process for CPA programs. The IRC has developed and adopted a rate methodology that can be applied equitably across various CPA programs based on peer program comparisons.

DHS has included a total two-year option amount of \$186,112,096, but the actual amounts for the two-year renewal option will be dependent upon the IRC rates and the state's budgetary landscape.

Fund Source: 100% General Funds

Approp. Code: N00G0001

Resident Business: Yes

MD Tax Clearance: See Attachment 1

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
September 10, 2025**



26-S. SERVICES CONTRACT (cont'd)

Attachment 1

Contractor Name	Program (Number of Beds)	Base Contract Amount
SSA/CPA-26-001 The Arc Baltimore, Inc. ADPICS No.: N00B6600071 Tax Clearance No.: 25-2533-1110	TFC (45 Beds)	\$5,198,279
SSA/CPA-26-002 The Arc Northern Chesapeake Region, Incorporated ADPICS No.: N00B6600073 Tax Clearance No.: 25-2694-0110	TFC (30 Beds) TFC/Teen Mother Program (TMP) (2 Beds) Medically Fragile (4 Beds)	\$4,728,821
SSA/CPA-26-003 Arrow Child & Family Ministries of Maryland, Inc. ADPICS No.: N00B6600074 Tax Clearance No.: 25-2534-0110	TFC (63 Beds) TFC Enhanced (8 Beds)	\$12,062,655
SSA/CPA-26-004 Baltimore Adolescent Treatment Guidance Organization, Inc. ADPICS No.: N00B6600075 Tax Clearance No.: 25-2535-0110	TFC (30 Beds)	\$3,381,741



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



26-S. SERVICES CONTRACT (cont'd)

Attachment 1

SSA/CPA-26-005 Building Families for Children, Inc. ADPICS No.: N00B6600082 Tax Clearance No.: 25-2536-0110	TFC (50 Beds)	\$6,534,242
SSA/CPA-26-006 Carerite T.F.C., Inc. ADPICS No.: N00B6600077 Tax Clearance No.: 25-2695-0110	TFC (20 Beds) TFC-Teen Parent Program (TPP) (10 Beds) ILP (15 Beds)	\$5,006,786
SSA/CPA-26-007 Challenger's Independent Living, Inc. ADPICS No.: N00B6600078 Tax Clearance No.: 25-2537-0110	ILP (39 Beds) ILP-TPP (6 Beds)	\$5,123,178
SSA/CPA-26-008 The Children's Choice of Maryland, Inc. ADPICS No.: N00B6600079 Tax Clearance No.: 25-2696-0110	TFC (115 Beds) TFC-TMP (5 Beds)	\$13,730,425
SSA/CPA-26-009 The Children's Guild, Inc. ADPICS No.: N00B6600084 Tax Clearance No.: 25-2431-1110	TFC (62 Beds)	\$8,667,549



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



26-S. SERVICES CONTRACT (cont'd)

Attachment 1

SSA/CPA-26-010 CONCERN - Professional Services for Children, Youth and Families, Inc. ADPICS No.: N00B6600085 Tax Clearance No.: 25-2432-0110	TFC (46 Beds) TFC-TPP (13 Beds) Medically Fragile (6 Beds)	\$8,560,801
SSA/CPA-26-011 Foundations for Home and Community, Inc. ADPICS No.: N00B6600086 Tax Clearance No.: 25-2433-1010	TFC (90 Beds)	\$11,272,776
SSA/CPA-26-013 Good Children in the Making, Inc. ADPICS No.: N00B6600087 Tax Clearance No.: 25-2435-0110 MBE Waiver: 1.5%	TFC (28 Beds)	\$2,588,318
SSA/CPA-26-014 Hearts and Homes for Youth, Inc. ADPICS No.: N00B6600089 Tax Clearance No.: 25-2436-0110	TFC (24 Beds) TFC-TMP (6 Beds) ILP (6 Beds) ILP-TMP (12 Beds)	\$7,549,984
SSA/CPA-26-015 Jumoke, Inc. ADPICS No.: N00B6600092 Tax Clearance No.: 25-2538-0111	ILP (52 Beds)	\$5,640,669
SSA/CPA-26-016 Kennedy Krieger Education and Community Services, Inc. ADPICS No.: N00B6600093 Tax Clearance No.: 25-2539-0001	TFC (40 Beds) Medically Fragile (30 Beds)	\$11,890,373



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



26-S. SERVICES CONTRACT (cont'd)

Attachment 1

SSA/CPA-26-017 Lifeworks LLC ADPICS No.: N00B6600098 Tax Clearance No.: 25-2697-0110	TFC (14 Beds) ILP (10 Beds)	\$2,817,925
SSA/CPA-26-018 King Edwards' Inc. ADPICS No.: N00B6600094 Tax Clearance No.: 25-2540-0110	ILP (30 Beds) ILP-TMP (10 Beds)	\$5,213,662
SSA/CPA-21-019 National Youth Advocate Program, Inc. ADPICS No.: N00B6600112 Tax Clearance No.: 25-2541-0110	TFC (25 Beds)	\$3,298,960
SSA/CPA-26-020 Mentor Maryland, Inc. ADPICS No.: N00B6600097 Tax Clearance No.: 25-2698-0001	TFC Serious Emotional Disturbances (SED) (155 Beds) Medically Fragile (80 Beds) TFC Teens in Transition (72 Beds) ILP (20 Beds)	\$51,495,983
SSA/CPA-26-021 The National Center for Children and Families, Inc. ADPICS No.: N00B6600080 Tax Clearance No.: 25-2699-0110	TFC (40 Beds) ILP-TPP (3 Beds) ILP (18 Beds)	\$10,654,620



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



26-S. SERVICES CONTRACT (cont'd)

Attachment 1

SSA/CPA-26-022 Neighbor to Family, Inc. ADPICS No.: N00B6600095 Tax Clearance No.: 25-2542-0010	TFC (50 Beds)	\$6,194,373
SSA/CPA-26-023 Nexus-Woodbourne Family Healing, Inc. ADPICS No.: N00B6600081 Tax Clearance No.: 25-2543-0110	TFC (67 Beds)	\$9,689,352
SSA/CPA-26-024 Parker Therapeutic Services, Inc. ADPICS No.: N00B6600096 Tax Clearance No.: 25-2544-0110	TFC (45 Beds)	\$5,889,449
SSA/CPA-26-025 PCC Stride, Inc. ADPICS No.: N00B6600090 Tax Clearance No.: 25-2545-0110	TFC (12 Beds)	\$1,406,186
SSA/CPA-26-026 Pressley Ridge-Maryland Inc. ADPICS No.: N00B6600110 Tax Clearance No.: 25-2546-0000	TFC (65 Beds) TFC-TPP (45 Beds) ILP-TPP (25 Beds) ILP (54 Beds)	\$28,934,234
SSA/CPA-26-027 Progressive Life Center, Inc. ADPICS No.: N00B6600076 Tax Clearance No.: 25-2547-0110	TFC (58 Beds) TFC-TMP (8 Beds) ILP (10 Beds)	\$9,063,502



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



26-S. SERVICES CONTRACT (cont'd)

Attachment 1

SSA/CPA-26-029 PSI Services III, Inc. ADPICS No.: N00B6600108 Tax Clearance No.: 25-2856-0000	TFC (45 Beds) TFC Intensive (10 Beds) Medically Fragile (15 Beds)	\$10,484,900
SSA/CPA-26-030 San Mar Children's Home, Inc. ADPICS No.: N00B6600109 Tax Clearance No.: 25-2548-0110	TFC (45 Beds) TFC-TPP (5 Beds)	\$6,022,213
SSA/CPA-26-031 Transforming Youths Into Adults Corporation ADPICS No.: N00B6600104 Tax Clearance No.: 25-2549-1110	ILP (15 Beds)	\$1,809,403
SSA/CPA-26-032 Umbrella Therapeutic Services, Inc. ADPICS No.: N00B6600107 Tax Clearance No.: 25-2998-0111	ILP (10 Beds)	\$967,362
SSA/CPA-26-033 WIN Family Services, Inc. ADPICS No.: N00B6600106 Tax Clearance No.: 25-2855-0100	TFC (95 Beds)	\$13,162,122



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



*Contact: Jeremy Wilson 410-767-0185
jeremy.wilson@maryland.gov*

27-S-OPT. SERVICES OPTION
*Department of Education,
Division of Early Intervention and Special Education Services*

Contract ID: Consultant to Implement a Process for Collecting Parent Data; *R00R1601184*
ADPICS No.: COL12239

Contract Approved: DGS 21-S, 09/14/2022

Contract Description: Contractor provides comprehensive systems to collect parent data on the percent of parents participating in Part B preschools that report their facilitated parent involvement as a means of improving services and results for children with disabilities; and Part C that collects data on the percentage of families who report that early intervention services have helped the family know their rights; effectively communicate their children's needs; and help their children develop and learn.

Option Description: Exercise the third renewal option.

Award: ICF Macro, Inc., Fairfax, VA

Original Contract Term: 10/01/2022 - 09/30/2023 (w/four, 1-year renewal options)

Option Term: 10/01/2025 - 09/30/2025

Original Contract Amount: \$202,207.00

Option Amount: \$213,247.24

Prior Options/Mods: \$207,192.00 Renewal Option 1: 10/01/2023 – 09/30/2024; DGS 27-S-OPT, 09/20/2023
\$207,473.00 Renewal Option 2: 10/01/2024 – 09/30/2025; DGS 35-S-OPT, 09/11/2024

Total Contract Amount: \$830,119.24

Percent +/- (this item): 105.46%

Total Percent Change: 310.53%

Original Procurement Method: Competitive Sealed Proposals



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



27-S-OPT. SERVICES OPTION (cont'd)

Living Wage Eligible: Yes

MBE/VSBE Participation: 31% / 0%

MBE/VSBE Compliance: 42.75% / 0%

Performance Security: No

Requesting Agency Remarks: The purpose of this contract is to provide a system for collecting, validating, aggregating, analyzing, and reporting parent and family survey data that meets the Federal requirements for Part B, Part B-Preschool, and Part C. MSDE must comply with the U.S. Department of Education, Office of Special Education Programs (OSEP), which requires the State to report on the effectiveness of their early intervention and special education programs for children and students with disabilities. The programs are governed by the legal requirements of the Individuals with Disabilities Act (IDEA). OSEP requires the State of Maryland to submit an Annual Performance Report (APR), which includes reporting specific data to reflect the outcomes of Maryland's early intervention and special education programs. Maryland is required to conduct two (2) surveys: (1) Infant and Toddler Survey, and (2) School Age Survey. As an incumbent, ICF Macro has provided these services for the State for over 12 years. ICF Macro has performed well and partnered with the Department to provide a system to collect parent data surveys to help the State meet their Federal requirements per the contract requirements.

Fund Source: 100% Federal Funds

Approp. Code: R000113

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

28-S-MOD. SERVICES MODIFICATION

***Department of Health, Medicaid Administration,
Office of Medical Benefits Management, Managed Care Services***

Contract ID: External Quality Review of the Maryland HealthChoice Program; MDH-OCMP-23-20810

ADPICS No.: COL12263

Contract Approved: DGS 26-S, 05/07/2025

Contract Description: External quality review that evaluates nine Medicaid managed care organizations on the quality, access, and timeliness of care delivered for HealthChoice, Maryland's mandatory Medicaid managed care program.

Modification Description: The Maryland Department of Health (MDH) and the Contractor agreed to reduce the number of comprehensive system review checks from two to one as the State elected to have this service completed once every three years. The original bid proposal included two performance review periods in the budget.

Award: Qlarant Quality Solutions, Inc.; Easton, MD

Original Contract Term: 06/01/2025 - 05/31/2030

Modification Term: No additional time is required.

Original Contract Amount: \$8,298,998.06

Modification Amount: -\$108,674.81

Prior Options/Mods: N/A

Total Contract Amount: \$8,190,323.25

Percent +/- (This Item): -1.31%

Total Percent Change: -1.31%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



28-S-MOD. SERVICES MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 25.10% / 4.12%

MBE/VSBE Compliance: NA - no invoices have been received to date

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The contract is being modified to adjust the pricing in order to more closely align with contractor activities and program objectives throughout the five-year contract life cycle. Federal regulation provides the option to conduct a comprehensive System Performance review annually, every other year, or every three years. The State of Maryland elected to have this review performed every three years. Initially, MDH anticipated that two comprehensive reviews would occur over the life of the contract. Since the contract award, it was determined that only one comprehensive review would be completed during the five-year contract term. This modification removes the second comprehensive review period and replaces it with a less expensive interim review. Qlarant performs interim checks on corrective actions and applies new standards that are less labor intensive and less expensive during the years between comprehensive reviews.

The MBE and VSBE compliance is not applicable at this time because no invoices have been received, and no payments have been made to the Contractor to date.

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

Approp. Code: 32.17.01.03

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



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

29-S-MOD. SERVICES MODIFICATION
Department of Health, Office of Medicaid Finance

Contract ID: Maximization of Third-Party Liability Recoveries; *MDH-OCMP-21-18315*
ADPICS No.: M00B2600002/COL11021

Contract Approved: DGS 30-S, 06/02/2021

Contract Description: Automated data processing to identify liable third parties. Audit liability payments recovery, identifying new resources to offset Medicaid expenditures, and conduct third party recoveries based on newly identified resources.

Modification Description: Increase the contract amount to cover payments for increased recoveries beyond the approved original contract amount.

Award: Health Management Systems Inc; Irving, TX

Original Contract Term: 07/01/2021 - 06/30/2024 (w/two 2-year renewal options)

Modification Term: 10/02/2025 - 06/30/2026

Original Contract Amount: \$2,161,616

Modification Amount: \$5,602,478

Prior Options/Mods: \$0 (Mod. #1: Added Maryland Aids Drug Assistance Program (MADAP) for current contractor to claims reclamation from liable third parties or other insurers. Delegated Authority - MDH 12/22/2022
\$750,534.22 (Mod. #2: Increased contract amount, DGS 41-S-MOD 06/05/2024)
\$1,469,864 (Renewal Option #1 07/01/24 - 06/30/2026 DGS 41-S-MOD 06/05/2024)

Total Contract Amount: \$9,984,492.22

Percent +/- (This Item): 259.18%

Total Percent Change: 361.90%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



29-S-MOD. SERVICES MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Proposal

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 1%

MBE/VSBE Compliance: 10.70% / 02.26%

Performance Security: No

Requesting Agency Remarks: The Office of Finance, Maryland Department of Health, (Medical Care Program), believes it is in the best interest of the state to modify the contract to cover payments made beyond the approved original contract amount. This contract provides services including automated data processing to identify liable third parties; audits; third party liability (TPL) payment recovery; identifying new third-party resources to offset Medicaid expenditures, Cost Avoidance and Data Matching; and conducting third-party recoveries based on newly identified resources.

Federal and State laws require Medicaid to pay secondary to any third-party benefits to which a Medicaid beneficiary is entitled. A state's Medicaid program is the payer of last resort, and although Medicaid beneficiaries or their authorized representatives are required as a condition of eligibility to provide information regarding the availability of third party resources, it is the role of the state's TPL program to identify potentially liable resources and to recoup from them covered costs that have been paid by the Medicaid program or, based on established criteria, from the providers of service. Timely identification of these potentially liable resources also permits the Medicaid program to avoid inappropriate payments when adjudicating claims for services and is considered a very high priority for MDH.

The fundamental aim of this contract is to recuperate payments associated with waste, fraud, and abuse. The contractual payment structure entails the vendor receiving a percentage of the recovered funds. Initially, the vendor submitted an estimated proposal of \$2,161,616. The vendor, however, has surpassed this estimate and successfully recovered more funds than originally projected.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



29-S-MOD. SERVICES MODIFICATION (cont'd)

Fund Source: 50% General Funds, 50% Federal Funds

Approp. Code: M00Q0103

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

**30-S-MOD. SERVICES MODIFICATION
*Department of Transportation, Maryland Transit Administration***

Contract ID: Inventory Reconciliation, AGY-21-003-SR
ADPICS No.: COL09143

Contract Approved: DGS 30-S, 12/15/2021

Contract Description: This contract provides the control, care, maintenance, and security of all State property within the organization. Each state agency is required to conduct a physical count of all its perpetual inventory and fixed assets in accordance with the Maryland Department of General Services, Inventory Standards and Support Services Manual. A comprehensive reconciliation is required every three years, and a Sensitive Items reconciliation is required every year.

Modification Description: Increase in contract authority to allow for annual physical inventory of sensitive equipment items which has increased by \$125,000,000 million since the contract was established.

Award: Accountable Assets, Inc.; Perryopolis, PA

Original Contract Term: 01/06/2022 - 01/05/2027

Modification Term: 10/02/2025* - 01/05/2027 (*Or earlier upon BPW approval)

Original Contract Amount: \$524,160

Modification Amount: \$225,840

Prior Modifications: \$50,000 (Mod. #1: Increase contract authority due to an increase in inventoried items. Delegated Authority - MTA, 07/15/2025)

Total Contract Amount: \$800,000

Percent +/- (this item): 43.09%

Total Percent Change: 52.63%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



30-S-MOD. SERVICES MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Bidding

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 0%

MBE/VSBE Compliance: 21.16% / 0%

Performance Security: No

Requesting Agency Remarks: The Maryland Transit Administration (MTA) requires inventory to be completed on a regular and consistent basis interspersed at over 400 MTA locations across the State. Under this contract, a complete comprehensive physical inventory count is conducted by the contractor at least once every three years which includes non-sensitive capital equipment items or furnishings, having a probable useful life in excess of one year and an original procurement cost of \$500 or more per item such as furniture, machinery and vehicles. In addition to an annual physical inventory of sensitive items, which includes capital or non-capital equipment having a probable useful life in excess of one year and an original procurement cost of \$250 or more per unit such as all computer equipment including laptops, notebook computers, tablets, recording devices, portable tools, hand radios and camera.

Since contract award, MTA has increased inventoried items by \$125 million dollars. This has necessitated an increase in contract authority to ensure that the MTA Accountable Officers have a comprehensive record of inventoried and missing items; and if items are not found that the loss is investigated, reported, and missing items are removed from inventory. Without increased contract authority, MTA will not be able to complete routine physical inventory on an annual and tri-annual basis, which could lead to the loss of equipment from the over 26,000 items inventoried across the state.

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

Approp. Code: H0101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

**31-IT. INFORMATION TECHNOLOGY
*Department of Labor***

Contract ID: Tablet Cellular and Program Services; *MD LABOR FY2025-015*
ADPICS No.: P00B6600004

Contract Description: Cellular service and application licenses for 736 ADA compliant tablets for students/inmate users within all state prisons in Maryland. The cellular service will provide tablets with access to evidence-based educational software programs, an electronic library, rehabilitation software intended to target recidivism, software geared towards reentry, career exploration, job search and resume building abilities.

Award: Orijin, PBC, New York, NY

Contract Term: 10/02/2025* - 09/30/2026 (*Or earlier upon BPW approval)

Amount: \$948, 894

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 0%

Performance Security: No

Incumbents N/A

Requesting Agency Remarks: Orijin is the only vendor offering a fully proprietary secure tablet system for correctional environments. Unlike other providers, Orijin does not rely on third-party Mobile Device Managers (MDMs) or Wireless Access Points (WAPs). Instead, they have developed a fully proprietary network tunnel that restricts access exclusively to non-porous, pre-approved websites. This end-to-end proprietary solution eliminates reliance on third-party technologies that can introduce security vulnerabilities. Other vendors depend on external MDM or WAP systems, which are not fully controlled by the provider and may inadvertently allow access to inappropriate or unauthorized content. This poses a significant risk in correctional settings, particularly with youth populations.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



31-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

Orijin's approach ensures tighter control, enhanced data security, and a reduced risk of exposure to unsafe digital content. Their purpose-built system is designed with correctional facility requirements in mind and represents a higher standard of accountability and safety. Due to its proprietary nature and security-first design, Orijin is uniquely positioned to address the specific needs of this engagement. No other vendor provides an equivalent level of integrated, self-contained technology tailored to correctional use.

An investigation conducted by the Division of Workforce Development and Adult Learning - Correctional Education (CE) supports the recommendation to award the contract to Orijin based on both technological compatibility and educational service delivery. As part of this review, CE evaluated several competing vendors, with GTL and Edovo emerging as the most notable alternatives. However, both platforms utilize a supplemental, stand-alone educational model that is fully self-paced and does not align with Maryland Department of Labor's (MD Labor) instructional strategy. Unlike Orijin, GTL and Edovo do not offer live virtual learning environments, do not support custom course content tailored to CE curricula, and are incompatible with the 736 tablets currently deployed within MD Labor facilities. In contrast, Orijin's platform integrates seamlessly with existing infrastructure and instructional models, including traditional and virtual learning formats, making them uniquely capable of supporting the state's correctional education program without additional investment in new hardware or major infrastructure overhauls.

It should be noted that the specialized tablets initially installed in the correctional facilities were done by Orijin. As such, Orijin and the cellular service needed to ensure these tablets are operational, was also curated by Orijin for specific functions within these institutions. To use another vendor would mean that the previous tablets will go to waste, which will lead to a financial waste of state funds and having a completely new system developed to accommodate the needs of the inmates. What other vendors may provide will be incompatible to what is currently in place and will lead to an overhaul of the existing system and getting new tablets and cellular services. It is fiscally advantageous to have the vendor who began the process, continue it.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



31-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

The price has been determined to be fair and reasonable based on comparison to the joint contract Orijin, PBC has with the Department of Labor and Department of Public Safety and Correctional Services. The approximate dollar value of the existing equipment/services for a one-year term are (\$948, 894.00 for the actual service + \$400,000 for the price of the hardware that MD Labor already owns). MD Labor currently does not have funding allocated to purchase new tablets and the \$400,000 worth of tablets currently owned would become unusable with zero resale value.

Fund Source: 100% General Funds `

Approp. Code: G0113

Resident Business: No

MD Tax Clearance: 25-1867-1001

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
September 10, 2025



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

32-IT. INFORMATION TECHNOLOGY
Department of Transportation, Maryland Transit Administration

Contract ID: Cloud-Based Transit Signal Priority Service; AG251005
 ADPICS No.: J05B5600003

Contract Description: Cloud-based enhanced Transit Signal Priority (TSP) services at 90 selected intersections in Baltimore as part of a grant study.

Award: Sinwaves, Inc. dba LYT; Santa Clara, CA

Contract Term: 10/02/2025* – 09/30/2026 (*Or earlier upon BPW approval)

Amount: \$497,500

Procurement Method: Sole Source

DBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: The Maryland Transportation Administration (MTA) requires the ability to integrate and test cloud-based TSP as part of the USDOT SMART grant awarded to the MTA Systems Engineering Department, testing the efficiency and reliability of the MTA bus operations. Due to the specific software-as-a-platform being proprietary to LYT, obtaining this service, system monitoring, and maintenance can only be provided by LYT.

In support of the Infrastructure Investment and Jobs Act (IIJA), the U.S. Department of Transportation established the Strengthening Mobility and Revolutionizing Transportation (SMART) discretionary grant program with \$100 million appropriated annually for fiscal years 2022-2026. The SMART program was established to provide grants to eligible public sector agencies to conduct demonstration projects focused on advanced smart community technologies and systems in order to improve transportation efficiency and safety. The MTA received a SMART grant award for the MTA Cloud Based Signal Priority project.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



32-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

The project is a prototype that will be used to develop a plan for the deployment of cloudbased Transit Signal Priority (TSP) technologies along bus route corridors within northwest Baltimore that can communicate with buses in shorter time intervals and with reduced installation and maintenance costs compared to current TSP systems, leading to a service that is overall cheaper, more efficient, and more reliable.

Overall, the Project will prototype, measure, and communicate how cloud-based TSP technology may provide the following major benefits:

- Higher frequency of communication between buses and traffic signals to maximize efficiency of green time priority to buses, improving travel time savings and on-time performance.
- Higher reliability of the overall transit system during everyday traffic and special events.
- Reduced costs for equipment installation and maintenance by utilizing AVL systems and wireless cellular modems.
- Coordination with MTA partners on how the technology could be used for additional road users (e.g., emergency vehicles).

This system was designed to be fully interoperable with standards-based third-party systems used by transit agencies, traffic agencies, police departments, fire departments, and other municipal services, creating a seamless plug-and-play environment with no vendor lock-ins. Business rules are completely customizable based on the needs of the transit agency and city. Once implemented, LYT's solution begins monitoring the base metrics used to feed the artificial intelligence machine learning algorithms. These algorithms continue to learn over time, predicting bus arrival times at intersections with greater accuracy while maintaining years of highly calibrated operations.

The LYT speed Cloud Platform will securely integrate with Baltimore City Department of Transportation's traffic ecosystem to provide the MTA buses with signal priority based on any business rules implemented without requiring the installation of additional equipment. The ninety selected intersections are along the CityLink Red, Green, Brown, and Lime bus routes in Baltimore Maryland. The period of performance will be one year from the time of full deployment, following a 30-day data-gathering period to initially train the AI machine learning algorithms.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



32-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

To determine if the pricing was fair and reasonable, the procurement officer compared the pricing offered with that of the City of Philadelphia. The MTA project is 450% larger and has a unit cost savings of 44% per signal when compared with comparable unit pricing for the City of Philadelphia, for that reason the pricing was found to be fair and reasonable.

The MTA Procurement Review Group reviewed the contract scope of work and since this contract is federally funded by a DOT SMART grant and the scope of work is a proprietary Cloud Based sole source without subcontracting opportunities, no DBE goal was established.

Fund Source: 100% Federal Funds

Approp. Code: J05H0101

Resident Business: No

MD Tax Clearance: 25-2591-0000

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
September 10, 2025



33-IT. INFORMATION TECHNOLOGY
RETROACTIVE - State Board of Elections

Contract Description: *RETROACTIVE* approval is requested for Arlo, a hosted and supported software package for conducting risk limiting audits (RLA). This software will support the State-level analysis required to determine the type of audit to be implemented in the 2026 and future elections, in accordance with HB 426 (2025 Legislative Session).

Awards	VotingWorks; San Francisco, CA
Contract Term:	07/15/2025 - 09/10/2025 (Retroactive) 09/11/2025 - 12/31/2026 (Proactive)
Amount:	\$119,584.71 (Retroactive) <u>\$ 94,750.00</u> (Proactive) \$214,334.71
Procurement Method:	Sole Source
Living Wage Eligible:	Yes
MBE/VSBE Participation:	0% / 0%
Performance Security:	No
Incumbents:	N/A

126



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



33-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

When SBE attempted to obtain and deploy the software, it became clear that there are two distinct options: (1) an open-source codebased version or (2) a hosted Arlo application. Due to system limitations, SBE cannot self-host the software and therefore required the hosted version to meet the statutory audit requirements. Although the RLA software will first be used for the 2026 election cycle, it must be procured at least one year in advance to allow sufficient time to select the audit type, develop regulations and operating procedures, update election processes, and train local boards of elections. Given these requirements, immediate procurement was necessary to ensure compliance with the new law and to safeguard statewide election administration for 2026.

The selected software, Arlo, is the only commercially available solution capable of managing and conducting risk limiting audits (RLAs). It supports multiple audit types, including ballot polling, batch comparison, ballot comparison, and hybrid RLAs, for audits ranging from a single jurisdiction to statewide implementations. The cost of implementation support services covers drafting operating procedures for the State Board of Elections (SBE) and local boards of elections to implement the RLA program, assistance with drafting forms and documentation necessary to implement the program, and training for SBE and local boards of elections.

SBE confirmed the sole source determination through market research, outreach to other states, and by posting the specifications twice eMaryland Marketplace. VotingWorks is the only vendor offering a hosted and supported software package for Arlo. While the open-source version of Arlo software is available, it is not an option for SBE due to system requirements (specific OS and database versions, a Postgres database, and secure server hosting) and in-house technical limitations. Two states have attempted self-hosting, but only for limited, single jurisdiction pilots that did not meet full operational or security requirements.

SBE consulted with other states using Arlo, including Georgia, Rhode Island, and Pennsylvania, to evaluate pricing. The proposed cost from Voting Works aligns with market expectations and reflects Maryland's larger voter population, inclusion of statewide training, county-level support, and longer contract duration. Based on these factors, the pricing is determined to be fair and reasonable.

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



33-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

DGS OSP Remarks: RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. DGS OSP has determined that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law.

Fund Source: 50% General Funds, 50% Special Funds (County)

Approp. Code: D38I0102

Resident Business: No

MD Tax Clearance: 25-2412-0000

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
September 10, 2025**



*Contact: Raelene Glasgow 410-767-7050
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**34-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of LABOR, Division of Unemployment Insurance***

Contract ID: Project Manager - Collecting Unemployment Taxes and Administering Unemployment Insurance; LABOR FY2024-001
ADPICS No.: P00B4600004/COL11760

Contract Approved: DGS 29-IT, 09/06/2023

Contract Description: Project Manager to modernize mission critical application for collecting taxes and administering unemployment insurance.

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

Award: N-3 Technologies, Inc.; Rockville, MD (MBE)

Original Contract Term: 09/07/2023 - 09/08/2025

Modification Term: 09/11/2025 - 12/31/2025

Original Contract Amount: \$975,520

Modification Amount: \$152,256

Prior Options/Mods: \$0 Mod (Mod .05; Extension 09/09/2025 - 09/10/2025 Delegated Authority - MD LABOR 8/26/2025)

Total Contract Amount: \$1,127,776

Percent +/- (This Item): 15.61%

Total Percent Change: 15.61%

Original Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



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

Requesting Agency Remarks: The extension of the current contract with N-3 Technologies, Inc is needed to the uninterrupted operation of the BEACON system. This resource is needed to ensure the mission critical application for collecting unemployment taxes and administering unemployment insurance. Without this resource, there will be major disruptions to operation of the BEACON system. The subject matter expertise and the institutional knowledge of the Project Manager are necessary to ensure the continuation of the system that is critical to the work of the Unemployment Division and the Appeals Division.

A new procurement is currently being worked on and will not be ready by September 9, 2025. This extension will allow the new contract to be completed and be in place by December 31, 2025.

MBE and VSBE participation were 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: P00H0101

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



35-IT. INFORMATION TECHNOLOGY

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

1.0 Master Contract: ***Delivery Program Management Services; F50B0600039***
(Secondary Master from CATS+ 060B2490023)
Approved: DGS 41-IT, 1.0 and 1.4; 07/28/2021
Term: 08/12/2021 - 08/11/2026
***As of publication, the remaining balance of this master contract is \$140,407,124.28.*

131



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



35-IT. INFORMATION TECHNOLOGY (cont'd)

2.0 Master Contract: *Commercial Off-the-Shelf Software (COTS) 2012*
Contract No. 060B2490021
Approved: DoIT 6-IT, 09/19/2012
Term: 10/01/2012 - 09/30/2027
***As of publication, the remaining balance of this master contract is \$33,192,323.87.*

2.1 Using Agency: Maryland Transit Administration
Description: Purchase of Nutanix Software to support the 34 new Nutanix server nodes recently purchased. These nodes will be replacing end-of-life nodes in the production server environment; J05P560003
Award: Advanced Computer Concepts, McLean, VA
(MBE)(Certified Small Business)

Number of Qualified

Master Contractors: 17 (Functional Area I & III)

Number of Bids: 5

Bids:

<i>Bidders</i>	<i>Amounts</i>
Advanced Computer Concepts; McLean, VA	\$4,978,704.68
Applied Technology Service; Middle River, MD	\$5,009,032.00
CAS Severn; Laurel, MD	\$5,056,094.00
ePlus Technology, Inc.; Herndon, VA	\$5,106,958.80
En-Net Services, LLC; Frederick, MD	\$5,132,411.20

Amount: \$4,978,704.68

Term: 10/02/2025* - 10/01/2030
(*Or earlier upon BPW approval)

MBE/VSBE Participation: 0% / 0%

Resident Business: No

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

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



35-IT. INFORMATION TECHNOLOGY (cont'd)

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

2.2 *Using Agency:* Department of Housing and Community Development
Description: Varonis/Hero licenses to support ongoing data security, monitoring and compliance needs.; *BPM052355*
Award: ePlus Technology Inc.; Herndon, VA

Number of Qualified

Master Contractors: 11

Number of Bids: 4

Bids:

<i>Bidders</i>	<i>Amounts</i>
ePlus Technology Inc.; Herndon, VA	\$589,010.94
En-Net Services, LLC; Frederick, MD	\$639,069.93
CAS Severn Inc.; Laurel, MD	\$673,291.50
Daly Computer Inc.; Frederick, MD	\$654,090.00

Amount: \$589,010.94

Term: 10/02/2025* - 09/29/2028

(*Or earlier upon BPW approval)

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Special Funds (General Bond Reserve Fund)

Agency Remarks: The Department requests approval of a 36-month subscription for Varonis/Hero licenses to support ongoing data security, monitoring, and compliance. This item reflects the total anticipated cost for the full 36-month contract term. Licenses are administered in successive 12-month periods.

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



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



35-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 \$10,028,098.66.**

- 3.1 *Using Agency:*** Department of Transportation, The Secretary's Office
Description: Purchase six storage arrays to replace current end of life equipment at two data centers, Glen Burnie and Kauffman. J01P4600038, CTR024143.
Award: CAS Severn Inc; Laurel, MD (Certified Small Business)
Number of Qualified
Master Contractors: 4 (Functional Area III & V) (SBR - Designated)
Number of Bids: 2
Bids:

<i>Bidders</i>	<i>Amounts</i>
CAS Severn Inc; Laurel, MD	\$1,175,152.00
En-Net Service LLC; Frederick, MD	\$1,284,946.02

Amount: \$1,175,152

Term: Anticipated delivery date - 09/30/2025

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

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

Agency Remarks: MBE and VSBE participation was not established for this contract because there were no subcontracting opportunities. The contract includes a three-year manufacturer's extended warranty that runs through September 29, 2028.

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
September 10, 2025**



*Contact: Kareen Davis 410-767-7572
kareen.davis@maryland.gov*

36-M. MAINTENANCE CONTRACT
Department of General Services

Contract ID: Unarmed Uniformed Guard Services - Towson District Court; CTR024156
ADPICS No. 001B6600074

Contract Description: Unarmed uniformed guard services for Towson District Court in Towson.

Award: FDSS Services, LLC; White Marsh, MD
(Certified Small Business)

Contract Term: 10/02/2025* - 09/30/2028 (w/two 1-year renewal options)
**Or earlier upon BPW approval*

Amount: \$575,045.58 (Base Term)
\$198,713.77 (Renewal Option #1)
\$202,299.17 (Renewal Option #2)
\$976,058.52 Total

Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Performance Bond: No

Requesting Agency Remarks: FDSS Services, LLC; White Marsh, MD is a Community Service Provider, under the Employment Works Program pursuant to 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. FDSS Services, LLC has confirmed the contract price and accepted the terms and conditions.

Fund Source: 100% General Funds

Approp. Code: 0823



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



36-M. MAINTENANCE CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 25-2781-0100

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



*Contact: Kareen Davis 410-767-7572
kareen.davis@maryland.gov*

37-M-OPT/MOD. MAINTENANCE OPTION/MODIFICATION
Department of Natural Resources

Contract ID: Janitorial Services at Sandy Point State Park; *BPM035033*
ADPICS No.: 001B6600025

Contract Approved: DGS 23-M, 05/03/2023

Contract Description: Janitorial services at Sandy Point State Park in Annapolis.

Modification Description: Reduce the base term by five months to align with park season from 5/1 - 9/30 each year - no services provided in the off season.

Option Description: Exercise first renewal option.

Award: Brightside Services LLC; Reisterstown, MD

Original Contract Term: 05/04/2023 - 09/30/2025

Modification Term: 10/01/2025 - 04/30/2026

Option Term: 05/01/2026 - 04/30/2027

Original Contract Amount: \$635,000

Modification Amount: \$ 0

Option Amount: \$235,000

Prior Options/Mods: N/A

Total Contract Amount: \$870,000

Percent +/- (This item): 37.01%

Total Percent Change: 37.01%

Original Procurement Method: Competitive Sealed Bids



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



37-M-OPT/MOD. MAINTENANCE OPTION/MODIFICATION (cont'd)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: The Department of General Services (DGS) requests to reduce the base term of the contract by five months because the original funding allocation only covered the first three park seasons. The new ending date of the base term will be April 30, 2026, with the requested one-year renewal option to begin on May 1, 2026 for the start of the next park season. No changes are being made to the funding amounts that were on the original BPW approval of this contract. The Department of Natural Resources is satisfied with the quality of service provided by the contractor and DGS has determined that it is in the best interests of the State to renew the contract instead of resoliciting.

MBE and VSBE participation was not because this is a single element of work.

Fund Source: 100% General Funds

Approp. Code: K00 26 DE203 0811

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



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

38-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 *Baltimore City Community College Deferred Maintenance. Provide funds to design, construct, and equip various infrastructure, building systems, and site improvements.* Item 121

1.1 Contract ID: Baltimore City Community College Exterior Curtain Wall Replacement at Fine Arts Wing; CC-623-230-001
Description: The Department of General Services is undertaking a comprehensive renovation of the building envelope and mechanical systems at the Fine Arts Wing of Baltimore City Community College (BCCC). Based on assessments and observations by the college, the project will involve the Architect/Engineer (A/E) team developing a complete design package for the replacement of the building's exterior curtain wall systems. This includes coordination with adjacent or intersecting finishes, fixtures, partitions, and roof edge conditions.
Procurement Method: Qualification-Based Selection - *DGS-25-025-IQC*
Award: James Posey Associates, Inc., Baltimore, MD
Amount: \$47,367
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Remarks: No MBE or VSBE participation was established due to the single element of work.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



38-GM. GENERAL MISCELLANEOUS (cont'd)

2.0 Agency: Department of Public Safety and Correctional Services.
Fund Source: MCCBL 2016 *Provide funds to construct a high temperature hot water system, mechanical room renovations, and other hot water and steam improvements at the Eastern Correctional Institutions.* Item 149

2.1 Contract ID: High Temperature Hot Water and Perimeter Security Improvements - Eastern Correctional Institute; *KO-000-160-D01*
Description: Construction of the High Temperature Hot Water and Perimeter Security Improvements at Eastern Correctional Institute in Somerset County
Procurement Method: Competitive Sealed Bidding
Award: Joseph M. Zimmer, Inc. Salisbury, MD
Amount: \$1,653,958.00
MBE/VSBE Participation: 30% / 1%
MBE/VSBE Compliance: 75.56% / 1.36%
Resident Business: Yes
Remarks: The construction contract was approved as Appendix – 1 on at the 07/05/2023 BPW Meeting with an approved total contract amount of \$53,200,000. DGS requests approval of additional construction funds of \$1,653,958.00 of MCCBL 2016 Item 149 to continue and complete the construction for this project. DGS will return to the Board of Public Works to use additional capital funds to complete the bidding and construction of this project when funds are authorized.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



38-GM. GENERAL MISCELLANEOUS (cont'd)

3.0	Agency:	Department of General Services
	Fund Source:	MCCBL 2023 - <i>Provide funds to complete construction of a new district court in Baltimore.</i> Item 169

3.1 *Contract ID:* Construction of the conversion of the former Shillman Office Building into the New Baltimore City District Courthouse; BC-500-190-001

Description: Obtain professional services from an artist to design, fabricate and install public artwork commissioned for installation on the third, fourth and fifth floor public areas of the District Court of Maryland's New Baltimore City District Courthouse at 500 North Calvert Street in Baltimore.

Procurement Method: Qualification Based Selection conducted by Maryland State Arts Council and project's Artist Selection Committee

Award: Flux Studio Ltd, Baltimore, MD

Amount: \$310,000.00

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Remarks: No MBE or VSBE participation was established due to the single element of work.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



38-GM. GENERAL MISCELLANEOUS (cont'd)

4.0 Agency: Department of General Services
Fund Source: MCCBL 2024 *New Tactical Services Operations Building Provide funds to complete the design, construction, and equipping of a new tactical services facility.* Item 166

4.1 Contract ID: Boltless Shelves and File Cabinets: *W00P6600614*
Description: Boltless shelves and file cabinets at the new Tactical Services Administration Building in Jessup.
Procurement Method: Small Procurement
Award: Grainger, Annapolis Junction, MD
Amount: \$9,437.77
MBE/VSBE Participation: 0% / 0%
Resident Business:
Remarks: MBE and VSBE participation was not established for this contract because there were no subcontracting opportunities.

4.2 Contract ID: Extra Long Workbench; *W00P6600643*
Description: Extra long workbench at the new Tactical Services Administration Building in Jessup.
Procurement Method: Small Procurement
Award: Global Industrial; Port Washington, NY
Amount: \$883.73
MBE/VSBE Participation: 0% / 0%
Resident Business:
Remarks: MBE and VSBE participation was 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
September 10, 2025**



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

39-GM. GENERAL MISCELLANEOUS
Department of Natural Resources
State Park Water & Sewer Infrastructure Fund MES Fund
Transfer for Statewide Projects

Recommendation: That the Board of Public Works approve a transfer of capital funds between the Department of General Services (DGS), and the Maryland Environmental Service (MES), on behalf of the Department of Natural Resources (DNR)

Description: The Department of Natural Resources (DNR) requests the Department of General Services (DGS) delegate the design and construction management authorities to Maryland Environmental Service (MES) for the following projects: Point Lookout State Park Wastewater Treatment Plant Upgrade, and Point Lookout State Park Power Distribution System Upgrade in St. Mary's County; Fort Frederick State Park Water Distribution System Upgrade in Washington County; and Janes Island State Park Water Main Extension and Power Distribution Improvements in Somerset County.

There is an existing Memorandum of Understanding (MOU) between DGS and MES, dated August 11, 2020, that established an agreement to transfer procurement responsibility and funding from authorized Program Open Space funds for the design and construction of infrastructure improvements on various water and wastewater projects located on, or serving, DNR facilities.

The FY 2026 transfer is for \$5,585,000 to fund the following projects:

- | | |
|---|--------------------------|
| • Point Lookout SP Wastewater Treatment Plant Upgrade | \$1,386,000 |
| • Point Lookout SP Power Distribution System Upgrade | \$2,198,000 |
| • Fort Frederick SP Water Distribution System Upgrade | \$1,007,000 |
| • Janes Island Water Main Extension and Power Distribution Improvements | <u>\$1,004,000</u> |
| | Total \$5,585,000 |



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



39-GM. GENERAL MISCELLANEOUS (cont'd)

Description (cont'd):

The project scope of work includes the design and construction of water and wastewater system improvements and power distribution upgrade at Point Lookout State Park in St. Mary's County, Fort Frederick State Park in Washington County, and Janes Island State Park in Somerset County, Maryland.

Requesting Agency Remarks: Approval for the use and transfer of capital POS funds have been considered by the Department of Budget and Management (DBM) and they respectfully concur with this agreement.

As identified in the approved Memorandum Of Agreement (MOA) for water and wastewater infrastructure improvements located in Department of Natural Resources properties, dated August 11, 2020, MES will be the agency responsible for the management of the design and construction tasks related to these projects, on behalf of DNR.

Fund Source: Natural Resources Development Fund FY 2026 Program
Open Space/Item 004

Appropriation Code: K00A05.10 Outdoor Recreation Land Loan

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
September 10, 2025**



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

**40-RP. REAL PROPERTY
Department of Agriculture
File # 12-81-01A
Harford County**

Recommendation: Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept the donation of an agricultural preservation easement on the following described property.

State Income Tax Credit: Section 10-723, Tax General Article, Annotated Code of Maryland provides that “An individual ...may claim a credit against the State income tax . . . for an easement conveyed to the ... Maryland Agricultural Land Preservation Foundation . . . if the [perpetual] easement is accepted and approved by the Board of Public Works.”

Owner/Donor: Dennis and Jean Kirkwood

Property: ±2.723 acres that is surrounded by a ±26.37-acre property protected by an agricultural land preservation foundation held by the Foundation. 2659 Bradenbaugh Road, White Hall, MD 21161 (See background information, aerials and survey attached); Harford County Tax Map 15, Parcel 197.

Grantee: The State of Maryland, to the use of the Department of Agriculture on behalf of the Maryland Agricultural Land Preservation Foundation

Consideration: No Monetary Consideration – donation by Owner/Donor

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
September 10, 2025**



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

41-RP. REAL PROPERTY

Department of Agriculture, Maryland Agricultural Land Preservation Foundation (MALPF) and Agricultural Land Preservation Easements (Various Properties)

Reference: Approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept option contracts for the purchase of agricultural preservation easements on the following properties. All purchases outlined below have been reviewed and approved by the MALPF Board.

Special Conditions: Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted. The term of these easements shall be in perpetuity pursuant to Agriculture Article Section 2-514.1.

A) As to items 1 through 9, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of a lot to convey to himself or his children for the purpose of constructing a dwelling for personal use as follows: one lot of one acre or less if the subject property is at least 20 acres, but less than 70 acres, two lots of one acre or less if the subject property is at least 70 acres, but less than 120 acres, or three lots of one acre or less if the subject property is 120 acres or more.

B) As to items 10 through 21, pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve to himself, and his assigns, the right to apply for release of one unrestricted lot, that may be conveyed to himself or others. Note that as to Items 10, 11, 12, 16, and 20, the unrestricted lot will be a building envelope that will not be subdivided from the farm.

C) As to items 22 through 28, the Grantor is waiving the right to request any additional lots.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



41-RP. REAL PROPERTY (cont'd)

<u>Grantor</u>	<u>Property</u>	<u>Price</u>		
<u>FAMILY LOTS</u>				
<u>Baltimore County</u>				
1. T&D Badders	38.925 Acres	\$398,212.50		
03-25-01	Less 1 acre	\$10,500.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Lefort (staff)	\$721,000.00	\$16,543.91	\$704,456.09	
b. Cline (fee)	\$607,000.00	\$16,543.91	\$590,456.09	
c. Belinko (fee)	\$796,000.00	\$16,543.91	\$779,456.09	
Review Appraiser: Lefort				
2. Font Hill Properties, LLC	81.942 Acres	\$971,250.00		
03-25-02	Less 1 acre	\$11,999.33/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Lefort (staff)	\$1,295,000.00	\$34,547.41	\$1,260,452.59	
b. Cline (fee)	\$1,052,000.00	\$34,547.41	\$1,017,452.59	
c. Belinko (fee)	\$1,578,000.00	\$34,547.41	\$1,543,452.59	
Review Appraiser: Lefort				
3. J & J Radebaugh	40.842 Acres	\$557,788.00		
03-25-06	Less 1 acre	\$14,000.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$777,000.00	\$28,495.59	\$748,504.41	
b. Cline (fee)	\$939,000.00	\$28,495.59	\$910,504.41	
Review Appraiser: Lefort				



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



41-RP. REAL PROPERTY (cont'd)

Frederick County

4. M&M Laney	167.5 Acres	\$1,560,750.00		
10-25-09	Less 1 acre	\$9,373.87/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Enger (staff)	\$2,081,000.00	\$133,722.49	\$1,947,277.51	
b. Belinko (fee)	\$2,331,000.00	\$133,722.49	\$2,197,277.51	
c. Bowers (fee)	\$1,665,000.00	\$133,722.49	\$1,531,277.51	

Review Appraiser: Enger

Harford County

5. LOK Real Estate, LLC	42.12 Acres	\$419,250.00		
12-25-02	Less 1 acre	\$10,195.77/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Campbell (fee)	\$559,000.00	\$11,241.45	\$547,758.55	
b. Cadell (fee)	\$658,000.00	\$11,241.45	\$646,758.55	

Review Appraiser: Kelleher

6. B & D Wright	25 Acres	\$216,000.00		
12-25-08	Less 1 acre	\$9,000.00/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Lefort (staff)	\$288,000.00	\$10,048.71	\$277,951.29	
b. Campbell (fee)	\$250,000.00	\$10,048.71	\$239,951.29	
c. Cadell (fee)	\$372,000.00	\$10,048.71	\$361,951.29	

Review Appraiser: Lefort

Queen Anne's County

7. Howard Dean	282.08 Acres	\$1,203,133.10		
17-25-04	Less 1 acre	\$4,280.39/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$3,429,000.00	\$244,352.48	\$3,184,647.52	
b. Belinko (fee)	\$3,092,000.00	\$244,352.48	\$2,847,647.52	

Review Appraiser: Andrews



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



41-RP. REAL PROPERTY (cont'd)

St. Mary's County

8. B & K Nutter	100 Acres	\$487,500.00		
18-25-04		\$4,875.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Peters (fee)	\$650,000.00	\$60,782.27	\$589,217.73	
b. Cline (fee)	\$600,000.00	\$60,782.27	\$539,217.73	
Review Appraiser: Enger				

9. C & D Sasscer	90.99 Acres	\$472,500.00		
18-25-06	Less 1 acre	\$5,250.58/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Peters (fee)	\$630,000.00	\$75,441.43	\$554,558.57	
b. Cline (fee)	\$540,000.00	\$75,441.43	\$464,558.57	
Review Appraiser: Enger				

UNRESTRICTED LOTS

Baltimore County

10. I & R Svec	59.8147 Acres	\$747,683.75		
03-25-08		\$12,500.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$1,136,000.00	\$54,703.69	\$1,081,296.31	
b. Cline (fee)	\$897,000.00	\$54,703.69	\$842,296.31	
Review Appraiser: Lefort				

Carroll County

11. J & E Fisher	118.7 Acres*	\$1,071,070.00		
06-25-06		\$9,100.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$1,543,000.00	\$88,449.01	\$1,454,550.99	
b. Bowers (fee)	\$1,424,000.00	\$88,449.01	\$1,335,550.99	
Review Appraiser: Lefort				

**118.7 acres will be encumbered by the MALPF Easement, but 1 acre is reserved for a non-subdividable building envelope and thus payment will only be made upon 117.7 acres.*



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



41-RP. REAL PROPERTY (cont'd)

Charles County

12. R & M Lilly	277.456 Acres*	\$1,471,008.00	
08-25-05	Less 1 acre	\$5,500.00/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Enger (Staff)	\$2,204,000.00	\$60,416.67	\$2,143,583.33
b. Cline (fee)	\$1,377,000.00	\$60,416.67	\$1,316,583.33
c. Belinko (fee)	\$3,030,000.00	\$60,416.67	\$2,969,583.33

Review Appraiser: Enger

**277.456 acres will be encumbered by the MALPF Easement, but 8 acres are reserved for a permitted use envelope and thus payment will only be made upon 267.456 acres after also subtracting 2 acres for 2 dwellings. In addition, there are an additional 3 dwellings located in the 8-acre permitted use envelope area which is already unpaid.*

Frederick County

13. K & T Kenney	146.9291 Acres	\$1,050,735.98	
10-25-05	Less 1 acre	\$7,500.00/acre	
	Per dwelling		
	(2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$1,667,000.00	\$148,907.64	\$1,518,092.36
b. Bowers (fee)	\$1,594,000.00	\$148,907.64	\$1,445,092.36

Review Appraiser: Enger

14. Lucky Acres Farms, LLC	119.5756 Acres	\$948,604.80	
10-25-10	Less 1 acre	\$8,000.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Belinko (fee)	\$1,304,000.00	\$121,523.14	\$1,182,476.86
b. Bowers (fee)	\$1,186,000.00	\$121,523.14	\$1,064,476.86

Review Appraiser: Enger



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



41-RP. REAL PROPERTY (cont'd)

15. DeWitt Irrevocable Trust	70.08 Acres	\$510,600.00		
10-25-14	Less 1 acre	\$7,500.00/acre		
	Per dwelling			
	(2 dwellings)			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$1,021,000.00	\$72,226.93	\$948,773.07	
B. Bowers (fee)	\$953,000.00	\$72,226.93	\$880,773.07	
Review Appraiser: Enger				

Montgomery County

16. Seneca Farm, LLC	71.367 Acres	\$570,936.00		
15-25-01		\$8,000.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$1,171,000.00	\$82,973.60	\$1,088,026.40	
b. Bowers (fee)	\$951,000.00	\$82,973.60	\$868,026.40	
Review Appraiser: Kelleher				

Queen Anne's County

17. Knight Revocable Trust	140.115 Acres*	\$445,125.00		
17-25-14		\$5,000.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Belinko (fee)	\$1,892,000.00	\$93,039.09	\$1,798,960.91	
b. Cadell (fee)	\$1,850,000.00	\$93,039.09	\$1,756,960.91	

Review Appraiser: Andrews

**140.115 acres will be encumbered by the MALPF Easement, but 51.09 acres is already protected by prior restrictions and thus payment will only be made upon 89.025 acres.*



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



41-RP. REAL PROPERTY (cont'd)

St. Mary's County

18. J & L Vallandingham	82.22 Acres	\$456,750.00		
18-25-07	Less 1 acre	\$5,623.61/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Peters (fee)	\$609,000.00	\$45,996.63	\$563,003.37	
b. Cline (fee)	\$528,000.00	\$45,996.63	\$482,003.37	
Review Appraiser: Enger				

Talbot County

19. R & A Dulin	164.8 Acres	\$1,186,560.00		
20-25-02		\$7,200.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Andrews (Staff)	\$1,933,000.00	\$205,933.99	\$1,727,066.01	
b. Cadell (fee)	\$1,933,000.00	\$205,933.99	\$1,727,066.11	
c. Peters (fee)	\$1,355,000.00	\$205,933.99	\$1,149,066.11	
Review Appraiser: Andrews				

20. Rhodes Revocable Trusts	132.057 Acres	\$924,399.00		
20-25-11		\$7,000.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Andrews (Staff)	\$1,611,000.00	\$154,543.95	\$1,456,456.05	
b. Cadell (fee)	\$1,717,000.00	\$154,543.95	\$1,562,456.05	
c. Peters (fee)	\$1,149,000.00	\$154,543.95	\$994,456.05	
Review Appraiser: Andrews				

Worcester County

21. L & D Guy	114.4 Acres	\$440,440.00		
23-25-01		\$3,850.00/acre		
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cadell (fee)	\$775,000.00	\$85,536.77	\$689,463.23	
b. Dees (fee)	\$662,000.00	\$85,536.77	\$576,463.23	
Review Appraiser: Lefort				



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



41-RP. REAL PROPERTY (cont'd)

LOT WAIVER

Allegany

22. Ian Cheek	52 Acres	\$114,750.00	
01-25-01	Less 1 acre	\$2,250.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Kelleher (staff)	\$153,000.00	\$17,154.00	\$135,846.00
b. Campbell (fee)	\$153,000.00	\$17,154.00	\$135,846.00
c. Peters (fee)	\$214,200.00	\$17,154.00	\$197,046.00
Review Appraiser: Kelleher			

Caroline County

23. Eaton Revocable Trust	70 Acres	\$241,500.00	
05-25-03	Less 1 acre	\$3,500.00/acre	
	Per dwelling		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Dees (fee)	\$641,000.00	\$119,617.17	\$521,382.83
b. Cadell (fee)	\$621,000.00	\$119,617.17	\$501,382.83
Review Appraiser: Andrews			

Caroline County

24. Taylor Family Farm, LLC	135.48 Acres	\$541,920.00	
05-25-13		\$4,000.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$1,246,000.00	\$203,881.05	1,042,118.95
b. Dees (fee)	\$1,084,000.00	\$203,881.05	\$880,118.95
Review Appraiser: Andrews			



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025



41-RP. REAL PROPERTY (cont'd)

Carroll County

25. Thomas Walsh	203.03 Acres	\$2,111,200.00	
06-25-16	Less 1 acre	\$10,501.92/acre	
	Per dwelling (2 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Lefort (Staff)	\$3,016,000.00	\$132,071.92	\$2,883,928.08
b. Belinko (fee)	\$3,418,000.00	\$132,071.92	\$3,285,928.08
c. Bowers (fee)	\$2,413,000.00	\$132,071.92	\$2,280,928.08
Review Appraiser: Lefort			

Charles County

26. C. Lancaster, et al.	97.5 Acres	\$693,750.00	
08-25-03	Less 1 acre	\$7,500.00/acre	
	Per dwelling (5 dwellings)		
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Enger (Staff)	\$925,000.00	\$75,562.50	\$849,437.50
b. Cline (fee)	\$925,000.00	\$75,562.50	\$849,437.50
c. Belinko (fee)	\$1,203,000.00	\$75,562.50	\$1,127,437.50
Review Appraiser: Enger			

Dorchester County

27. Charles Biskach	100.93 Acres	\$318,818.00	
09-25-02		\$3,158.80/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$737,000.00	\$100,015.60	\$636,984.40
b. Dees (fee)	\$596,000.00	\$100,015.60	\$495,984.40
Review Appraiser: Lefort			



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



41-RP. REAL PROPERTY (cont'd)

Wicomico County

28. C. Wright, et al.	67.5 Acres	\$297,000.00	
22-25-06		\$4,400.00/acre	
	(Appraised Value)	(Agricultural Value)	(Easement Value)
a. Cadell (fee)	\$500,000.00	\$70,270.67	\$429,729.33
B. Dees (fee)	\$432,000.00	\$70,270.67	\$361,729.33
Review Appraiser: Lefort			

Fund Source:

10460	<u>\$20,429,234.13</u>
Total:	\$20,429,234.13

Total Acres (TA): **3,093.3534**

TA Less Unpaid Acres and Dwellings: **3,008.2634**

Average Price per Paid Acre: **\$6,791.04**

Remarks:

1. The Department of Agriculture recommends acceptance of these contracts.
2. The Department of General Services has reviewed the appraisals and has recommended that each appraisal "a." listed above be the fair market value of the land on which the easement is to be acquired.
3. Pursuant to Agriculture Article 2-511(e), the purchase price of each easement may not exceed 75% of the fair market value, or the owner's asking price, whichever is less.

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
September 10, 2025**



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

**42-LT. TENANT LEASE
*Department of Agriculture, Forest Pest Management (DAGR)***

Recommendation: Approve a lease renewal

Prior Board Action: DGS 34-LT, 12/18/2024

Lessee: Department of Agriculture, Forest Pest Management

Lessor: Harford County, Maryland
220 S. Main Street, Bel Air, MD 21014

Property Location: 3525 Conowingo Road, Street, MD 21154

Space Type: Office & Storage (1,156 NUSF)

Lease Type: Renewal (*continued use*)

Term: 01/01/2026 - 12/31/2026 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 01/01/2027-12/31/2027
01/01/2028-12/31/2028
01/01/2029-12/31/2029

Annual Rent: \$13,812.00 (Year 1) ***Square Foot Rate:*** \$11.94 NUSF

Rent Escalation: N/A

Estimated Full Term Rent Value: \$13,812.00

Fund Source: 100% General Funds

Appropriation Code: PCA 42101

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



42-LT. TENANT LEASE (cont'd)

Procurement Method: Exempt – Intergovernmental Lease See Annotated Code of Maryland, State Finance & Procurement Article, Section 4-318 (1)

Remarks: Employees of the Department of Agriculture, Forest Pest Management, have utilized storage and office space at this location since 2018. This is a 1-year lease with no rent escalation.

Climate/Sustainability: Energy efficiency improvements for this lease include the continued use of LED lighting, as well as passive dual-technology motion sensors.

Resident Business: Yes

MD Tax Clearance: 25-1236-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



*Contact: Wendy Scott- Napier 410-767-4088
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**43-LT. TENANT LEASE
*Department of Juvenile Services***

Recommendation: Approve a lease renewal

Prior Board Action: DGS 36-LT, 06/21/2023

Lessee: Department of Juvenile Services

Lessor: Mayor and City Council of Hagerstown,
1 East Franklin Street, Hagerstown, MD

Property Location: 25 N. Potomac Street, Hagerstown, MD 21740

Space Type: Parking Deck (14 Spaces)

Lease Type: Renewal (Continued Use)

Term: 07/01/2026 - 06/30/2029 (w/ standard 6-month holdover)

Future Option Term: 07/01/2029 - 06/30/2032

Annual Rent: \$11,760.00 ***Rate/Month:*** \$70.00 Space/Month

Rent Escalation: N/A

Estimated Full Term Rent Value: \$35,280.00

Fund Source: 100% General Funds

Appropriation Code: PCA 14301

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

Procurement Method: Exempt – Intergovernmental Lease.
See Annotated Code of Maryland, State Finance & Procurement
Article, Section 4-318 (1)



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



43-LT. TENANT LEASE (cont'd)

Remarks: The Department of Juvenile Services has been parking at this location since 2018.

Climate / Sustainability: N/A (Parking Lease)

Residential Business: Yes

MD Tax Clearance: 25-1387-1110

BOARD OF PUBLIC WORKS

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



*Contact: Wendy Scott- Napier 410-767-4088
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**44-LT. TENANT LEASE
*Department of Labor***

Recommendation: Approve a renewal lease

Prior Board Action: DGS 41-LT, 12/21/2022

Lessee: Department of Labor

Lessor: Baltimore County Revenue Authority
115 Towsontown Boulevard, Towson, MD 21286

Property Location: 115 Towsontown Boulevard,
Towson, MD 21286

Space Type: DOL UI Parking (15 Spaces)
DOL OIT Parking (4 Spaces)
DOL OGS Parking (8 Spaces)

Lease Type: Renewal (Continued Use)

Term: 10/01/2025 – 09/30/2027 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 10/1/2027 - 9/30/2029

Annual Rent: \$31,752.00 ***Rate/Month:*** \$98.00 per space

Rent Escalation: N/A

Estimated Full Term Rent Value: \$63,504.00



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



44-LT. TENANT LEASE (cont'd)

***Fund Source/ (UI)
Approp. Code:***

100% Special Funds
(State Apprenticeship Expansion Formula (SAEF))
PCA 86424

***Fund Source/ (OIT)
Approp. Code:***

8% Federal Funds
PCA BE55J

25% Special Funds (Agency Indirect Cost Recoveries)
PCA BE549

***Fund Source/ (OGS)
Approp. Code:***

67% Special Funds (Agency Indirect Cost Recoveries)
PCA BE527

16% General Funds
PCA KBD10

18% Special Funds (Agency Indirect Cost Recoveries)
PCA KBD10

66% Federal Funds
PCA KBD10

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

Procurement Method: Exempt – Intergovernmental Lease
See Annotated Code of Maryland, State Finance & Procurement
Article, Section 4-318 (1)

Remarks: This parking lot has been used by the Department of Labor for parking since 1993.

Climate / Sustainability: N/A (Parking)

Residential Business: Yes ***MD Tax Clearance:*** 25-0065-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



*Contact: Wendy Scott- Napier 410-767-4088
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**45-LT. TENANT LEASE
*Department of Assessments and Taxation***

Recommendation: Approve lease renewal

Prior Board Action: DGS 13-LT, 09/16/2015

Lessee: Maryland Department of Assessments and Taxation

Lessor: B&B Partners - Towson, LLC
3299 K St NW, Ste 700, Washington, DC 20007

Property Location: 300 E. Joppa Rd, Towson, MD 21286

Space Type: Office (12,228 sq. ft.)

Lease Type: Renewal (*Continued Use*)

This Term: 11/01/2025 – 10/31/2035 (w/ standard 6-month holdover)

Future Lease Renewal to be negotiated

in accordance with COMAR 21.05.05.02 (D): 11/01/2035 – 10/31/2040 (5 years)

Annual Rent: \$219,737.16 (Year 1) ***Square Foot Rate:*** \$17.97 (Year 1)

Rent Escalation: \$17.97 per sq. ft. (years 1-3)

\$18.51 per sq. ft. (years 4-6)

\$19.06 (years 7-9)

\$19.64 per sq. ft. (year 10)

Estimated Full Term Rent Value: \$2,277,587.28

Fund Source: 50% General Funds ***Appropriation Code:*** PCA 25312

50% Special Funds (Local County Cost Share Revenue found under Maryland Code, Tax-Property 2-106)

Utilities/Custodial Responsibility: Lessor / Lessor

Termination for Convenience Clause: Yes



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
September 10, 2025**



45-LT. TENANT LEASE (cont'd)

Procurement Method: Sole Source
 See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E

Remarks: The Maryland Department of Assessments and Taxation has used this property for taxpayer services to the residents of Baltimore County since 2004. The office also handles audits, collection activities, and investigations of individuals and local businesses to ensure compliance with the revenue laws of the State.

Climate / Sustainability: As part of this lease, the landlord will convert all lighting fixtures to LED, install interior roller-screen solar shades, and install passive dual technology motion sensors throughout.

Resident Business: Yes

MD Tax Clearance: 25-1372-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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