Board of Public Works
Table of Contents
December 2, 2026

Meeting Location: *Online & State House, Governor's Reception Room*
100 State Circle, Annapolis, MD 21401

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

Secretary's Agenda

Item Number	Agency	Page Number
1 to 3	Agriculture	1
4 to 7	Board of Public Works – Wetlands Licenses	5
8	Budget and Management	14
9 to 13	Housing and Community Development	15
14	Emergency Management	25
15	Natural Resources	26
16 to 18	Environment	27
19	Maryland Environmental Service	32
20	Office of the Attorney General	34
21 to 22	Morgan State University	37
23 to 24	Public Safety and Correctional Services	43

Secretary's Appendix

Item Number	Agency	Page Number
	No Appendix Items presented	--

Supplement
Department of Natural Resources/Real Property

Item Number	DNR Program	Page Number
1A & 2A	Program Open Space Local Share	45
3A	Local Parks and Playgrounds Infrastructure	47
4A	Rural Legacy Program	48
5A	Conservation Reserve Enhancement Program	50
6A	Program Open Space State Share	52
7A to 9A	Maryland Environmental Trust (MET)	54

Board of Public Works
Table of Contents *(continued)*
December 2, 2026

Supplement
University System of Maryland

Item Number	USM System University	Page Number
1	USM – General Miscellaneous	57
2 & 3	University of Maryland, College Park	59
4	University of Maryland, College Park for the University of Maryland, Eastern Shore	63
5	University of Maryland, Baltimore	65
6	University of Maryland Global Campus	66
7	University of Maryland, Baltimore for Towson University	69
8	University of Maryland Global Campus	71
9	University of Maryland, Baltimore	73

Department of Transportation (MDOT) Agenda

Item Number	MDOT Transportation Mode	Page Number
1	Maryland Aviation Administration (MAA)	76
2 & 3	Maryland Transportation Authority (MDTA)	79
4	Maryland Transit Administration (MTA)	86
5 to 7	State Highway Administration (SHA)	90

Department of General Services/Office of State Procurement (DGS/OSP) Agenda

Item Number	Agenda Item Type	Page Number
1 to 17	Capital Grants and Loans	101
18 to 25	Services	122
26	Information Technology	144
27	Maintenance	150
28	General Miscellaneous	152
29	Landlord Lease	154
30 to 31	Tenant Lease	156
32	Information Technology *(continued)*	160

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1. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program - Grants

***Recommendation*:** That the Board of Public Works approve funding for 10 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*:** $196,200

Fund Source: MCCBL of 2026: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 26152

Agreement #	Amount	County	Grantee
MP-2027-2199	$48,700	Carroll	Blaine A. Harman
MP-2027-2200	$42,600	Carroll	Blaine A. Harman
MP-2027-2201	$42,900	Carroll	Blaine A. Harman
RS-2027-2208-R	$3,500	Carroll	Richard W. Lawrence, III
SA-2027-2180-SF	$11,250	Kent	Hopkins Game Farm, LLC
SA-2027-2207-R	$3,000	Kent	Samuel G. Alexander
AT-2027-2203	$6,300	Montgomery	Twin Ponds Farm, LLC
MP-2027-2198	$8,600	Montgomery	Denise Heath Graham
PR-2027-2205-B	$25,200	Wicomico	Greivin O. Castillo Palencia
PR-2027-2206	$4,150	Wicomico	Greivin O. Castillo Palencia

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**

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 two 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: $10,241.50

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

Agreement #	Amount	County	Recipient
MP-2026-2327	$9,780.00	Carroll	Blaine Harman
UP-2026-2596	$461.50	Washington	Dorothy Clark

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

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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 nine 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: $136,420.64

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

Agreement #	Amount	County	Recipient	Status
PA-2026-2219-SF	$185.85	Calvert	Matthew P. Tettimer	Completed
NW-2026-2656	$1,002.65	Caroline	Henry Gibbons Neff	Completed
AT-2026-2122	$58,600.00	Kent	Henry Nathaniel Hipps, III	Canceled

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

Agreement #	Amount	County	Recipient	Status
PA-2025-2834-P	$2,217.34	Anne Arundel	Christopher H. Wilson	Completed
AT-2025-2668	$29,000.00	Baltimore	Whitelyn Farms, Inc.	Canceled
NW-2026-2269-B	$33,600.00	Caroline	Ijaz Ahmed	Canceled/Funded w/ Federal Funds
MP-2026-2041	$5,023.35	Carroll	Broadview Farms, LLC	Completed
MP-2026-2042	$3,291.45	Carroll	Broadview Farms, LLC	Completed
UP-2026-2175-SF	$3,500.00	Washington	Mad Mare Cattle, LLC	Canceled

3. DEPARTMENT OF AGRICULTURE *(continued)*

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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4. BOARD OF PUBLIC WORKS
Wetlands Licenses

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

25-0659 *CITY OF ANNAPOLIS RECREATION & PARKS* – To provide general recreation use, create tidal and nontidal wetland habitat, nontidal wetland enhancement, control shoreline erosion, nourish a historic beach, and create a water access point for educational opportunities by constructing breakwaters and stone revetment, creating tidal wetlands by filling and grading with sand and planting marsh vegetation, and placing monitoring buoys.

Annapolis, Severn River

Special Conditions: Time of year restriction. Requirements for constructing beach nourishment area, contacting the U.S. Coast Guard's Fifth Coast Guard District prior to installing buoys, constructing marsh establishment area, and signing and acceptance of marsh maintenance plan.
Wetlands Created: 22,054 square feet

CAROLINE COUNTY

26-0056 *MARYLAND DEPARTMENT OF NATURAL RESOURCES* – To improve navigable access at a public park by mechanically maintenance dredging an entrance channel, depositing dredged material at an approved disposal site, and providing periodic maintenance dredging for six years.

Denton, Watts Creek

Special conditions: Time of year restriction. Requirements for finding underwater archaeological resources, maintenance dredging, dredge material transport and disposal, staking the area to be dredged, and post dredge bathymetric survey.

4. BOARD OF PUBLIC WORKS *(continued)*

NORTHUMBERLAND COUNTY, VIRGINIA

26-0520 *COUNTY OF NORTHUMBERLAND* – To improve navigable access by mechanically or hydraulically dredging an entrance channel and depositing dredged material on a beach.

Reedville, VA, Chesapeake Bay

Special conditions: Requirements for dredge material transport and disposal, maintenance dredging, staking the area to be dredged, post dredge bathymetric survey, constructing dredge material placement site (DMP) for hydraulic dredging, installing, marking, and maintaining dredge material pipelines, if Licensee does not obtain U.S. Coast Guard approval, submitting an application and revised plans to MDE for modification, dredge operator, if an inadvertent release of dredge material occurs, and noncompliant structures and activities.

TALBOT COUNTY

26-0339 *CHESAPEAKE BAY MARITIME MUSEUM* – To improve navigable access by removing piers with a platform, floating platforms, finger piers, and constructing a pier, floating piers and platforms, ramps, floating finger piers, and mooring piles.

St. Michaels, Shipping Creek

Special Conditions: None.

WORCESTER COUNTY

23-0499 *OCEAN INVESTMENTS, INC.* – To restore and enhance tidal wetlands by draining ponded areas to restore vegetated wetlands, providing tidal exchange, enhancing wildlife habitat by creating channels and constructing hummocks, cleaning or filling tidal ditches, and creating marsh by adding fill and planting marsh vegetation.

Newark, Chincoteague Bay

Special Conditions: Requirements for constructing marsh establishment area, signing and acceptance of marsh maintenance plan, submitting annual photographs, as-builts, restoration of temporary access areas, placing and discharge of fill, and maintain and monitoring grading activities. Restrictions on conducting earth disturbance activities and grading associated with the high marsh nourishment areas.

Wetlands Created: 581,763 square feet

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5. BOARD OF PUBLIC WORKS
Wetlands License - #26-0047 – Baltimore Gas and Electric Company (BGE) Compensation

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

(1) Grant a wetlands license for a project involving conducting geotechnical cores, horizontally directionally drilling under State tidal wetlands and installing a multichambered conduit with inner conduits and fiber optic cables below the Patapsco River and adjacent State tidal wetlands and tributaries, as well as Curtis Creek, Furnace Creek, and Marley Creek; and

(2) Assess annual compensation of $83,070 to be deposited into the MDE's Wetlands and Waterways Program Fund.

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

- Application received January 22, 2026
- Comment period closed November 1, 2026
- MDE Report and Recommendation received November 13, 2026

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 23.02.04.01.C. and COMAR 23.02.04.12.E.

Compensation: This license contains a recommendation that the Board assess compensation. The licensee seeks to horizontal directional drill (HDD) a bore hole and install an 8-inch multichambered conduit consisting of 12 inner conduits and fiber optic cables under 2,769 linear feet of State Tidal Wetlands and compensation is due for the conduits and fiber optic cable lines. The Wetlands Administrator recommends annual compensation of $83,070 calculated as follows:

2,769 linear feet x 12 conduits x $2.50 per linear foot* of tidal wetland impact = $83,070.00

*COMAR 23.02.04.12.E(4)

ANNE ARUNDEL COUNTY AND BALTIMORE COUNTY

26-0047 *BALTIMORE GAS AND ELECTRIC COMPANY (BGE)* – To improve digital connections between substations and serve new customers by conducting geotechnical cores and horizontally directionally drilling under State tidal wetlands and installing a multichambered conduit containing fiber optic cables.
Brooklyn, Linthicum, Ferndale, Glen Burnie and Point Pleasant, Patapsco River, Curtis Creek, Furnace Creek, and Marley Creek

5. BOARD OF PUBLIC WORKS *(continued)*

ANNE ARUNDEL COUNTY AND BALTIMORE COUNTY *(continued)*

Special conditions: Time of year restriction. Requirements for annual fee for cable crossing State tidal wetlands, following guidelines set forth in Horizontal Direction Drill (HDD) Good Practices Guidelines 4th Edition, contacting United States Coast Guard, Fifth Coast Guard District, providing geotechnical data, completing and returning Frac-out Contingency Plan, providing an Independent Environmental Monitor (IEM), IEM responsibilities, providing pre-construction bottom elevations, restoring disturbed tidal wetlands, pre- and post-construction well yield and water quality testing, providing geotechnical data, pre-construction meeting, protocol in event of a frac-out, sealing abandoned drill holes, drilling fluids, if an inadvertent release of drilling fluid or a pollution event occurs, if the Licensee transfers ownership of this pipeline, providing the source of test water, obtaining authorization from the Maryland Department of Natural Resources Forest Service, and evaluating geotechnical data. Restrictions on discharging runoff.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

Contact: Bill Morgante 410-260-7791
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6. BOARD OF PUBLIC WORKS
Wetlands License - #25-0122 (R1) – Shoreham Beach Citizens Association Inc. Modification

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board approve a modification to Tidal Wetlands License No. 25-0122 authorizing the nourishment an area with sand, and removing, replacing, and constructing groins. The modification changes the name of the licensee and authorizes the placement of dredge material at a beach.

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

- Application received — January 21, 2026
- Public comment period ended — October 15, 2026
- MDE Report and Recommendation — November 9, 2026

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

25-0122(R1) *SHOREHAM BEACH CITIZENS ASSOCIATION INC.* – To reduce shoreline erosion and nourish a community beach and by placing sand, removing, replacing, replenishing and constructing groins, and placing dredged material along the shoreline.

Edgewater, Chesapeake Bay

Special conditions: Time of year restriction. Requirements for constructing the beach nourishment area, design and construction of structures, and preserving beach habitat and access for aquatic species.

6. BOARD OF PUBLIC WORKS *(continued)*

ANNE ARUNDEL COUNTY *(continued)*

Original Approval: Secretary's Agenda, Item 6 (8/6/2025) in which the Board authorized the following:

25-0122 *ALEC LEWIS AND SHOREHAM BEACH CITIZENS ASSOCIAITON INC.* – To nourish a community beach and reduce shoreline erosion by nourishing an area with sand, and by removing, replacing, replenishing and constructing groins.

Edgewater, Chesapeake Bay

Special conditions: Time of year restriction. Requirements for constructing the beach nourishment area and for the design and construction of structures.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Bill Morgante 410-260-7791
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7. BOARD OF PUBLIC WORKS
Wetlands License No. 26-0371

Recommendation: The Board of Public Works Wetlands Administrator recommends that the Board grant a State tidal wetlands license for a project involving filling and grading with sand, planting marsh vegetation, and constructing breakwaters.

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

• Application received	May 5, 2026
• MDE Public comment period ended	August 15, 2026
• MDE Report and Recommendation	October 10, 2026
• BPW Public comment period ended	September 22, 2026
• BPW comment period extension ended	October 22, 2026
• BPW additional extension ended	November 5, 2026

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.

ST. MARY'S COUNTY

26-0371 *VIRGINIA R. FOSTER* – To improve navigable access by mechanically maintenance dredging an entrance channel and depositing dredged material for beneficial reuse at a beach.

Valley Lee, Potomac River

Special Conditions: Listed Below

Remarks: Virginia R. Foster seeks a State Tidal Wetlands License to mechanically maintenance dredge an approximate 18-foot long by 66-foot wide (1,188 square feet) entrance channel to the maximum depth of 1.0 foot at mean low water resulting in approximately 93 cubic yards of material to be deposited for beneficial reuse on an adjacent beach located at 43805 Blake Creek Road, Valley Lee, MD.

MDE received public comments. MDE's Report and Recommendation to the Board recommends the license be granted.

7. BOARD OF PUBLIC WORKS *(continued)*

Remarks (continued):

MDE received comments from one individual during the public notice comment period in opposition to the project. Mr. Lazorcak's comments focused on his ownership of the opening and the pond where the proposed dredging the license authorizes would occur, and the impact dredging will have on the pond and his property.

The Wetlands Administrator reviewed MDE's Report and Recommendation, the comments submitted, engaged MDE in numerous discussions, discussed the project with Mr. Lazorcak and his attorney, Mr. Basil Al-Qaneh, and allowed two time extensions for Mr. Lazorcak to submit materials proving his ownership of the pond entrance. Mr. Lazorcak did not supply materials proving ownership. MDE reconfirmed with St. Mary's County that the depicted SDAT parcels were correct and that the ownership of those parcels was as indicated by the SDAT records. The Wetlands Administrator is satisfied with MDE's information both in the Report and Recommendation, as well as subsequent discussions, and after consideration of all materials submitted believes it is in the best interest of the State and its tidal wetlands to move this project forward to receive a wetlands license.

Based on the record herein, MDE and the Wetlands Administrator concur that the Board should grant the license. The Wetlands Administrator concurs with the following conditions recommended by MDE.

Proposed Special Conditions:

A. The Maryland Department of the Environment has determined that the proposed activities comply with and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
C. If the authorized work is not performed by the property owner or is not otherwise exempt from the licensing requirement, all work performed under this Tidal Wetlands Permit shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland and COMAR 26.30. The licensed marine contractor shall be authorized for the appropriate license category to perform or solicit to perform the activities within this authorization, if applicable. A list of licensed marine contractors and their license category may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov, or by accessing the Maryland Department of the Environment, Environmental Boards webpage at https://mde.maryland.gov/programs/water/WetlandsandWaterways/Pages/LicensedMarinecontractors.aspx.

7. BOARD OF PUBLIC WORKS *(continued)*

Proposed Special Conditions (continued):

D. The issuance of this license is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.

E. The Licensee shall not perform any construction from November 15th through March 1st of any year to protect wintering waterfowl. The proposed project site is located in a Historic Waterfowl Concentration Area.

F. The Licensee shall conduct a post dredge bathymetric survey and forward to the Water and Science Administration, Tidal Wetlands Division within 45 days after the termination of any phase of dredging.

G. The Licensee shall dispose of dredged material only at the dredge disposal site(s) approved by this Wetland License. The Licensee shall submit an application for modification of the License to MDE for approval of any dredge disposal site not authorized within this License.

H. The Licensee shall install a turbidity curtain around and channel ward of the beach nourishment area while the excavation and backfilling along the shoreline until complete.

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8. DEPARTMENT OF BUDGET AND MANAGEMENT
Budget Amendment #27R-036

***Description*:** Approve December 2026 meeting reimbursable fund budget amendment.

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

***Amount*:** $ 1,800,000
Amount ***$ 1,800,000 TOTAL***

The contributing (funding) agency has appropriated funds to pay for FY 2027 services provided by the receiving agency for FY 2027 as follows:

Funding Agency	*Agency Providing Services [Receiving Funds]*	*Services*	*Amount*
M00 Maryland Department of Health	**S00A30.01** Department of Housing and Community Development *Business Development*	Funding for NourishMD grant program.	$1,800,000
		Total	**$1,800,000**

DBM Remarks: The Department of Housing and Community Development's (DHCD) Division of Business Development has entered a memorandum of understanding with the Maryland State Office of Rural Health (MSORH). MSORH has received federal funds as a part of the Rural Health Transformation Program and DHCD has agreed to use these funds to expand the NourishMD grant program. This grant program expands access to healthy and fresh foods in Maryland communities experiencing food insecurity by providing direct grants to eligible retailers. DHCD will provide small grocers and mobile access points with funds for equipment purchases (e.g., refrigeration, shelving, SNAP/EBT processing systems), minor facility renovations, technology infrastructure, and marketing to create a sustainable business. No funds will purchase food.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

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

Borrower: Crusader Housing II, LLC

Project: Crusader Housing II
200-224 Meteor Avenue, Cambridge, MD 21613

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

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

Loan Amount: $3,500,000

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

Collateral: Deed of Trust

Description: The Crusader Housing II project entails the acquisition and rehabilitation of an existing 104-unit family rental community located in Cambridge. The project includes the rehabilitation of 72 one-bedroom and 32 two-bedroom units. The project is sponsored by Severn Development Company, LLC.

Pursuant to Maryland's commitment to reducing Greenhouse Gas Emissions, conserving water resources, and enhancing Maryland's environment, Crusader House apartments' scope of work includes the following:

1. The project follows Base Level Standards and criteria requirements under section 3.13.2 of the Multifamily Rental Financing Program Guide.
2. A state-recognized RESNET consultant, Pando Alliance, will perform air sealing and insulation scope of work testing.

9. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
(continued)

Description (continued):

3. All windows will be Energy Star-rated.
4. All faucets and bath fixtures will use 'Water Sense' labeled products.
5. All appliances will be Energy Star-rated, including refrigerators, ranges, and bath exhaust fans.
6. All flooring will be quality and durable floor coverings with a ten (10) year warranty
7. Energy Star-rated lighting fixtures will be installed in all units and common areas.
8. The mechanical systems are designed to be highly efficient with programmable thermostats.

At Crusader House, the recent environmental assessment found no evidence of Recognized Environmental Conditions; however, asbestos-containing materials (ACM) was identified. It is important to note that the handling and mitigation guidelines were outlined in the environmental investigation report and included in the project's construction budget. Additionally, the removal of any contaminated soils in accordance with local, state, and federal guidelines.

Sources	Amount
Rental Housing Works (*This Item*)	**$3,500,000**
MEEHA Empower	$298,000
Tax-exempt Bonds	$8,650,000
Low Income Housing Tax Credit Proceeds	$7,689,656
Deferred Developer Fee	$870,128
Interim Income	$75,000
Existing Reserves	$249,000
USDA RD Sec. 515	$2,561,853
Total Sources of Funds	**$23,893,637**

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on May 26, 2026.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

REVISED

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

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

Borrower: Hampstead School LLC

Project: Residences at Hampstead School
1211 N Main St, Hampstead, MD 21074

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

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

Loan Amount: $3,500,000

Fund Source: MCCBL 2025 - *Rental Housing Works Program*

Collateral: Deed of Trust

Description: The Residences at Hampstead School project entails the acquisition and rehabilitation of an existing 85-unit family rental community located in Hampstead. The project includes the rehabilitation of 74 one-bedrooms and 11 two-bedroom units. The project is sponsored by Hampstead School LLC.

Pursuant to Maryland's commitment to reducing Greenhouse Gas Emissions, conserving water resources, and enhancing Maryland's environment, the Residences at Hampstead School project's scope of work includes the following:

1. The project follows Base Level Standards and criteria requirements under section 3.13.2 of the Multifamily Rental Financing Program Guide.
2. A state-recognized RESNET consultant, Pando Alliance, will perform air sealing and insulation scope of work testing.

10. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
(continued)

Description (continued):

3. All windows will be Energy Star-rated.
4. All faucets and bath fixtures will use 'Water Sense' labeled products.
5. All appliances will be Energy Star-rated, including refrigerators, ranges, and bath exhaust fans.
6. All flooring will be quality and durable floor coverings with a ten (10) year warranty
7. Energy Star-rated lighting fixtures will be installed in all units and common areas.
8. The mechanical systems are designed to be highly efficient with programmable thermostats.

At Residences at Hampstead School, the recent environmental assessment found no evidence of Recognized Environmental Conditions; however, asbestos-containing materials (ACM) was identified. It is important to note that the handling and mitigation guidelines were outlined in the environmental investigation report and included in the project's construction budget.

Sources	Amount
Rental Housing Works (*This Item*)	**$3,500,000**
MEEHA Empower	$730,587
Tax-exempt Bonds	$4,612,000
Low Income Housing Tax Credit Proceeds	$5,096,916
Deferred Developer Fee	$913,429
Interim Income	$409,501
Existing Project Reserves	$3,880,195
Reinvestment Income	$1,500,000
Federal Historic Tax Credit Proceeds	$863,302
State Historic Tax Credit Proceeds	$403,910
Total Sources of Funds	**$19,953,184**

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on May 19, 2025.

Contacts: Gregory Hare 301-429-7775 gregory.hare@maryland.gov
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11. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
The Rental Housing Works Program

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

Borrower: 11885 Patchwork Propco, L.P.

Project: Lenville Crossing
11885 Patchwork Place, Waldorf, MD 20602

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

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

Loan Amount: $3,850,000

Fund Source: MCCBL 2025 - *Rental Housing Works Program*

Collateral: Deed of Trust

Description: The Lenville Crossing project entails the new construction of 144-unit general occupancy rental community located in Waldorf. The project includes the construction of 58 one-bedroom, 58 two-bedroom, and 28 three-bedroom apartments, which will serve households earning up to 60% of the Area Median Income. The project is sponsored by Impact Residential Development, LLC.

Pursuant to Maryland's commitment to reducing Greenhouse Gas Emissions, conserving water resources, and enhancing Maryland's environment, the Lenville Crossing project's scope of work includes the following:

1. The Project follows Base Level Standards and criteria requirements under section 3.13.2 of the Multifamily Rental Financing Program Guide.
2. A state-recognized RESNEC consultant, McGrann, will perform air sealing and insulation scope of work testing.

11. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
(continued)

Description (continued):

3. All windows will be double-pane and Energy Star-rated.
4. All faucets and bath fixtures will use 'Water Sense' labeled products.
5. All appliances will be Energy Star-rated, including refrigerators, ranges, and bath exhaust fans. Additionally, there will be in-unit washer and dryer hookups as well as a central laundry facility.
6. All flooring will be quality and durable floor coverings with a ten (10) year warranty
7. Energy Star-rated lighting fixtures will be installed in all units and common areas.
8. The mechanical systems are designed to be highly efficient, 15.0 SEER, with programmable thermostats.

The recent environmental assessment found no evidence of Recognized Environmental Conditions; however, asbestos-containing materials (ACM), hazardous materials, and radon were identified. Handling and mitigation guidelines were outlined in the environmental investigation report, and allowance included in the project's construction budget.

Sources	Amount
Rental Housing Works (*This Item*)	**$3,850,000**
MEEHA-EmPOWER	$100,800
Senior Loan/Tax-exempt Bonds	$25,412,000
Low Income Housing Tax Credit Proceeds	$22,715,833
Deferred Developer Fee	$5,625,618
Developer Equity	$1,765,945
Strategic Demolition Fund	$149,275
Developer Equity – Offsite Improvements	$721,517
Total Sources of Funds	**$60,340,988**

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on October 21, 2024

Contacts: Gregory Hare 301-429-7775 gregory.hare@maryland.gov
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12. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
The Rental Housing Works Program

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

Borrower: 12000 Patchwork Propco, L.P.

Project: Pine Way Village
12000 Patchwork Place, Waldorf, MD 20602

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

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

Loan Amount: $3,850,000

Fund Source: MCCBL 2025 - *Rental Housing Works Program*

Collateral: Deed of Trust

Description: The Pine Way Village project entails the new construction of an 85-unit senior rental community in Waldorf. It will include 49 one-bedroom and 36 two-bedroom apartments, which will serve senior households earning up to 60% of the Area Median Income.

Pursuant to Maryland's commitment to reducing Greenhouse Gas Emissions, conserving water resources, and enhancing Maryland's environment, Pine Way Village's scope of work includes the following:

1. The project demonstrates compliance with the most recent Maryland Building Performance Standards (MBPS), including the current Building Code, Energy Code, and all applicable state and federal accessibility requirements.
2. The project intends to integrate Green and Sustainable features by complying with Energy Standard requirements contained in CDA's QAP Section 3.13.2 - Base Level Energy & Green Standards and as well as following Energy Star criteria path certification as indicated in the initial application.

12. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
(continued)

Description (continued):

3. All apartments will be equipped with ENERGY STAR® split-system heat pump HVAC units for heating and cooling. Each HVAC system will include an ENERGY STAR®-qualified programmable thermostat.
4. All installed appliances, including vented kitchen range hoods and bathroom exhaust fans, will be ENERGY STAR® certified.
5. All installed windows will be ENERGY STAR® qualified, in accordance with the current applicable ENERGY STAR standards.
6. Compliance of all green building products with applicable low-toxicity and low-VOC requirements will be verified by the Architect during the submittal review and construction inspection process.

Sources	Amount
Rental Housing Works (*This Item*)	**$3,850,000**
MEEHA-EmPOWER	$59,500
Senior Loan/Tax-exempt Bonds	$13,671,000
Low Income Housing Tax Credit Proceeds	$12,922,925
Deferred Developer Fee	$2,380,039
Developer Equity	$1,658,194
Strategic Demolition Fund	$100,725
Developer Equity – Offsite Improvements	$361,850
Total Sources of Funds	**$35,004,233**

The Maryland Department of Planning reviewed and approved the project for consistency with the Economic Growth, Resource Protection, and Planning Policy on October 21, 2024.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contacts: Gregory Hare 301 429-7775 gregory.hare@maryland.gov
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Amanda Sadler 301-429-7780 amanda.sadler@maryland.gov

13. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
The Rental Housing Works Program

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

Borrower: IND Apartments, LLC

Project: The Residences at Notre Dame
901 Aisquith Street, Baltimore City, MD 21218

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

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

Loan Amount: $3,500,000

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

Collateral: Deed of Trust

Description: The Residences at Notre Dame project entails the acquisition and rehabilitation of the historic Institute of Notre Dame school into a 126-unit elderly apartment community. Located in Baltimore City, the project will be funded with 4% Low Income Housing Tax Credits. All 126 apartments will be restricted to households earning up to 60% AMI and includes 6-Efficiency, 85-One Bedroom, 35-Two Bedroom, and 1-Three Bedroom units.

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

1. Project will utilize low flow shower heads, toilets, sink faucets, and bath faucets;
2. All light fixtures and bulbs will be energy star qualified;
3. All appliances such as refrigerators, dishwashers, vented bathroom exhaust fans, and garbage disposals will be energy star qualified; Microwave/range hoods are excluded;
4. Apartment units will be equipped with energy star Air Handling Units, programmable thermostats and energy efficient hot water heaters; All duct work will be sealed to meet energy star requirements;

13. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
(continued)

Description (continued):

5. Air sealing and weatherization will be provided in accordance with the Department of Energy Air Leakage Guide and the 2018 IECC for typical areas;
6. Building is composed of 95-99% Masonry which will be repointed or replaced;
7. Low or no VOC paint will be used throughout the building units and common areas;
8. All windows will be EnergyStar-qualified;

Sources	Amount
Rental Housing Works (*This Item*)	**$3,500,000**
Tax-exempt Bonds	$10,850,000
Low Income Housing Tax Credit Proceeds	$15,876,854
Deferred Developer Fee	$3,443,495
Federal Historic Tax Credit Proceeds	$5,999,883
State Historic Tax Credit Proceeds	$5,000,000
Total Sources of Funds	**$44,670,232**

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Anna Sierra 443-381-2467
anna.sierra1@maryland.gov

14. DEPARTMENT OF EMERGENCY MANAGEMENT
VCAF Loan

Recommendation: That the Board of Public Works authorize the following loan up to the total amount of $592,059 from the Volunteer Company Assistance Fund.

Authority: Sections 8-203 – 8-204, Public Safety Article, Annotated Code of Maryland.

Background*:* The Maryland State Firemen's Association has approved the request of the Odenton Volunteer Fire Company and certifies that its recommendation complies with the requirements of the Volunteer Company Assistance Fund as set forth in the Public Safety Article. The Association and the volunteer company have entered into an agreement that the loan will be used as represented and that give the State appropriate and adequate security in the equipment purchased. The Department of Emergency Management verifies that the funds are available in the Volunteer Company Assistance Fund.

Fund Type: Special Funds

Appropriation Code: D52H002 -- MISV3 -- 1433/3001

ANNE ARUNDEL COUNTY

Requestor	*Purpose*	*Reason*	*Max Loan Amount*	*Project Cost*
ODENTON VOLUNTEER FIRE COMPANY INC.	Fire Engine	Replacement	$592,059.00	$1,184,118.00

Interest Rate: 1% Term: 10 years/schedule of annual payments

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

Contact: Samantha Buchanan 410-260-8055
samantha.buchanan2@maryland.gov

15. DEPARTMENT OF NATURAL RESOURCES

***Contract ID*:** Shell Recycling Grant Program
ADPICS # 605B7600002

Recommendation: That the Board of Public Works approve the Department of Natural Resources awarding a grant funded by general obligation bond proceeds to provide coordination, management, administration, and oversight of the work related to an annual grant program for oyster shell recycling as per the Chapter 574 of 2022 legislative mandate.

Award: Chesapeake Appreciation /Oyster Recovery Partnership, a Section 501(c)(3) organization

Authority: Shell Recycling Grant Program
Section 4–1019.1(3), Natural Resources Article,
Annotated Code of Maryland

Amount: $650,000 NTE

Background: DNR's Oyster Restoration Program enhances native oyster populations through rehabilitating oyster habitat. Enhancing oyster habitat is an identified strategy for reestablishing a self-sustaining oyster population in the Chesapeake Bay, and supports the goals stated in Maryland's Oyster Restoration Plan. The use of oyster shell is pivotal to this work. The program will coordinate with entities taking part in Maryland's shell recycling program to recover oyster shells that would otherwise be discarded and prepare them for use in Maryland's oyster restoration program, including planting shell and spat on shell in large scale sanctuary projects. Operations include acquiring, transporting, storing, and aging of shucked oyster shells, overseeing of the grant reimbursement to participating entities, tracking shell usage in spat-on-shell production and planting, and associated record keeping. The Department is seeking approval of the grant award with currently appropriated funds. The Department will return to the Board of Public Works to request approval of a new grant each year using future capital budget fund appropriations to support the required recycling program.

Fund Source: MCCBL 2026

This Item was withdrawn as Secretary 20 on the October 29, 2026 BPW meeting agenda.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Adriana Caldarelli 410-537-3981
adriana.caldarelli@maryland.gov

16. MARYLAND DEPARTMENT OF THE ENVIRONMENT

***Recommendation*:** That the Board of Public Works confirm the previous approval of a grant for the Sudlersville Wastewater Treatment Plant ENR Improvement project with modification to the recipient of the grant.

Original Approval: Secretary's Agenda, Item 8 (7/16/2025)

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

Original Recipient: Town of Sudlersville

Updated Recipient: Queen Anne's County

Amount: Up to $93,360

Location: Queen Anne's County/Legislative District 36

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Adriana Caldarelli 410-537-3981
adriana.caldarelli@maryland.gov

17. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Bay Restoration Fund

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

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

Project: Sudlersville Wastewater Treatment Plant ENR Improvements

***Recipient*:** Queen Anne's County

Amount: Up to $4,906,640

Location: Queen Anne's County/Legislative District 36

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

Project Funding Sources:

Bay Restoration Fund Grant BR-NR 06.18 *(this Item)*	**$ 4,906,640**
Bay Restoration Fund Grant BR-NR 06.18 (prior approval Sec. Item 8 [7/16/2025])	$ 93,360
Local Share	$ 826,789
Total Project Cost:	$ 5,826,789

17. MARYLAND DEPARTMENT OF THE ENVIRONMENT (*continued)*

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Adriana Caldarelli 410-537-3981
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18. MARYLAND DEPARTMENT OF THE ENVIRONMENT
Maryland Drinking Water State Revolving Loan Fund

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

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

Project: Fort Washington Water Main Replacement

Recipient: Washington Suburban Sanitary Commission (WSSC)

Amount: Up to $5,960,324

Location: Prince George's County/Legislative District 26

Project Description: WSSC is implementing a system wide Water Main Reconstruction Program which involves the rehabilitation and replacement of water distribution system mains and related house water service connections. The purpose of the program is to renew and extend the useful life of these assets. Water mains are evaluated and selected based upon age, condition and number of failures. Portions of the water distribution system are beyond their useful service life and have experienced numerous water main breaks. These areas need to be replaced. Each project involves the replacement of water mains, water meters, service connections, and other equipment. Selected replacement is necessary to restore the supply of water in sufficient quantity, quality and pressure for domestic use. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects.

Financing Description:

A. New Loan $4,418,509 (estimated) – **Drinking Water State Revolving Fund**
Term. Period not to exceed 30 years following project completion.
Rate. The disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2026, loan recipients received interest rates ranging from 1.10% to 1.20%.)
Security. Borrower will deliver its bond, along with its full faith credit endorsement, to the Maryland Water Infrastructure Financing Administration.

18. MARYLAND DEPARTMENT OF THE ENVIRONMENT *(continued)*

Financing Description (continued):

B. New Loan Forgiveness (up to) **$1,541,815– Drinking Water State Revolving Loan Fund**

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

Project Funding Sources:

Drinking Water State Revolving Loan Fund (*this Item*)	**$**	**4,418,509**
Drinking Water State Revolving Loan Fund Forgiveness (*this Item*)	**$**	**1,541,815**
Local Share/Other Funding	$	186,723
Total Estimated Project Cost	$	6,147,047

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

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

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Greg Busch 410-729-8259
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19. MARYLAND ENVIRONMENTAL SERVICE
Eastern Correctional Institution

A/E Contract:	Eastern Correctional Institution Wastewater Treatment Plant Fine Screen Replacement MES Project # 1-27-2-20-3
Description:	Architectural and Engineering contract for bidding and construction management services needed for the replacement of a fine screen and associated conveyor system at the Eastern Correctional Institution's (ECI) Wastewater Treatment Plant (WWTP) in Somerset County.
Procurement:	A/E Short List
Award:	KCI Technologies, Inc. (Sparks, MD)
Amount:	$54,175
Term:	365 calendar days
MBE Participation:	0%

Remarks: The fine screening system at ECI's WWTP is antiquated and requires frequent repairs. The current screening system involves many moving parts that have degraded over time. The proposed upgrade will replace the old fine screens with new static fine screens.

This contract is for the architect/engineer (A/E), which has already completed the design, to provide assistance during the bidding and active-construction phase services of the project.

Due to the limited scope of the bidding and construction management phase services associated with this contract, no subconsultants or additional disciplines are anticipated to be required. Therefore, no MBE participation is included in this contract.

19. MARYLAND ENVIRONMENTAL SERVICE ***(continued)***

Fund Source:	MCCBL of 2026: MES Infrastructure Improvement Fund (UB00)	
Appropriation Codes:	143 MCCBL 26 (PCA#12308)	$54,175.00
Resident Business:	Yes	
Tax Compliance No.:	26-4853-1111	

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contacts: Peter Berns, General Counsel, Executive Division
pberns@oag.maryland.gov 410-576-6974
Raja Mishra, Assistant Attorney General,
Medicaid Fraud and Vulnerable Victims Unit
rmishara@oag.maryland.gov, 410-576-6381

20. OFFICE OF THE ATTORNEY GENERAL
Legal Representation with Contingent Fee

Recommendation: That the Board of Public Works approve the Office of Attorney General's proposal to include a contingent fee provision in a contract for Assistant Counsel. This contract would compensate an external law firm with a portion of any monetary recovery the State receives in litigation arising from Optum, Inc.'s and its parent, UnitedHealth Group's, performance under the state Medicaid behavioral health system's Administrative Services Organization ("ASO") contract.

Contract Description: Assistant Counsel – Medicaid ASO Litigation. The contract is for Assistant Counsel to the Attorney General, pursuant to Section 6-105(b), State Government Article, Annotated Code of Maryland.

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

Contractor: Saul Ewing, LLP, Baltimore, Maryland

Amount: The Contractor will be paid for services rendered under this Contract on a contingent fee basis. The fee amount is based on the following fee matrix, which provides different contingent fee amounts for the various stages of litigation and is based on amounts recovered.

	Stage of Litigation at which Recovery is Obtained		
Amount (Value) of Sums Recovered (after deducting costs & expenses)	**A. Prior to Discovery**	**B. After Discovery Starts but before Trial**	**C. After Start of Trial**
Up to $50 million	10%	20%	25%
Above $50 million to $150 million	10%	18%	22.5%
Above $150 million	10%	16%	20%

20. OFFICE OF THE ATTORNEY GENERAL *(continued)*

Remarks:

Background About the Litigation:
The Defendants. UnitedHealth Group is among the world's largest health care companies, and Optum, Inc. is its wholly owned subsidiary. United provides health insurance and health care services, insuring over 50 million people and earning over $400 billion in annual revenue. Optum, which provides healthcare technology services, has more than 120 million customers and more than $250 billion in revenue. Both firms are based in Eden Prairie, Minnesota.

Claims. The litigation arises over Optum's tenure as Maryland Medicaid behavioral health system Administrative Services Organization ("ASO") contractor from 2019 to 2024. The ASO provides a system of technology and services that enables providers to deliver and obtain payment for behavioral health services provided to Medicaid recipients. The State alleges that Optum won the ASO contract based on its proprietary technology platform but replaced that platform with a substandard platform after executing the contract. That substandard platform failed to function properly, causing a claims system crash in the Maryland Medicaid behavioral health system and subsequent problems that lasted five years and cost the State considerable amounts in money and labor. On August 26, 2026, the State filed a lawsuit in Baltimore City Circuit Court, alleging this conduct violated the state False Claims Act and several common-law causes of action. See State of Maryland v. Optum, Inc. et al., Case No. C-24-CV-26-005796 (Balt. Cty. Cir Ct.).

Maryland's Interest. Approximately 1.4 million Maryland residents obtain health care through Medicaid, accounting for about a quarter of the state's population. The program costs Maryland taxpayers about $17 billion annually. Within the State's Medicaid population, about 200,000 people obtained mental health services and 100,000 people obtained substance abuse disorder services through the Medicaid behavioral health system. Defendants' conduct endangered the stability of this system, disrupted services to Medicaid recipients, and imposed considerable financial losses on taxpayers.

Assistant Counsel Contract:

The law firm listed above as contractor was selected to serve as Assistant Counsel to the Attorney General, pursuant to State Government Article ¶6-105(b), to litigate the above-referenced lawsuit. As required by the statute, the Attorney General sought prior approval from Governor Moore to procure the services of Assistant Counsel. Governor Moore approved the Attorney General's request by letter dated July 28, 2026.

The Attorney General has long interpreted that a contingent fee contract for legal services requires additional approval from the Board of Public Works under State Finance & Procurement Article ¶10-305(a), which governs the disposition of state property. 74 Opinions of the Attorney General 136, 140-42 (1989). The Board has approved contingent fee provisions in Assistant Counsel contracts as requested by the Attorney General in antitrust, consumer protection, tobacco, environmental, health care, and other cases over recent years.

20. OFFICE OF THE ATTORNEY GENERAL *(continued)*

Remarks (continued):

Counsel Selection. Saul Ewing, LLP, was selected through a competitive process to work with the Office of Attorney General attorneys who represent the State of Maryland in this matter. The Office of Attorney General issued a public Request for Proposals. After receiving several proposals, the Office of Attorney General reviewed them and interviewed the three firms it determined were the strongest options. The Evaluation Committee recommended Saul Ewing for contract award; the Attorney General approved the selection. The firm has a team of attorneys with expertise in fraud and false claims matters, and extensive experience litigating in Maryland state courts, that will work with the Office of Attorney General on this litigation.

Fee Arrangement. The Attorney General seeks to compensate Contractor on a contingent fee basis, with a percentage of recovery as described in the table above. This arrangement is similar to the fee schedules in other Assistant Counsel contingent-fee contracts approved by the Board. If the State is not successful in the litigation, then the law firm will not receive any compensation from the State

Fund Source: Litigation Recovery

Resident Business: Yes

Tax Compliance Number: TBD prior to any payment

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Jada Wright 443-885-3966
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21. MORGAN STATE UNIVERSITY
Source-to-Pay Software Subscription Services

Contract ID:	27/PRO-0017-S
Contract Description:	Provides the University with a cloud-based, Procure-to-Pay (P2P) platform, including software licensing, hosting, maintenance, support, security, supplier management, contract management, invoice automation, expense management, reporting, and related Software-as-a-Service (SaaS) modules.
Award:	Unimarket NA, Inc. Carlsbad, CA
Contract Term:	12/3/2026 – 12/2/2029 (with two 2-year renewal options)
Award Amount:	$539.929.00 (Base Term) $294,297.00 (Renewal Option #1) $312,220.00 (Renewal Option #2) $1,146,446.00 Total (Base + Renewal Options)
Procurement Method:	Intergovernmental Cooperative Purchasing Agreement *(E&I Cooperative Services Master Agreement No. CR001502)*
Cooperative Contract:	Educational & Institutional Cooperative Services, Inc. (E&I) Jericho, NY Master Agreement No. CR001502 – Source-to-Pay Solutions Awarded under E&I RFP # EI00352~2024RFP Term: 11/1/2025 – 10/31/2030 (One Renewal Option not to exceed five years)
Living Wage Eligible:	No
MBE/VSBE Participation:	0% / 0%
Performance Bond:	N/A

21. MORGAN STATE UNIVERSITY *(continued)*

Remarks: Morgan State University requests approval to award a contract to Unimarket NA, Inc., for a cloud-based Source-to-Pay (Procure-to-Pay) software subscription through Educational & Institutional Cooperative Services, Inc. (E&I) Master Agreement No. CR001502. The platform will support the University's procurement, supplier management, contract management, invoice processing, expense management, and reporting functions in a single integrated system.

E&I is a member-owned, non-profit, sourcing cooperative serving higher-education institutions. E&I competitively solicited Source-to-Pay Solutions under RFP # EI00352~2024RFP. Following proposal evaluation, Best and Final Offers, and negotiations, E&I awarded Master Agreement No. CR001502 to Unimarket NA, Inc.

Pursuant to State Finance and Procurement Article § 13-110, Annotated Code of Maryland, and the Morgan State University Procurement Policies and Procedures, the University prepared a written Determination and Findings concluding that use of the E&I master agreement (1) promotes administrative efficiencies and intergovernmental cooperation by leveraging a competitively awarded contract vehicle in place of a separate solicitation, reducing procurement lead time, administrative cost, and implementation delay; (2) provides pre-negotiated pricing protections, service terms, warranties, and higher education-specific provisions; and (3) is in the best interest of the University.

The contract documents consist of the MSU Contract; Contract Addendum No. 1; the Unimarket Customer Agreement (the member-specific agreement contemplated by the E&I master agreement); a FERPA and Financial Data Protection Addendum; and E&I master agreement No. CR001502. Through Contract Addendum No. 1, the University negotiated supplemental protections to align the vendor's commercial terms with Maryland law and University policy, including:

- Incorporation of all E&I Member protections (pricing parity, service-level commitments, audit rights, indemnification, insurance, and data protection), which govern where the MSU Contract provides lesser protection;
- A 30-day cure period before termination for default, and a mutual right to terminate for convenience on 180 days' written notice (replacing the Customer Agreement's prohibition on termination for convenience);
- Preservation of sovereign and governmental immunity, statutory defenses, and non-appropriation protections, with no obligation for the University to indemnify the Contractor; and
- Carve-outs from the vendor's limitation of liability for intellectual property infringement, confidentiality and data security incidents, FERPA violations, gross negligence, fraud, and willful misconduct.

21. MORGAN STATE UNIVERSITY *(continued)*

Remarks (continued):

Under the FERPA and Financial Data Protection Addendum, Unimarket is designated as a school official for purposes of providing the services and must report security incidents affecting sensitive data within the timelines established in the addendum. Unimarket will use commercially reasonable efforts to provide 99.9% monthly availability of the subscription services.

Annual subscription increases are capped at the lower of 3% or the most recent Commonfund Higher Education Price Index (HEPI), a cap more favorable to the University than the 4% HEPI limit in the E&I master agreement. The master agreement also includes an education pricing parity provision requiring Unimarket's E&I pricing to be equal to or less than pricing it offers to other cooperatives and group purchasing organizations serving education. The University has determined the pricing to be fair and reasonable based on E&I's competitive award, these pricing protections, and the negotiated escalation cap.

Implementation services are not included in the subscription fee and will be contracted separately with Groves & Company, a Unimarket Certified Implementation Partner, at E&I-aligned pricing.

Based on the foregoing, Morgan State University recommends award of Contract No. 27/PRO-0017-S to Unimarket NA, Inc. through E&I Cooperative Services Master Agreement No. CR001502, as the use of this cooperative agreement represents the best value to the University.

Fund Source: 100% University Unrestricted Funds

Appropriation Code: 0155500

Resident Business: No

MD Tax Clearance: 26-4713-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Jada Wright 443-885-3966
jada.wright@morgan.edu

22. MORGAN STATE UNIVERSITY
Murphy Fine Arts Door Replacement and Security Upgrades

***Contract ID*:** DCM-MFAD-26-1GC

Recommendation: Approve the expenditure of Deferred Maintenance Funds for construction services to replace and upgrade all indicated exterior entrances and exits and associated components at the Murphy Fine Arts Center (MFAC).

Procurement Method: Competitive Sealed Proposals

Award: Securitas Technology Corporation
Elkridge, MD 21075

Contract Term: 12 months from notice to proceed

Contract Amount: $1,221,530

MBE Participation Goal: 21.00%

Proposals:

Offerors	***Technical Ranking***	***Financial***	***Overall Ranking***
Securitas Technology Corporation (Elkridge, MD)	1 (tie)	$1,221,530 (1)	1
Paige Industrial Services, Inc. (Landover, MD)	1 (tie)	$1,747,554 (2)	2

Remarks: A Request for Proposals (RFP) was advertised eMaryland Marketplace Advantage (eMMA) on May 11, 2026, with 182 vendors notified. Technical and price proposals were due on July 31. The University received three technical proposals, and two proposals were deemed reasonably susceptible of being selected for award. Price proposals were then opened and reviewed.

Securitas Technology Corporation is recommended for award as the offeror providing the best overall value to the University due to equal scores in technical ranking and providing a lower price proposal for Construction Services. The cost advantages provide meaningful value to the University while meeting the technical and performance requirements established in the RFP.

22. MORGAN STATE UNIVERSITY (*continued)*

Remarks (continued):

The MBE participation goal for this project was set at 20.00%, which Securitas agreed to exceed by achieving 21% participation for construction services.

Climate and Sustainability: Replacing the Performing Arts Center's exterior doors will improve the building's energy efficiency and sustainability by reducing air infiltration, heat loss, and heat gain. New, properly sealed and insulated door assemblies will reduce heating and cooling demands, lower energy consumption and associated greenhouse gas emissions, and improve occupant comfort. The project will also enhance weather resistance, reduce moisture infiltration and maintenance needs, and provide more durable, resilient building components that support the facility's long-term environmental performance.

Summary of Deferred Maintenance Projects Awarded to Date:

FY 2020 Funds ($10,000,000)

1.	Steam Trap replacement (2/19/2020, Secretary's Agenda, Item 9)	$ 473,990
2.	West Campus parking lot plus repairs (3/18/2020, Secretary's Agenda, Item 9)	$ 495,601
3.	Air Handler Unit 14 Replacement (8/12/2020, Secretary's Agenda Item, 16)	$ 824,000
4.	University Authorized Changes	$ 148,872
5.	Chapel Window Preservation (12/02/2020, Secretary's Agenda, Item 22)	$ 2,550
6.	Truth Hall/Chapel Water Infiltration (2/10/2021, Secretary's Agenda, Item 10)	$ 217,430
7.	Schaefer Auditorium Renovation (2/10/2021, Secretary's Agenda, Item 11)	$ 776,988
8.	University Authorized Changes (7/6/22, Secretary's Agenda, Item 16)	$ 11,475
9.	University Authorized Changes (7/6/22, Secretary's Agenda, Item 16)	$ 241,992
10.	Steam Trap Manholes (3/23/22, Secretary's Agenda, Item 9)	$ 675,512
11.	University Authorized Changes	$ 122,180
12.	Sub-meters Siemens (10/06/21, Secretary's Agenda, Item 17)	$ 502,926
13.	Academic Quad Steam/Condensate (7/6/22, Secretary's Agenda, Item 16)	$5,506,784

FY 2021 Funds ($12,000,000)

1.	Fire Alarm Upgrades (09/01/2021, Secretary's Agenda, Item 11) (Bond Prem)	$2,571,051
2.	Sub Meters (10/06/21, Secretary's Agenda, Item 17) (Bond Premium)	$2,428,949
3.	Academic Quad Steam/Condensate (07/06/22, Secretary's Agenda, Item 16)	$2,337,967
4.	Chapel Roof Replace/Wall Repairs (07/06/2022, Secretary's Agenda, Item 17)	$ 69,728
5.	University Authorized Changes (12/07/22, Secretary's Agenda, Item 13)	$ 114,728
6.	West Campus Infrastructure (1 of 2) (12/07/22, Secretary's Agenda, Item 14)	$4,477,581

22. MORGAN STATE UNIVERSITY ***(continued)***

Remarks (continued):

FY 2022 Funds ($10,000,000)

7. Central Heating Plant Renovations (06/08/22, Secretary's Agenda, Item 20)	$2,407,395
8. West Campus Infrastructure (2 of 2) (12/07/22, Secretary's Agenda, Item 14)	$1,113,019
9. Chapel Window Restoration (12/07/22, Secretary's Agenda, Item 13)	$1,260,254
10. University Authorized Changes (01/04/23, Secretary's Agenda, Item 13)	$ 140,570
11. Academic Quad Steam Ph II (1 of 2) (06/07/23, Secretary's Agenda, Item 25)	$5,055,906
12. University Authorized Changes (04/05/23, Secretary's Agenda, Item 16)	$ 22,856
13. Truth / Chapel Water Infiltration (12/13/23, Secretary's Agenda, Item 17)	$1,926,000
14. University Authorized Changes (12/13/23, Secretary's Agenda, Item 17)	$ 18,731
15. West Campus Infrastructure – BGE (02/14/24, Secretary's Agenda, Item 13)	$ 11,761
16. University Authorized Changes (07/03/24, Secretary's Agenda, Item 17)	$ 25,107
17. Stadium Way Slope Stabilization (1 of 2) (7/3/24, Secretary's Agenda, Item 17)	$3,086,068

FY 2023 Funds ($20,000,000)

18. Security System Upgrades (01/04/23, Secretary's Agenda Item 11)	$ 4,373,624
19. Academic Quad Steam – Ph II (2 of 2) (06/07/23, Secretary's Agenda, Item 25)	$ 132,468
20. University Authorized Changes (07/03/24, Secretary's Agenda, Item 17)	$ 104,505
21. Stadium Way Slope Stabilization (2of 2) (07/03/24, Secretary's Agenda, Item)	$11,890,882
22. University Authorized Changes (02/18/26, Secretary's Agenda, Item 20)	$ 1,119,310
23. University Chapel Roof Replacement (02/18/26, Secretary's Agenda, Item 20)	$ 456,036

FY 2025 Funds ($6,500,000)

24. Mitchell Engineering West HVAC (11/18/26, Secretary's Agenda, Item 32)	$ 1,527,489.39
25. Murphy Door Replacement (12/02/26, Secretary's Agenda, ***This Item***)	$ 1,221,530.00

Fund Source: MCCBL 2024

Resident Business: Yes

MD Tax Clearance: 26-4744-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Veronica N. Love 410- 336-6936
veronica.love@maryland.gov

23. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
General Miscellaneous

***Recommendation*:** The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendants in the matter of *Jeremiah McCall v. Dean Rounds, et al.,* United States District Court for the District of Maryland, Case No.: BAH-22-0357.

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

***Request Amount*:** $175,000.00

Fund Source: 100% General Funds

***Appropriation Codes*:** Q01 A0101 11110

***Requesting Agency's Remarks*:** The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying $175,000.00 to settle all claims, including attorneys' fees, as in the best interest of the State.

If the settlement is approved, the Department will deposit the amount of $175,000 directly into the inmate account of Jeremiah McCall. Assistant Attorney General Veronica N. Love 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**

Contact: Elise Balkin Ice 443-531-3859
elise.ice1@maryland.gov

24. DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
General Miscellaneous

***Recommendation*:** The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against the defendant in the matter of *Nichole Cosens-Wagaman v. Department of Public Safety and Correctional Services*, United States District Court for the District of Maryland, Civil Action No. 1:23-cv-01953.

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

***Request Amount*:** $245,000

Fund Source: 100% General Funds

***Appropriation Codes*:** A0101 11110 1258

***Requesting Agency's Remarks*:** The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying $245,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved, a check should be issued payable to "Zipin, Amster & Greenberg, LLC" in the amount of $245,000. The check should be delivered to Elise Balkin Ice, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland 21215, who will deliver it to plaintiff's attorney and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

1A. PROGRAM OPEN SPACE LOCAL SHARE
Baltimore City

Recommendation: Approval to commit $3,000,000 for the following **development** project.

North Harford Park Skate Park - $3,000,000
Baltimore City
POS #8073-24-340 MD20260915-0632

Background*:* Construct a skate park at North Harford Park. The project will include design, construction, and associated amenities.

Fund Source: Outdoor Recreation Land Loan 2027, Chapter 4, Acts of 2026
Program Open Space Local – Special Funds
Source Code: 27011 $3,000,000.00

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

2A. PROGRAM OPEN SPACE LOCAL SHARE
Frederick County

Recommendation: Approval to commit $16,560 for the following **development** project.

Heritage Park Improvements - $16,560
Town of Middletown
POS #8072-10-546 MD20260915-0631

Background*:* Improve Heritage Park to include a concrete legacy walkway, benches, and associated amenities.

Fund Source: Outdoor Recreation Land Loan 2027, Chapter 4, Acts of 2026
Program Open Space Local – Special Funds
Source Code: 27011 $16,560.00

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

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

3A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Garrett County

Recommendation: Approval to change the scope of the following **development** project.

Fork Run Trail Improvements
Garrett County
LPPI# LPPI-11-3

Background: Design trails, signage, and associated site amenities for the Fork Run Trail System. Reference is made to DNR Item 2A(3) where approval was received on September 15, 2021 for the construction of a trail bridge across an active stream bed, interpretive signage, and trailhead security camera. The County has requested to revise the scope to design a trail, signage and related trail amenities. The County has indicated that other funding sources are being sought to complete the trail bridge.

Prior Approval: $33,369.00 (DNR-RP Item 2A(3) [September 15, 2021])

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

4A. RURAL LEGACY PROGRAM FUNDS
Easement Amendment – Carroll County

Recommendation: That the Board of Public Works approve an Amendment of a Deed of Conservation Easement that will allow the current owner of the eased property to realize an economic return from the protection, management, maintenance, or improvement of ecosystem services on the Property.

Prior Approval: POS Item 3A, September 17, 2003

Property: 149.84 acres, Little Pipe Creek Rural Legacy Area
Carroll County

Grantors: Chaney et al. (now William H. McGrew, Jr and Debra L. McGrew)

Grantees: The State of Maryland, to the use of the Department of Natural Resources, and the County Commissioners of Carroll County, Maryland

Background: Reference is made to Item 3A on the September 17, 2003, Program Open Space agenda, sale of a perpetual Conservation Easement from Chaney et al. (now William H. McGrew, Jr., and Debra L. McGrew), granted to the State of Maryland to the use of the Department of Natural Resources (DNR), and the County Commissioners of Carroll County, Maryland.

The property is in the Little Pipe Creek Rural Legacy Area, and this Conservation Easement is part of a block of contiguous preserved lands.

Reference is also made to the Conservation Finance Act of 2022, ("The Act") that provided for property owners with land encumbered by a Rural Legacy Conservation Easement to participate in and receive compensation for certain mitigation activities defined by The Act in §5-9A-05 as Ecosystem Services.

The language of the existing Deed of Conservation Easement executed on October 20, 2003, does not allow for such activities, so the easement is being amended to include language that will allow a proposed mitigation banking project to move forward. The Rural Legacy Board approved standard amendment language for this circumstance at its meeting on September 16, 2022

4A. RURAL LEGACY PROGRAM FUNDS *(continued)*
Easement Amendment – Carroll County

Project Description: The purpose of this amendment to the existing Deed of Conservation Easement is to incorporate the provisions of the Conservation Finance Act to allow the Grantors to realize an economic return from the protection, management, maintenance, or improvement of Ecosystem Services, as defined in § 5-9A-05(p)(1), provided by the property, so long as the Department of Natural Resources determines that those uses affirmatively increase the Conservation Attributes of the Property beyond the requirements of the Conservation Easement, and any credits created are used only: (1) to mitigate offsite environmental damage in a Priority Funding Area, as defined in § 5-7B-02 of the State Finance and Procurement Article, or (2) in a manner the Department of Natural Resources determines to be consistent with the applicable local comprehensive plan and State and Local objective for land protection.

Proposed Action: The Department of Natural resources has determined that the proposed amendment strengthens the Conservation Values of the original conservation easement by allowing the Grantors to implement a 0.9-acre stream restoration project on the property that will repair an eroding stream channel and restore floodplains along an unnamed tributary to Big Pipe Creek. The project extends onto an adjoining property under separate ownership that is in a Maryland Agricultural Land Preservation Foundation (MALPF) easement for an additional 14.2 acres of stream restoration associated with the overall project.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

5A. CONSERVATION RESERVE ENHANCEMENT PROGRAM
Wainwright Trustee Property, (Wicomico County) Lower Shore Land Trust, Inc.

Recommendation: Approval to grant $506,259.27 to Lower Shore Land Trust from Program Open Space Stateside Funds to acquire a 105.93-acre Conservation Reserve Enhancement Program easement.

Background/Prior Approvals: Reference is made to Program Open Space Agenda Item 14A (January 3, 2024) in which the Board of Public Works approved the Conservation Reserve Enhancement Program (CREP) easement acquisition program and authorized the use of Program Open Space funds to be used for acquiring permanent conservation easements on stream side forests, natural areas and wetlands.

Project Description: Acquisition of this CREP easement permanently protects water quality by retaining forested buffers on approximately 4,500 linear feet of forested stream buffers along an unnamed tributary of Shiles Creek and Shiles Creek, which are in the Wicomico River watershed. As part of the transaction, the landowner will be donating 1.19 acres of the property into the easement for 107.12 acres of total protection. The easement, CREP No. 36967 and POS No. 36974, will be held by the Lower Shore Land Trust, Inc., and the Maryland Department of Natural Resources.

Easement Value:	$469,646.67 ($4,433.56 per acre)	
Purchase Price:	$469,646.67 ($4,433.56 per acre)	
Total Other Costs	Administrative:	$14,089.40
	Incidentals:	$15,478.50
	Compliance:	$ 7,044.70
		$36,612.60
Total Amount Requested:	$506,259.27	

5A. CONSERVATION RESERVE ENHANCEMENT PROGRAM ***(continued)***
Wainwright Trustee Property, (Wicomico County) Lower Shore Land Trust, Inc.

Easement Valuation System: DNR uses an easement evaluation system based on:

(1) the amount of the property covered by the easement and extinguishment of development rights;
(2) the width of the buffers; and
(3) the amount of land in the CREP contract that will be covered by the easement.

The program seeks to retain conservation practices beyond the 10- to 15-year contract period available under the federal CREP rental program. The easement acquires development rights and a portion of the agricultural production value beginning at the end of the federal contract term and continuing into perpetuity.

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Program Open Space Stateside – Heritage Conservation Fund
Special Funds
Source Code: 24010 $245,454.91

Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Program Open Space Stateside – Special Funds
Source Code: 24010 $260,804.36

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

6A. PROGRAM OPEN SPACE STATE SHARE

Charles County (Anew Tract 15)

Recommendation: That the Board of Public Works approve:
1) DNR acquiring the property by taking assignment of a contract or acquiring it directly from The Conservation Fund (TCF); and
2) The reimbursement of incidental costs expended by TCF.

Description: This entirely forested parcel includes frontage on Poorhouse and Mason Springs Roads and will be managed by the Maryland Forest Service as an addition to Doncaster Demonstration Forest State Park. Acquisition will protect water quality in the Nanjemoy Creek watershed, protect a contiguous block of protected Forest Interior Dwelling Species habitat recognized by the National Audubon Society as an Important Bird Area and expand opportunities for silvicultural education and public recreation.

POS Scoring System: 91 out of 100 ***Targeted Ecological Area:*** Yes

Grantor: Anew TFG Legacy Northeast Holdco LLC

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

Property: 669.03 +/- acres, unimproved, POS No. 36939

Price: $1,438,415

Appraisals: $1,365,000 (3/26/2026) – George L. Peabody
$1,438,415 (6/23/2026) – Thomas A. Weigand
All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

Leases: Existing hunting lease may remain in place through the end of deer hunting season but no later than February 28, 2027.

Incidentals to Land Trust: $122,852 (total not to exceed)

Administrative fee:		$ 43,152
Reimbursements:	Environmental due diligence	$ 6,700
	Title	$ 10,000
	Razing	$ 20,000
	Carrying Costs	$ 36,000
	Insurance	$ 7,000

6A. PROGRAM OPEN SPACE STATE SHARE ***(continued)***
Charles County (Anew Tract 15)

Stabilization funds: $143,842
Stabilization funds are authorized to stabilize the structural integrity of improvements existing on land at the time of acquisition, eliminate health and safety hazards, protect water quality, and provide public access. DNR intends to use a portion of the funds to dispose, by razing, certain current structures that would not be a part of the management plan for Maryland Forest Service. *See* Natural Resources Article §5-903(f) and §5-904(e).

Fund Source: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Program Open Space Stateside – Special Funds
Source Code: 24010 $1,705,109

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: John Turgeon 410 697-9525 john.turgeon@maryland.gov
Contact: Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov

7A. MARYLAND ENVIRONMENTAL TRUST

Recommendation: The Board of Public Works approve the following acceptance of perpetual Deed of Conservation Easement.

State Income Tax Credit: Section 10-723, Tax General Article, Annotated Code of Maryland provides:

- "An individual or a member of a pass-through entity may claim a credit against the State income tax . . . for an easement conveyed to the Maryland Environmental Trust . . . if the [perpetual] easement is accepted and approved by the Board of Public Works."
- "For pass through entities the Board of Public Works shall approve credits for conveyance under this section on a first-come first-served basis."

Property: Talbot County Tax Map 4, Parcels 25 and 46 (1&2);
12587 Wye Landing Road, Wye Mills; Legislative District 37B

Grantor: Henry Greenewalt

Grantees: Maryland Environmental Trust

Purchase Price: $0

Acres: 48.62

Fund Source: Donation

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: John Turgeon 410 697-9525 john.turgeon@maryland.gov
Contact: Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov

8A. MARYLAND ENVIRONMENTAL TRUST

Recommendation: The Board of Public Works approve the following acceptance of perpetual Deed of Conservation Easement.

State Income Tax Credit: Section 10-723, Tax General Article, Annotated Code of Maryland provides:

- "An individual or a member of a pass-through entity may claim a credit against the State income tax . . . for an easement conveyed to the Maryland Environmental Trust . . . if the [perpetual] easement is accepted and approved by the Board of Public Works."
- "For pass through entities the Board of Public Works shall approve credits for conveyance under this section on a first-come first-served basis."

Property: Queen Anne's County Tax Map 7, Parcel 47;
160 Kersey Lane, Sudlersville; Legislative District 36

Grantor: Daniel B Stotts & Laura R Mitchell

Grantees: Maryland Environmental Trust

Purchase Price: $0

Acres: 30.15

Fund Source: Donation

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: John Turgeon 410 697-9525 john.turgeon@maryland.gov
Contact: Emily Wilson 410-260-8436 emilyh.wilson@maryland.gov

9A. MARYLAND ENVIRONMENTAL TRUST

Recommendation: The Board of Public Works approve the following acceptance of perpetual Deed of Conservation Easement.

State Income Tax Credit: Section 10-723, Tax General Article, Annotated Code of Maryland provides:

- "An individual or a member of a pass-through entity may claim a credit against the State income tax . . . for an easement conveyed to the Maryland Environmental Trust . . . if the [perpetual] easement is accepted and approved by the Board of Public Works."
- "For pass through entities the Board of Public Works shall approve credits for conveyance under this section on a first-come first-served basis."

Property:	Dorchester County Tax Map 100, Parcel 1; Wroten Island, Waterfront; Legislative District 37B
Grantor:	Wroten Island Land Conservation, Inc.
Grantees:	Maryland Environmental Trust
Purchase Price:	$0
Acres:	574
Fund Source:	Donation

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Board of Public Works
University System of Maryland
Supplement
December 2, 2026

USM 1

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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds and General Funds (PayGo) for the following contracts totaling $1,761,111.23.

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

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

Description:	Project management support services
Procurement Method:	On-Call Master Contract for Program Management Services.
Award:	AECOM Technical Services, Arlington, VA
Amount:	$55,026.66
Fund Source:	MCCBL 2026: *Provide funds to complete construction and equipping of the Interdisciplinary Engineering Building:* Item 105.
MBE Participation:	0%
Resident Business:	No ***MD Tax Clearance:*** 26-4671-1111

2. University of Maryland College Park
Atlantic Building

Description:	ADA Restroom Renovations
Procurement Method:	On-Call Large GC Master Contracts
Award:	J Vinton Shafer Construction, LLC., Abingdon, MD
Amount:	$194,000.00
Fund Source:	MCCBL 2025: *Provide funds to design and construct architectural upgrades at State-owned facilities to improve accessibility for persons with disabilities:* Item 153: $148,000; Institutional Funds: $46,000
MBE Participation:	13.44%
Resident Business:	Yes ***MD Tax Clearance:*** 26-4431-1010

1-GM. **GENERAL MISCELLANEOUS** ***(continued)***

3. Frostburg State University
Technology Infrastructure Upgrades

Description:	Uninterruptable Power Supply Upgrade
Procurement Method:	Cooperative Agreement – MEEC Contract No. UMD-972016
Award:	CDW-G. Vernon Hills, IL
Amount:	$29,309.57
Fund Source:	MCCBL 2023: *Provide funds to design, construct, and equip campuswide technology infrastructure upgrades and renovations*: Item 115.
MBE Participation:	0%
Resident Business:	No ***MD Tax Clearance:*** 26-4921-1110

4. University of Maryland, Baltimore County
Engineering Building Data Center

Description:	HVAC Cooling Improvements for Engineering Building Data Center
Procurement Method:	Task Order (UMB On-Call Mechanical Contractors Contract)
Award:	Maryland Mechanical System, Baltimore, Maryland
Amount:	$1,482,775.00
Fund Source:	FY 2023 General Funds (PayGo): $260,580.00; Institutional Funds: $154,651.00; Academic Revenue Bonds: 1,067,544.00.
MBE Participation:	20.16%
Resident Business:	Yes ***MD Tax Clearance:*** 26-4808-1110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

2-C-BP. **UNIVERSITY OF MARYLAND, COLLEGE PARK**
Health and Human Sciences Complex - Bid Package 4 of 5

Contract ID: Design-Build Construction Services Contract
Health and Human Sciences Complex-University of Maryland College Park
RFP No. 141874-W

Recommendation: Award of Bid Package 4.

Contractor: Clark Construction Group, LLC, Bethesda, MD

Prior Approval: USM Item 2-C (10/2/2024)
USM Item 2-C-BP (8/27/2025)
USM Item 2-C-BP (12/3/2025)
USM Item 3-C-BP (6/3/2026)
USM Item 8-GM (7/01/2026)

Project Description: The proposed project is for the design and construction of an approximately 169,000 GSF/89,000 NASF fit-out for the School of Public Health (SPH) and the Academy for Innovation and Entrepreneurship (I&E). The Health and Human Sciences Complex (HHSC) will include 85,580 NASF for the School of Public Health to house research focused units (Maryland Institute for Applied Environmental Health, the Department of Kinesiology, the Center for Healthy Families, and the Department of Epidemiology and Biostatistics), the Dean's Office and some of the School's support staff. The HHSC will also include 3,602 NASF for the I&E.

Bid Package Description: This bid package includes metal panels, exterior glazing, paint, resilient flooring, epoxy flooring and terrazzo flooring trade contractors.

Contract Term: Seventy-three (73) months from Notice to Proceed (includes warranty period)

This Bid Package Amount: $2,317,186.00

Current Contract Amount: $119,651,847.00

Revised Contract Amount: $121,969,033.00

2-C-BP. **UNIVERSITY OF MARYLAND, COLLEGE PARK** ***(continued)***

Fund Source: Academic Revenue Bonds: $1,927,758
FY 2028 GO Bonds Preauthorized; $389,428

Note: FY 2028 preauthorized funds will not be expended until these funds are available on July 1, 2027. The University will return to the Board for approval when these funds become available**.**

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

MBE Participation This Bid Package: 45.77%

MBE Compliance: 13.44%

Performance Security: Equal to contract amount

Requesting Institution Remarks: This contract was initially awarded for preconstruction and design services (USM Item 2-C approved on 10/2/2024). As design has progressed, the contractor has sequentially and competitively bid the construction packages. This is the fourth of five (5) Bid Packages anticipated for this project.

Sustainability: The HHSC project will comply with the Maryland High-Performance Green Building Program which includes either LEED Silver, Two Green Globes under the Green Building Initiative's Green Globes rating or the Maryland Green Building Council's supplement to the International Green Construction Code (IgCC). The contractor and design team will collaborate with the University to make determination of how best to comply with this program for the HHSC project.

Resident Business: Yes

***MD Tax Clearance*:** 25-3990-1110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

3-C. **UNIVERSITY OF MARYLAND, COLLEGE PARK**
On-Call Master Contract for Design-Build Services

Contract ID: Design-Build Contract with GMP-Biomolecular Sciences Building HVAC System Upgrade, University of Maryland, College Park-TOPPR No. 00042342-W

Prior Approval: USM Item 3-C (9/14/2022)
USM Item 3-C-OPT (9/10/2025)
USM Item 4-C-OPT-MOD (9/16/2026)

Recommendation: Task Order Award (Preconstruction and Design)

Contractor: The Whiting-Turner Contracting Company, College Park, MD

Project Description: The proposed project includes modernizing the HVAC system serving the Biomolecular Sciences Building by replacing the DX condensing units with a new air-cooled chiller / heat-pump plant and performing the HVAC system upgrade design to the Design Development Phase. The University anticipates the final value of this contract to be approximately $3.25 million (design and construction).

Contract Term: Twenty-five (25) months from date of notice to proceed (including two-year warranty period)

Amount: $318,939.00 (pre-construction and design services)

Procurement Method: Design Build On-Call Master Contract-Invitation for Bid

Bids:

Company	**Bid**
Whiting-Turner Contracting Company, College Park, MD	$1,074,829.00
Jeffrey Brown Contracting, Towson, MD	$1,124,852.65
J. Vinton Schafer Construction, LLC, Abingdon, MD	$1,531,381.00

Fund Source: MCCBL 2024*: Provide funds to design, construct, and equip campuswide infrastructure improvements at the College Park campus.* Item 108

3-C. **UNIVERSITY OF MARYLAND, COLLEGE PARK** ***(continued)***

MBE Participation Goal: Overall: 15% (See *"Requesting Institution Remarks")*

Performance Security: Equal to contract amount

Requesting Institution Remarks: This solicitation utilized the University's On-Call Design-Build Services master contracts. Three (3) out of the six (6) firms holding master contracts responded to the solicitation. Award is recommended to The Whiting-Turner Contracting Company as the lowest priced responsive and responsible bidder.

This contract award is for pre-construction and design services. As design progresses and construction documents are completed, the contractor will sequentially and competitively bid the construction trade packages. Upon completion of the solicitation of trade packages, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs in the form of a Bid Package, which will include trade costs, general conditions, and the construction services fee. All MBE participation will be captured during the construction phase.

Sustainability: The HVAC replacement will improve the Biomolecular Lab's indoor air quality. The planned electrical distribution system upgrades will set for future campus wide electrification consistent with the Building Energy Performance Standards (BEPS) to reduce or eliminate onsite combustion of fossil fuels, The project will be designed to comply with the Maryland State Energy Code.

Resident Business: Yes

***MD Tax Clearance*:** 26-4950-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

4-C. **UNIVERSITY OF MARYLAND, COLLEGE PARK for the UNIVERSITY OF MARYLAND, EASTERN SHORE**
On-Call Master Contract for Design-Build Services – Task Order

Contract ID: Design-Build Contract with GMP- School of Veterinary Medicine Foundational Facilities - University of Maryland Eastern Shore (UMES)
TOPPR No. 00041855-C

Prior Approval: USM Item 3-C (9/14/2022)
USM Item 3-C-OPT (9/10/2025)
USM Item 4-C-OPT-MOD (9/16/2026)

Recommendation: Task Order Award (Preconstruction and Design)

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

Project Description: The proposed project includes construction of a new 10,000 GSF Large Animal Clinical Education Center within the UMES farm complex and renovation of 6,000 GSF within the Food Science and Technology Center to convert the existing Animal Exhibition Hall into a Veterinary Anatomy and Physiology Laboratory. The University anticipates the final value of this contract to be approximately $14.9 million (design and construction).

Contract Term: Twenty-four (24) months from date of notice to proceed (including two-year warranty period)

Amount: $1,137,990.00 (pre-construction and design services)

Procurement Method: Design Build On-Call Master Contract-Invitation for Bid

Bids:

Company	Bid
The Whiting-Turner Contracting Company, Salisbury, MD	$2,700,000.00
Harper & Sons, Easton, MD 21601	$2,854,178.00
J. Vinton Schafer Construction, LLC, Abingdon, MD 21009	$3,292,465.77

4-C. **UNIVERSITY OF MARYLAND, COLLEGE PARK for the UNIVERSITY OF MARYLAND, EASTERN SHORE** ***(continued)***

Fund Source: Donor Funds (MacKenzie Scott Funds)

MBE Participation: 15.41% (See *"Requesting Institution Remarks")*

Performance Security: Equal to contract amount

Requesting Institution Remarks: This solicitation utilized the University's On-Call Design-Build Services master contracts. Three (3) out of the Six (6) firms holding master contracts responded to the solicitation. Award is recommended to The Whiting-Turner Contracting Company as the lowest priced responsive and responsible bidder.

This contract award is for pre-construction and design services. As design progresses and construction documents are completed, the contractor will sequentially and competitively bid the construction trade packages. Upon completion of the solicitation of trade packages, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs in the form of a Bid Package, which will include trade costs, general conditions, and the construction services fee. MBE Participation: An overall MBE goal of 15% was established for this project and the goal is being exceeded by .41%..

Sustainability: The project will renovate and repurpose 6,000 GSF of space within an existing building. The project also includes a new 10,000-GSF Large Animal Clinical Education Center that will incorporate passive daylighting and natural ventilation to minimize the HVAC equipment. This design will conserve energy, reduce unnecessary construction and operating costs, and support long-term facility sustainability.

Resident Business: Yes

***MD Tax Clearance*:** 22-4476-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

5-GM. **UNIVERSITY OF MARYLAND BALTIMORE**
New School of Social Work Architecture/Engineering Services

Contract ID:	Design Services for the New School of Social Work Building, RFP #20-399 AE-CB-ML, University Contract #C-00947
Recommendation:	Approve expenditure of MCCBL 2026 funds to previously approved A/E design services contract for the New School of Social Work Building.
Amount:	$350,000.00
Fund Source:	MCCBL 2026: *Provide funds to complete design, construction, and equipping of a new School of Social Work*: Item 103.
Contractor:	The Ballinger Company, Philadelphia, PA
Prior Approval:	USM Item 5-AE (4/19/2023) USM Item 4-GM (8/2/2023) USM Item 8-GM (7/3/2024)

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

Background: Reference is made to USM Agenda Item 5-AE (4/19/2023) in which the Board of Public Works approved the University awarding an A/E design service contract to the contractor for a total contract amount of $9,238,420. At the time of award, funds in the amount of $5,000,000 were only available and with the remaining funds authorized for FY 2024 ($3,861,000) and FY 2025 ($2,762,000). The initial contract was for the Concept/Program Verification and Schematic design phases ($2,420,003), then amended for Design Development and Construction Documents phase services ($4,486,359) (USM Item 4-GM 8/2/2023), and Construction Administration and Post Construction phase services ($2,332,058) (USM Item 8-GM 7/3/2024). This item is to approve expending $350,000.00 available through MCCBL 2026 funds.

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

6-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS
Hotel and Conference Center Management Services

Contract ID: Contract #91586

Recommendation: RETROACTIVE: That the Board of Public works approve for the University of Maryland Global Campus a partial retroactive approval of a revenue-generating contract with Marriott Hotel Services, Inc. for management of the University of Maryland Global Campus' hotel and conference center.

Contract Description: The University of Maryland Global Campus (UMGC) awarded a revenue generating contract with Marriott Hotel Services, Inc. (Marriott), for management of the University-owned hotel and conference center in 2019. Marriott provides management and operating services for the hotel and conference center, which consists of 237 guest rooms and 40,854 square feet of conference space located on the UMGC campus. Services include corporate chain services and marketing infrastructure, a national reservations network, global sales and group booking, comprehensive hospitality management, high volume conference and event catering, and back-end enterprise operations.

Award: Marriott Hotel Services, Inc, Bethesda, Maryland

Contract Term: 7/1/2019 – 6/30/2022 (Base Term) (*Retroactive*)
7/1/2022 – 12/2/2026 (Renewal Option 1) (*Retroactive*)
12/3/2026 – 6/30/2027 (Renewal Option 1) (*Proactive*)
7/1/2027 – 6/30/2032 (Renewal Option 2)

Contract Amount: Estimated at $236,600,000.00 in gross revenues, $43,400,000.00 in return to the University, and $7,098,000 in management fees to Marriott, over the 13-year term.

Retroactive Approval	Prospective Approval
7/1/19 - 12/2/2026	12/3/26 – 6/30/2032
$115,516,667 (Revenue)	$121,083,333 (Revenue)
$19,475,000 (Return to UMGC)	$23,925,000 (Return to UMGC)
$3,465,500 (Mngt Fee to Marriott)	$3,632,500 (Mngt Fee to Marriott)

Procurement Method: Not Applicable (*see Requesting Institution Remarks*)

Fund Source: Institutional Funds

MBE Participation: 5% (Applicable 7/1/2027 – 6/30/2032)

Performance Security: None

6-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS *(continued)*

Requesting Institution Remarks: The contract term is July 1, 2019, through June 30, 2032, consisting of an initial three-year base term and two five-year renewal options. UMGC exercised the first five-year renewal option in 2022. The second renewal option commences on July 1, 2027. UMGC is required to provide a six-month notice of intent to renew, therefore the University is seeking approval for both the retroactive contract award and partial retroactive of the first renewal option and the prospective approval of the remainder of the first option renewal and the second renewal option. The annual management fee is equal to 3% of gross revenues. Marriott may also earn an incentive fee equal to 25% of annual operating profit exceeding the Owner's Objective. The Owner's Objective, or operating profit goal, is currently $5.8 million per fiscal year.

The contract for management of the University of Maryland Global Campus Hotel and Conference Center was originally awarded effective July 1, 2019. At the time of award, the agreement fell under an exclusion in the USM Procurement Policies and Procedures for revenue-generating contracts; therefore, UMGC negotiated directly with Marriott given the strong performance during the previous contract period and prohibitive cost of changing brands. Because this contract fell under that exclusion, Board of Public Works approval was not sought.

Subsequent guidance from the Office of the Attorney General clarified that service contracts exceeding $1 million in value require Board of Public Works approval regardless of whether the procurement falls under an exclusion in the USM Procurement Policies and Procedures. The Board of Public Works approved revisions to the USM Procurement Policies and Procedures on August 28, 2024 (Item 2-GM) expressly reflecting this requirement. Accordingly, UMGC is requesting retroactive approval of the contract from July 1, 2019, through December 2, 2026, and prospective approval for the remainder of the first renewal option through June 30, 2027 and the second option renewal through June 30, 2032. The contract has been successfully performed since inception, providing management and operational services for the University's hotel and conference center. All parties have acted in good faith, and the University believes retroactive approval is appropriate under the circumstances.

6-S. UNIVERSITY OF MARYLAND GLOBAL CAMPUS *(continued)*

Requesting Institution Remarks (continued):

As part of the final renewal period (July 1, 2027, through June 30, 2032), UMGC has established a 5% MBE participation goal applicable to eligible vendor expenditures associated with contract performance.

The previous contract with Marriott Hotel Services, Inc., which was in effect from January 1, 2004, through June 30, 2019, was solicited through an RFP and approved by the Board of Regents on November 20, 2003, and by the Maryland Board of Public Works on December 17, 2003. Revenue generating contracts were added as an exclusion to the USM Procurement Policies and Procedures in 2016.

RETROACTIVE approval is requested pursuant to Section 11-204 c State Finance and Procurement Article. The University has determined that this contract should be treated as voidable rather than void because: 1) all parties have acted in good faith; 2) ratification of the 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.

MD Tax Clearance: 26-4785-0000

Resident Business: Yes

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

7-C-BP. **UNIVERSITY OF MARYLAND BALTIMORE *for* TOWSON UNIVERSITY**
Cook Library HVAC and Data Center Renovation – Bid Package 1 of 1

Contract ID: Construction Management at Risk Services for the Cook Library HVAC and Data Center Renovation, Project #22-002 ML, University Contract #C-00967

Recommendation: Award construction bid package 1 of 1. Bid Package 1 includes final cleaning, furniture, selective site building demolition, cast in place concrete, metal fabrications, woodwork, finish carpentry, roofing, doors, frames, hardware, drywall framing, flooring, carpeting, painting, staining, acoustic treatment, specialties, window treatment, fire suppression, HVAC, electrical, structured cabling, audio-video communication systems, access control systems, allowances, alternate 1 special collections, and CM general conditions for bonds and insurance.

Contractor: DPR Construction, Columbia, MD

Prior Approval: USM Item 2-C (3/13/2024)

Project Description: The project consists of comprehensive renovations and infrastructure improvements to Albert S. Cook Library at Towson University to support current operational needs, improve building functionality, and provide reliable building systems for the renovated areas. The project includes renovation of the first-floor data center and build-out and renovation of office space on the fifth floor. The work includes architectural modifications and associated mechanical, electrical, plumbing, fire protection, telecommunications, and information technology infrastructure necessary to support the renovated spaces. Improvements include modifications to building systems and supporting infrastructure, interior construction and finishes, and related upgrades required to accommodate the new space configurations and functions. The first-floor work will provide renovated space and supporting infrastructure for the University's data center operations, while the fifth-floor improvements will provide renovated office and support space. The project will integrate the renovated areas with the existing library and its building systems while maintaining the functionality of Cook Library as an active University facility. Upon completion, the project will provide updated, functional spaces and supporting infrastructure that improve the operational reliability and usefulness of the facility and support Towson University's academic and administrative needs.

The overall project estimate is $16,500,000 which includes design, construction, and equipment.

This Bid Package Amount: $12,679,976.00

Pre-Construction Amount: $80,489.00

Current Contract Amount: $80,489.00

Revised Amount: $12,760,465.00

7-C-BP. **UNIVERSITY OF MARYLAND BALTIMORE *for* TOWSON UNIVERSITY *(continued)***

Contract Term: 43 months from issuance of Construction notice to proceed (includes warranty period)

Fund Source: FY 2022 General Funds (PayGo Funding): $362,595.00
FY 2023 General Funds (PayGo Funding): $4,279,108.00
MCCBL 2025: *Provide funds to design, construct, and equip facility renewal renovations include HVAC replacement.* Item 108. $300,000.00
USM Academic/Auxiliary Revenue Bonds: $ 7,738,273.00

This Bid Package MBE Participation: 15.96%

MBE Participation: 15%

MBE Compliance: 0%

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: The Construction Management at Risk (CMAR) contract was initially awarded for preconstruction services. As the design progressed and construction documents became available, the Construction Manager competitively bids the work in accordance with the contract requirements. This is the only bid package anticipated for this project. The overall MBE participation goal for the project is 15%. There is no MBE compliance at this stage of the project since only preconstruction services have been awarded to date.

Sustainability: Opportunities for environmentally sustainable materials and systems will be identified and explored throughout the design process and into construction by the construction manager, design team, and the University. The project supports the University's sustainability objectives through the renovation and reuse of existing building space, improvements to the efficiency and performance of building systems, and the use of environmentally responsible materials and construction practices where feasible.

Resident Business: Yes

MD Tax Clearance: 24-0738-0011

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

8-S-OPT. **UNIVERSITY OF MARYLAND GLOBAL CAMPUS**
Service Contract Renewal Option

Contract ID:	Outbound Call Center Services for University Admissions, RFP # 92000
Prior Approval:	USM Item 2-S (6/21/2023) ($2,370,000 – 3-year Base Term)
Contractor:	Zeta Global Corp., New York, NY
Contract Description:	Outbound call center services to ensure students and prospective students receive the best service possible to improve their experience with UMGC.
Recommendation:	Exercise first renewal option.
Original Term:	7/1/2023 – 6/30/2026 (3-year base with two 1-year renewal options) (*See Requesting Institution Remarks*)
Option Term:	1/1/2027 – 12/31/2027 (One (1) Year Renewal Option)
Original Amount:	$2,370,000.00 (not to exceed) (3-year Base Term) (6/21/2023, Item 2-S) $1,185,000.00 (not to exceed) (1st Renewal Option) $1,185,000.00 (not to exceed) (2nd Renewal Option) $4,740,000.00 (not to exceed Total)
Option Amount:	$1,185,000.00 (not to exceed)
Procurement Method:	Competitive Sealed Proposals
MBE Participation:	2%
MBE Compliance:	1.4% (*See Requesting Institution Remarks*)
Performance Security:	N/A
Fund Source:	Institutional Funds

8-S-OPT. UNIVERSITY OF MARYLAND GLOBAL CAMPUS *(continued)*

Requesting Institution Remarks: The University initially extended the contract for time only under the approved spend authorization (no-cost extension) through December 31, 2026. The extension was necessary as the contract expiration was approaching and the University needed additional time to proceed with the necessary approval of the first option renewal consideration by the Board of Public Works.

This request for approval to exercise the first renewal option based on the Contractor's satisfactory performance. The Contractor has consistently performed at or above expectations, delivering quality services in accordance with contract requirements. There have been no significant performance issues, and the University has documented high satisfaction with its work. The Contractor remains committed to the Minority Business Enterprise (MBE) participation goal and anticipates achieving the 2% goal by the end of the current contract term and throughout the renewal option.

Resident Business: No

MD Tax Clearance: 26-4451-1111

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

9-S. **UNIVERSITY OF MARYLAND, BALTIMORE**
Service Contract

Contract ID: Rideshare Transportation Services, RFP 91185

Contract Description: Multiple award contract to provide rideshare transportation services.

Award (multiple): Lyft, Inc., San Francisco, CA
Uzrurv Holdings, Inc., Richmond, VA

Term: 1/1/2027 – 12/31/2027 with Five (5) One-Year Optional Renewals

Amount:

	Lyft, Inc	**Uzurv Holdings**
Base Year (not to exceed)	$250,000.00	$415,625.00
1st renewal option (not to exceed)	$258,250.00	$429,340.62
2nd renewal option (not to exceed)	$266,772.25	$443,508.86
3rd renewal option (not to exceed)	$275,575.73	$458,144.66
4th renewal option (not to exceed)	$284,669.73	$473,263.43
5th renewal option (not to exceed)	$294,063.83	$488,881.12
Total (not-to-exceed)	**$1,629,331.54**	**$2,708,763.70**
Grand Total (not-to-exceed):	**$4,338,095.24**	

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	**Technical Rank**	**Financial Rank**	**Financial Proposal**	**Overall Rank**
Lyft, Inc. San Francisco, CA	2	1	$1,629,331.54 (not to exceed)	1
Uzurv Holdings, Inc. Richmond, VA	1	2	$2,708,763.70 (not to exceed)	2

9-S. **UNIVERSITY OF MARYLAND, BALTIMORE** ***(continued)***

MBE Participation: 0% *(See Requesting Institution Remarks)*

Performance Bond: None

Requesting Institution Remarks: The University of Maryland, Baltimore (UMB) requests approval of a multiple award contract to provide rideshare transportation services when needed/as needed. This is an indefinite delivery\indefinite quantity (IDIQ) contract with no guarantee of any spend with either firm. The contractors will provide rideshare transportation services for patients, study participants, and other individuals traveling to, from, and between campus locations. This contract will enhance UMB's ability to provide transportation for clinical research studies and other programs that require transporting participants.

The solicitation was advertised on eMaryland Marketplace Advantage (eMMA), and four (4) proposals were received. Following evaluation, one (1) offeror was eliminated as non-responsive for failing to meet mandatory solicitation requirements. A second offeror was removed from consideration after failing to successfully cure identified deficiencies and achieve the minimum technical score required by the solicitation. Based on the evaluation results, Lyft, Inc. and Uzurv Holdings are recommended for contract award.

There are no sub-contracting opportunities therefore no MBE goal was established for this contract.

Fund Source: Institutional Funds

Resident Business: No

MD Tax Clearances: Lyft, Inc.**:** 26-4863-1101
Uzurv Holdings, Inc.: 26-4862-0011

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MARYLAND DEPARTMENT OF TRANSPORTATION

Wes Moore
Governor

Aruna Miller
Lt. Governor

Kathryn B. Thomson
Secretary

BOARD OF PUBLIC WORKS
ACTION AGENDA
December 02, 2026

Item #sMode		Pages
1	Maryland Aviation Administration (MAA)	1 – 3
2 - 3	Maryland Transportation Authority (MDTA)	4 – 10
4	Maryland Transit Administration (MTA)	11 – 14
5 - 7	State Highway Administration (SHA)	15 – 24

Contact: Monica Queen 410 859-7004
mqueen6@bwiairport.com

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

Contract ID: Concourse B Roof Replacement at Baltimore/Washington International Thurgood Marshall Airport (BWI Thurgood Marshall) Airport; *MAA-CO-26-002*
EPICS No.: MAACO26002

***Contract Description*:** This project consists of the complete tear-off and replacement of the Concourse B roofing system and replacement of four existing skylights at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport.

***Award*:** Detwiler Roofing, LLC
East Earl, PA

***Contract Term*:** 272 calendar days from Notice to Proceed

***Amount*:** $10,763,449.00

***Procurement Method*:** Competitive Sealed Bidding

***Bids*:**

Bidders	***Amounts***
Detwiler Roofing, LLC. Parkville, MD	$10,763,449.00
W.M. Schlosser Co. Inc. Hyattsville, MD	$11,822,000.00
Towson Mechanical, Inc. Parkville, MD	$12,138,000.00
Kalkreuth Roofing & Sheet Metal, Inc. Frederick, MD	$20,313,720.00

Living Wage Eligible: Yes

***MBE/VSBE Participation*:** 23% / 0%

***Performance Security*:** 100% Payment and Performance Bonds

***Hiring Agreement Eligible*:** No

***Incumbent*:** None

1-C. MARYLAND AVIATION ADMINISTRATION *(continued)*

***Requesting Agency Remarks*:** The solicitation was advertised on October 2, 2025, via eMaryland Marketplace Advantage (eMMA), notifying 1,054 potential contractors, the Maryland Aviation Administration (MAA)'s website and by way of direct notification to nine firms. Seven bids were received on December 11, 2025. Three bids were rejected as non-responsive because the bidders did not meet the requirements of the solicitation. No protests were received.

The work includes Civil (Identification of hauling routes to and from the project site and barricade enclosures related to the roof phasing work), Structural (Minor steel framing for raising curbs for the replacement skylights), Architectural (Complete roof replacement, skylight replacement and phasing and sequencing for the roof and skylight work), HVAC (Removal and reinstallation of the HVAC equipment to accommodate new roofing work), Plumbing (New roof drains and raising drains), Electrical (Removal and reinstallation of roof mounted electrical items to accommodate thicker roof insulation) and Lighting (Removal and reinstallation of lighting protection to accommodate new roofing work and Underwriters Laboratory (UL) recertification of lighting protection system).

The roof replacement project will cover approximately 91,480 square feet of roofing area. The existing roof is between 20 and 25 years old, with the section extending from Concourse A/B to the expansion joint beyond the long skylight installed as part of the original Concourse A/B construction approximately 20 years ago, while the remaining Concourse B roof area was installed in the year 2000 and is approximately 25 years old. Construction will be completed over a 272 calendar-day contract duration and will be phased to minimize operational impacts. Work will be prioritized on the Concourse A skylights (Work Area 0) first, and/or concurrently with Concourse B work, followed by Work Areas 5, 6, and 7, with Work Areas 1 through 4 completed thereafter.

A meeting was held with the lowest responsive bidder on September 2, 2026, discussing the Schedule of Values and to ensure the contractor understood the project. On September 9, 2026, the contractor confirmed via email that they have reviewed the contract documents and will perform the work in accordance with the contract provisions as bid.

This roof replacement project is subject to the bond financing leasehold approved by the Board of Public Works as MDOT Item 1-LL on the July 22, 2026, Board of Public Works meeting agenda.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals as well as a Small Business Reserve (SBR) designation. A 23% MBE goal was established for this contract. A 0% VSBE goal was established for this contract. The procurement was not designated SBR as an eMMA search of small businesses yielded no available small businesses that could participate as the Prime contractor.

1-C. MARYLAND AVIATION ADMINISTRATION ***(continued)***

Requesting Agency Remarks (continued):

Climate/Sustainability Information: This project supports the MAA's climate, energy-efficiency and environmental stewardship objectives by the construction scope requiring Environmental Product Declarations and adherence to Global Warming Potential Thresholds consistent with Buy Clean Maryland. Construction activities will incorporate best management practices to minimize environmental impacts, including the proper handling, recycling, and disposal of cement concrete, asphalt and associated materials in accordance with applicable environmental regulations.

***Fund Source*:** 90% Other (Passenger Facility Charge Bond)
10% Special (Transportation Trust Fund)

***Approp. Code*:** J06I0003

***Resident Business*:** No

MD Tax Clearance: 26-4738-0100

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

2-AE. **MARYLAND TRANSPORTATION AUTHORITY**
Architecture/Engineering Contract

Contract ID: Comprehensive Preliminary Engineering and Final Design Services; *AE-3147-0000, AE-3151-0000*

***Contract Description*:** Two of six contracts to provide professional services for Comprehensive Preliminary Engineering and Final Design Services related projects on an on-call and on-site basis.

Awards: Stantec Consulting Services, Inc. - Mead & Hunt, Inc. - RS&H, Inc. Joint Venture (AE-3147-0000)
Baltimore, MD

Whitman, Requardt and Associates, LLP and T.Y. Lin International Joint Venture (AE-3151-0000)
Baltimore, MD

***Contract Term*:** 12/17/2026* – 12/16/2031 *(*or earlier upon BPW approval)*
(Five years)

***Amount*:**
$27,000,000.00 NTE (AE-3147-0000)
$23,000,000.00 NTE (AE-3151-0000)
$50,000,000.00 NTE Total

***Procurement Method*:** Qualification Based Selection

Proposals:

Offerors	***Technical Proposal Rating (Max 100)***	***Award***
Stantec Consulting Services, Inc. –Mead & Hunt, Inc.– RS&H, Inc. Joint Venture Baltimore, MD	85.55 (1)	$27,000,000 NTE AE-3147-0000
AECOM Design Services and Wallace Montgomery Joint Venture Baltimore, MD	85.06 (2)	BPW 10/07/2026; MDOT 3-AE AE-3148-0000
WSP USA Inc. and KCI Technologies Inc. Joint Venture Baltimore, MD	85.04 (3)	BPW 10/07/2026; MDOT 3-AE AE-3149-0000

2-AE. **MARYLAND TRANSPORTATION AUTHORITY** ***(continued)***

Proposals (continued):

Offerors	*Technical Proposal Rating (Max 100)*	*Awards*
Rummel, Klepper & Kahl, LLP Baltimore, MD	84.13 (4)	BPW 10/07/2026; MDOT 3-AE AE-3150-0000
Whitman, Requardt and Associates, LLP and T.Y. Lin International Joint Venture Baltimore, MD	82.98 (5)	$23,000,000 NTE AE-3151-0000
The Joint Venture of Dewberry Engineers Inc., GFT, and PRIME AE Group Owings Mills, MD	81.94 (6)	
Pennoni Associates Inc. and HNTB Corporation Joint Venture Baltimore, MD	81.12 (7)	
Jacobs/STV/Hardesty & Hanover, a Tri-Venture Baltimore, MD	79.47 (8)	
Johnson, Mirmiran & Thompson, Inc. Hunt Valley, MD	78.76 (9)	

Living Wage Eligible: No

***MBE/VSBE Participation*:** 27% / 1%

Performance Security: None

***Hiring Agreement Eligible*:** No

***Incumbents*:** Rummel, Klepper & Kahl, LLP, Baltimore, MD
Johnson, Mirmiran, & Thompson, Inc., Hunt Valley, MD
Whitman, Requardt & Associates, LLP, Baltimore, MD
Whitney, Bailey, Cox & Magnani, LLC/Dewberry Engineers, Inc., Baltimore, MD
AECOM Design Services, Inc./Wallace, Montgomery & Associates, LLP, Baltimore, MD
STV, Inc./Jacobs Engineering Group, Inc., Baltimore, MD
WSP USA, Inc./Prime AE Group, Inc., Baltimore, MD

2-AE. **MARYLAND TRANSPORTATION AUTHORITY** ***(continued)***

Incumbents (continued): KCI Technologies, Inc./Pennoni Associates, Inc., Sparks, MD
Stantec Consulting Services, Inc./ Mead & Hunt, Inc./Hardesty & Hanover, LLC, Laurel, MD

***Requesting Agency Remarks*:** On April 30, 2025, the Maryland Transportation Authority (MDTA) advertised a solicitation in The Daily Record and on eMaryland Marketplace Advantage (eMMA). The solicitation sought up to six contracts valued no more than $150 million total for all awarded contracts for comprehensive services for preliminary engineering and final design phases, including support during construction. A total of 1,846 firms were notified through eMMA, with 89 receiving direct solicitations. MDTA received and evaluated nine technical proposals.

MDTA followed a qualifications-based selection process and ultimately identified six consultants as eligible for contract award, two of which are being presented for award. No protests were filed.

The services to be performed under this Indefinite Delivery/Indefinite Quantity contract will span the domains of planning, engineering, asset management, construction management, project management, and program support may be used Authority-wide. Other units within MDTA may utilize this contract to access consulting services. The work assignments will pertain to MDTA's statewide – proposed and existing – facilities and infrastructure. The Consultant's scope of services include general professional engineering consultant services including transportation planning, project planning, land surveying, public engagement, forestry and landscape architecture, environmental sciences, project management, asset management, program management, construction management and inspections, construction law, labor law, and engineering (e.g., highway, construction, water resources, environmental, structural engineering, structural inspection, coastal, traffic, transportation, railway, electrical, Intelligent Transportation Systems (ITS), geotechnical, pavement, materials, utility, facilities, mechanical, HVAC, plumbing, and others as needed) services.

The MDTA Procurement Review Group reviewed the scope of work to assess the potential for Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation. Based on this evaluation, MDTA established a 27% MBE goal and a 1% VSBE goal for the contract. All awardees have committed to meeting both the MBE and VSBE goals.

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

2-AE. **MARYLAND TRANSPORTATION AUTHORITY** ***(continued)***

***Fund Source*:**	100% Special (Toll Revenue)	
***Approp. Code*:**	J00.J00.41	
***Resident Businesses*:**	Yes	
MD Tax Clearance:	Stantec Consulting Services, Inc. - Mead & Hunt, Inc.- RS&H, Inc. Joint Venture	26-4559-1111 (AE-3147-0000)
	Whitman, Requardt and Associates, LLP and T.Y. Lin International Joint Venture	26-4560-1111 (AE-3151-0000)

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

3-IT. MARYLAND TRANSPORTATION AUTHORITY
Information Technology Contract

Contract ID: Electronic Security Software and Maintenance and Service Plan for Various MDTA Facilities; TE-00211587

***Contract Description*:** This Sole Source Contract is for the provision of software maintenance and a full-service plan for the Electronic Security Software (ESS) system currently utilized by the Maryland Transportation Authority (MDTA) to manage, monitor and support various security devices at MDTA's facilities. The service plan includes corrective and preventative maintenance and, a 24-hour, 7-day a week technical support for the ESS system.

***Award*:**	ASCVid Holdings, LLC (ASCVid) Vienna, VA
***Contract Term*:**	02/18/2027 – 02/17/2032 (Five Years)
***Amount*:**	$4,347,275.84
***Procurement Method*:**	Sole Source
Living Wage Eligible:	Yes
***MBE/VSBE Participation*:**	10% / 1%
***Performance Security*:**	No
***Hiring Agreement Eligible*:**	No
***Incumbents*:**	Yes

***Requesting Agency Remarks*:** The MDTA currently utilizes an electronic security software (ESS) system to monitor, record, and control various security devices, including color and thermal night vision cameras, detectors for stopped vehicles, door contacts and card readers, motion detectors, panic buttons, and passive infrared perimeter detectors for anchorage islands on MDTA's bridges, buildings, and tunnels throughout the State of Maryland.

3-IT. MARYLAND TRANSPORTATION AUTHORITY *(continued)*

Requesting Agency Remarks (continued):

Competitively procured in 2012, the ESS system was custom-built by ARES Security Corporation (ARES) to meet MDTA's needs and includes proprietary software. ARES, the parent company of ASCVid, Holdings, LLC (ASCVid), owns the ESS software intellectual property; ARES does not allow resellers to provide this custom software, and only ARES-trained programmers or technicians can provide upgrades, maintenance, or repairs to the ESS system. MDTA has invested significant time and money in developing, configuring, and customizing ESS to meet its operational needs. This platform is fully deployed across all MDTA Facilities; replacing it would require a major infrastructure change, and a new custom-built system may not be compatible with MDTA's current installed hardware. Moreover, implementing a new platform would require significant infrastructure changes and additional funding, leading to higher-than-budgeted costs and making it cost-prohibitive. MDTA requires a stable, functional monitoring system and service plan to ensure security devices and safety systems receive software updates and prevent progressive system degradation. The service plan will provide corrective and preventive maintenance to support MDTA's goal of safely managing security, critical infrastructure, commercial vehicle traffic, traveling public, and vessel traffic at MDTA facilities. This service plan includes corrective and preventive maintenance and 24-hour, 7-day-a-week technical support.

In accordance with Board of Public Works (BPW) Advisory 2016-1, the response submitted by ASCVid on September 24, 2026, was evaluated and a price analysis was conducted to determine whether the pricing was fair and reasonable. Upon evaluation, it was found that ASCVid's pricing of $4,347,275.84 was 4.91% above the MDTA Engineer's Estimate of $4,143,736.00. Although the Engineers Estimate, created in January of 2026, was 4.91% lower than ASCVid's pricing; the U.S. Bureau of Labor Statistics (BLS), Consumer Price Index for All Urban Consumers (CPI-U) recorded an increase of 3.2% for all items between January and September of 2026. In addition, CPI-U for software rose by 16.5% from January through September of 2026. Additionally, MDTA compared the proposed pricing with Contract No. J01B2600004, ESS Maintenance and Service Plan for various MDTA facilities previously approved by the BPW on February 16, 2022; DGS OSP Item 27-IT for $3,506,927.85. In comparison, the previously awarded contract was 23.96% lower than the quote submitted by ASCVid. The quote for the previously approved contract was dated in 2021, the BLS indicates that over the past five years the CPI-U for all items has increased by 20.9%. Moreover, in the last 12 months software has seen a CPI-U increase of 28%. For these reasons the price was determined to be fair and reasonable.

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3-IT. MARYLAND TRANSPORTATION AUTHORITY ***(continued)***

Remarks (continued):

Per BPW advisory 2001-1, the MDTA Procurement Review Group (PRG) reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goal, as well as a Small Business Reserve designation. Based on this evaluation, MDTA established a placed a MBE participation goal of 10% with zero sub goals and a 1% VSBE participation goal for the contract. The awardee has committed to meeting both MBE and VSBE goals. A small Business Reserve designation was not considered feasible as there is no Certified Small Business (CSB) that can complete this contract due to the proprietary nature of the ESS software.

Fund Source: 100% Special (Toll Revenue)

Approp. Code: J00.J00-41

Resident Business: No

MD Tax Clearance: 26-4604-0000

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

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

4-GM-MOD. MARYLAND TRANSIT ADMINISTRATION
Modification – General Miscellaneous Contract

Contract ID: Maryland and Delaware Railroad Operating Agreement; MTA-1248
EPICS No.: CO439907

Contract Approved: MDOT 21-GM, 06/25/2008

Contractor: The Maryland and Delaware Railroad Company
Federalsburg, MD

***Contract Description*:** Provides operations and maintenance services for three rail lines on Maryland's Eastern Shore.

Modification Description: Extend the contract for 18 months of service, and increased contract authority.

***Original Contract Term*:** 07/01/2008 – 06/30/2013 (five years, with two five-year renewal options)

Modification Term: 01/01/2027 – 06/30/2028 (one year, six months)

***Original Contract Amount*:** $2,000,000.00

Modification Amount: $ 750,000.00

Prior Options/Mods: $0.00 (Amend. #1: Amend contract terms; MDOT 6-GM-MOD, 11/02/2011)
$500,000.00 (Mod. #1 Increase contract authority; MDOT 22-GM MOD, 09/19/2012)
$2,250,000.00 (Renewal Opt.#1 Extend the term (07/01/2013 – 06/30/2018) and increase contract authority; MDOT 10-GM-MOD, 05/15/2013)
$30,000.00 (Mod. #3; Amend contract terms and increase contract authority; MDOT 21-GM-MOD, 03/23/2016)
$0.00 (Amend. #2; Amend contract terms; MDOT 21-GM-MOD, 03/23/2016)
$2,550,000.00 (Renewal Opt. #2 Extend the term (07/01/2018 – 06/30/2023) and increase contract authority; MDOT 13-GM-OPT, 09/06/2017)

4-GM-MOD. MARYLAND TRANSIT ADMINISTRATION *(continued)*

Prior Options/Mods (continued):

$25,450.00 (Amend. #3; Amend contract terms and increase contract authority; MDOT 9-GM-MOD, 04/27/2022)
$750,000.00 (Mod. #5 Extend time (07/01/2018 – 12/31/2024) and increase contract authority; MDOT 5-GM-MOD, 12/21/2022)
$1,000,000.00 (Mod #6 Extended contract term (01/01/2024 – 12/31/2025) added two 6-month renewal options and increased contract authority, MDOT 17-GM-MOD, 12/18/2024)
$0 (Mod #7, Renewal Option #3, Extend the term (01/01/2026 – 06/30/2026), MTA Delegation, 12/19/2024)
$0 (Mod #8, Renewal Option #4, Extend the term (07/01/2026 – 12/31/2026), MTA Delegation, 06/29/2026)

Revised Total Contract Amount: $ 9,855,450.00

Percent +/- Change (this item): 37.50%

Total Percent -/- Change: 392.77%

***Procurement Method*:** Sole Source

Living Wage Eligible: No

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

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

***Performance Security*:** None

***Hiring Agreement Eligible*:** None

***Requesting Agency Remarks*:** The Maryland Transit Administration (MTA), on behalf of the Maryland Department of Transportation (MDOT) is seeking approval of an 18-month extension, with additional funding, for the continued operation of the Maryland and Delaware Railroad Operations Memorandum of Agreement. The extension will ensure continuity of service, while MDOT finalizes plans for a long-term operational solution.

4-GM-MOD. MARYLAND TRANSIT ADMINISTRATION *(continued)*

***Requesting Agency Remarks (continued)*:**

In 2024, MDOT determined it was in the state's best interest to pursue a public private partnership (P3) for future operation of the lines. On December 18, 2024, Item 18-GM, The Board of Public Works approved designating the MTA-Owned Freight Rail Lines on the Eastern Shore as a public infrastructure asset delivered through a (P3) and approved the use of a competitive solicitation to select a private sector partner to design, build, and finance improvements to the rail lines and operate and maintain the facilities for the contract term. MDOT is currently conducting a P3 solicitation for the long-term operation and maintenance of the State-owned lines and is seeking BPW approval for a contract modification to extend the term and contract authority until the P3 solicitation process is completed.

The agreement applies to three state owned railroads, which are:

1. The Seaford, DE to Cambridge, MD Line;
2. Townsend, DE to Centreville, MD Line; and
3. Townsend, DE to Chestertown, MD Line

Businesses utilizing freight rail services offered through the contract are beholden to the utilization of the three lines, as no other rail lines exist within the geographical area. Under the terms of the operating agreement, the Maryland Delaware Railroad Company (MDDE) performs basic maintenance of way to ensure State assets remain adhere to the Federal Railroad Administration ("FRA") standards to ensure track and structures are in a good state of repair for continued services.

Services provided under the Agreement include interchange services with Class I Railroads, carload freight transportation to multiple rail-served businesses which allows for the movement – of a variety of goods including grain, lumber, farm products, iron, and steel to and from the eastern shore. The carrier and operational services are held by MDDE.

MTA respectfully requests approval of this contract extension as it is the only rail lines that exist within the geographical area. Without this agreement, MTA will not be able to continue basic maintenance-of-way, keeping the lines operable for freight service usage.

Per BPW Advisory 2001-1, the MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals, and potential for Small Business Reserve (SBR). No goal was established for MBE or VSBE due to limited subcontracting opportunities.

4-GM-MOD. MARYLAND TRANSIT ADMINISTRATION ***(continued)***

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

***Approp. Code*:** J05H0106

Resident Business: Yes

MD Tax Clearance: 26-4852-0110

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Oluwaseun Yerokun 410-545-5660
oyerokun@mdot.maryland.gov

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

Contract ID: Construction Management and Inspection Services for District 4, District 6, Office of Construction (OOC) and Statewide; *BCS 2025-05A; BCS 2025-05B; BCS 2025-05C; BCS 2025-05D; BCS 2025-05E*
EPICS No. SBCS2505A; SBCS2505B; SBCS2505C; SBCS2505D; SBCS2505E

***Contract Description*:** Five of five indefinite delivery/indefinite quantity, work-order based contracts to provide construction management and inspection services to District 4, District 6, and Statewide for the State Highway Administration (SHA).

***Awards*:** Johnson, Mirmiran & Thompson, Inc./EBA Engineering, Inc., Joint Venture (JV); Hunt Valley, MD (Contract A)
(Small Business Enterprise)

A. Morton Thomas and Associates, Inc./Pennoni Associates Inc. /iCivil Inc., Tri-Venture (TV); Towson, MD (Contract B)
(Small Business Enterprise)

Whitman, Requardt & Associates, LLP/STV Incorporated /Alpha Construction and Engineering Corporation, Tri-Venture (TV) Baltimore, MD (Contract C)

Greenman-Pedersen, Inc./GFT Infrastructure, Inc. /KCI Technologies, Inc., Tri-Venture (TV) Columbia, MD (Contract D)

Stantec Consulting Services Inc./AECOM Technical Services, Inc., Joint Venture (JV) Laurel, MD (Contract E)

***Contract Term*:** 12/17/2026 – 12/16/2031 (five years)

***Amount*:** $15,000,000 NTE each
$75,000,000 NTE total

***Procurement Method*:** Qualification Based Selection

5-AE. **STATE HIGHWAY ADMINISTRATION** ***(continued)***

***Proposals*:**

Offerors	*Technical Proposal Rating (Max 100) (Rankings)*	*Awards*
Johnson, Mirmiran & Thompson, Inc./EBA Engineering, Inc., Joint Venture (JV) Hunt Valley, MD	92.42 (1)	$15,000,000 NTE Contract A
A. Morton Thomas and Associates, Inc./Pennoni Associates Inc. / iCivil Inc., Tri-Venture (TV) Towson, MD	90.77 (2)	$15,000,000 NTE Contract B
Whitman, Requardt & Associates, LLP/STV Incorporated/Alpha Construction and Engineering Corporation, Tri-Venture (TV) Baltimore, MD	88.98 (3)	$15,000,000 NTE Contract C
Greenman-Pedersen, Inc./GFT Infrastructure, Inc./KCI Technologies, Inc., Tri-Venture (TV) Columbia, MD	87.34 (4)	$15,000,000 NTE Contract D
Stantec Consulting Services Inc./AECOM Technical Services, Inc., Joint Venture (JV) Laurel, MD	86.40 (5)	$15,000,000 NTE Contract E
Michael Baker International, Inc./Prime AE Group, Inc./WSP USA, Inc., Tri-Venture (TV) Linthicum, MD	85.51 (6)	
O'Connell and Lawrence, Inc./ATCS, Inc./Mead & Hunt, Inc., Tri-Venture (TV) Olney, MD	85.42 (7)	
Volkert, Inc./Century Engineering LLC, a Kleinfelder Company, Joint Venture (JV) Columbia, MD	85.17 (8)	
EXP U.S. Services, Inc/CES Consulting, LLC/Development Facilitators, Inc., Tri-Venture (TV) Millersville, MD	84.69 (9)	
Wallace, Montgomery & Associates, LLP /McCormick Taylor, Inc., Joint Venture (JV) Hunt Valley, MD	84.33 (10)	
Brudis & Associates, Inc./Urban Engineers, Inc., Joint Venture (JV) Columbia, MD	83.51 (11)	

5-AE. STATE HIGHWAY ADMINISTRATION *(continued)*

***Proposals (continued)*:**

Offerors	*Technical Proposal Rating (Max 100) (Rankings)*	*Awards*
Rummel, Klepper & Kahl, LLP Baltimore, MD	82.18 (12)	
Rossi Transportation Group Hunt Valley, MD	81.90 (13)	
DM Enterprises of Baltimore, LLC/McKissack & McKissack, Inc., Joint Venture (JV) Baltimore, MD	73.96 (14)	

Living Wage Eligible: No

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

***Performance Security*:** None

***Hiring Agreement Eligible*:** No

***Incumbents*:** Rummel, Klepper & Kahl, LLP, Baltimore, MD; WSP USA/ATCS, PLC/McCormick Taylor, Inc. Joint Venture (JV), Baltimore, MD; KCI Technologies, Inc./STV, Inc., Joint Venture (JV), Sparks, MD; Stantec Consulting Services, Inc./AECOM Technical Services, Inc. Joint Venture (JV), Laurel, MD; Wallace, Montgomery & Associates, LLP/McCormick Taylor, Inc Joint Venture (JV), Baltimore, MD; Johnson, Mirmiran & Thompson, Inc. /EBA Engineering, Inc., Joint Venture (JV), Hunt Valley, MD; iCivil, Inc./Phoenix Engineering, Inc., Joint Venture (JV), Hagerstown, MD; Development Facilitators, Inc., Millersville, MD

***Requesting Agency Remarks*:** On December 4, 2025, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for five contracts for $15 million each not to exceed $75 million for Construction Management and Inspection Services for SHA. A total of 1,195 firms were notified via eMMA and an additional 2,744 firms were directly solicited. SHA received 14 technical proposals and using a qualifications-based selection, found all 14 consultants eligible for contract award. No protests were filed.

5-AE. STATE HIGHWAY ADMINISTRATION *(continued)*

Requesting Agency Remarks (continued.):

This contract is to provide construction management and inspection (CMI) services in District 4 and District 6, and potentially Statewide as necessary, as well as Office of Construction Statewide for a period of five years for construction management and inspection of all phases of construction and system preservation related operations on various projects.

SHA has confirmed Whitman, Requardt & Associates, LLP/STV Incorporated/Alpha Construction and Engineering Corporation, Tri-Venture (TV), Greenman-Pedersen, Inc./GFT Infrastructure, Inc./KCI Technologies, Inc., Tri-Venture (TV), Stantec Consulting Services Inc./AECOM Technical Services, Inc., Joint Venture (JV) bid price. SHA has confirmed Johnson, Mirmiran & Thompson, Inc./EBA Engineering, Inc., Joint Venture (JV) bid price and the work conducted on this contract is performed by a state-certified Small Business Enterprise.

SHA has confirmed A. Morton Thomas and Associates, Inc./Pennoni Associates Inc. / iCivil Inc., Tri-Venture (TV) bid price and the work conducted on this contract is performed by a state-certified Small Business Enterprise.

The SHA Procurement Review Group (PRG) reviewed the contract scope of work to determine the potential for establishing Disadvantaged Business Enterprise (DBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals, as well as a Small Business Enterprise designation. *Per Interim Final Rule issued by the United States Department of Transportation on October 3, 2025, no DBE goal was established. No VSBE goal was established for this contract.

***Fund Source*:** 80% Federal; 20% Special (Transportation Trust Fund)
***Approp. Code*:** J02B0101 and J02B0102

***Resident Business*:** Yes

MD Tax Clearance:

26-4686-1111	Contract A
26-4687-1111	Contract B
26-4688-1111	Contract C
26-4689-1111	Contract D
26-4690-1111	Contract E

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

Contact: Oluwaseun Yerokun 410-545-5660
oyerokun@mdot.maryland.gov

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

Contract ID: Construction Management and Inspection Services for District 4, District 6, Office of Construction (OOC) and Statewide-SBE; *BCS 2025-06*
EPICS No. SBCS2506

***Contract Description*:** One of one indefinite delivery/indefinite quantity, work-order based contracts to provide construction management and inspection services to District 4, District 6, and Statewide for the State Highway Administration (SHA).

***Award*:** EBA Engineering, Inc./ (Contract A)
NMP Engineering Consultants, Inc. (JV), Laurel, MD
(Small Business Enterprise)

***Contract Term*:** 12/17/2026 – 12/16/2031 (five-years)

***Amount*:** $5,000,000 NTE

***Procurement Method*:** Qualification Based Selection

Proposals:

Offerors	***Technical Proposal Rating (Max 100) (Rankings)***	***Awards***
EBA Engineering, Inc./NMP Engineering Consultants, Inc. (JV) Laurel, MD	90.01 (1)	$5,000,000 Contract A
Brudis & Associates, Inc./ Development Facilitators, Inc. (JV) Columbia, MD	89.65 (2)	
iCivil, Inc./Infrastructure Technologies, LLC (JV) Hagerstown, MD	89.39 (3)	
AB Consultants, Inc./Hayat Brown, LLC (JV) Lanham, MD	67.57 (4)	
Rossi Transportation Group, Inc. (dba Rossi Group) Hunt Valley, MD	45.71 (5)	
Clemson Solutions, LLC Sterling, Virgina	N/A	
Stratified, Inc. Washington, DC	N/A	

6-AE. **STATE HIGHWAY ADMINISTRATION** ***(continued)***

Living Wage Eligible: No

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

***Performance Security*:** None

***Hiring Agreement Eligible*:** No

***Incumbents*:** McCormick Taylor, Inc./Pennoni Associates, Inc., Joint Venture (JV) Baltimore, MD; Wallace, Montgomery & Associates, LLP/EBA Engineering, Inc., Joint Venture (JV), Hunt Valley, MD; EBA Engineering, Laurel, MD

***Requesting Agency Remarks*:** On December 4, 2025, the solicitation was advertised in The Daily Record, SHA's web page, and eMaryland Marketplace Advantage (eMMA). The advertisement was for one contract for $5 million each not to exceed $5 million for construction management and inspection services for SHA. A total of 1,193 firms were notified via eMMA and an additional 2,744 firms were directly solicited. SHA received seven technical proposals using a qualifications-based selection and found five consultants eligible for contract award. No protests were filed.

This contract is to provide construction management and inspection (CMI) services in District 4 and District 6, and potentially Statewide as necessary, as well as Office of Construction statewide for a period of five years for construction management and inspection of all phases of construction and system preservation related operations on various projects.

SHA has confirmed the EBA Engineering, Inc./NMP Engineering Consultants, Inc. (JV) price and the work conducted on this contract is performed by a state-certified Small Business Enterprise.

The SHA Procurement Review Group (PRG) reviewed the contract scope of work to determine the potential for establishing Disadvantaged Business Enterprise (DBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goals, as well as a Small Business Enterprise designation. *Per Interim Final Rule issued by the United States Department of Transportation on October 3, 2025, no DBE goal was established. No VSBE goal was established for this contract.

6-AE. **STATE HIGHWAY ADMINISTRATION** ***(continued)***

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

***Approp. Code*:** J02B0101 and J02B0102

***Resident Business*:** Yes

MD Tax Clearance: 26-4733-1111

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

Contact: Oluwaseun Yerokun 410-545-0330
oyerokun@mdot.maryland.gov

7-M-MOD. **STATE HIGHWAY ADMINISTRATION**
Modification: Maintenance Contract

***Contract ID*:** Hand Mowing, Trimming and Litter Pickup at Various Locations in Dayton Shop Area in Howard County – District – 7; *42813D1428SB*
. EPICS No.: 42813D1428

***Contract Approved*:** 07/22/2026, Item 15-M

***Contractor*:** Hoppergrass Lawn Care, LLC.; Bowie, MD

Contract Description: Provide hand mowing, trimming and litter pickup at various locations in Dayton Shop area in Howard County – District – 7.

***Modification Description*:** Confirm the previous contract award approval with modified contract term. The original item listed the base term as 08/06/2026* - 12/31/2027 (**or earlier upon BPW approval*). The correct base term is 08/06/2026* - 12/31/2028 (**or earlier upon BPW approval*)

Original Contract Term: 08/06/2026* – 12/31/2027 *(*or earlier upon BPW approval)*

Modification Term: 08/06/2026* - 12/31/2028 *(*or earlier upon Board approval)*

Original Contract Amount: $201,540.00

Modification Amount: $0.00

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

Living Wage Eligible: Yes

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

Performance Security: None

Incumbents: Same

***Requesting Agency Remarks*:** The Maryland Department of Transportation; State Highway Administration is seeking confirmation of the Board's prior approval with a modified contract term. The originally submitted Board agenda erroneously included an incorrect contract term; the correct contract term should have been 08/06/2026 - 12/31/2028.

7-M-MOD. STATE HIGHWAY ADMINISTRATION *(continued)*

***Requesting Agency Remarks (continued)*:**

We respectfully ask the Board's consideration and approval of this item, with the understanding that the erroneous contract term appeared solely on the face of the Action Agenda. All supporting documentation consistently reflected the accurate contract term. We deeply regret that this isolated oversight has necessitated further action.

This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 13, 2026, notifying 354 potential contractors, 18 of which were Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 10 contractors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received four bids which were opened on February 12, 2026. There were no protests filed for this contract.

On April 22, 2026, the SHA rejected the apparent low bid in accordance with COMAR 21.06.02.01B(2). A review of contracts which the apparent low bidder had recently bid on or held in the past two years determined that the low bidder had been terminated for default on a similar contract in the same district for demonstrating poor performance. SHA then proceeded with award and execution of the contract to the next apparent responsive and responsible low bidder.

The third-place bidder overestimated the prices for line numbers 7007, 7009, 7010 & 7011. The bid for line-item #7011 was $7,144,929,000.00 which was unreasonable. When SHA contacted the bidder, they indicated that it was a typo. Line item #7001 therefore contributed significantly to their extremely high total bid price.

SHA has confirmed Hoppergrass Lawn Care, LLC.'s bid price and the work conducted on this contract will be performed 100% by a State-certified Small and Minority Business Enterprise.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project due to the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. The following counties were utilized in this search: Howard; Carroll; Frederick; Montgomery; Prince George's; Baltimore; Baltimore City; Anne Arundel. No VSBE participation goal was set due to lack of certified firms to perform these services.

7-M-MOD. STATE HIGHWAY ADMINISTRATION *(continued)*

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

***MD Tax Clearance*:** 26-1754-0000

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
December 2, 2026

Item#	Category	Pages
1 - 17	*Capital Grants and Loans*	*1 - 21*
18 - 25	*Services*	*22 - 43*
26	*Information Technology*	*44 - 49*
27	*Maintenance*	*50 - 51*
28	*General Miscellaneous*	*52 - 53*
29	*Landlord Lease*	*54 - 55*
30 - 31	*Tenant Lease*	*56 - 59*
32	*Information Technology (continued)*	*60 - 61*

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@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 Belvedere Improvement Association, Inc.
Belvedere Improvement Association (Baltimore City)
"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Belvedere Improvement Association for infrastructure development (Baltimore City)."
Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025) DGS Item 25-427, (SL-198-250-038) ***$ 150,000***

Matching Fund: No match is required.

Background:	Total Project	$ 305,000
	25-427 (This Action)	**$ 150,000 (Non-match)**
	Local Cost	$ 155,000

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include the planning, design, and initial capital improvements for property acquired to transform the space into a community-serving space for residents and visitors.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@maryland.gov

2-CGL. CAPITAL GRANTS AND LOANS

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

Reisterstown Improvement Association, Inc.
234 Main Street (Baltimore County)
"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of 234 Main Street (Baltimore County)."
Maryland Consolidated Capital Bond Loan of 2026 (MISC– Chapter 5, Acts of 2026) DGS Item 26-643, (SL-121-260-038) ***$ 200,000***
Maryland Consolidated Capital Bond Loan of 2026 (MISC– Chapter 5, Acts of 2026) DGS Item 26-575, (SL-121-260-038) ***$ 200,000***

Matching Fund: No match is required.

Background:

Total Project	$ 450,000
26-643 (This Action)	**$ 200,000 (Non-match)**
26-575 (This Action)	**$ 200,000 (Non-match**
Local Cost	$ 50,000

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include the acquisition of 234 Main Street; a historic property located in the heart of the Reisterstown Main Street district.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@maryland.gov

3-CGL. CAPITAL GRANTS AND LOANS

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

The Maji Advancement Initiative Economic Development Corporation
Maji Community Center (Baltimore City)
"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Maji Community Center facilities (Baltimore City)."
Maryland Consolidated Capital Bond Loan of 2026 (LHI)– Chapter 5, Acts of 2026)
DGS Item 26-775 (SL-116-260-038) ***$ 150,000***

Matching Fund: No match is required.

Background:

Total Project	$ 400,000
26-775 (This Action)	**$ 150,000 (Non-match)**
26-563 (Prior Action)	$ 100,000 (Non-match)
Local Cost	$ 150,000

(Prior Actions: 11/18/2026 Agenda, Item 17-CGL)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
6. This project may include design and renovations to an existing building to house a Community Education Center.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@maryland.gov

4-CGL. CAPITAL GRANTS AND LOANS

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

Radcliffe Creek School, Inc.
Radcliffe Creek School (Kent County)
"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Radcliffe Creek School (Kent County)."

Maryland Consolidated Capital Bond Loan of 2026 (MISC– Chapter 5, Acts of 2026) DGS Item 26-511, (SL-074-260-038)	***$ 40,000***
Maryland Consolidated Capital Bond Loan of 2026 (LSI– Chapter 5, Acts of 2026) DGS Item 26-694, (SL-074-260-038)	***$ 100,000***
Maryland Consolidated Capital Bond Loan of 2026 (LHI– Chapter 5, Acts of 2026) DGS Item 26-834, (SL-074-260-038)	***$ 50,000***

Matching Fund: No match is required.

Background:

Total Project	$ 240,000
26-511 (This Action)	**$ 40,000 (Non-match)**
26-694 (This Action)	**$ 100,000 (Non-match)**
26-834 (This Action)	**$ 50,000 (Non-match)**
Local Cost	$ 50,000

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

4-CGL. CAPITAL GRANTS AND LOANS *(continued)*

5. This project may include the renovation of the gym space, which will involve installation of an HVAC system, adding drywall to the roof deck, and adding fresh paint to finished surfaces.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@maryland.gov

5-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The Benedictine School for Exceptional Children, Inc.
The Benedictine School for Exceptional Children – New Residential Facilities (Caroline County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the school residential facilities (Caroline County)."

Maryland Consolidated Capital Bond Loan of 2026 (MISC– Chapter 5, Acts of 2026) DGS Item 26-244, (SL-031-260-038) ***$ 1,000,000***

Matching Fund: No match is required.

Background:

Total Project	$ 10,647,721
26-244 (This Action)	**$ 1,000,000 (Non-match)**
25-309 (Prior Action)	$ 500,000 (Non-match)
25-609 (Prior Action)	$ 50,000 (Non-match)
24-327 (Prior Action)	$ 1,250,000 (Non-match)
Local Cost	$ 7,847,721

(Prior Actions: 9/10/2025 Agenda, 19-CGL; 4/22/2026 Agenda, Item 34-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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

5-CGL. CAPITAL GRANTS AND LOANS *(continued)*

5. This project may include demolition of three existing dormitory wings and construction of three single story wood dormitory wings, designed specifically to meet the needs of the students and staff.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@maryland.gov

6-CGL. CAPITAL GRANTS AND LOANS

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

Suburban Hospital, Inc.
Suburban Hospital – Emergency Department Expansion (Montgomery County)
"For the planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the expansion and modernization of the Emergency Department (Montgomery County)."
Maryland Consolidated Capital Bond Loan of 2026 (MISC– Chapter 5, Acts of 2026) DGS Item 26-243, (SL-125-260-038) ***$ 1,500,000***

Matching Fund: No match is required.

Background:

Total Project	$ 66,370,767
26-243 (This Action)	**$ 1,500,000 (Non-match)**
Local Cost	$ 64,870,767

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include enlarging and modernizing the Emergency Department at Suburban Hospital.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
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7-CGL. CAPITAL GRANTS AND LOANS

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

GreenTrust Alliance, Inc.
Stoney Beach Living Shoreline (Anne Arundel County)
"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of a living shoreline restoration project (Anne Arundel County)."
Maryland Consolidated Capital Bond Loan of 2025 (MISC)– Chapter 603, Acts of 2025) DGS Item 25-575 (SL-209-250-038) ***$ 120,000***

Matching Fund: No match is required.

Background:

Total Project	$ 655,000
25-575 (This Action)	**$ 120,000 (Non-match)**
Local Cost	$ 535,000

(Prior Actions: None)

Remarks:

1. DBM has granted approval of the following name correction for item ZA03.L (page 99), appropriated in Section 1(3) HB 351 of 2025. This item lists "the Council of Unit Owners of Stoney Beach Condominium Association" as the grantee. The grantee name should be changed to "GreenTrust Alliance, Inc."
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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include the construction of a living shoreline for the Stoney Beach waterfront area..

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
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8-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and Commissioners of the Town of Perryville
LSHG-Town of Perryville Unfinished Trail (Cecil County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the LSHG-Town of Perryville Unfinished Trail (Cecil County)."
Maryland Consolidated Capital Bond Loan of 2024 (LSI– Chapter 720, Acts of 2024) DGS Item 24-492, (SL-149-240-038) ***$ 125,000***

Matching Fund: No match is required.

Background:	Total Project	$ 250,000
	24-492 (This Action)	**$ 125,000 (Non-match)**
	Local Cost	$ 125,000

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include paving portions of a recreational trail according to ADA standards and provide adequate accessibility to the entire trail system.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@maryland.gov

9-CGL. CAPITAL GRANTS AND LOANS

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

The Ivymount School, Inc.
The Ivymount School (Montgomery County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping the Ivymount School (Montgomery County)."
Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023) DGS Item 23-264, (SL-308-220-038) ***$ 250,000***

Matching Fund: No match is required.

Background:

Total Project	$ 600,000
23-264 (This Action)	**$ 250,000 (Non-match)**
22-626 (Prior Action)	$ 350,000 (Non-match)
Local Cost	$ 0

(Prior Actions: 9/11/2024 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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include HVAC replacement in the all-purpose room with the replacement of air handlers and upgrading the school's infrastructure.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@maryland.gov

10-CGL. CAPITAL GRANTS AND LOANS

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

Historical Society of Frederick County, Inc.
Heritage Frederick- Facility Creation (Frederick County)
"for the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Heritage Frederick a new artifact and archival preservation facility (Frederick County)."
Maryland Consolidated Capital Bond Loan of 2026 (LSI)– Chapter 5, Acts of 2026)
DGS Item 26-676 ***$ 75,000***
Maryland Consolidated Capital Bond Loan of 2026 (LHI)– Chapter 5, Acts of 2026)
DGS Item 26-815 (SL-007-260-038) ***$ 100,000***

Matching Fund: No match is required.

Background:	Total Project	$ 3,059,000
	26-676 (This Action)	**$ 75,000 (Non-match)**
	26-815 (This Action)	**$ 100,000 (Non-match)**
	Local Cost	$ 2,884,000

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include the renovation into a new climate controlled storage facility for artifacts and documents covering more than 275 years of the County's history.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@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 Directors of the Women's Institute of Torah Seminary & College, Inc.
WITS Office Efficiency and Laboratory Renovations (Baltimore City)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the WITS properties (Baltimore City)."
Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024) DGS Item 24-589, (SL-092-240-038) ***$100,000***

Matching Fund: No match is required.

Background:		
	Total Project	$ 100,000
	24-589 (This Action)	**$ 100,000 (Non-match)**
	Local Cost	$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include the construction of three office spaces and one communal workspace.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
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12-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Eastern Shore Baseball Foundation, Inc.
Eastern Shore Baseball Museum (Wicomico County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Eastern Shore Baseball Museum/Hall of Fame property (Wicomico County)."
Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024) DGS Item 24-675, (SL-187-240-038) ***$125,000***

Matching Fund: No match is required.

Background:

Total Project	$ 125,000
24-675 (This Action)	**$ 125,000 (Non-match)**
Local Cost	$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include renovations of the current museum space including a new acoustic ceiling, LED lighting, large capacity dehumidifier, flooring, and a new modern reception desk to greet visitors

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@maryland.gov

13-CGL. CAPITAL GRANTS AND LOANS

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

The Children's Guild, Inc.
Children's Guild Preschool Playground at Monarch Academy Annapolis (Anne Arundel County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Children's Guild Preschool Playground at Monarch Academy Annapolis (Anne Arundel County)."

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025) DGS Item 25-387, (SL-157-250-038) ***$ 200,000***

Matching Fund: No match is required.

Background:	Total Project	$ 800,000
	25-387 (This Action)	**$ 200,000 (Non-match)**
	Local Cost	$ 600,000

(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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include construction and installation of playground equipment in addition to surface preparation.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@maryland.gov

14-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and City Council of Baltimore
Druid Hill Park-Druid Lake Recreational Lake Project Phase I (Baltimore City)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvements and capital equipping of Druid Lake (Baltimore City).
Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023) DGS Item 23-900, (SL-336-230-038) ***$17,000,000***

Matching Fund: No match is required.

Background:	Total Project	$ 17,000,000
	23-900 (This Action)	**$ 17,000,000 (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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
6. This project may include park improvements to increase public access, enhance trails, create event spaces, and provide new water access for swimming, boating, and fishing.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@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 Trustees of the Brooke Grove Foundation, Incorporated
Brooke Grove Retirement Village (Montgomery County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a historic structure at the Brooke Grove Retirement Village, located in Montgomery County (Montgomery County).
Maryland Consolidated Capital Bond Loan of 2019 (LHI– Chapter 14, Acts of 2019)
DGS Item 19-G053, as amended by Chapter 576 Acts of 2021 (SL-188-190-038)
$100,000

Matching Fund: No match is required.

Background:	Total Project	$223,000
	19-G053 (This Action)	**$100,000 (Non-match)**
	Local Cost	$123,000

(Prior Actions: 6/3/2026 Agenda, Item 17-CGL)

Remarks:

1. The matching fund requirement for this grant was removed by House Bill 1374, Acts of 2021, Chapter 576, effective June 1, 2021.
2. An extension was approved at the June 3, 2026 agenda to extend the grant term to June 1, 2027.
3. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
4. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

15-CGL. CAPITAL GRANTS AND LOANS *(continued)*

6. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
7. This project may include important structural repairs to the historic house located on the Brooke Grove campus.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alexis Dukes 410-767-4703
alexis.dukes@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 the Senior Dog Sanctuary of Maryland, Inc.
Senior Dog Sanctuary (Anne Arundel County)
"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Senior Dog Sanctuary facility (Anne Arundel County)."
Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023) DGS Item 23-239, (SL-217-220-038) ***$75,000***

Matching Fund: No match is required.

Background:

Total Project	$175,000
23-239 (This Action)	**$ 75,000 (Non-match)**
22-692 (Prior Action)	$100,000 (Non-match)
Local Cost	$ 0

(Prior Actions: 9/6/2023 Agenda, 2-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. At the time of submission, the Department of General Services has verified that this grantee is in Good Standing status with the State Department of Assessments and Taxation.
5. This project may include enhancing the Senior Dog Sanctuary property through improvements such as new fencing, flooring, doors, windows, lighting, HVAC, and upgraded safety and security systems.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Molly Burtenshaw 667-203-9124
molly.burtenshaw@maryland.gov

17-CGL. CAPITAL GRANTS AND LOANS
Department of Health

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

1. Benedictine as a Transferee for the Right of Recovery recorded for 215 Scheeler Road, Chestertown, MD 21620 (the "Property") from Transferor/Grantee, Kent Center, Inc. (Kent Center), pursuant to Md. Code Health- Gen. §24-606;
2. The release of the Kent Center Right of Recovery, contingent on Benedictine obtaining the appropriate license for the Property and recording a new Right of Recovery for the Property.

Background: The BPW approved $169,000 on October 3, 2001 (DGS 30-CGL) for design, and $1,600,000 on August 31, 2005 (DGS 29-CGL) of a facility located at 215 Scheeler Road, Chestertown, MD 21620 by Kent Center, Inc. (the "Project"). Kent Center was approved to provide vocational training and support services for developmentally disabled adults at this facility.

In accordance with *Subtitle 6 of Title 24 of the Health-General Article of the Annotated Code of Maryland,* Kent Center recorded a State's Right of Recovery (ROR) on the Property among the Land Records of Kent County, in Liber 0260, Page 049. Said ROR is set to expire on April 19, 2037.

Kent Center surrendered their Developmental Disabilities license on April 1, 2026. On August 12, 2026, the Developmental Disabilities Administration (DDA) sent Kent Center a default notice alleging that they were no longer in compliance with the ROR because they had surrendered their license.

Benedictine is a DDA provider and will continue to provide the services for which the grant funds were disbursed to Kent Center. Benedictine is in the process of securing a license to operate the facility located at 215 Scheeler Road, Chestertown, MD 21620. Benedictine would qualify as an applicant under the Md. Code Health- Gen. § 24-601, et. seq., and is requesting approval for the transfer of the Right of Recovery for the Project. The release of the Kent Center ROR is contingent on the execution of a new ROR by Benedictine, to expire on April 19, 2037. The transfer of the ROR to Benedictine, if approved by the Board of Public Works, is proposed as a cure to Kent Center's default contingent on Benedictine obtaining a license to operate at the Property.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

17-CGL. CAPITAL GRANTS AND LOANS *(continued)*

Remarks:

1. Grantee provides supportive services for adults and children with intellectual and developmental disabilities.
2. The ROR transfer is contingent on Benedictine obtaining a license to operate the facility at 215 Scheeler Road, Chestertown, MD 21620.
3. In accordance with *§ 24-606(c) of the Health-General Article of the Annotated Code of Maryland*, the Board's approval is required for transfer of the Right of Recovery on the property.
4. There is no funding associated with this item.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Amanda Sadler 301-429-7780
amanda.sadler@maryland.gov

18-S. **SERVICES CONTRACT**
Department of Housing and Community Development,
Community Development Administration

Contract ID: HUD Inspector; *BPM055422*
ADPICS No.: S00B7600025

***Contract Description*:** For services of a building inspection firm to provide U.S. Department of Housing and Urban Development (HUD) — National Standards for the Physical Inspection of Real Estate ("NSPIRE") inspections for multifamily properties.

***Award*:** American Property Consultants, Incorporated,
St. Leonard, MD

***Contract Term*:** 01/01/2027 - 12/31/2028 (w/one 1-year renewal option)

***Amount*:** $378,000 (Base Term)
$393,120 (Renewal Option #1)
$771,120 Total

***Procurement Method*:** Competitive Sealed Bidding

Bids:

Bidders	***Amounts***
American Property Consultants, Incorporated; St. Leonard, MD	$771,120
Maiden and Associates, PC; Washington, DC	$894,600

Living Wage Eligible: Yes

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

***Performance Security*:** N/A

***Incumbent*:** Maiden and Associates, PC; Washington, DC

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

18-S. **SERVICES CONTRACT** ***(continued)***

***Requesting Agency Remarks*:** On July 14, 2026, DHCD directly solicited the Invitation for Bid (IFB) to 14 prospective offerors and published it on eMaryland Marketplace Advantage (eMMA). The bids closed on August 10, 2026.

The IFB was designated as a Small Business Preference (SBP) procurement in accordance with COMAR 21.11.01.05. As a Certified Small Business, Maiden and Associates' price was evaluated with a 5% preference versus American Property Consultants, which is not a Certified Small Business. However, the 5% preference was not enough for Maiden and Associates to overcome the difference in prices between the two bidders. With the lowest responsive bid and the bidder determined to be responsible, DHCD selected American Property Consultants, Inc. for the contract award.

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

***Fund Source*:** 100% Special Funds (General Bond Reserve Fund)

***Approp. Code*:** A2202

***Resident Business*:** Yes

MD Tax Clearance: 26-4469-0010

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

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

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

Contract ID: Developmental Disability Services; *SSA/DDA-27-004*
ADPICS No.: N00B7600169

***Contract Description*:** Continuity of care of three youth placed with the Provider and for three additional beds to assist the Department with its placement needs.

***Award*:**	Charity Hearts Healthcare, Inc.; Owings Mills, MD
***Contract Term*:**	01/01/2027 - 12/31/2030
***Amount*:**	$10,168,560
***Procurement Method*:**	Sole Source (Continuity of Care)
Living Wage Eligible:	Yes
***MBE/VSBE Participation*:**	0% / 0%
***Performance Security*:**	N/A
***Hiring Agreement Eligible*:**	Yes
***Incumbent*:**	Same

***Requesting Agency Remarks*:** Charity Hearts Healthcare, Inc. (Charity Hearts) specializes in providing care to children who have been diagnosed with various disorders, such as Attention Deficit Hyperactivity Disorder, Depressive Disorder with Psychotic Features, Post-Traumatic Stress Disorder, and Disruptive Mood Dysregulation Disorder. Charity Hearts is a Residential Child Care Provider that is licensed and monitored by Maryland's Developmental Disabilities Administration.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

19-S. **SERVICES CONTRACT** ***(continued)***

Remarks (continued):

The Department currently maintains an active contract with Charity Hearts, set to expire on December 31, 2026, which currently supports the placement of three youths. This Sole-Source Contract will ensure uninterrupted continuity of care for the participating youths originating from Baltimore City, Somerset County, and Carroll County, while additionally securing three supplemental beds to accommodate future capacity requirements within the state's out-of-home placement program.

DHS conducted a site visit at the Provider's Catonsville location on May 22, 2026. The three-bedroom, two bathroom unit was found to be appropriate, and no deficiencies were identified. Two youths are currently in care at this location.

DHS also conducted a site visit at the Provider's other Pikesville location on July 10, 2026. The two-bedroom, two bathroom unit was found to be appropriate, and no deficiencies were identified. One youth is currently in care at this location.

The Provider's performance and compliance is also reviewed at the monthly Children's Check-In call facilitated by the Office of Health Care Quality inclusive of representatives from other state agencies such as Maryland Department of Health, Developmental Disabilities Administration, Office of Licensing and Monitoring, and SSA Contract and Placement Units.

The proposed price for this Contract is fair and reasonable because the price is set by the Developmental Disabilities Administration, using the same established methodology in price setting for all In-State Developmental Disabilities Administration providers through the Interagency Rates Committee.

There are no MBE/VSBE goals established as there were no subcontracting opportunities available.

***Fund Source*:** 100% General Funds

***Approp. Code*:** N00G0001

***Resident Business*:** Yes

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Christopher Tomlinson 443-831-4961
christopherl.tomlinson@maryland.gov

20-S-OPT. **SERVICES OPTION**
Department of Public Safety and Correctional Services

Contract ID: Inmate Payphone Equipment and Services; *Q00B9400038*
ADPICS No.: Q00B7600063

Contract Approved: DoIT 7-IT, 08/14/2019

***Contract Description*:** Telecommunication system and information technology services to inmates throughout the Department of Public Safety and Correctional Services' institutions and facilities.

Option Description: Exercise the fifth and final renewal option.

***Award*:** Global Tel*Link (GTL) d/b/a ViaPath;
Reston, VA

***Original Contract Term*:** 09/01/2019 – 12/31/2022 (w/five 1-year renewal options)

Option Term: 01/01/2027 – 12/31/2027

***Original Contract Amount*:** $17,166,004 (est. cost to incarcerated persons)

Option Amount: $ 5,000,000 (est. cost to incarcerated persons)

Prior Options/Mods:
$200,000 (Mod #1 Provide five free phone calls per week, up to 15 minutes per free call, to the inmate population during the pandemic months. Sec. Agenda A-15, 07/22/2020)
$1,500,000 (Mod #2 Provide each inmate up to 75 minutes of free calls during the COVID pandemic. Sec. Agenda A-10, 12/02/2020)
$500,000 (Mod #3 Provide each inmate up to five 15-minute free calls during the COVID pandemic months. Sec. Agenda A-11, 02/16/2022)
$5,000,000 (Renewal Option #1 01/01/2023 - 12/31/2023. DGS 33-S-OPT, 12/07/2022)
$5,000,000 (Renewal Option #2 01/01/2024 - 12/31/2024. DGS 22-S-OPT, 11/29/2023)

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

20-S-OPT. SERVICES OPTION *(continued)*

Prior Options/Mods (continued):

$5,000,000 (Renewal Option #3 01/01/2025 - 12/31/2025. DGS 28-S-OPT, 12/18/2024)
$5,000,000 (Renewal Option #4 01/01/2026 - 12/31/2026. DGS 37-S-OPT, 12/17/2025)

Total Contract Amount: $44,366,004 (est. cost to incarcerated persons)

Percent +/- (This Item): 29.13%

Total Percent Change: 158.45%

***Procurement Method*:** Intergovernmental Cooperative Purchasing Agreement (ICPA) Prince William County, Virginia

***MBE/VSBE Participation*:** 20% / 0%

***MBE/VSBE Compliance*:** 25.85% / 0%

***Performance Security*:** N/A

***Requesting Agency Remarks*:** The Department seeks to exercise the fifth and final unilateral renewal option to provide telecommunication services to incarcerated individuals. The contract provides for a telecommunication system and other information technology services to be used by the incarcerated population. The contract allows the incarcerated population to make local, long distance, debit/prepaid and collect telephone calls. This contract is at no cost to the State, and incarcerated persons pay directly for the services from their accounts.

This contract also provides for the ability to access other technology services such as electronic mailing, video conferences, kiosks, and tablets; this will allow the options, if desired, to provide expanded services with respect to education, communications, and safety.

The Department negotiated the domestic call rate to $0.032 (3.2 cents), with no additional costs charged. This is one of the lowest rates in the country. The contract provides cost benefits to the State by offering a low domestic per-minute rate, thereby reducing the total cost paid by the incarcerated population and their families to communicate.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

20-S-OPT. SERVICES OPTION *(continued)*

Remarks (continued):

The Department has negotiated flat rates for each service provided; the contractor is not allowed any additional charges, nor does the Department receive any revenue from this contract. Although other states receive revenue from the vendor, the Department chose to forego that opportunity to obtain the lowest rates possible to better serve the incarcerated population and families.

The Department has determined the continuance of an ICPA provides a cost benefit to the State.

The Department recognizes this is the final renewal option and has started the process for the next procurement and will reach out to the Department of Information Technology to address this IT business need prior to determining the appropriate procurement method for the new contract.

***Fund Source*:** 100% Non-budgeted

***Approp. Code*:** N/A

***Resident Business*:** No

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Susan Barber-Amigh 301-429-7660
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21-S-OPT. **SERVICES OPTION**
Department of Housing and Community Development,
Division of Credit Assurance

Contract ID: Sub-Servicer for State-Funded Single Family, Multifamily, and Small Business Loans; *S00R7400001*
ADPICS No. S00B7400016

Contract Approved: DBM 9-S, 12/07/2016

***Contract Description*:** Provide sub-servicing services to include maintaining records, collecting and remitting payments, collecting and managing escrows (including the payment of insurance and taxes), responding to borrowers' inquiries, performing loss mitigation, recommending and participating in foreclosures, processing claims, and related activities covered under the contract.

Option Description: Exercise the second renewal option

Award: AmeriNational Community Services, LLC dba AmeriNat; Albert Lea, MN *(local office in Baltimore, MD)*

Original Contract Term: 12/07/2016 - 12/31/2021 (w/ two 5-year renewal options)

Option Term: 01/01/2027 - 12/31/2031

Original Contract Amount: $3,700,000

Option Amount: $4,700,000

Prior Mods/Options: $71,505 (Mod. #1: Increase funding and modify the scope of work in order to perform an audit of all 3,873 single and multi-family loan portfolios; DBM 24-S-MOD, 06/20/2018)
$4,100,000 (Renewal Option #1 01/01/2022 - 12/31/2027 included record correction to the ADPICS Change Order number. DGS 24-S-OPT, 11/03/2021)
$0.00 (Corrected date of first renewal option to reflect expiration date 12/31/2026. DGS 30-S-MOD, 01/26/2022)

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

21-S-OPT. SERVICES OPTION *(continued)*

Prior Mods/Options (continued):

$0 (MOD # 2) Modify the contract to permit fees to be paid by the DHCD department. Delegated Authority - DHCD, 03/05/2024)

Total Contract Amount: $12,571,505

Percent +/- (This Item): 127.03%

Total Percent Change: 239.77%

***Original Procurement Method*:** Competitive Sealed Proposals

MBE/ VSBE Participation: 15%/ 0%

***MBE/ / VSBE Compliance*:** 10.85%/ 0%

Performance Security: N/A

***Requesting Agency Remarks*:** AmeriNat has performed satisfactorily under the contract and has demonstrated the ability to provide the required services effectively. Given the limited competition received previously, there is a substantial risk that a new solicitation may result in fewer responses, no responses, or higher pricing. Additionally, transitioning to a new vendor would require significant onboarding costs and resources to transfer DHCD's existing loan portfolio from one servicing company to another. Renewing the contract is in the best interest of the State, as it will ensure continuity of services, avoid unnecessary transition costs, and maintain full production.

AmeriNat did not meet the 15% MBE participation goal due in part to staffing challenges experienced by its original MBE-certified personnel services firm, which affected its ability to maintain consistent utilization throughout the contract. A corrective action plan has been put in place that includes regular communication between AmeriNat and the original MBE-certified personnel services firm regarding staffing capacity, upcoming assignments, and invoicing to ensure qualified associates are identified timely to support the contract. AmeriNat will also monitor MBE utilization and expenditures, identify potential gaps, and take steps to increase participation toward the 15% MBE participation goal.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

21-S-OPT. **SERVICES OPTION** ***(continued)***

***Fund Source*:** 94% Special Funds (General Bond Reserve Fund),
6% Federal Funds

***Approp. Code*:** A2202

***Resident Business*:** Yes

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Alison Barry 667-203-9095
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22-S-MOD. SERVICES MODIFICATION
Department of Health, Prevention and Health Promotion Administration

Contract ID: Computer-Assisted Telephone Interviewing Data Collection for the Maryland Behavioral Risk Factor Surveillance System (BRFSS); OPASS 20-18349
ADPICS No.: M00B0600256/ COL#57459

Contract Approved: DGS 24-S, 11/20/2019

***Contract Description*:** Perform computer-assisted telephone interviews to include data collection, interviewer monitoring, quality control, and data processing activities for the Maryland Behavioral Risk Factor Surveillance System (BRFSS) survey.

Modification Description: Extend the contract to allow time to complete the new procurement.

***Award*:** ICF Macro Inc.;
Fairfax, VA

***Original Contract Term*:** 01/01/2020 - 12/31/2024

Modification Term: 01/01/2027 - 12/31/2027

***Original Amount*:** $9,899,488

Modification Amount: $1,156,700

Prior Options/Mods: $0 (Mod #1: Extension 01/01/2025 - 12/31/2025 The original executed contract had a five-year term with no options. Delegated Authority - MDH 01/28/2025)
$0 (Mod #2: Extension 01/01/2026 - 02/28/2026 Delegated Authority - MDH 12/17/2025)
$1,109,560 (Mod #3: Extension 03/01/2026 - 12/31/2026. DGS 76-S-MOD, 02/18/2026.

Total Contract Amount: $12,165,748

Percent +/- (This Item): 11.68%

Total Percent Change: 22.89%

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

22-S-MOD. SERVICES MODIFICATION *(continued)*

***Original Procurement Method*:** Competitive Sealed Proposals

Living Wage Eligible: Yes

***MBE/VSBE Participation*:** 20% / 0%

***MBE/VSBE Compliance*:** 21.54% / 0%

***Performance Security*:** N/A

***Requesting Agency Remarks*:** Since 1990, ICF has consulted with the Centers for Disease Control and Prevention (CDC) on BRFSS. During that same time, ICF has provided Computer-Assisted Telephone Interviewing (CATI) services for 25 state BRFSS programs and has completed over one million BRFSS interviews. ICF has worked with other large public health surveillance systems, including the Youth Risk Behavior Survey and the National Alcohol Survey, and has contracted with the State to provide CATI and other public health survey support.

The CDC funds each state to conduct BRFSS, which is a random telephone interview survey on chronic health conditions and related risk and proactive factors. BRFSS began in 1984 with 15 states, but now collects data in all 50 states, the District of Columbia, and three U.S. territories. Data is collected from over 400,000 adults each year. The longevity of the survey, reach of geographic areas, and number of interviews collected make BRFSS the largest continuously conducted health survey system in the world, according to the CDC.

Interviews are conducted by telephone (landline and cell phone) with randomly selected Maryland adults (ages 18 and older). Maryland has administered the BRFSS continuously since 1987. Maryland plans to complete up to 20,000 interviews per year over the next five calendar years. Like most states, Maryland contracts with a calling services contractor to provide CATI data collection. This includes CATI programming of the data collection system, staffing a call center, conducting telephone interviews, and processing data to be submitted to the CDC.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

22-S-MOD. SERVICES MODIFICATION *(continued)*

Remarks (continued):

The data from Maryland BRFSS is used to inform the Department, Maryland universities, national, state, and local agencies, and others on the prevalence, course, and impact of conditions such as diabetes, cardiovascular disease, and risk and protective factors. In order to provide accurate data about health, BRFSS data must be collected proportionally throughout the year. Missing data collection for 1-3 (or more) months can skew the data. Incorrect data can lead to the selection and implementation of strategies that do not truly address population needs. Additionally, BRFSS data is collected in all months in all other states. CDC analysis methodology and data weighting relies on this consistency.

The incumbent contractor, ICF Macro Inc., is presently exceeding the MBE participation subcontracting goal of 20%. Currently, ICF Macro Inc.'s MBE compliance is 21.54%.

The new RFP solicitation is anticipated to be advertised in January 2027. The modification is necessary to allow enough time to advertise and award a new contract. Extending this contract is critical to prevent missing data for several months, which would significantly skew the data used to make critical medical decisions and limit our ability to provide accurate information for Maryland and/or the country.

***Fund Source*:** 8.8% Special Funds,
43.7% General Funds,
47.5% Federal Funds

***Approp. Code*:** F0304

***Resident Business*:** No

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

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

23-S-MOD. SERVICES MODIFICATION
Department of Human Services, Social Services Administration

Contract ID: Residential Child Care; *SSA/RCC-26-010-A1*
ADPICS No.: COL53844

Contract Approved: DGS 40-S, 03/18/2026

***Contract Description*:** Residential Child Care Services to children who are committed to the Local Department of Social Services.

Modification Description: Add an additional Medically Fragile site at 619 Aspen Lane in Edgewood, MD, with three associated beds, thereby increasing program capacity from 14 to 17 beds. In addition, the modification increases Developmental Disabilities Administration (DDA) capacity from 22 to 32 beds.

***Award*:**	Destiny Group Home, Inc.; Catonsville, MD
***Original Contract Term*:**	04/01/2026 - 03/31/2029
Modification Term:	01/01/2027 - 03/31/2029
Original Contract Amount:	$55,944,443
***Modification Amount*:**	$14,681,246
Prior Options/Mods:	N/A
Total Contract Amount:	$70,625,689
Percent +/- (This Item):	26.24%
Total Percent Change:	26.24%

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

23-S-MOD. SERVICES MODIFICATION *(continued)*

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

Living Wage Eligible: Yes

***MBE/VSBE Participation*:** 3% / 0%

MBE/VSBE Compliance: 0% / 0%

***Hiring Agreement Eligible*:** Yes

***Requesting Agency Remarks*:** Destiny Group Home, Inc. (Destiny), is a Residential Child Care Provider licensed by the Office of Health Care Quality and monitored by Maryland's Developmental Disabilities Administration (DDA). Destiny serves children who require daily medical technology or substantial nursing care to support breathing, nutrition, monitoring, and other essential health needs, including ventilation, IV nutrition or medication, tracheotomy care, suctioning, oxygen, and apnea and cardiorespiratory monitoring. Many children served also have multiple disabilities and may have emotional or behavioral diagnoses.

The Department's current contract provides 14 Medically Fragile (MF) beds and 22 DDA beds and remains in effect through March 31, 2029. At present, 13 youth are placed in the MF program, and 18 youth are placed in the DDA program.

This Modification establishes an additional Medically Fragile (MF) site at 619 Aspen Lane in Edgewood, MD, with three associated beds, thereby increasing MF program capacity from 14 to 17 beds. In addition, the Modification increases DDA capacity from 22 to 32 beds. The expanded capacity will help address the Provider's youth acceptance limitations related to age grouping and gender-specific Scope of Work requirements, reduce hospital overstays, and lessen reliance on temporary or non-traditional placements to meet the Department's placement needs.

DHS conducted site visits at each of the Provider's locations and identified no deficiencies . Additionally, the Provider's performance and compliance is also reviewed at the monthly Children's Check-In call facilitated by the Office of Health Care Quality inclusive of representatives from other state agencies such as Maryland Department of Health, Developmental Disabilities Administration, Office of Licensing and Monitoring, and SSA Contract and Placement Units.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

23-S-MOD. SERVICES MODIFICATION *(continued)*

Remarks (continued):

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

The Provider's current MBE compliance is 0%. Currently there has been no eligible MBE subcontractor participation associated with the contract to achieve the 3% participation goal due to the early implementation stage and delayed subcontractor activity. A MBE Corrective Action Plan was obtained from the Provider to meet the 3% participation goal prior to the expiration date of the contract.

***Fund Source*:** 100% General Funds

***Approp. Code*:** N00G0001

***Resident Business*:** Yes

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

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

24-S-MOD. SERVICES MODIFICATION
Department of Education

Contract ID: High-Quality Instructional Materials
ADPICS No.: R00B4600054 – COL53144

Contract Approved: DGS 40-S 10/30/2024

***Contract Description*:** To develop curriculum standards and curriculum resources for each subject at each grade level which build on one another in logical sequence, in core subjects that may be used by Local Education Agencies (LEAs). To develop a model statewide curriculum, Maryland must first have a system to identify high quality instructional materials (HQIM) and tools that outline the elements of outstanding curricula in the core subjects of English, mathematics, science, and social studies, which will be accomplished with four (4) Functional Areas.

Modification Description: Add funds to Functional Areas 2, 3 and 4.

***Award*:** Watershed Advisors, Inc., New Orleans, LA
(Functional Areas 2-4)

***Contract Term*:** 10/31/2024 – 11/30/2029 (Functional Areas 2-4)

Modification Term: 1/07/2027 – 11/30/2029 (Functional Areas 2,3,4)

***Original Amount*:** $2,047,978 (Functional Areas 2-4)

Modification Amount: $239,918.00

Prior Options/Mods: $49,735 (Mod #1 Additional Funds for coaching initiatives. Delegated Authority - MSDE, 06/22/2026)

Total Contract Amount: $2,337,631

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

24-S-MOD. SERVICES MODIFICATION *(continued)*

Percent +/- (This Item): 11.71%

Total Percent Change: 14.14%

***Original Procurement Method*:** Competitive Sealed Proposals

Living Wage Eligible: Yes

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

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

***Performance Security*:** N/A

***Requesting Agency Remarks*:** The Maryland State Department of Education (MSDE) requests approval to modify the existing High-Quality Instructional Materials (HQIM) implementation support contract to continue to support training, technical assistance, and implementation support for MSDE's statewide mathematics and literacy coaching initiatives. These initiatives were established after the original contract award in 2024.

The additional funds will support MSDE's statutory responsibilities to develop curriculum standards and resources and advance the statewide identification, adoption, and implementation of high-quality instructional materials (HQIM). Specifically, the funding will support: (1) Functional Area 2 - Instructional Materials Review, including management of the review and evaluation of instructional materials against Maryland HQIM standards; (2) Functional Area 3 - Instructional Materials Adoption, including the development of frameworks, training, and technical assistance to support LEA adoption of HQIM; and (3) Functional Area 4 - Instructional Materials Implementation, including the development of frameworks, training, and support to help LEAs effectively implement and sustain HQIM statewide.

The contractor, Watershed, previously developed MSDE's HQIM implementation framework and currently provides professional learning and technical assistance to districts. The addition of an unanticipated audience of statewide coaches builds on the existing framework and ensures coherent statewide implementations of HQIMs. The addition of coaches complements rather than replaces the existing district facing support. The majority of FA 4 funding remains scheduled for 2027–2028, when district implementation activities will occur.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

24-S-MOD. SERVICES MODIFICATION *(cont'd)*

Remarks (continued):

This modification is in the best interest of the State, as it enhances MSDE's capacity to deliver high-quality, standards-aligned instruction and supports the development and maintenance of a model statewide curriculum. Market research was conducted to evaluate alternative approaches for providing HQIM implementation support services, including a review of available educational consulting providers, existing contract vehicles, and the feasibility of conducting a new competitive procurement. The review determined that while other vendors may offer similar professional learning and coaching services, Watershed possesses unique institutional knowledge of MSDE's HQIM implementation framework, having developed the framework and provided ongoing technical assistance under the current contract. Continuing services through the existing contract ensures continuity of support, minimizes implementation risk, avoids duplicative onboarding and transition costs, and provides the best value to the State. The proposed additional funds are considered fair and reasonable and provide the best value to the State by leveraging an established contract vehicle, ensuring continuity of services, minimizing implementation risks, and avoiding the additional costs and administrative burden associated with procuring and transitioning to an alternative solution.

Functional Area 1, Instructional Materials Review Rubrics, developed Maryland-specific HQIM review rubrics, scoring tools, and reviewer training plans for English language arts, mathematics, science, and social studies to support the state's instructional materials review process. This work was under a different contractor and has been completed.

There are no MBE/VSBE goals due to no available subcontracting opportunities.

***Fund Source*:** 100% General Funds

***Approp. Code*:** R00.A01

***Resident Business*:** No

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Jared DeMarinis 410-269-2840
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25-S-MOD. SERVICES MODIFICATION
State Board of Elections

Contract ID: Project Management for the Voting Equipment Solution Transportation and Delivery; *D38B6600022*
ADPICS No.: COK86824

Contract Approved: DGS 33-S, 06/07/2023

***Contract Description*:** Provide logistical and transportation project management services for Maryland's Statewide voting system equipment.

Modification Description: Add the transportation pricing associated with the transportation of both the legacy voting equipment and new voting equipment procured under the New Voting System (NVS) and the Statewide Pollbook Modernization contracts in preparation for upcoming election activities.

Award: Interstate Moving Solutions Inc.,
Landover, MD

***Original Contract Term*:** 07/01/2023 - 06/30/2025 (w/two 2-year renewal options)

Modification Term: 01/01/2027- 06/30/2027

***Original Contract Amount*:** $5,231,866.58

Modification Amount: $ 447,500.25

Prior Options/Mods: $0 (Mod. #1: MBE participation updated among the MBE subcontractors. Delegated Authority - SBE, 09/20/2024)
$5,502,192.41 (Renewal Option #1 07/01/2025- 06/30/2027 DGS, 30-S-OPT, 05/07/2025)

Total Contract Amount: $11,181,559.24

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

25-S-MOD. SERVICES MODIFICATION *(continued)*

Percent +/- (This Item): 8.55%

Total Percent Change: 113.72%

***Original Procurement Method*:** Competitive Sealed Proposals

Living Wage Eligible: Yes

***MBE/VSBE Participation*:** 30% / 0%

***MBE/VSBE Compliance*:** 33.98% / 0%

***Performance Security*:** N/A

Requesting Agency Remarks: This modification adds the transportation costs associated with the transportation of both the legacy voting equipment and new voting equipment procured under the New Voting System (NVS) contract D38B5600001 and the Statewide Pollbook Modernization contract (D38B5600002) in preparation for upcoming election activities. SBE does not currently have a transportation arrangement in place to address the movement of both equipment systems, which includes substantial quantities of voting equipment between the State Board of Elections and all 24 local boards of elections. This modification will allow for coordinated transportation necessary to ensure equipment is picked up and delivered in a consolidated and timely manner.

The scope of this modification includes the pickup of over 18,191 pieces of equipment, consisting of DS200s, DS850s, ExpressVotes, and Pollbooks, from all 24 local boards of elections (LBEs), as well as the delivery of over 17,562 pieces of equipment, consisting of DS300s, ExpressVotes, and Pollbooks, to the 24 LBEs and SBE. The cost also includes insurance coverage for the equipment while it is in the possession of the vendor. An MBE participation goal of 30% and VSBE goal of 0% was set for this contract. The vendor has exceeded the MBE participation goal, meeting a 33.98% compliance rate.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

25-S-MOD. **SERVICES MODIFICATION** ***(continued)***

Fund Source:	50% General Funds, 50% Special Funds(County Funds)
Approp. Code:	38I0102
***Resident Business*:**	Yes

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Dominic Edet 410-767-7050
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26-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: ***Agile Team Resources****; F50B2600034*
(Secondary Master from CATS+ 060B2490023)
Approved: DGS 39-IT 1.0 and 1.1; 02/16/2022
Term: 02/17/2022 - 03/31/2027
***As of publication, the remaining balance of this master contract is $150720727.*

1.1 Using Agency: Department of Information Technology

Description: Fifteen Information Security Officers (ISO) Subject Matter Experts (SMEs) to support coordinating the implementation of centrally provided cyber security services; *F50B0600045-53.*
Option Description: Exercise the second and final of two renewal options for 13 ISO SMEs with a shortened contract term based on the expiration date of the Master Contract.

Original Contract Term:	12/09/2024 – 12/08/2025 (w/ two 1-Year Renewal Options)
Option Term:	12/09/2026 – 03/31/2027
Award:	Gantech, Inc.; Columbia, MD
Original Amount:	$188,595
Option Amount:	$59,459.67
Prior Mods/Options:	$192,060 (Renewal Option. #1: 12/09/2024-12/08/2025; DGS-27-IT 1.2, 12/04/2024
Total Contract Amount:	$440,114.67

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

26-IT. INFORMATION TECHNOLOGY *(continued)*

Award:	Momentum, Inc.; Camp Hill, PA (MBE)
Original Amount:	$259,875
Mod/Option Amount:	$80,454.45
Prior Mods/Options:	$259,875 (Renewal Option. #1: 12/09/2024-12/08/2025; DGS-27-IT 1.2, 12/04/2024)
Total Contract Amount:	$600,204.45

Award:	Innosoft Corporation; Columbia, MD
Original Amount:	$207,900
Mod/Option Amount:	$68,041.48
Prior Mods/Options:	$213,840 (Renewal Option. #1: 12/09/2024-12/08/2025; DGS-27-IT 1.2, 12/04/2024)
Total Contract Amount:	$489,781.48

Award:	Infojini, Inc.; Columbia, MD
Original Amount:	$299,970
Mod/Option Amount:	$48,291.06
Prior Mods/Options:	$305,910 (Renewal Option. #1: 12/09/2024-12/08/2025; DGS-27-IT 1.2, 12/04/2024)
Total Contract Amount:	$654,171.06

Award:	4A Consulting; Ellicott City, MD
Original Amount:	$1,381,287.60
Mod/Option Amount:	$436,237.83
Prior Mods/Options:	$1,395,068.40 (Renewal Option. #1: 12/09/2024-12/08/2025; DGS-27-IT 1.2, 12/04/2024)
Total Contract Amount:	$3,212,593.83

Award:	Elegant Enterprise-Wide Solutions***;*** Aldie, VA (MBE)
Original Amount:	$1,011,780
Option Amount:	$242,129.59
Prior Mods/Options:	$1,015,740 (Renewal Option. #1: 12/09/2024-12/08/2025; DGS-27-IT 1.2, 12/04/2024)
Total Contract Amount:	$2,269,649.59

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

26-IT. **INFORMATION TECHNOLOGY** ***(continued)***

MBE/VSBE Participation: 0% / 0%
MBE/VSBE Compliance: 0% / 0%
Resident Business: Yes except for Momentum, Inc.; Camp Hill, PA
Elegant Enterprise-Wide Solutions***;*** Aldie, VA
Fund Source: 100% General Funds
Agency Remarks: The Agency has elected to exercise the second renewal option under the Task Order, which was originally awarded for a term from December 9, 2026, through December 8, 2027. Due to the expiration of the Agile Team Resources Secondary Master Contract ((F50B2600034) on March 31, 2027, the Agency has shortened the second option year from its originally scheduled expiration of December 8, 2027, to March 31, 2027. This renewal will allow for the continued provision of services supporting the State's centralized cybersecurity initiatives through the deployment of Information Security Officer (ISO) . These IT professionals continue to play a critical role in aligning agency-specific cybersecurity strategies with DoIT's broader cybersecurity framework. Embedded within partner agencies, the ISOs provide dedicated consultation, risk management support, and operational guidance to ensure the effective adoption of centrally managed cybersecurity services. Their continued engagement is essential to maintaining alignment with statewide cybersecurity objectives, enhancing security postures across agencies, and supporting incident response, compliance, and security awareness efforts in accordance with DoIT policies and direction.

An MBE participation was not established for this contract because there are no subcontracting opportunities available.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

26-IT. INFORMATION TECHNOLOGY *(continued)*

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 $116,653,622.44

2.1 ***Using Agency:*** Department of Public Safety and Correctional Services
Description: Checkpoint Infinity Platform software supports cloud delivered cyber security architecture that consolidates management, threat prevention and operational controls; Q*00P7600827*.
Award: Applied Technology Services; Middle River, MD (MBE) (Certified Small Business)
Number of Qualified Master Contractors: 9 (Functional Area I, III) (*SBR - Designated*)
Number of Bids: 2
Bids:

Bidders	***Amounts***
Applied Technology Services, Inc.; Middle River, MD	$1,168,690.00
En-Net Services, LLC; Frederick, MD	$2,673,015.66

Amount: $1,168,690
Term: 01/01/2027 - 09/20/2027
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Fund Source: 100% General Funds
Requesting Agency Remarks: MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

26-IT. INFORMATION TECHNOLOGY *(continued)*

3.0 Master Contract: ***Hardware/Associated Equipment & Services 2012***
Contract No. 060B2490022
Approved: DoIT 4-IT, 10/31/2012
Term: 11/15/2012 - 11/14/2028

3.1 Using Agency: Comptroller of Maryland
Description: IBM z16 Mainframe maintenance and support to continue existing coverage at COM's Tierpoint location; *E00B7600022.*
Award: CAS Severn, Laurel, MD (Certified Small Business)
Number of Qualified Master Contractors: 17 (Functional Area V) *(SBR – Designated)*
Number of Bids: 1 *(Single Bid Received)*
Bid:

Bidder	***Amount***
CAS Severn, Inc., Laurel, MD	$520,000

Amount: $520,000
Term: 01/01/2027 – 11/14/2028
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Fund Source: 100% Reimbursable (ADC Agencies)
Agency Remarks: The IBM z16 is COM's mainframe computer at Tierpoint, COM's colocation data center. This mainframe computer houses multiple mainframe applications and data for the State, including the Maryland State Integrated Tax (SMART) System, the State Payroll System, the Maryland State Financial Management and Information System (FMIS), and the Medicaid Management Information System (MMIS).

The PORFP for maintenance and support was directly emailed to the 17 SBR master contractors and posted on eMMA on 9/22/2026. One bid was received and was determined to be responsive and responsible. There is no GSA pricing for the IBM z16 series maintenance for a comparison to be made. MSRP for this product is $595,102.58. IBM's provided budgetary quote for the same term (33 months), but with pre-payment terms, was $482,441.42 ($14,619.43/month). Since the State cannot pre-pay, COM estimated annual payment pricing to be $506,563 (a 5% increase). The bid price of $520,000 ($15,757.57/month) was a 7.7% increase.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

26-IT. INFORMATION TECHNOLOGY *(continued)*

Considering COM's requirement for annual pricing and the Certified Small Business reseller markup, the pricing was found to be fair and reasonable.

AS Severn was the awarded vendor when the new equipment was purchased and installed in 2024. CAS Severn is a trusted and reliable partner of COM.

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

3.2 ***Using Agency:*** Comptroller of Maryland
Description: IBM Direct Access Storage Device (DASD) Mainframe maintenance and support to continue existing coverage at COM's Recovery Point location; *E00B7600026.*
Award: Braxton-Grant Technologies, Woodstock, MD (MBE) (Certified Small Business)
Number of Qualified Master Contractors: 17 (Functional Area V) *(SBR – Designated)*
Number of Bids: 2
Bids:

Bidders	***Amounts***
Braxton-Grant, Woodstock, Md	$675,822.81
CAS Severn, Inc., Laurel, MD	$679,569.03

Amount: $675,822.81
Term: 01/01/2027 – 12/31/2027
***MBE/VSBE Participation*:** 0% / 0%
Resident Business: Yes
***Fund Source*:** 100% Reimbursable (ADC Agencies)
Agency Remarks: This contract is to continue existing maintenance and support for the DASD mainframe devices at COM's Recovery Point location. Recovery Point provides disaster recovery services for the Annapolis Data Center.
MBE and VSBE participation were not established for this contract because there were no subcontracting opportunities.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Kareen Davis 410-767-7572
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27-M-OPT. MAINTENANCE OPTION
Department of General Services

Contract ID: Statewide Fuel Contract; *001IT821180*
ADPICS No.: 001B7600187

Contract Approved: DGS 52-M, 10/06/2021

***Contract Description*:** Statewide fuel delivery and maintenance services.

Option Description: Exercise the first of two renewal options for consigned fuel and maintenance.

***Award*:** Carroll Independent Fuel, LLC; Baltimore, MD

***Original Contract Term*:** 01/01/2022 – 12/31/2026 (w/two 2-year renewal options)

Option Term: 01/01/2027 – 12/31/2028

***Original Contract Amount*:** $161,299,463.24

Option Amount: $ 85,000,000.00

Prior Options/Mods: $0 (Mod #1: Add price list for fuel site compliance testing;; Delegated Authority - DGS, 12/22/2021)
$0 (Mod #2: Revise MBE schedule to replace original subcontractors; Delegated Authority - DGS, 08/17/2022)
$0 (Mod #3: Remove bulk fuel and diesel exhaust fluid from scope of work; Delegated Authority - DGS, 12/18/2024)

Total Contract Amount: $246,299,463.24

Percent +/- (This Item): 52.70%

Total Percent Change: 52.70%

***Original Procurement Method*:** Competitive Sealed Proposals

Living Wage Eligible: Yes

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

27-M-OPT. MAINTENANCE OPTION *(continued)*

***MBE/VSBE Participation*:** 30% / 0%

***MBE/VSBE Compliance*:** 25.00% / 0%

***Performance Security*:** Performance and Payment Bonds (5% of contract award)

***Hiring Agreement Eligible*:** Yes

***Requesting Agency Remarks*:** DGS requests approval to exercise the first of two available two-year renewal options for the Statewide Fuel Contract to ensure continuity of essential consigned fuel delivery and fuel site maintenance services while a new competitive procurement is completed.

The prior procurement was canceled following the resolution of procurement protests and identification of deficiencies in the procurement record. DGS has initiated a new procurement and is coordinating the solicitation and review process to support a defensible competitive award.

The proposed renewal will prevent a disruption in fuel services to State agencies and other eligible users. The $85 million renewal amount reflects anticipated contract utilization and projected fuel and service costs over the two-year renewal period.

DGS will continue monitoring contractor performance, MBE participation, and the progress of the replacement procurement.

DGS is working with the contractor to ensure the participation goal will be met during the renewal option period.

***Fund Source*:** Various (Determined by Using Agency)

***Approp. Code*:** Various (Determined by Using Agency)

***Resident Business*:** Yes

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

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

28-GM. **GENERAL MISCELLANEOUS**

Recommendation: That the Board of Public Works approve the following request for utilization of capital funds.

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

1.0 ***Agency:*** Department of General Services
Fund Source: MCCBL 2025 *Facilities Renewal Fund. Provide funds for the repair and rehabilitation of State-owned capital facilities.* Item 155

1.1 ***Contract ID:*** Repair or Replace Bricks in Sidewalk; *BA-522-260-001*
Description: Repair and replacement of deteriorated brick sidewalks at the Goldstein Treasury Building in Annapolis. Work includes removal and replacement of damaged brick pavers, repairs to the existing sidewalk base as required, installation of matching clay brick pavers, restoration of adjacent disturbed areas, pedestrian traffic control, and all incidental work necessary to restore the sidewalks to a safe, serviceable condition.
Procurement Method: Work Order under Master Contract - DGS-23-306-IQC
Award: Taggart Brown & Associates, Inc.; Cockeysville, MD
Amount: $144,890
MBE/VSBE Participation: 10.42% / 0%
Resident Business: Yes
Remarks: The Department of General Services is requesting approval to award a construction contract to Taggart Brown & Associates, Inc. for the repair and replacement of deteriorated brick sidewalks at the Goldstein Treasury Building in Annapolis, Maryland. Fourteen contractors from the DGS-23-306-IQC General Construction contract list were invited to bid and eight bids were received. Following evaluation of the bids and completion of the minority business enterprise compliance review, Taggart Brown & Associates, Inc. was determined to be the lowest responsive and responsible bidder.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

28-GM. **GENERAL MISCELLANEOUS** ***(continued)***

Remarks (continued):

The work includes removal and replacement of deteriorated brick pavers, repairs to the existing sidewalk base where necessary, installation of matching clay brick pavers, restoration of disturbed areas, pedestrian traffic control, and all incidental work required to complete the project. The award of this contract will improve pedestrian safety while preserving the historic character of the Goldstein Treasury Building. The contract provides for an 180-calendar-day construction period following issuance of the Notice to Proceed.

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Curtis Murray 410-767-4025
curtis.murray2@maryland.gov

29-LL. **LANDLORD LEASE**
Department of Planning / Maryland Historical Trust

Recommendation: Approve a New Lease

Prior Board Action: N/A

Lessee: Morgan State University, Patuxent Environmental and Aquatic Research Laboratory, 1700 East Cold Spring Lane, Baltimore, MD21251

Lessor: Jefferson Patterson Park and Museum, administered by the Maryland Historical Trust, an instrumentality of the State of Maryland, within the Maryland Department of Planning

Property Location: Jefferson Patterson Park Museum property (JPPM)
Building No. 036 (Gardener's Cottage, Apartment 2)
10601 Mackall Road, Saint Leonard, MD 20685

Space Type: Housing

Lease Type: Intergovernmental

This Term: 01/01/2027 – 12/31/2027 (1 Year)
Future Option Term: N/A

Annual Rent: $14,496.00
Monthly Rent: $1,208.00

Utilities/Custodial Responsibility: Lessee (Tenant) /Lessee (Tenant)

Termination for Convenience Clause: No

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4), where the State is the lessor.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

29-LL. **LANDLORD LEASE** ***(continued)***

Remarks: The Jefferson Patterson Park & Museum (JPPM) was established following a conveyance to the State in 1983 of 512 acres located along the Patuxent River in St. Leonard from Mary Marvin Breckinridge Patterson, subject to a Trust Agreement which provides that the 512-acre property shall "be administered by [MHT] for the benefit of the citizens of the State of Maryland and for the purpose of establishing the Jefferson Patterson Historic Park and Museum". The Trust Agreement further states that the property shall be used for the purpose of "maintaining, preserving, and promoting interest in historical, archaeological, agricultural, cultural, scenic and environmental significance," including "recreational use". Since 1983, JPPM's acreage has expanded to approximately 560 acres through five separate acquisitions of contiguous properties between 1986 – 2002.

The JPPM grounds contain nine (8) properties that MHT has been leasing. These include five (5) residential properties, two (2) storage facilities, and (1) agricultural property containing 125 acres of farmland.

All rental income received by MHT through the JPPM leases is dedicated to a special fund, the use of which supports JPPM's public mission as prescribed in the Trust Agreement. This includes, among other things, the salaries of contractual employees who perform educational programming at the Park, other costs related to providing educational programming, and facilities maintenance.

Climate/Sustainability: N/A

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Curtis Murray 410-767-4025
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30-LT. **TENANT LEASE**
Department of Public Safety and Correctional Services

Recommendation: Approve a new renewal lease

Prior Board Action: DGS 43-LT, 07/27/2022

Lessor: TRC RRP I, LLC
2800 Quarry Lake Dr, Ste 130, Baltimore, MD 21209

Lessee: Maryland Department of Public Safety and Correctional Services

Property Location: 6776 Reisterstown Rd, Baltimore, MD 21215

Space Type: Office (135,200 sq. ft.)

Lease Type: Renewal

This Term: 02/01/2027 – 01/31/2042 (15 Years) (w/standard 6-month holdover)

Future Lease Renewal to be negotiated in accordance with COMAR 21.05.05.02 (D): 02/01/2042 – 01/31/2047 (5 years)

Annual Rent: $2,873,000.00 (Year 1)
Square Foot Rate: $21.25 (Year 1)
Rent Escalation: 2.25% Annually
Estimated Full Term Rent Value: $50,593,192.00

Additional Parking Fees: No

Fund Source: 100% General
Appropriation Code: A0101 1310 PCA 11110

Utilities/Custodial Responsibility: *Lessee / *Lessor
Termination for Convenience Clause: Yes – Permitted to terminate after year 10

*Utility expenses are paid by the Lessee (Tenant Agency) under a separate contract
*Custodial expenses are paid by the Lessor (Landlord)

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

30-LT. **TENANT LEASE** ***(continued)***

Procurement Method: Sole Source
See COMAR 21.05.05.02 D; SF&P §12-204 (b)(1) ; DGS Space Mgmt Manual ¶6-605 E

Remarks: The Maryland Department of Public Safety and Correctional Services (DPSCS) has occupied 6776 Reisterstown Road since 1985 as its Baltimore City headquarters and for public-facing operations. Renewing the existing lease offers significant operational and qualitative benefits, including uninterrupted service delivery, elimination of relocation costs and disruption, and preservation of an established and accessible location for employees and the public.

The property provides convenient access to restaurants, retail, and nearby public transportation, as well as free, unreserved on-site parking. Renewal of this agreement avoids the estimated 24-month timeline for a commercial lease relocation and the 48–60 months associated with purchasing and renovating or constructing a new facility. It also reduces implementation risks, logistical demands, and potential service interruptions while avoiding significant upfront capital investment and the uncertainties of property acquisition or construction.

The lease also provides for annual rental rate escalations of 2.25%, supporting predictable occupancy cost planning. Ultimately, this lease renewal offers a practical, continuity-focused solution that preserves established operations, minimizes disruption, and avoids the time, costs, and risks associated with relocation or the development of a new facility. The required State Finance and Procurement § 10-305 Legislative Policy Committee (LPC) notice and cost-benefit analysis were submitted on October 16, 2026, confirming that DGS may proceed with the lease process.

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: 26-2038-0000

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Curtis Murray 410-767-4025
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31-LT. **TENANT LEASE**
Department of Assessments and Taxation

Recommendation: Approve an intergovernmental lease renewal

Prior Board Action: DGS 32-LT, 12/16/2020

Lessor: County Council of Dorchester County
501 Court Lane, Room 108, Cambridge, MD 21613

Lessee: Maryland State Department of Assessments and Taxation

***Property Location*:** 501 Court Lane, Room #204,
Cambridge, Maryland 21613

Space Type: Office Space (2,478 NUSF)

Lease Type: Renewal Lease (Continued Use)

This Term: 01/01/2027 – 12/31/2031(5 Years) (w/ standard 6-month holdover)

Future Lease Renewal to be negotiated in accordance with COMAR 21.05.05.02 (D): 01/01/2032- 12/31/2036 (5 Year)

Annual Rent: $39,648.00 (Year 1)
Rate/Month: $3,304.00

Rent Escalation: 3.75% escalation (Year 2), 3.61% (Year 3), 3.49% (Year 4), and 3.37% (Year 5)

Estimated Full Term Rent Value: $213,108.00

Additional Parking Fees: No

Fund Source: 10% General
90% Special *(Local County Cost Share Revenue)*

Appropriation Code: PCA 25903

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

31-LT. **TENANT LEASE** ***(continued)***

Utilities/Custodial Responsibility: Lessor/Lessor
*Utility and Custodial expenses will be paid by the Lessor (Landlord)

Termination for Convenience Clause: Yes

Procurement Method: Intergovernmental Lease - Exempt from the procurement methods required by State Finance and Procurement Article ("SFP") Division II and COMAR in accordance with SFP §11-203(a)(2)(ii), §4-318(1) and (5), and COMAR 21.05.05.02(D)

Remarks: The Department of Assessments and Taxation has been in its current location for 36 years. The space is used to assist homeowners in Dorchester County with real property tax assessments and the assessment appeal process, as well as to assess all real property accounts within Dorchester County. The current lease is in a holdover status. This lease contract renewal supports uninterrupted occupancy and operational continuity for the agency.

Climate/Sustainability: N/A (Intergovernmental Lease)

***Residential Business*:** Yes

***MD Tax Clearance*:** 26-4611-1110

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

Contact: Kevin Delaney 410-767-9791
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32-IT. **INFORMATION TECHNOLOGY**
Department of Budget and Management, Employee Benefits Division

Contract ID: Kainos Smart Software-as-a-Service (SaaS); *F10B7600016*
ADPICS No.: F10B7600016

***Contract Description*:** On-line testing tool subscription for State Personnel System (SPS).

***Award*:**	SNAP, Inc.; Chantilly, VA
***Contract Term*:**	12/18/2026 – 12/17/2028
***Amount*:**	$470,394.40
***Procurement Method*:**	Sole Source
Living Wage Eligible:	Yes
***MBE/VSBE Participation*:**	0% / 0%
***Performance Security*:**	No
***Incumbents*:**	Same

Requesting Agency Remarks: Kainos Smart is an online testing tool service dedicated to testing the functionality of the Workday system. Kainos Smart, a certified Workday implementation solution and quality assurance partner, offers a testing automation tool specifically designed for Workday and is only available through SNAP, Inc.

This Sole Source contract is necessary to implement a critical online testing tool to assist with the statewide personnel system (SPS) SaaS cloud implementation project, which uses the Workday solution. Given Workday's product recommendation and the existence of only one U.S. provider of Kainos Smart, the sole source procurement method was utilized for this contract award.

DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
December 2, 2026

32-IT. INFORMATION TECHNOLOGY *(continued)*

Remarks (continued):

The pricing was determined to be fair and reasonable as the proposed amount is consistent with the historical procurement pricing for these services and will remain fixed for the duration of the contract, providing cost stability while ensuring the continued availability of these critical resources. The contract pricing is based on labor rates from 2024 to the current contract year of 2026 with adjustments made for Consumer Price Index (CPI) to accurately reflect the pricing. The overall total contract price increased from the previous contract, due to the addition of Payroll, which is being integrated into Workday, and is expected to go-live in January 2027.

No MBE and VSBE participation was established for this sole-source contract because there are no subcontracting opportunities.

***Fund Source*:** 100% Reimbursable (Other State Agencies)

***Approp. Code*:** F10A0201

***Resident Business*:** No

MD Tax Clearance: 26-4732-1111

BOARD OF PUBLIC WORKS ACTION **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**