

Board of Public Works

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January 28, 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.*

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

Recommendation: That the Board of Public Works approve funding for 16 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: \$748,880

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

County	Grantee	Agreement #	Amount
Baltimore	Tranquility Manor Farm, Inc.	AT-2026-2344	\$5,825
		AT-2026-2343	\$9,617
Caroline	Joshua McCafferty	CR-2026-2378-B	\$69,356
Carroll	C. Richard Weaver	RS-2026-2368	\$10,296
	Linda Neal	MP-2026-2346	\$20,199
		MP-2026-2345	\$39,905
Charles	Society Hill LLC	AT-2026-2364	\$77,639
		AT-2026-2365	\$62,554
Dorchester	Allen Harim Foods LLC	NW-2026-2348-B	\$125,510
		NW-2026-2349-B	\$44,800
		NW-2026-2350-B	\$44,800
		NW-2026-2351-B	\$39,200
		NW-2026-2352-B	\$65,625
Frederick	Clyde C. Crum & Son, Inc.	MP-2026-2174-P	\$78,210
	Sowers Farm Holdings LLC	MP-2026-2367	\$35,033
Kent	Zeb's Land LLC	AT-2026-2363	\$20,310

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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*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: \$11,948.90

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

County	Recipient	Agreement #	Amount
Carroll	Philip Bassler	MP-2025-2033	\$10,387.70
Talbot	Claire Wade	CR-2026-2079	\$1,561.20

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

Additional funds are requested for 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.

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

Recommendation: That the Board of Public Works approve reverting the balances on 26 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: \$242,865.62

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

County	Recipient	Agreement #	Amount	Status
Caroline	James R. Matters	CR-2025-2277	\$8,287.50	Completed
	Michael Dale Brown	CR-2025-2552	\$2,934.29	Completed
Carroll	Brandon Hochheiser	RS-2025-2262-C	\$64,049.50	Completed
	Jon M. Reifsnider	MP-2025-2292	\$4,138.00	Completed
	Ralph E. Bassler	MP-2025-2486	\$1,446.40	Completed
	Snader Farms, Inc.	MP-2025-2869	\$4,260.33	Completed
	Tumbleweed Express, Inc.	RS-2025-2323	\$6,000.00	Canceled
	Whispering Springs Farm LLC	MP-2025-2548	\$318.00	Completed
Frederick	Robert J. Kline	MP-2025-2647	\$15,416.00	Completed
Kent	Colen Family Limited Partnership	AT-2025-2928	\$1,733.99	Completed
	P. Thomas Mason	AT-2025-2291	\$74.00	Completed
Montgomery	Charles D. Jamison	WM-2025-2214	\$3,209.00	Completed
Queen Anne's	C. Temple Rhodes, Jr.	AT-2025-2562	\$875.00	Completed
	David M. Clark, III	AT-2025-2554	\$22,100.00	Canceled
	Richard B. Walls, Jr.	CH-2024-2778-C	\$43,505.34	Completed
	Steven Gene MacGlashan	AT-2025-2565	\$368.50	Completed

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3. DEPARTMENT OF AGRICULTURE (cont'd)

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 (cont'd)

County	Recipient	Agreement #	Amount	Status
St. Mary's	Mary F. Calvert	AT-2025-2664	\$1,100.00	Completed
Talbot	Yorktown Farm LLC	CH-2025-2517-R	\$2,769.60	Completed
Washington	Turkey Foot Farm LLC	AT-2025-2632-SF	\$72.22	Completed

Fund Source: MCCBL of 2019: Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms. Item 19344

County	Recipient	Agreement #	Amount	Status
Allegany	Christopher R. Toey	AT-2024-2237	\$10,232.23	Completed
Carroll	John A. Rawlings, Jr.	MP-2024-2424	\$12,680.37	Completed
	Paula S. Putman	MP-2025-2226-R	\$15,537.50	Completed
	Philip D. Bassler	MP-2024-2268-R	\$8,540.87	Completed
	Steven M. Bassler	MP-2025-2004	\$2,136.25	Completed
Cecil	Dye's Farm LLC	AT-2025-2225	\$6,434.15	Completed
Wicomico	Cathy Wilson Laws	NW-2025-2488	\$4,646.58	Completed

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

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ACTION AGENDA
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Contact: Bill Morgante 410-260-7791
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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 filling and dredging in the navigable waters of Maryland.

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

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

ANNE ARUNDEL COUNTY

25-0377 *AMY F. COLES* – To reconfigure existing stone groins by reconstructing groins acting as sand containment structures for beach nourishment.
Gibson Island, Magothy River
Special conditions: Requirements for constructing beach nourishment area and obtaining Maryland State Programmatic General Permit (MDSPGP) under the Category A limits.

25-1149 *RICHARD C. ZANTZINGER III* – To prevent and reduce shoreline erosion by constructing living shoreline areas with a low profile sand containment sill, filling and grading with sand, and planting marsh vegetation.
Harwood, West River
Special conditions: Time of year restriction. Requirements for marsh establishment area, obtaining a Toxic Material Permit, and disposal of excavated Phragmites material.
Wetlands Created: 15,344 square feet

CHARLES COUNTY

25-0901 *VIRGINIA PASSENGER RAIL AUTHORITY* – To provide barge access to a construction staging area to aid in the building of a temporary pier and platform associated with the Long Bridge Railroad in Washington D.C.
Newburg, Potomac River
Special conditions: Requirements for removing temporary pier and support structure.

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

DORCHESTER COUNTY

24-0815 U.S. FISH AND WILDLIFE SERVICE- BLACKWATER NWR – To provide habitat and an area for marsh migration to enhance marsh along the Blackwater River by hydraulically dredging an area, placing a thin layer dredge material on the existing marsh, and monitoring the placement site.

Cambridge, Blackwater River

Special conditions: Time of year restrictions. Requirements for providing a buffer, dredge material placement, turbidity monitoring, monitoring suspended solids content, unloading dredge material, inspecting the sand embankment, inadvertent breach response plan, dredge material depth, submitting a water quality monitoring plan, installing dredge material pipelines, marsh maintenance plan, constructing marsh enhancement area, monitoring marsh enhancement site, and developing and submitting an Adaptive Management Plan.

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

Wetlands License -- #21-0655 – Jefferson Patterson Park & Museum

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

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

- Application received May 13, 2021
- MDE Public comment period ended August 15, 2025
- MDE Report and Recommendation October 10, 2025
- BPW Public comment period ended August 15, 2025

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

CALVERT COUNTY

21-0655 *JEFFERSON PATTERSON PARK & MUSEUM.* – To reduce shoreline erosion by filling and grading with sand, planting *Spartina Alterniflora* and *Spartina Patens*, and constructing a series of stone breakwaters.

St. Leonard, Saint Leonard Creek

Special Conditions: Listed Below

Wetlands Created: 14,209 square feet

Application: Jefferson Patterson Park & Museum seeks a State Tidal Wetlands License to fill, grade, and plant marsh vegetation by emplacing 860 cubic yards of sand, 11,406 square feet of spartina alterniflora, 2,803 square feet of spartina patens, and a series of six breakwaters that will consist of the following; a 120-foot long by 19-foot wide stone spur, a 110-foot long by 18-foot wide stone breakwater; a 98-foot long by 18-foot wide stone breakwater; a 96-foot long by 18-foot wide stone breakwater; a 103-foot long by 18-foot wide stone breakwater; a 145-foot long by 18-foot wide stone spur, all extending a maximum of 36 feet channelward of the mean high water line.

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

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5. BOARD OF PUBLIC WORKS (cont'd)

Public Comment to the Board: MDE received comments from one individual during the public notice comment period. Mr. Kent Montford's comments focused on impacts of the proposed living shoreline on fossil oysters.

Wetlands Administrator's Review: The Wetlands Administrator reviewed MDE's Report & Recommendation, the comments submitted and engaged MDE and DNR in numerous discussions. He was satisfied with MDE's comment responses provided in the Report and Recommendation, the information provided by DNR and believe it is in the best interest of the State and its tidal wetlands to move this project forward to receive a wetlands license.

Conclusion: Based on the record herein, MDE and the Wetlands Administrator concur that the Board of Public Works 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>.
- 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.

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

Proposed Special Conditions (cont'd):

- E. The Licensee shall not perform any construction from November 15 through March 1 of any year to protect wintering waterfowl. The proposed project site is located in a Historic Waterfowl Concentration Area.
- F. The Licensee shall construct the marsh establishment area in accordance with the following conditions:
 - 1. The Licensee shall use clean substrate fill material, no more than 10% of which shall pass through a standard number 100 sieve.
 - 2. The marsh establishment area shall be planted within one year following completion of the filling operation.
 - 3. The marsh establishment project shall be maintained as a wetland, with non-nuisance species' aerial coverage of at least 85% for three consecutive years. If 85% coverage is not attained, the reasons for failure shall be determined, corrective measures shall be taken, and the area shall be replanted.
 - 4. If the fill is graded hydraulically, the licensee shall use a turbidity curtain around the perimeter of the instream work.
 - 5. If the existing bank is to be cleared or graded:
 - a. The Licensee shall perform all work under and in accordance with an approved Soil Erosion and Sediment Control Plan from the applicable sediment and erosion control agency; and
 - b. The Licensee shall perform all work under and in accordance with the Critical Area requirements of the local jurisdiction in the form of an approved Buffer Management Plan.
- G. The Licensee shall accept the terms of the attached marsh maintenance plan by signing and returning the standard plan to the Water and Science Administration, Tidal Wetlands Division prior to commencement of any work authorized under this License. If the Licensee wishes to propose an alternative marsh maintenance plan, the alternative plan must be submitted to and approved by the Tidal Wetlands Division, Water and Science Administration, prior to commencement of any work authorized under this License. Any alternative plan must provide assurances of success that are at least equivalent to those of the standard plan, in terms of the extent of native marsh plant coverage, elimination of invasive species and timeframe for plant establishment.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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Contact: Bill Morgante 410-260-7791
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6. **BOARD OF PUBLIC WORKS**
***Wetlands License -- #24-0493 – Easton Utilities Commission
Compensation***

Recommendation: The Board of Public Works’ Wetlands Administrator recommends the Board: (1) grant a wetlands license for a project involving the installation of 125 linear feet of a fiber optic cable on existing aerial poles over state tidal wetlands and 194 linear feet of fiber optic cable in an existing conduit under state tidal wetlands located at Knapps Narrows.; and (2) assess annual compensation of \$1,595.00 to be deposited into the MDE’s Wetlands and Waterways Program Fund.

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

- Application received May 2, 2024
- Comment period closed December 15, 2025
- MDE Report and Recommendation received January 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 23.02.04.01.C. and COMAR 23.02.04.12.E.

Compensation: This license contains a recommendation that the Board assess compensation. The licensee seeks to install 125 linear feet of a fiber optic cable on existing aerial poles over state tidal wetlands and 194 linear feet of fiber optic cable in an existing conduit under State Tidal Wetlands and compensation is due for both fiber optic cable lines. The Wetlands Administrator recommends annual compensation of \$1,595.00 calculated as follows:

319 (125 + 194) linear feet x 2 cable lines x \$2.50 per linear foot* of tidal wetland impact = \$1,595.00
*COMAR 23.02.04.15.D(3)(a)

TALBOT COUNTY

24-0493 *EASTON UTILITIES COMMISSION* – To install a fiber optics communication cable from St. Michael to Tilghman and parts of Trappe, MD by installing a fiber optic cable on existing aerial poles over state tidal wetlands and a fiber optic cable in an existing conduit under state tidal wetlands.

St. Michaels, Tilghman, & Trappe, Tred Avon River

Special conditions: Requirements for an annual fee for fiber optic lines crossing State tidal wetlands.

BOARD OF PUBLIC WORKS

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BOARD OF PUBLIC WORKS
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ACTION AGENDA
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Contact: Bill Morgante 410-260-7791
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7. **BOARD OF PUBLIC WORKS**
***Wetlands License -- #24-0422 – Tanner Haigwood
Mitigation***

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

1. Grant a tidal wetlands license to remove two degraded groins, construct stone revetment, and
2. Require mitigation in the amount of \$1,035 for impacts to open water resulting from the revetment.

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

- Application received April 11, 2024
- Public comment period ended November 1, 2025
- MDE Report and Recommendation December 23, 2025

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

Mitigation: Constructing a stone revetment will result in permanent impacts to 500 square feet of open water. MDE recommends that the licensee mitigate for the 500 square feet of impact to open water at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$1,035 into the MDE Tidal Wetlands Compensation Fund.

500 feet x \$2.07 per square foot* = \$1,035

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

CALVERT COUNTY

24-0422 **TANNER HAIGWOOD** – To reduce shoreline erosion by removing degraded groins and constructing stone revetment.

St. Leonard, Chesapeake Bay

Special conditions: Requirements for design and construction of revetment, removing existing deteriorated groins, and payment into the Tidal Wetlands Compensation Fund. Restrictions on use of asphalt rubble in revetment.

BOARD OF PUBLIC WORKS

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**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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*Contact: Moises Umazor 410-260-8044
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**8. DEPARTMENT OF NATURAL RESOURCES
*Construction Contract - Park System Critical Maintenance***

Contract ID: New Pole Barn Install at Elk Neck State Forest; *P-073-183-010*
ADPICS No.: 605P6600255

Recommendation: That the Board of Public Works approve a contract award for design and construction of a 40' x 40' x 16' pole barn building, with site improvements, at Elk Neck State Forest in Cecil County.

Authority: Section 5-220, Natural Resources Article, Annotated Code of Maryland

Award: LG Construction, Inc. (MBE) (VSBE)

Contract Term: 180 Calendar Days

Amount: \$242,568

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
LG Construction, Inc.; Perryville, MD	\$242,568
EHS MD LLC; Dundalk, MD	\$243,290
Grassfield Construction LLC; Bethesda, MD	\$333,760
BSS Contractors, LLC; West Grove, PA	\$337,150
Stratified Inc.; Washington, D.C.	\$358,240
Taggart Brown & Associates Inc.; Towson, MD	\$426,438

MBE/VSBE Participation: 10% / 2%

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

Remarks: An Invitation for Bids (IFB) was advertised on eMaryland Marketplace Advantage (eMMA) on August 7, 2025 electronically notifying 2,383 potential vendors including more than 400 certified Minority Business Enterprise (MBE) firms and more than 100 Veteran-owned Small Business Enterprises (VSBE). This solicitation was designated as a Small Business Reserve (SBR) procurement and included a 10% MBE subcontracting goal and a 2% VSBE subcontracting goal.

Six bids were received, the lowest received from LG Construction, Inc.; a dually certified MBE and VSBE firm. The recommended award was based on the lowest cost from a vendor deemed reasonably susceptible of award.

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8. **DEPARTMENT OF NATURAL RESOURCES** (cont'd)

Remarks (cont'd):

The new pole barn building construction will occur in Cecil County at the Elk Neck State Forest Maintenance Facility. The project has been approved by the Maryland Department of the Environment for Stormwater and Sediment and Erosion Control permits.

The pole barn is greatly needed because the existing maintenance facility is at capacity, leaving the Elk Neck State Forest without additional storage space for equipment. Currently, new forestry equipment remains outside. The pole barn will have two overhead garage style entrances for truck and equipment access, side doors for pedestrian access, and lighting.

LG Construction, Inc. has committed to meeting both the established 10% MBE subcontracting goal and 2% VSBE subcontracting goal for this contract.

Fund Source: Special Funds (Park System Critical Maintenance Fund)

Approp. Code: 30.01.09 PCA#24D71, AOBJ 08/05

Resident Business: Yes

MD Tax Clearance: 25-3480-0110

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WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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**9. DEPARTMENT OF BUDGET AND MANAGEMENT
*Budget Amendment 26R-029***

Description: Approve January 2026 meeting reimbursable fund budget amendment.

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

Amount: \$ 154,769
Amount \$ 154,769 TOTAL

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

<i>Funding Agency</i>	<i>Agency Providing Services [Receiving Funds]</i>	<i>Services</i>	<i>Amount</i>
D21 Governor’s Office of Crime Prevention and Policy	D16A06.01 Secretary of State <i>Office of the Secretary of State</i>	Funding for two contractual FTE and program expenses.	\$154,769
Total			\$154,769

DBM Remarks: Request to establish a reimbursable fund appropriation to administer a grant award from the Governor’s Office of Crime Prevention and Policy (GOCPP) to the Office of the Secretary of State (OSOS). The GOCPP awarded funding to the OSOS Address Confidentiality Program for FY 2026 to support core program operations and personnel costs. These funds are essential to maintaining services for constituents who rely on the program for safety and confidentiality. The GOCPP and OSOS entered into Grant Agreement VCG-2026-0029 totaling \$154,769, effective July 1, 2025 through June 30, 2026

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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

Recommendation: That the Board of Public Works approve lending general obligation bond proceeds for this project.

Borrower: New Carrollton Affordable Multi-Family I, LLC

Project: New Carrollton Affordable – Phase 2
4031 Pennsy Drive, Hyattsville, MD 20785

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.

Amount: \$3,500,000

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

Collateral: Deed of Trust

Description: The Project consists of the construction of a new four-story, mid-rise, elevator serviced building, providing 102-units for families in Hyattsville, Prince George’s County. The Project will offer a mix of 1, 2, and 3-bedroom units restricted to households earning on average 60% of the Area Median Income, and the Project Sponsor is Urban Atlantic Development, LLC.

A combination of CDA resources will be used including tax-exempt multifamily bonds, 4% Low-Income Housing Tax Credits, Rental Housing Works funds and a Multifamily Energy Efficiency and Housing Affordability (MEEHA) Program Grant. Additional funding sources will include a Prince George’s County Department of Housing and Community Development (DHCD) HITF loan, deferred developer fee, interim income, and cash-collateralized income.

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

Description (cont'd):

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

1. 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, Pando Alliance, will perform air sealing and insulation scope of work testing.
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.
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, 17.0 SEER with programmable thermostats.

A recent environmental assessment for the Project found no evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or significant data gaps that require remediation.

Sources	Amount
Rental Housing Works (<i>this Item</i>)	\$3,500,000
MEEHA-EmPower Grant	\$71,400
Tax-exempt Bonds	\$15,455,000
4% Low Income Housing Tax Credit Proceeds	\$15,071,876
Prince George’s County DHCD HITF	\$2,500,000
Deferred Developer Fee	\$1,989,502
Interim Income	\$993,268
Cash-Collateralized Income	\$1,703,149
Total Sources of Funds	\$41,284,195

The Maryland Department of Planning reviewed and approved the Project for consistency with the Economic Growth, Resource Protection, and Planning Policy on January 28, 2025.

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11. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Maryland Water Quality 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: SC-994 Clarifier and Gravity Sludge Thickeners Rehabilitation at the
Patapsco Wastewater Treatment Plant

Recipient: Mayor and City Council of Baltimore

Amount: Up to \$18,167,899

Location: Baltimore City/Legislative District 46

Project Description: This project entails rehabilitation for the eight secondary clarifiers and three gravity sludge thickeners at Patapsco Wastewater Treatment Plant (WWTP). Work involves concrete repairs and sealing, equipment replacements, controls and electrical updates, and other related appurtenances. Completion of work will return the secondary clarifiers and solids handling process to full operating status, maintaining safe and reliable treatment. Baltimore City is under a consent decree for discharge violations at Patapsco WWTP due to multiple deficiencies, including inadequate sludge processing from failure to repair, maintain, and operate the plant properly. These improvements will return the plant to operational capacity and ensure the City remains on the path to meeting compliance with the Consent Decree and Patapsco's discharge permit requirements. Baltimore City and Baltimore County cost share this project because they share the sewer infrastructure. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects.

Financing Description:

A. New Loan (up to) \$14,667,899 – Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2025 loan recipients received interest-rates ranging from 0.90% to 1.20%).

Security. Borrower will deliver a revenue bond, secured by a subordinate pledge on the revenues of the wastewater system fund, to the Maryland Water Infrastructure Financing Administration.

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

Financing Description (cont'd):

B. New Loan Forgiveness (up to) \$ 3,500,000

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

Project Funding Sources:

Water Quality State Revolving Loan Fund (this Item)	\$ 14,667,899
Water Quality State Revolving Loan Fund Forgiveness (this Item)	\$ 3,500,000
Water Quality State Revolving Loan Fund - Baltimore City (Future TBD)	\$ 5,533,637
Water Quality State Revolving Loan Fund – Baltimore County (Future TBD)	\$ 47,898,800
Water Quality State Revolving Loan Fund Forgiveness – Baltimore County (Future TBD)	\$ 1,000,000
Local Share/WIFIA	<u>\$ 22,647,092</u>
Total Estimated Project Cost	\$ 95,247,428

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.

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12. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Maryland Water Quality State Revolving Fund
Bay Restoration 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: Southern Kent Island Sanitary Project – Phase 4

Recipient: Queen Anne’s County

Amount: Up to \$11,150,517

Location: Queen Anne’s County/Legislative District 36

Project Description: This is the fourth phase of a multi-phase project that entails the design and construction of a wastewater collection system to serve existing communities on the southern portion of Kent Island (SKI). The combination of a high groundwater table and poor soil conditions has led to groundwater contamination from the existing septic systems in this waterfront community. The construction of the wastewater collection system, which will connect to Kent Narrows-Stevensville-Grasonville Wastewater Treatment Plant, an Enhanced Nutrient Removal (ENR) facility, will eliminate further groundwater contamination and provide public sewer to approximately 1,518 existing homes and eight non-residential properties. Phase 4 focuses on the Sunny Isle of Kent, Matapeake Estates, Chesapeake Estates, and Batts Neck subdivisions, which consist of approximately 210 residences and one non-residential connection. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. New Loan (up to) \$8,550,517 – Maryland Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Disadvantaged Community interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2025 loan recipients received interest-rates ranging from 0.90% to 1.20%).

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

B. New Grant (up to) \$2,600,000 – Bay Restoration Fund

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

Project Funding Sources:

Maryland Water Quality State Revolving Loan Fund <i>(this Item)</i>	\$ 8,550,517
Bay Restoration Fund Grant BROC 04.18 <i>(this Item)</i>	\$ 2,600,000
Local Share	\$ 410,647
Total Estimated Cost	\$11,561,164

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.

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**13. MARYLAND DEPARTMENT OF THE ENVIRONMENT
*Project Funding Amount Change***

Recommendation: That the Board of Public Works approve a change to previously approved funding amounts.

Original Approval: Secretary’s Agenda, Item 21 (12/17/2025)

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

Project: WSSC Sewer Basin Reconstruction Program –
Oxon Run Basin Section 4: Task Order No. 102
Lower Anacostia Basin Section 4: Task Order No. 104
Broad Creek Basin Section 4: Task Order No. 113

Recipient: Washington Suburban Sanitary Commission

Original Amount: Up to \$14,626,631

Updated Amount: Up to \$13,551,879

Location: Prince George’s County/Legislative Districts 24-26

Project Funding Sources:

Bay Restoration Fund Grant BR-CR 19.16 (prior amount)	\$ 4,504,192
Oxon Run Basin PGC (updated amount)	\$ 4,463,254
Bay Restoration Fund Grant BR-CR 18.16 (prior amount)	\$ 4,455,557
Lower Anacostia Sewer Basin PGC (updated amount)	\$ 5,232,500
Bay Restoration Fund Grant BR-CR 17.16 (prior amount)	\$ 5,666,882
Broad Creek Sewer Basin PGC (updated amount)	\$ 3,856,125
Bay Restoration Fund Grant BR-CR 19.16 (prior approval Sec 9 [5/7/2025]) Oxon Run Basin PGC	\$ 7,252,996
Bay Restoration Fund Grant BR-CR 11.17 (prior approval Sec 13 [4/3/2024]) Northwest Sewer Basin MC	\$ 2,697,625
Bay Restoration Fund Grant BR-CR 14.16 (prior approval Sec 13 [4/3/2024]) Broad Creek Sewer Basin PGC	\$ 4,550,000
Bay Restoration Fund Grant BR-CR 15.16 (prior approval Sec 10 [7/19/2023]) Beaverdam Sewer Basin PGC	\$ 3,843,000
Bay Restoration Fund Grant BR-CR 10.16 (prior approval Sec 9 [4/6/2022]) Beaverdam Sewer Basin PGC	\$ 2,219,000

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

Project Funding Sources (cont'd):

Bay Restoration Fund Grant BR-CR 13.16 (prior approval Sec 9 [4/6/2022]) Northwest Sewer Basin PGC	\$ 3,134,250
Bay Restoration Fund Grant BR-CR 16.16 (prior approval Sec 9 [4/6/2022]) Parkway Sewer Basin PGC	\$ 159,250
Bay Restoration Fund Grant BR-CR 20.16 (prior approval Sec 9 [4/6/2022]) Piscataway Sewer Basin PGC	\$ 2,235,311
Bay Restoration Fund Grant BR-CR 12.16 (prior approval Sec 10 [9/2/2020]) Northeast Sewer Basin PGC	\$ 5,362,875
Bay Restoration Fund Grant BR-CR 11.16 (prior approval Sec 10 [9/2/2020]) Lower Anacostia Sewer Basin PGC	\$ 3,791,375
Bay Restoration Fund Grant (Future)	\$ 20,448,637
Water Quality State Revolving Loan Fund (prior approval Sec 13 [7/1/2020])	\$ 150,174,502
Water Quality State Revolving Loan Fund Forgiveness (prior approval Sec 13 [7/1/2020])	\$ 3,714,188
Local Share	<u>\$ 2,424,189</u>
Total Estimated Project Cost	\$225,559,069

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

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**14. MORGAN STATE UNIVERSITY
*Lake Clifton High School Demolition
Construction Management Services
GMP-B***

Contract ID: Lake Clifton High School Demolition
DCM-LCHSD-24-1CM

Recommendation: Approve Guaranteed Maximum Price Contract “B” (GMP-B) for the Lake Clifton High School Demolition project.

Prior Approvals: Secretary’s Agenda, Item 13 (2/26/2025)
Secretary’s Agenda, Item 11 (10/1/2025)

Award: Barton Malow Builders, LLC
Baltimore, Maryland

Contract Term: 24 months from notice to proceed (excluding 2-year warranty)

<i>Contract Amount:</i>	Contract Approval (Pre-Construction)	\$ 2,256,999.00
	GMP-A	\$ 2,197,172.90
	MSU Authorized Changes	\$ 10,967.90
	<i>GMP-B (this Item)</i>	<i>\$ 5,726,895.18</i>
	Total Contract Amount	\$ 10,192,034.98

MBE Participation Goal: 40.00%

MBE Participation- Preconstruction: 40.03%

MBE Participation- GMP A: 9.13%

MBE Participation- GMP-B (this Item): 44.45%

MBE Participation- Precon + GMP-A+GMP-B: 57.32%

MBE Compliance- Total Paid to Date: 27.91%

Remarks: This request is for the Board of Public Works to approve GMP-B in the amount of \$5,726,895.18.

GMP-B is the third of four GMP contracts that will be issued for the demolition of the Lake Clifton High School. Work in GMP-B includes, but is not limited to, full demolition of existing structures and site work required to achieve final site conditions. Multiple bidders were solicited by the CM. Competitive and responsive bids were received.

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

Remarks (cont'd):

Each bid category in this GMP was awarded based on the best competitive value in the procurement process.

Each GMP will have a separate MBE participation amount based on the availability of MDOT-certified firms. A total project participation goal of 40.00% has been established and is expected to be achieved across all GMPs. GMP-B includes MBE participation of 79.02% for GMP-B only, which is 44.45% of the current cumulative project. The current cumulative project total (Preconstruction: 8.87%; GMP-A: 3.99%; GMP-B 44.45%) is 57.32%. To date, payments made to MBE firms amount to 27.91% of the contract award.

The design is complete. Abatement, interior demolition, and artwork removal are progressing. The University will return to the board for final GMP approval. The final GMP will include the final site electrical work and the removal of the below-grade fuel tank.

Morgan acquired the property and high school in 2022 (Secretary's Agenda, Item 15, 7/27/2022). The building is over 460,000 GSF, and the site is 58.9249 acres. The University is demolishing the high school and documenting existing site conditions and utilities for future development.

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

Fund Source: MCCBL 2021 Item # 553 (MCCBL 21553), MCCBL 2023 Item # 139 (MCCBL 23139), and MCCBL 2024 Item # (MCCBL 24153): *Provide funds to design and begin the demolition of the vacant Lake Clifton High School buildings, remove and preserve public artwork, and stabilize the historic valve house, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.*: \$5,000,000, \$1,060,000, and \$5,301,000.

Resident Business: No

MD Tax Clearance: 25-4942-1110

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Contact: Nehemiah Yisrael 443-885-3966
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15. **MORGAN STATE UNIVERSITY**
*New Science Center Phase II –
A/E Design Services
Additional Professional Liability Insurance*

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

Recommendation: Approve additional costs associated with the required increase in Professional Liability Insurance for the New Science Center Phase II A/E Design Services contract.

Prior Approvals: Secretary's Agenda, Item 19 (7/6/2022)
Secretary's Agenda, Item 11 (8/23/2023)
Secretary's Agenda, Item 14 (10/16/2024)
Secretary's Agenda, Item 35 (7/2/2025)

Award: Moody Nolan, Inc.
Washington, DC 20005

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

Original Contract Amount: \$ 20,176,803
Modification Amount (this Item): \$ 1,760,817
Total Amount: \$ 21,937,620
Percent +/- (this Item): 8.7%

MBE Participation Goal: 40.00%
MBE Compliance: 30.19%

Remarks: Project funding is approved and released over a multi-year period. The total contract value was approved in the Secretary's Agenda dated July 6, 2022, Item 19 for \$20,176,803. The University has since returned three times for requests for cash expenditures totaling the full contract value of \$20,176,803. More recently, the overall construction budget has increased to \$270 million due to escalation in material and labor costs, as well as recently enacted and anticipated federal tariffs. The Architect of Record is required to carry Professional Liability Insurance at a rate of \$1 million for every \$10 million in construction value. Based on the revised construction budget, the required Professional Liability Insurance coverage has increased to \$27 million. In accordance with the University's Procurement Policies and Procedures, any contract changes utilizing capital funds over \$1M must obtain Board of Public Works approval.

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

Remarks (cont'd):

The existing Science Complex comprises four buildings: Carnegie, Calloway, Spencer, and Key Halls. The oldest of these buildings (Carnegie Hall) was constructed in 1919, and the newest (Key Hall) in 1964. Spencer Hall was renovated in 1989, and the three other buildings were last renovated in 1992. The mechanical, electrical, and plumbing systems in the buildings are outdated and require replacement. There is insufficient space in the Science Complex to appropriately serve the Biology and Chemistry departments due to growth in the science disciplines. Additionally, the building's configuration does not lend itself to the type of instructional and research spaces required to support the University's science programs.

The design is approximately 75% complete. The University expects the MBE participation to remain the same at 40% as per the contract through the end of the project. MBE payments made to date equate to 30.19% of total payments made to date to the prime architect.

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

Fund Source: MCCBL 2025 Item # 146 (MCCBL 25146): *Provide funds to complete design and continue construction of the New Science Center, provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project \$1,760,817*

Resident Business: No

MD Tax Clearance: 25-4983-0110

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SUPPLEMENTAL

Contact: Stacy Montgomery
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16. DEPARTMENT OF PLANNING

Maryland Historical Trust, African American Heritage Preservation Program

Recommendation: Approve funding for the following twenty-nine grants of general obligation bond proceeds for \$5,000,000.00

Fund Source: MCCBL of 2025: Maryland Historical Trust Appropriation #25148

**A. Alexandria (Alexander) Chapel United Methodist Church Cemetery \$108,000.00
Cemetery Road, Chicamuxen, Maryland 20640, Charles County**

Grantee: Alexandria Chapel United Methodist Church

Description: Cemetery conservation including site work; ground-penetrating radar; fabrication / installation of memorial structure; installation of signage; fencing; paving; masonry; accessibility improvements; installation of markers; benches and associated architectural, engineering, and consulting services. [Total project costs \$108,000.00 estimated.]

Remarks: *Jordan's Chapel, possibly the first black church in Charles County, was established by members of the formerly enslaved Jordan family, on land they had acquired after Emancipation. At the turn of the 20th century, the present Alexandria Chapel was erected on the Jordan Chapel site, but the structure was subsequently relocated to a nearby location on Chicamuxen Road. The cemetery and former site of the chapels are located on Cemetery Road and consist of approximately one cleared acre surrounded by woodland. If approved, funding will support the rehabilitation of the church and cemetery conservation, including interpretive signage and benches.*

**B. American Legion Mannie Scott Post 193 \$250,000.00
22909 Saathoff Road, Denton, Maryland 21629, Caroline County**

Grantee: The American Legion, Department of Maryland, Mannie Scott Post #193, Incorporated

Description: New construction including site work; utilities; masonry; windows and doors; framing; finishes; painting; thermal / moisture barrier; insulation; roofing; metal; mechanical / electrical / plumbing; drainage improvements; carpentry; bathrooms / kitchen; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: *The American Legion Manny Scott Post No. 193 is Caroline County's only African American-serving post dedicated to those who have served in active military duty in all branches of America's Armed Forces. Post No. 193 practices resistance by improving their communities through promoting justice, freedom, and democracy. Although currently displaced, Mannie Scott Post No. 193 members continue to host African American-centered community events throughout Caroline County, including Juneteenth celebrations, parades to honor community veterans, community block parties, community cookouts, and fundraising events to assist in the building's renovation. If approved, funds would address securing engineering and design plans, obtaining permits, and beginning site work.*

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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

C. Anna Murray Douglass Heritage & Visitor Center \$250,000.00
24872 Meeting House Road, Denton, Maryland, 21629, Caroline County

Grantee: Bailey-Groce' Family Foundation Inc.

Description: Acquisition; interior and exterior rehabilitation, including foundation; roofing; carpentry; masonry; windows; painting; mechanical / electrical / plumbing; accessibility improvements; grading; paving; security features, finishes; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: The Anna Murray Douglass Heritage & Visitor Center is a two-story, ca. 1900, cross-gabled residence. The house is adjacent to the former location of the Quaker Neck Meeting House and Yard, which was demolished within the last several decades. Once complete, the building would be transformed into a cultural and educational facility focused on the life of Anna Murray Douglass, wife of Frederick Douglass, and a prominent abolitionist. If selected, funding would support acquisition, as well as the interior and exterior rehabilitation of the structure.

D. Ash Memorial Cemetery \$132,000.00
18634 Chandlee Mill Rd, Sandy Spring, Maryland 20860, Montgomery County

Grantee: Beautification Club of Sandy Spring, Inc.

Description: Cemetery conservation including ground penetrating radar; vegetation removal; mapping; fabrication and conservation of markers; fencing; paving, signage; and associated architectural, engineering, and consulting services. [Total project costs \$132,000.00 estimated.]

Remarks: Founded in the 1890s, Ash Memorial Cemetery serves as the last active cemetery for the historic Sharp Steet United Methodist Church, which was first constructed in the 1820s. The church was a prominent touchstone for a freedman's settlement of formerly enslaved individuals that were emancipated by the Sandy Spring Quakers as early as the Revolutionary War. The settlement was one of the earliest and largest such communities in Maryland. Many of the current residences are descendants of the original freedmen who settled in the area in the 18th and 19th centuries. If approved, the funding will support cemetery conservation, paving, signage and fencing.

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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

E. Brewer Hill Cemetery **\$250,000.00**
802 West Street, Annapolis, Maryland 21401, Anne Arundel County

Grantee: Brewer Hill Cemetery Association, Inc.

Description: Cemetery conservation including ground penetrating radar; vegetation removal; mapping; conservation of markers; masonry; fencing; paving, signage; site work; drainage improvements; retaining wall; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: Brewer Hill Cemetery is the City of Annapolis' oldest Black graveyard. Judge Nicholas Brewer originally owned the cemetery and used it to bury those he enslaved, his servants, and employees of the Black community. Among the interred are significant stories of the enslaved, such as Mary Naylor, who maintained her innocence until her hanging in 1861 for allegedly poisoning her master. This project aims to preserve the cemetery and transform it into a place of heritage tourism in Annapolis. If approved, funds would support repairs to gravestones and the brick wall, and replacement of the steel fence.

F. Catoctin Furnace African American Cemetery **\$73,000.00**
12442 Catoctin Furnace Road, Thurmont, Maryland 21788, Frederick County

Grantee: Catoctin Furnace Friends Group Corporation

Description: Cemetery conservation including ground penetrating radar; mapping; and associated architectural, engineering, and consulting services. [Total project costs \$73,000.00 estimated.]

Remarks: The Catoctin Furnace African American Cemetery, located in the Catoctin Furnace Historic District, is significant to American industrial history and the role African Americans played in the iron industry. A joint DNA research project between Harvard University, 23andMe, and the Smithsonian Institute has identified more than 40,000 descendants of African American enslaved ironworkers at Catoctin Furnace. Currently, access to the cemetery is not possible. The interpretation of the cemetery will potentially be added to other tour trails in the district. If approved, funds would support cemetery conservation.

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16. **DEPARTMENT OF PLANNING** (cont'd)

G. Chew's Memorial Church and Cemetery **\$135,000.00**
492 Owensville Road, Harwood, Maryland 20776, Anne Arundel County

Grantee: Chew's Memorial Methodist Church

Description: Cemetery work to include ground penetrating radar; conservation of markers; cemetery mapping; and signage; interior and exterior rehabilitation to include mechanical / electrical / plumbing upgrades; accessibility improvements; bathroom upgrades; door repair / replacement; window repair / replacement; flooring; carpentry; finishes; painting; selective demolition; and associated architectural, engineering, and consulting services. [Total project costs \$135,000.00 estimated.]

Remarks: *Chew's Memorial Church, originally named "Chews Chapel," was founded in 1846. The church represents over 175 years of African American history and culture in Anne Arundel, making it one of the oldest congregations in the county. If approved, funds would support window and door replacement, a GPR survey, drainage improvements, carpentry work, and architectural and engineering services.*

H. Sumner Cemetery **\$45,000.00**
Yale Street, Cumberland, Maryland, Allegany County

Grantee: Cumberland Historic Cemetery Organization, Inc.

Description: Cemetery conservation including ground penetrating radar; mapping; conservation of markers; vegetation removal; site work; kiosk fabrication / installation; and associated architectural, engineering, and consulting services. [Total project costs \$45,000.00 estimated.]

Remarks: *Established in 1884 by the Laboring Sons of Cumberland, a mutual aid society for and by African Americans during Reconstruction, Sumner Cemetery is the earliest organized African American burial ground in Alleghany County. The Cemetery is the burial site for United States Colored Troops Civil War veterans, as well as formerly enslaved individuals, educators, faith leaders, and early black civic leaders. If approved, the funding will support cemetery conservation, including repair and restoration of extant markers and interpretive signage.*

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SECRETARY'S
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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

I. Point of Rocks Colored Cemetery \$129,000.00
1760 Block of Ballenger Creek Pike, Point of Rocks, Frederick, Maryland 21777,
Frederick County

Grantee: The Point of Rocks Colored Cemetery 1879

Description: Cemetery conservation including ground penetrating radar; mapping; conservation of markers; vegetation removal; site work; kiosk fabrication / installation; signage; fencing; and associated architectural, engineering, and consulting services. [Total project costs \$129,000.00 estimated.]

Remarks: *The Point of Rocks Colored Cemetery, located in Point of Rocks, was established in 1879 on land purchased by the nearby Colored Methodist Church. The cemetery is the resting place of African Americans who were formerly enslaved, veterans of the Civil War, both World Wars, and the Korean War. If approved, funding would support work at the cemetery, including ground penetrating radar, grave marker conservation, vegetation removal, signage, accessibility improvements, and the construction of a retaining wall and fence.*

J. Charles Sumner Lodge No. 25, GAR \$40,000.00
206 South Queen Street, Chestertown, Maryland 21620, Kent County

Grantee: GAR Post 25 Inc., t/a "Sumner Hall"

Description: Exterior rehabilitation including carpentry; framing; painting; accessibility improvements; awning installation; and associated architectural, engineering, and consulting services. [Total project costs \$40,000.00 estimated.]

Remarks: *Charles Sumner Post #25 is the only remaining African American Grand Army of the Republic lodge in Maryland (of 28 originally constructed), and one of only two African American GAR lodges remaining today in the United States. The GAR was the principal fraternal association of Civil War veterans and America's only integrated 19th-century social organization. Most of the men who founded the post were former slaves. The Post served as a hub for Chestertown's African American community until 1985. The building is used for exhibits and events. If approved, funds would support the replacement of front and back steps, windowsill repair, siding repair, awning installation, and repainting of the exterior.*

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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

K. Goshen Farm **\$51,000.00**
1420 Cape St Claire Rd, Annapolis, Maryland 21409, Anne Arundel County

Grantee: Goshen Farm Preservation Society Inc.

Description: Exterior improvements including paving; site work; drainage improvements; vegetation removal; and associated architectural, engineering, and consulting services. [Total project costs \$51,000.00 estimated.]

Remarks: *Goshen Farm, located in Cape St. Clare, is a mid-18th-century farmstead that relied on the labor of enslaved African Americans. In the 1970s, the Anne Arundel County School Board purchased a portion of the property to build a school. Subsequently, the Goshen Farm Preservation Society was established to protect and preserve the historic farmstead and to educate the public about the inhabitants of the farm. In 2025, the site was officially recognized by the National Underground Network to Freedom. Funding would support improvements to the access driveway.*

L. Orchard Street Church **\$250,000.00**
520 Orchard Street, Baltimore, Maryland 21201, Baltimore City

Grantee: Baltimore Urban League Inc.

Description: Interior and exterior rehabilitation, including flooring repair; carpentry; painting; framing; foundation repair; finishes; hazardous materials remediation; waterproofing; masonry; drainage improvements; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: *The original Orchard Street Church was built in 1837 by enslaved and formerly enslaved African Americans. and served as a stop on the Underground Railroad. The church was eventually demolished and rebuilt in 1882 in a blend of Italian Renaissance and Romanesque Revival styles. In 1903, a Romanesque-style Sunday school wing was added. The building restoration plans were resumed when the Greater Baltimore Urban League acquired the building in 1989 and adapted it for civic use. If approved, funding will be used to rehabilitate the building, including waterproofing and framing repairs.*

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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

M. Havre de Grace Colored School Museum and Cultural Center \$147,000.00
555 Alliance Street, Havre de Grace, Maryland 21078, Harford County

Grantee: The Havre de Grace Colored School Museum and Cultural Center, Incorporated

Description: Interior and exterior rehabilitation, including roofing repair / replacement; carpentry; finishes; painting; metal; gutters and downspouts; drainage improvements; and associated architectural, engineering, and consulting services. [Total project costs \$147,000.00 estimated.]

Remarks: *The original Havre de Grace Colored School is a two-room building constructed in 1910 by Harford County Public Schools to educate primary-school-age Black children. In 1930, a four-room brick addition was constructed to serve as the first public high school for African American students in Harford County. Prior to the construction of the high school, Harford County's African American students had to travel to Baltimore City, Cecil County, or Pennsylvania to receive a high school education. The property is used as a museum and cultural center. Funding would support the rehabilitation of the slate roof.*

N. Frederick Douglass Summer House \$149,000.00
3200 Wayman Avenue, Highland Beach, Maryland 21403, Anne Arundel County

Grantee: Town of Highland Beach

Description: Interior and exterior rehabilitation, including selective demolition; stabilization; framing; carpentry; finishes; painting; utility upgrades; mechanical / electrical / plumbing improvements; and associated architectural, engineering, and consulting services. [Total project costs \$149,000.00 estimated.]

Remarks: *The Frederick Douglass Summer House is a Queen Anne-style frame dwelling that was constructed in ca. 1894 as a summer home for Frederick Douglass, who unfortunately did not live to see the project's completion. The building is the oldest standing dwelling in Highland Beach – the first African American municipality in Maryland - and is currently used as a museum space for the Frederick Douglass Museum and Cultural Center, which hosts educational and cultural programming. Funding would rehabilitate the exterior and interior of the building, including structural improvements and repair of the turret.*

BOARD OF PUBLIC WORKS
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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

O. Hopkins Educational / Community Building \$250,000.00
13250 Highland Road, Highland, Maryland, 20777, US, Howard County

Grantee: Hopkins United Methodist Church, Inc.

Description: Interior and exterior rehabilitation, including window and door repair / replacement; bathroom upgrades; mechanical / electrical / plumbing upgrades; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: In 1949, Highland Elementary School (the current Hopkins Educational / Community Building) was opened by Howard County Public Schools as a dedicated learning community for African American students. Originally opening as a two-room school, it was remodeled in the early 1960's to add a third classroom. The school was traditionally associated with Hopkins United Methodist Church, which operated the Hopkins Chapel Colored School, beginning in 1883 and the first Highland Elementary School, beginning in 1926. Repurposed as the Hopkins Educational / Community Building, it continues to provide support services to the community as a hub offering intergenerational programming around health, wellness, youth development, senior citizen engagement, housing, and food insecurity. If approved, funding will support exterior and interior rehabilitation of the building.

P. Galilee United Methodist Cemetery \$38,000.00
Loveville Rd/Rt 247, Mechanicsville, Maryland 20659, St. Mary's County

Grantee: St. Mary's College of Maryland

Description: Cemetery conservation and sitework, including fencing; signage fabrication / installation; bench installation; and associated architectural, engineering, and consulting services. [Total project costs \$38,000.00 estimated.]

Remarks: The Galilee Methodist Episcopal Church Cemetery, located in Mechanicsville, was established ca. 1880 on land purchased by the Galilee Methodist Episcopal Church, an African American congregation. The cemetery contains the remains of Civil War veteran J. E. Cully of Co. A, 9th United States Colored Infantry. Once conserved, the cemetery will provide a space for genealogical research and interpretation of the post-emancipation lives of African Americans in St. Mary's County. If awarded, funding would support cemetery improvements, including fence installation, seating, and the installation of interpretive kiosks.

BOARD OF PUBLIC WORKS
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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

Q. Mander House Museum **\$250,000.00**
11310 Needam Road, Worton, Maryland 21678, Kent County

Grantee: Mander House Museum Limited

Description: Interior and exterior rehabilitation, including paving; grading; accessibility improvements; mechanical / electrical / plumbing; drainage improvements; fencing; security features; roofing; carpentry; windows / doors; new construction; selective demolition; foundation; masonry; hazardous materials abatement; utility upgrades; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: *The Mander House Museum is located in Kent County and aims to tell the story of local African American freedmen and their contributions to the county before the Civil War. The museum will also share the stories of the residents who fought in the Union Army. Funding would support the rehabilitation and adaptive reuse of the building.*

R. Boys' Village of Maryland Cemetery **\$200,000.00**
11301 Crain Highway, Cheltenham, Maryland 20623, Prince George's County

Grantee: Maryland Department of Juvenile Services

Description: Cemetery conservation including ground penetrating radar; vegetation removal; site work; conservation of markers; installation of new markers; signage; fencing; paving; accessibility improvements; installation of benches; and associated architectural, engineering, and consulting services. [Total project costs \$200,000.00 estimated.]

Remarks: *The Boys' Village of Maryland Cemetery was first constructed in the late 1800's, soon after the opening of the House of Reformation for Colored Boys. The House of Reformation for Colored Boys was a black-only youth correctional facility established only nine years after slavery was abolished in Maryland. The institution implemented a system of convict leasing and corporal punishment, and the cemetery was established for children who had died at the facility. The cemetery was largely forgotten until recently, when the Department of Juvenile Services rediscovered the cemetery in 2024. While there are over 230 known burials, only a small section is marked by headstones, while others are marked with cinderblocks, and many are unmarked. If approved, the funding will support a cemetery conservation project that includes ground-penetrating radar, marker restoration, new markers, interpretive signage, memorials, and permanent benches.*

BOARD OF PUBLIC WORKS
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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

S. John Howard House \$250,000.00
23511 Howard Chapel Road, Brookeville, Maryland 20833, Montgomery County
Grantee: Maryland Department of Natural Resources

Description: Interior and exterior rehabilitation, including vegetation removal; roof replacement; gutters and downspouts; drainage improvements; chimney repair; selective demolition; siding replacement; foundation repair; carpentry; framing; window and door repair / replacement; shutters; painting; finishes; masonry; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: *The John Howard House in the Patuxent River State Park is a two-story balloon frame house constructed in 1869 by George Enoch Howard. The house remained in the Howard family until 1943. It was acquired by the State of Maryland as part of the DNR resident curatorship program. Funding would support exterior rehabilitation of the house.*

T. Mt. Pleasant Acres Farms \$226,000.00
22239 Marsh Creek Road, Preston, Maryland 21655, Caroline County
Grantee: Mt. Pleasant Heritage Preservation, Inc.

Description: Interior and exterior rehabilitation, including selective demolition; foundation repair; framing; carpentry; masonry; sitework; mechanical / electrical / plumbing improvements; drainage improvements; waterproofing; accessibility upgrades; and associated architectural, engineering, and consulting services. [Total project costs \$226,000.00 estimated.]

Remarks: *The house at Mt. Pleasant Acres Farms was constructed in 1860. Harriet Tubman's father was emancipated and granted ten acres there, after several years of attempting escape. In 1854, Tubman led her brothers to freedom from this region. The house sits upon Mt. Pleasant Acres farmland with ancestral ties to the Tubmans' and represents the history of a Black land-holding farmstead in the region. The farm aims to utilize the house for future programming that honors traditions of Black agrarianism, oral histories of the region, and the legacy of the Tubmans. If approved, funding will support interior and exterior rehabilitation of the house so it may be used for public education.*

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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

U. Sanaa Center Project **\$250,000.00**
1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945 Pennsylvania Avenue and 1924, 1928, 1930, 1932, 1934, 1936, 1938 Brunt Street, Baltimore, Maryland 21217, Baltimore City

Grantee: Pennsylvania Avenue Black Arts and Entertainment District, Inc.

Description: New construction; selective demolition; site work; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: *The Sanaa Center, located in the Old West Baltimore Historic District, is in the heart of the Pennsylvania Avenue corridor. The project will be an expansion of the pre-existing Harris Marcus Center and new construction on 12 vacant lots in the 1900 block of Pennsylvania Avenue. The avenue is known for its African-American-owned entertainment venues. However, the Sanaa Center project aims to fill an unmet need for Black-led start-ups, creative enterprises, and arts entrepreneurs. The project will also provide the space to expand and increase Black Arts District's educational programming so that it can engage a wider audience. If approved, funds would support early-stage construction and site activation to prepare for vertical construction.*

V. Old Pomonkey High School **\$250,000.00**
3395 Metropolitan Church Road, Bryans Road, Maryland 20640, Charles County

Grantee: Pomonkey High School Alumni Association, Inc.

Description: Interior and exterior rehabilitation, including selective demolition; framing; carpentry; finishes; painting; accessibility improvements; mechanical / electrical / plumbing upgrades; utility upgrades; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: *Old Pomonkey High School served as the first African American public high school in Charles County. Established in 1922, the original frame building was replaced in the 1930s by a one-story structure with high ceilings, large windows, and Colonial Revival styling. In the 1950s, a one-story gymnasium wing was added; this is currently the only portion of the building that remains after a fire in the 1980s destroyed the 1930s portion. The building will become a cultural center and museum, with the 1950s wing rehabilitated and the 1930s portion ultimately rebuilt. Funding would support interior rehabilitation of the building.*

BOARD OF PUBLIC WORKS
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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

W. St. James AME Church Gravel Hill \$137,000.00
4139 Gravel Hill Road, Havre de Grace, Maryland 21078, Harford County

Grantee: The St. James A.M.E. Church of Gravel Hill Road, Inc.

Description: Interior and exterior rehabilitation including drainage improvements; mechanical / electrical / plumbing upgrades; selective demolition; framing; carpentry; masonry; ceiling repair; flooring replacement; finishes; painting; bathroom / kitchen upgrades; signage; cemetery conservation including conservation of markers; ground penetrating radar; mapping; vegetation removal; and associated architectural, engineering, and consulting services. [Total project costs \$137,000.00 estimated.]

Remarks: *One of the oldest African American churches in Harford County, St. James A.M.E. Church traces its roots to 1849, when one congregation encompassed a wide swath of Harford County. In 1864, members of the Gravel Hill community constructed their own church building, which also served as a school and social hall. Adjacent to the church is St. James A.M.E. Cemetery, where several Civil War veterans are buried. Extensive renovations and additions to the gable-front, frame church were completed in the 1970s and 1980s. Funding would support the interior and exterior rehabilitation of the church as well as cemetery conservation efforts.*

X. St. James Free Methodist Church \$129,000.00
23614 Head of Creek Road, Quantico, Maryland 21856, Wicomico County

Grantee: St. James Free Methodist Church

Description: Interior and exterior rehabilitation including selective demolition; site work; framing; masonry; drainage improvements; utility upgrades; gutters / downspouts; finishes; painting; carpentry; window replacement; cemetery work, including conservation of markers; accessibility improvements; and associated architectural, engineering, and consulting services. [Total project costs \$129,000.00 estimated.]

Remarks: *St. James Free Methodist Church aims to preserve the historic church building that has been a part of the Quantico community for 127 years. The church intends to create a Living History Educational Center to collect and share the testimonies of struggle, resistance, and growth. If approved, funds would support an interior and exterior rehabilitation project, including masonry, floor replacement, and site work.*

BOARD OF PUBLIC WORKS
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SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

Y. Chesapeake Lodge Number 48 / Jessie J. Shanks Lodge Number 137 \$250,000.00
550 Girard Street, Havre De Grace, Maryland 21078, Harford County

Grantee: The Most Worshipful Prince Hall Grand Lodge, Free and Accepted Masons of Maryland and Its Jurisdiction, Inc.

Description: Interior and exterior rehabilitation including selective demolition; framing; structural improvements; concrete; foundation repairs; roofing repair/ replacement; gutters and downspouts; siding repair / replacement; window repair / replacement; insulation; carpentry; painting; utility upgrades; mechanical / electrical / plumbing upgrades; finishes; flooring repair / replacement; kitchen and bathroom upgrades; paving; site work; accessibility upgrades; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: *The masonic hall located in the Havre De Grace National Register Historic District serves several branches and chapters of the Prince Hall Grand Lodge of Maryland, including the Chesapeake Lodge Number 48 and the Jessie J. Shanks Lodge Number 137. These lodges were established in the early twentieth century to provide a path to Freemasonry for African Americans and to serve as an important community hub. Today, the lodges host voter registration drives, food drives, and school supply giveaways. If awarded, grant funds would support structural repairs and the rehabilitation of the building and grounds.*

Z. American Hall \$115,000.00
132 Bethel Street, Hagerstown, Maryland 21740, Washington County

Grantee: The Most Worshipful Prince Hall Grand Lodge, Free and Accepted Masons of Maryland and Its Jurisdiction, Inc.

Description: Interior and exterior rehabilitation including framing; carpentry; painting; finishes; insulation; masonry; accessibility improvements; bathroom upgrades; mechanical / electrical / plumbing upgrades; kitchens; signage; fencing; and associated architectural, engineering, and consulting services. [Total project costs \$115,000.00 estimated.]

Remarks: *American Hall, located in the Hagerstown Historic District, aims to restore the building so it can contribute to the Hagerstown Historic District and Heart of the Civil War Heritage Area. The project intends to create a new Civil War and Civil Rights themed destination in the Civil War history tourism corridor that Hagerstown is central to, attracting visitors in the region visiting Civil War sites. If approved, funds would support architectural drawings, structural work, rehabilitating the building to standards, roof, gutter, and downspout replacements, and a bathroom addition.*

BOARD OF PUBLIC WORKS
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ACTION AGENDA
January 28, 2026



SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

AA. Union Street United Methodist Church **\$250,000.00**
22 Union Street, Westminster, Maryland 21157, Carroll County

Grantee: Union Street United Methodist Church, Inc.

Description: Interior and exterior rehabilitation, including repair of stained glass windows and frames; carpentry; painting; finishes; masonry; mechanical / electrical / plumbing improvements; and associated architectural, engineering, and consulting services. [Total project costs \$250,000.00 estimated.]

Remarks: *The Union Street United Methodist Church was constructed ca. 1866 in brick with a later central tower on the front and nave extension at the rear. It was built on land donated by Amos and Rebecca Bell - land granted to them after they gained freedom. The church was designed by a self-educated former slave, Rev. John B. Snowden (1801-1885), and is distinguished by intricate brick corbeling at the eaves and gable end. After the Civil War, the church operated a Freedman's Bureau school; classes were likely held in the church until the school building was completed in 1869. The church building was expanded in 1983. If approved, funding will support interior and exterior rehabilitation of the building, including window repair and masonry work.*

BB. West Liberty United Methodist Church **\$170,000.00**
2000 Sand Hill Road, Marriottsville, Maryland 21104, Howard County

Grantee: West Liberty United Methodist Church of Marriottsville, Maryland, Inc.

Description: **Cemetery** conservation, including conservation of markers; ground penetrating radar; mapping; vegetation removal; paving; sitework; and associated architectural, engineering, and consulting services. [Total project costs \$170,000.00 estimated.]

Remarks: *The West Liberty United Methodist Church cemetery is the sacred burial grounds for many African American residents from the surrounding Henryton and Marriottsville communities (formerly Alpha, Maryland), dating back to the 1800s. Individuals buried at this cemetery include veterans from the Civil War, World War I, World War II, the Korean War, and the Vietnam War. Many of the deceased who were once hospitalized at the Henryton State Hospital and the Maryland Tuberculosis Sanatorium, which was established to treat African Americans with tuberculosis, were also buried there. The cemetery has connections to Howard County's first all-black high school, as well as to those buried at the Catoctin Furnace African American Burial Ground in Frederick, MD. If approved, funding will support a cemetery conservation project that seeks to restore and reconstruct damaged and buried monuments.*

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
January 28, 2026



SUPPLEMENTAL

16. **DEPARTMENT OF PLANNING** (cont'd)

CC. **Margaret Jenkins House** **\$226,000.00**
2226 Maryland Avenue, Baltimore, Maryland 21218, Baltimore City

Grantee: The Women's Housing Coalition, Inc.

Description: *Exterior* rehabilitation including selective demolition; repair / replace windows; stained glass repair; carpentry; framing; painting; fencing repair; roofing repair; and associated architectural, engineering, and consulting services. [Total project costs \$226,000.00 estimated.]

Remarks: *The Margaret Jenkins House was built in 1868 by Phillip Hanson Hiss as his personal home. By 1889, Margaret Anne Austin Jenkins had raised enough money to purchase the residence as an orphanage to be called St. Elizabeth's School. In the 1950s, the orphanage was repurposed to serve as a nursery for Black children in the community. In 2007, the Women's Housing Coalition and Homes for America purchased the home to serve the unhoused population. If awarded, grant funding would support exterior rehabilitation of the property.*

This item was withdrawn as Secretary Item 8 from the 1/7/2026 BPW agenda.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
January 28, 2026



APP 1

Contact: Ronald Colbert 443-540-0929
ronald.colbert@maryland.gov

A1. DEPARTMENT OF JUVENILE SERVICES

Contract Title: Boiler Rental at Baltimore City Juvenile Justice Center (BCJJC)
26-MX-BC-001 FMIS# V00P6600446

Contract Type: Maintenance

Contract Description: Rental of two 150 HP gas fired trailers to BCJJC to provide heat to the juveniles in our care.

Procurement Method: Emergency

Bids: Adrian L. Merton, Inc. \$363,567.00
Capital Heights, MD

Award: Adrian L. Merton, Inc.

Amount: \$363,567

Term: 12/18/2025 – 04/30/2026

Date Emergency Declared: 12/03/2025

Contract Award Date: 12/18/2025

Date Emergency Reported: 12/22/2025

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% General Funds

Appropriation Code: E102 16012 0808

Remarks: Nature of Emergency: The existing boiler in the multi-purpose building is entirely inoperable, leaving approximately 300 staff, a 120-bed facility for young people, and multiple essential departments (including Baltimore City Police, States Attorney's Office, Public Defenders, and Baltimore City Juvenile Court) without adequate heating. This presents an immediate and severe danger to the public health, safety, and welfare of all occupants and constituents within the facility. Temperatures from December 3, 2025 until December 12, 2025 ranged as low as 18 degrees Fahrenheit.

BOARD OF PUBLIC WORKS
SECRETARY'S ACTION AGENDA
APPENDIX
January 28, 2026



APP 2

A1. DEPARTMENT OF JUVENILE SERVICES (cont'd)

The contractor shall provide the following emergency services to restore proper heating to the above referenced building:

- Provide two rental 150 HP gas fired trailers enclosed hot water heating boilers, which will be located at the loading dock next to the temporary chiller.
- Provide temporary piping from the boiler room to the boilers which include gas lines, heating supply and return, and make up water line.
- Provide temporary power from the building to the boilers.
- Provide all labor and materials for connecting the boilers to the existing plant.
- Provide installation.
- Provide removal and decommissioning.
- Provide delivery and return of both boilers.

Basis for Selection: Due to the emergent nature of this situation, an emergency solicitation process was initiated on December 3, 2025, contacting four vendors for oral quotes, including one statewide vendor (United Rental) and three additional outside vendors. By the deadline of December 10, 2025, only one vendor, Adrian L. Merton, Inc., responded and was able to meet the department's urgent requirements. The other vendors contacted were either non-responsive (United Rental, Del Val) or unable to meet the specific requirements (Tate).

Adrian L. Merton, Inc. was selected to address this critical issue. Adrian L. Merton, Inc. is a design/build mechanical contractor with experience since 1966 in the design, installation, and service of commercial, industrial and residential equipment. The contractor is a diversified company that has provided new construction, building retrofits, services, and maintenance for all types of mechanical systems. They are fully licensed and bonded for the State of Maryland. Adrian L. Merton Services Division specializes in repair, servicing and installing commercial heating pumps, boilers and chillers. The vendor is in good standing with the State Department of Assessment and Taxation. The price was deemed fair and reasonable based on historical pricing.

Resident Business: Yes

Tax Clearance: 25-4884-11111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
January 28, 2026



DNR 1

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

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

Recommendation: Approval to commit \$30,000 for the following **development** project.

Gene Mason Sports Complex Park Upgrades – \$30,000
Allegany County
POS #7962-1-499 MD20251215-0760

Background: Purchase and install new picnic tables, trash receptacles, pet waste stations, and associated site amenities at the Gene Mason Sports Complex.

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$14,646.51

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$15,353.49

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
January 28, 2026



DNR 2

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

2A. **PROGRAM OPEN SPACE LOCAL SHARE**
Anne Arundel County

Recommendation: Approval to commit \$108,212 for the following **development** project.

Peninsula Park Athletic Field Improvements – \$108,212.79
Anne Arundel County
POS #7955-2-360 MD20251125-0720

Background: Improve two multipurpose athletic fields at Peninsula Park by removing the current grass and adding new topsoil and sod to the entire play area on both fields.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
Program Open Space Local
Source Code: 26011 \$108,212.79

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
January 28, 2026



DNR 3

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

3A. PROGRAM OPEN SPACE LOCAL SHARE
Frederick County

Recommendation: Approval to commit \$263,124 for the following **acquisition** project.

Harris Farm Park - Harris Property Acquisition - \$263,124.15
Town of Middletown
POS #7778-10-508 MD20250128-0040

Background: Additional funding to acquire a 30.77-acre former farm property on the west side of town for a future park. Proposed plans may include creating a community event center for public recreation purposes and a maintenance service hub for the town's multiple parks. Additional POS Local funding will be requested for this project as it becomes available.

Prior Approval: \$240,205.83 (DNR-RP Item 5A(1) [June 11, 2025])

Appraised Value: Six, McClain and Associates, Inc. \$600,000
Valley Appraisal Services, LLC \$780,000

Property Cost: \$690,000.00

Incidental Cost: \$18,798.00

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$263,124.15

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
January 28, 2026



DNR 4

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

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

Recommendation: Approval to commit \$54,720 for the following **development** projects.

1. Garrett College McHenry Campus Community Space Upgrades – \$46,800

Garrett County
POS #7914-11-324 MD20250813-0557

Background: Renovate the entrance and outdoor area of the athletics facility at Garrett College for use by the school and general public. Project includes accessible pathways, seating, landscaping, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2025, Chapter 716, Acts of 2024
Program Open Space Local
Source Code: 25011 \$45,881.38

Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
Program Open Space Local
Source Code: 26011 \$918.62

2. Piney Reservoir Accessible Overlook and Picnic Area – \$7,920

Garrett County
POS #7952-11-328 MD20251110-0711

Background: Construct an ADA-accessible overlook and picnic area with associated site amenities at the Piney Reservoir.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025
Program Open Space Local
Source Code: 26011 \$7,920.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
January 28, 2026



DNR 5

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

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

Recommendation: Approval to commit \$1,206,315 for the following **development** projects.

1. Norrisville Park Development Phase II – \$750,000

Harford County
POS #7947-12-222 MD20251028-0692

Background: Construct two multipurpose fields, walking trails, a basketball court, three pickleball courts, parking, stormwater management facilities, and associated site amenities.

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

Program Open Space Local
Source Code: 21011 \$450,121.50

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021

Program Open Space Local
Source Code: 22011 \$299,878.50

2. Emmorton Recreation and Tennis Center Interior Renovations – \$150,000

Harford County
POS #7949-12-223 MD20251028-0694

Background: Renovate the batting cages, locker rooms, and lobby area at the Emmorton Recreation and Tennis Center.

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021

Program Open Space Local
Source Code: 22011 \$150,000.00

3. Mariner Point Park Trails and Piers Renovations Phase I – \$306,315

Harford County
POS #7950-12-224 MD20251028-0695

Background: Renovate fishing pier 4, and the trail system for improved ADA access at Mariner Point Park.

Fund Source: Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021

Program Open Space Local
Source Code: 22011 \$306,315.00

BOARD OF PUBLIC WORKS

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Board of Public Works
Department of Natural Resources – Real Property
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January 28, 2026



DNR 6

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

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

Recommendation: Approval to commit \$544,482 for the following **acquisition** project.

High Ridge Park - Schuman Property Acquisition – \$544,482
Howard County
POS #7953-13-147 MD20251105-0707

Background: Acquire 4 acres adjacent to Patuxent River to expand the Patuxent Greenway. This project will protect the river and create opportunities for community park facilities on upland portions of the greenway.

Appraised Value: Associated Appraisers, LLC \$525,000
Karen H. Belinko Appraisals, LLC \$570,000

Property Cost: \$530,000.00
Incidental Cost: \$14,482.00

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$544,482.00

BOARD OF PUBLIC WORKS

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DNR 7

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

7A. **PROGRAM OPEN SPACE LOCAL SHARE**
Talbot County

Recommendation: Approval to commit \$252,000 for the following **development** project.

Home Run Baker Sports Complex - Playground – \$252,000

Talbot County

POS #7958-20-149 MD20251203-0731

Background: Purchase and install new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act, and associated site amenities.

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

Program Open Space Local

Source Code: 20011 \$28,577.45

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020

Program Open Space Local

Source Code: 21011 \$84,436.00

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021

Program Open Space Local

Source Code: 22011 \$101,969.75

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

Program Open Space Local

Source Code: 23002 \$37,016.80

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
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DNR 8

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

8A. **PROGRAM OPEN SPACE LOCAL SHARE**
Washington County

Recommendation: Approval to commit \$90,000 for the following **development** project.

Clear Spring Elementary, Playground Replacement - \$90,000
Washington County
POS # 7959-21-452 MD20251212-0759

Background: Replace outdated playground equipment at Clear Spring Elementary School with new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$11,304.81

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$78,695.19

BOARD OF PUBLIC WORKS

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Board of Public Works
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DNR 9

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

9A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**
Charles County

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

1. Laurel Springs Regional Park Playground Replacement - \$2,265,000

Charles County
LPPI #LPPI-8-3

Background: Design and construct a playground at Laurel Springs Regional Park. Project includes removing outdated equipment, installing new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act, shade structures, additional pavilions, sidewalks, seating, and associated site amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$2,265,000.00

2. Laurel Springs Regional Park Field Lighting Replacement - \$735,000

Charles County
LPPI #LPPI-8-4

Background: Replace the outdated multipurpose field lighting with energy efficient LED lighting at Laurel Springs Regional Park.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$735,000.00

BOARD OF PUBLIC WORKS

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Board of Public Works
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DNR 10

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

10A. RURAL LEGACY PROGRAM FUNDS
Frederick County

Recommendation: Approval to grant \$770,843 to **Frederick County** from Rural Legacy Funds to acquire a 224.32-acre conservation easement.

Mid-Maryland Frederick RLA – Summers Hill Farm, Inc.

Prior Approval: Mid-Maryland Frederick Rural Legacy Area Grant for easement acquisitions:
 DNR-RP Item 15A (August 23, 2023) \$3,135,000.00 for FY 2024

Project Description: Acquisition of this easement will protect prime agricultural fields and woodlands, as well as approximately 10,000 linear feet of buffers along three waterways in the Potomac watershed: an unnamed tributary to Broad Run, Broad Run, and Catoctin Creek, all of which are designated Use Class I-P: Water Contact Recreation, Protection of Aquatic Life, and Public Water Supply. This Rural Legacy easement, RL No. 35764, will be held by Frederick County. The county is not requesting reimbursement for administrative, program compliance costs, or incidental expenses.

Easement Value: \$1,541,686.00 (\$6,872.71 per acre)

Purchase Price: \$1,541,686.00 (\$6,872.71 per acre)

Funding Sources: \$770,843.00 DNR
 \$770,843.00 Frederick County

Total Other DNR Costs:

Administrative:	\$ 0.00
Incidental:	\$ 0.00
Compliance:	<u>\$ 0.00</u>
	<u>\$ 0.00</u>

Amount Requested: \$770,843.00

Fund Sources: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
 Rural Legacy Program
 Source Code: 24012 \$770,843.00

BOARD OF PUBLIC WORKS

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Board of Public Works
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DNR 11

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

**11A. CONSERVATION RESERVE ENHANCEMENT PROGRAM
*Queen Anne’s County (Whaley)***

Recommendation: Approval to grant \$208,386.50 to **Queen Anne’s County** from Program Open Space Stateside Funds to acquire a 31.44-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 will protect water quality by preserving approximately 2,200 linear feet of forested stream buffers along Island Creek and one of its unnamed tributaries. The property is in the Southeast Creek watershed, which flows to the Chester River and then into the Chesapeake Bay. The easement, CREP No. 35758, will be held by the Board of County Commissioners of Queen Anne’s County and the Maryland Department of Natural Resources. The county is not seeking reimbursement for administrative and program compliance costs.

Easement Value: \$199,594.00 (\$6,348.41 per acre)

Purchase Price: \$199,594.00 (\$6,348.41 per acre)

Total Other Costs	Administrative:	\$ 0.00
	Incidentals:	\$8,792.50
	Compliance:	<u>\$ 0.00</u>
		<u>\$8,792.50</u>

Total Amount Requested: \$208,386.50

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11A. **CONSERVATION RESERVE ENHANCEMENT PROGRAM** (cont'd)
Queen Anne's County (Whaley)

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 2022, Chapter 357, Acts of 2021
Program Open Space Stateside – Heritage Conservation Fund
Source Code: 22011 \$208,386.50

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
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DNR 13

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

12A. PROGRAM OPEN SPACE STATE SHARE
Garrett County (State Highway Administration)

Recommendation: That the Board of Public Works approve

- 1) DNR acquiring 4.11+/- acres from the State Highway Administration (SHA) for their original acquisition cost, plus interest; and
- 2) Exempting the acquisition from the two appraisal and contract requirement in §1-109(b)(c)1, Natural Resources Article.

Description: This entirely forested property is located between Savage River State Forest and I-68 and will be managed by the Maryland Forest Service. Acquisition will improve boundary management for both DNR and SHA, and add to a large, contiguous block of forest that will provide wildlife habitat connectivity and water quality protection in the Casselman River watershed.

POS Scoring System: 96 out of 100

Targeted Ecological Area: Yes

Background: The Board of Public Works approved SHA to surplus and dispose of the property as MDOT/SHA Item 16-RP (December 17, 2025). SHA acquired the subject property in conjunction with the National Freeway Lower New Germany Road to MD Route 495 right-of-way project. SHA may sell real property to another State agency at the lower of the appraised value, or the original acquisition cost plus accumulated interest. In this case, the lower value is the original acquisition cost plus interest. Title and other due diligence to be completed prior to settlement.

Grantor: The State of Maryland, to the use of the State Highway Administration

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

Property: 4.11+/- acres, unimproved, POS No. 35193

Price: \$6,623.06 (original acquisition cost plus accumulated interest)

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$6,623.06

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
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DNR 14

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

13A. PROGRAM OPEN SPACE STATE SHARE
Washington County (Vixen Hollow, LLC)

Recommendation: That the Board of Public Works approve:

- 1) DNR acquiring a conservation easement on the property with the assistance of Washington County, Maryland, who will co-hold the conservation easement; and
- 2) The payment of incidental costs expended by Washington County, Maryland

Description: Acquisition of this conservation easement will provide water quality protection in the Antietam Creek watershed by permanently preserving a forested buffer along Little Antietam Creek, which supports a naturally reproducing rainbow trout population. A portion of this partially forested property lies within the Little Antietam Creek Ecologically Significant Area and conservation will protect a variety of habitats for birds, mammals, reptiles, and amphibians.

POS Scoring System: 65 out of 100

Targeted Ecological Area: Yes

Grantor: Vixen Hollow, LLC

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

Property: 47.79+/- acres, improved, POS No. 34908

Easement Value: \$321,552 (\$6,728/acre)
 Purchase Price: \$321,552 (\$6,728/acre)

Incidentals to County: \$32,969.84 (total not to exceed)

Administrative fee:	\$ 9,646.56
Compliance fee:	\$ 4,823.28
Reimbursements:	
Appraisals	\$ 8,500.00
Title	\$ 3,000.00
Survey	\$ 6,000.00

Fund Source: Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021
 Program Open Space Heritage Conservation Fund
 Source Code: 22010 \$321,552
 Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
 Program Open Space Stateside
 Source Code: 23001 \$32,969.84

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
Department of Natural Resources – Real Property
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DNR 15

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

14A. PROGRAM OPEN SPACE STATE SHARE
PARK SYSTEM CAPITAL IMPROVEMENT AND ACQUISITION FUND
Montgomery County (Forest Oak Lodge)

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

Description: This property is located along Game Preserve Road and will be managed by the Maryland Park Service as an addition to adjacent Seneca Creek State Park. Acquisition will provide parking and access to a part of the park where none currently exists, alleviating overcrowding and expanding public recreational opportunities for hunting, fishing, hiking, and birding. Additionally, it will serve as an access point to the Seneca Greenway Trail and as a hub for connections to neighboring Montgomery County parks and trails.

POS Scoring System: 60 out of 100

Targeted Ecological Area: No

Background: DNR previously acquired a scenic, conservation and development rights easement on the property; the easement included a right of first refusal to purchase the property (see easement recorded among the land records of Montgomery County in Liber 4501, Folio 145).

Legislative Notification: Budget Committee notification has been completed as required by Natural Resources Article, §1-104(k), Annotated Code of Maryland.

Grantor: Forest Oak Lodge Number 123 Knights of Pythias of Gaithersburg, Montgomery County, Inc.

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

Property: 2.35+/- acres, improved, POS No. 35554

Price: \$2,320,000

Appraisals: \$2,322,000 (7/9/25) – David N. Lamb
All appraisals reviewed by Gary Leak, Review Appraiser

Stabilization funds: \$232,000

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

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14A. PROGRAM OPEN SPACE STATE SHARE
PARK SYSTEM CAPITAL IMPROVEMENT AND ACQUISITION FUND
(cont'd)
Montgomery County (Forest Oak Lodge)

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$232,000

Budget Bill 2024, Chapter 101, Acts of 2023
Park System Capital Improvements and Acquisition Fund
Source Code: 23000 \$2,320,000

BOARD OF PUBLIC WORKS

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Board of Public Works
University System of Maryland
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Contact: Thomas Hickey 410-576-5736
thickey@usmd.edu

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds for the following contract totaling \$170,341.

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

**1. University of Maryland College Park
*Chemistry Wing 1 Replacement***

Description: One (1) Crystallization Robot & Imager
Procurement Method: Sole Source
Award: Formulatrix LLC, Bedford, MA
Amount: \$170,341
Fund Source: MCCBL 2023: *Provide funds to complete construction and equipping of the Chemistry Building Wing 1 Replacement. Item 105*
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 25-4510-1111

BOARD OF PUBLIC WORKS

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

**2-C-BP. UNIVERSITY OF MARYLAND, BALTIMORE
*School of Dentistry Ambulatory Surgery Center Renovation-Bid Package 2***

Contract ID: Construction Management at Risk Services, Task Order RFP 23-312-A

Recommendation: Award construction bid package 2 of 2. Bid Package 2 includes: general construction, site work, selective demo, structural steel, flooring, painting, mechanical, plumbing & HVAC, fire suppression, electrical, University Allowances, CM Allowances, and subcontractor default insurance.

Contractor: J. Vinton Schafer & Sons, Inc., Abington, MD

Prior Approval: USM Item 3-C 3/13/2024 (pre-construction services)
USM Item 2-C-BP 6/11/2025 (Bid Package 1)

Project: The School of Dentistry (SOD) is a leading U.S. institution for graduate and professional education and a thriving health center combining cutting-edge research and exceptional clinical care. Limitations in access to sedation and general anesthesia figures prominently as a barrier to oral health care for children and adults with disabilities and other health issues. A state-of-the-art dental ambulatory care center will expand treatment services to help to alleviate this need and complement the existing professional training programs serving as a home to cutting edge research in the sedation / anesthesia in ambulatory surgical environments.

This Bid Package Amount: \$8,174,528

Current Contract Amount: \$1,931,867

Revised Amount: \$10,106,394

Contract Term: 42 months from notice to proceed (includes construction and warranty period)

Fund Sources: MCCBL 2024 Provide funds to begin construction and equipping of an ambulatory surgery center at the Dental School, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to the appropriation of all funds necessary to complete this project. Item 105. \$1,363,000
NOTE: Chapter 720, Acts of 2024 preauthorized \$862,000 in FY 2027 for this project.

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2-C-BP. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)
School of Dentistry Ambulatory Surgery Center Renovation-Bid Package 2

Fund Sources (cont'd): Plant Funds \$6,074,528

NOTE: Board approval is requested for the full amount of the Bid Package in the amount of \$8,174,528 with the understanding that the University will initially authorize the contractor to perform construction work in a not to exceed amount of \$7,437,528. The University will return to the Board of Public Works to authorize the remainder when funds become available.

This Bid Package
MBE Participation Goal: 42.22%

MBE Participation Goal: 30% overall goal
 Subgoals of: 8% African-American Owned
 11 % Female Owned

MBE Compliance: 5.38%

Performance Security: 100% performance bond is required.

Requesting Institution Remarks: The Construction Management at Risk contract was initially awarded for pre-construction. As design progresses and design information becomes available, the contractor sequentially and competitively bids construction packages. This is for the second and final bid package. To date, this contract MBE Commitment is 38.95%, with subgoals of 8.77% African American Owned and 11.60% Women-Owned. There is limited compliance to date because construction is in an early phase and pre-construction had no MBE participation.

Sustainability: The project is implementing sustainable practices by repurposing underutilized space within the building footprint instead of building new. The HVAC systems are being upgraded to meet current energy code and will be managed as part of the building’s automation systems. The lighting is being upgraded to more efficient LED’s and daylight harvesting systems are being installed. All materials used are to be low VOC and most will be partly composed of recycled content.

Resident Business: Yes
MD Tax Clearance: 25-4795-1010

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Contact: Thomas Hickey 410-576-5736
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3-C. **UNIVERSITY OF MARYLAND, BALTIMORE for**
UNIVERSITY OF BALTIMORE
Learning Commons 4th Floor and Lower-Level Renovations for the
Baltimore Police Academy at the University of Baltimore

Contract ID: On Call Construction Management at Risk Services,
Task Order RFP No. 91097 CB

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

Recommendation: Task Order Award (Pre-Construction Services)

Project Description: This project is for the renovation of the Learning Commons 4th floor and lower-level to provide the lease tenant, the Baltimore Police Academy (BPA), with additional locker rooms for the physical fitness/tactical training space on the lower-level as well as additional office and classroom/training space on the 4th floor. The project is to build-out these spaces to meet BPA training requirements (coordinated through the University of Baltimore and the Baltimore City Police Department). The completed facility will consolidate the academy within one (1) campus building and allow the current Academic Center Recreation Center to be repurposed.

Contractor: Plano-Coudon, LLC, Baltimore, MD

Task Order Term: 34 months from issuance of Notice to Proceed (includes construction and warranty period)

Amount: \$37,750 (pre-construction services)

Procurement Method: Task Order – On Call Construction Management at Risk for the University of Maryland, Baltimore

Fund Source: Plant Funds

MBE Participation: 0% Pre-Construction Services (See Requesting Institution Remarks)

Performance Security: 100% performance bond is required.

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3-C. UNIVERSITY OF MARYLAND, BALTIMORE for
UNIVERSITY OF BALTIMORE (cont'd)
*Learning Commons 4th Floor and Lower-Level Renovations for the
Baltimore Police Academy at the University of Baltimore*

Requesting Institution Remarks: The University of Maryland, Baltimore, On Call Construction Management at Risk Services Contract, RFP 91097 CB, established a rotational order by which projects are assigned. This project was issued as a rotation to Plano Coudon to review and propose a lump sum price for pre-construction services. As design progresses and design information becomes available, the contractor will bid construction packages.

This Item recommends award for pre-construction services. If the University and the Contractor agree to a cost for construction, the University will return to the Board with a recommendation to modify the contract to include the actual construction costs, which includes the CM's construction services fee.

While there is no MBE participation in the pre-construction phase of this project, the overall MBE goal is 15%. Once trade packages are solicited for the construction phases of the project, the University will return to the Board requesting approval of the bid packages along with the MBE participation.

Sustainability: Opportunities for environmental sustainability will be identified and explored throughout the design and into construction by the University, A/E and the CM Firm.

Resident Business: Yes
MD Tax Clearance: 25-4934-1110

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DISAPPROVED	WITHDRAWN
WITH DISCUSSION	WITHOUT DISCUSSION

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

4-AE-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK
Architectural/Engineering Services On-Call Master Contract – Renewal Option

Contract ID: On-Call A/E Master Contract for Electrical Short Circuit, Coordination, and Arc Flash Hazard Studies Contract RFP No. 128064 (Multiple Awards)

Contract Description: On-Call A/E contract for Electrical Short Circuit, Coordination, and Arc Flash Hazard Studies to support new construction, minor construction, and renovation projects at the University of Maryland College Park and other University System of Maryland institutions on an as-needed basis.

Prior Approval: USM Item 2-A/E (2/28/2024) (\$4 million Not to Exceed – 2-year base period)

Recommendation: Exercise first renewal option.

Contractors:

Burdette, Koehler, Murphy and Associates, Inc.	Baltimore, MD
Bowman Consulting Group Ltd	Towson, MD
CFR Engineering	Germantown, MD
RMF Engineering, Inc., PC	Baltimore, MD

Original Term: 2/28/2024 – 2/27/2026 (2-year base w/ three 1-year renewal options)

Option Term: 2/28/2026 – 2/27/2027 (first renewal)

Option Amount: \$2,000,000 (first renewal-not-to-exceed)

Original Amount: \$ 4,000,000 (not to exceed) 2-year base term
\$ 2,000,000 (not to exceed) 1st renewal option
\$ 2,000,000 (not to exceed) 2nd renewal option
\$ 2,000,000 (not to exceed) 3rd renewal option
\$ 10,000,000 (not to exceed Total)

Revised Contract Amount: \$6,000,000

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4-AE-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Architectural/Engineering Services On-Call Master Contract – Renewal Option

Original Procurement Method: Competitive Sealed Proposals

MBE Goal: MBE goals will be established for Task Orders that exceed \$100,000

MBE Compliance: 0% (See Requesting Institution Remarks)

Performance Security: NA

Fund Source: Fund sources will be presented on each task order requiring BPW approval

Requesting Institution Remarks: Renewal is recommended for the four (4) firms based on satisfactory job performance. Implementation will be on a task order basis with no guarantee of award to any of the firms. The firms must use the fixed hourly rates as negotiated at renewal. Task orders will be awarded to firms on a rotating basis. There was no MBE compliance during the base term period as no task order issued exceeded \$100,000; thus, no goals were established

Resident Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
Burdette, Koehler, Murphy & Associates	Yes	25-4715-0111
Bowman Consultants	Yes	25-4716-0111
CFR Engineering Consultants, Inc.	Yes	25-4717-0111
RMF Engineering	Yes	25-4718-0111

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Contact: Thomas Hickey 410-576-5736
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**5-GM. UNIVERSITY OF MARYLAND, COLLEGE PARK
*AV Williams Cooling Tower Replacement – Approval of MCCBL Funds***

Contract ID: AV Williams Cooling Tower Replacement
Contract No. 121868

Recommendation: To authorize use of MCCBL Funds to complete the project.

Contractor: W. L. Gary Company, Inc., Washington, DC

Project: Maintenance project to replace cooling towers at the AV Williams building.

Amount: \$1,500,000

Fund Source: MCCBL 2024: *Provide funds to design, construct, and equip campuswide infrastructure improvements at the College Park campus; Item 104.*

Requesting Institution Remarks: The AV Williams Cooling Tower Replacement is a maintenance project initially funded by FY 2024 Campuswide Infrastructure Academic Revenue Bond funds and Facilities Renewal cash funds. The initial contract in the amount of \$2,452,295, funded with FY 2024 Academic Revenue Bond funds, did not require BPW approval due to its classification as a maintenance project. Funds from the initial source are insufficient to complete the project. Recently, \$1,500,000 in additional funding from the FY 2024 Campuswide Infrastructure GO Bond fund was allocated to cover the remaining maintenance work on this project. This item seeks BPW approval to utilize \$1,500,000 now available through the FY 2024 GO Bond Funds to complete the project.

Resident Business: No

MD Tax Clearance: 25-4960-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 28, 2026



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

6-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK
***On-Call Small Business Reserve General Contractors - Contract –
First Renewal Option***

Contract ID: Small Business Reserve (SBR) On-Call Master Contract for General Contracting Services for Small Projects at the University of Maryland College Park & other Service Center Locations – RFP 119602-NT (Multiple Awards)

Prior Approval: USM Item 3-C. (2/28/2024) (\$6 million Not to Exceed – 2-year base period)

Recommendation: Exercise the first renewal option

Contractors:

Boulevard Contractors Corporation (MBE)	Owings Mills, MD
CFI Construction Corporation	Rockville, MD
Colossal Contractors, Inc. (MBE)	Burtonsville, MD
EB Enterprises, LLC (MBE)	Accokeek, MD
Garcete Construction Co., Inc.	Bladensburg, MD
Hayes Construction Company	Phoenix, MD
M & S Enterprises, Inc.(MBE)	Upper Marlboro, MD
Matos Builders, LLC (MBE)	Baltimore, MD
Mid Atlantic General Contractors, Inc.	Beltsville, MD
Rich Moe Enterprises, LLC (MBE)	Upper Marlboro, MD
Stratified, Inc.	Washington, DC

Contract Description: On-call general contracting services for small construction projects at the University of Maryland, College Park and other institutions of the University System of Maryland on an as-needed basis. No individual project shall exceed \$200,000.

Original Term: 2/29/2024 – 3/1/2026 (2-year base w/ three 1-year renewal options)

Option Term: 3/2/2026 – 3/1/2027 (first renewal)

Option Amount: \$3,000,000 (first renewal-not-to-exceed)

Original Amount: \$6,000,000 (not to exceed) 2-year base term
\$3,000,000 (not to exceed) (first renewal option)
\$3,000,000 (not to exceed) (second renewal option)
\$3,000,000 (not to exceed) (third renewal option)
\$15,000,000 (not to exceed) Total

Revised Contract Amount: \$9,000,000

Board of Public Works
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January 28, 2026



6-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
***On-Call Small Business Reserve General Contractors - Contract –
First Renewal Option***

- Procurement Method:*** Competitive Sealed Proposals
- MBE Participation:*** MBE goals will be established for Task Orders that exceed \$100,000
- MBE Compliance:*** 0% (See Requesting Institution Remarks)
- Performance Security:*** N/A
- Fund Source:*** Fund Sources will be presented on each task order requiring BPW approval.

Requesting Institution Remarks: Renewal is recommended for the eleven (11) firms based on satisfactory job performance. Implementation will be on a task order basis with no guarantee of award to any of the firms. The firms must use the fixed hourly rates as agreed to at renewal. Task orders will be awarded to firms on a rotating basis for projects under \$50,000. For projects with an estimated cost between \$50,000 and \$200,000, task order solicitations will be issued to all firms holding master contracts. MBE Participation: Six (6) out of the eleven (11) firms awarded master contracts for this service are MDOT certified MBE firms, in addition to SBR. Although no goals were established, 32% of the task orders awarded (dollar value) were awarded to these firms as prime contractors. Of the twenty-eight (28) task orders awarded under this master contract, only four (4) exceeded the \$100,000 threshold in which MBE goals should have been established. This was an oversight on the part of the University and all future task orders over \$100,000 will be assessed for MBE goals.

Board of Public Works
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6-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
***On-Call Small Business Reserve General Contractors - Contract –
First Renewal Option***

Resident Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
Boulevard Contractors Corporation	Yes	25-4670-0110
CFI Construction Corporation	Yes	25-4671-0110
Colossal Contractors, Inc.	Yes	25-4672-0111
EB Enterprises, LLC.	Yes	25-4673-0111
Garcete Construction Co., Inc.	Yes	25-4674-0110
Hayes Construction Company	Yes	25-4675-1110
M & S Enterprises, Inc.	Yes	25-4676-0110
Matos Builders, LLC	Yes	25-4742-0010
Mid Atlantic General Contractors, Inc.	Yes	25-4677-0101
Rich Moe Enterprises, LLC	Yes	25-4678-0110
Stratified, Inc.	No	25-4679-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

Board of Public Works
University System of Maryland
Supplement
January 28, 2026



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

7-S. UNIVERSITY OF MARYLAND, COLLEGE PARK
Service Contract –IT Professional Services

Contract ID: Department of Information Technology, University of Maryland
College Park, TORP No. 108032

Contract Description: The University of Maryland (UMD) is currently transitioning from its mainframe-based Student Information System (SIS) to Workday Student, a modern cloud-based solution that will integrate with systems such as Slate (undergraduate admissions) and Salesforce (graduate admissions). The current student data warehouse—an Oracle-based environment hosted in Amazon Web Services (AWS) Relational Database Service (RDS)—supports institutional reporting and analytics but relies on outdated architecture. To align with the Workday Student implementation, UMD sought proposals from qualified vendors from the Maryland Education Enterprise Consortium (MEEC) IT Master Contract for IT professional consulting services to design, build, and implement a modern Microsoft Fabric based data warehouse that will replace the legacy environment, ensuring advanced analytics, reporting capabilities, and scalable architecture for the future.

Award: Huron Consulting Group, Chicago, IL

Procurement Method: MEEC IT Professional Consulting Services – Task Order Request for Proposal

Contract Term: Twenty (24) months from contract award date

Amount: \$3,456,704

Proposals:

Firm	Technical Rank	Financial Proposal	Overall Rank
Huron Consulting Group, Chicago, IL	1	\$3,456,704	1
Deloitte Consulting Group, Baltimore, MD	2	\$4,805,000	2

Fund Source: Institutional Funds

MBE Participation: None

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University System of Maryland
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January 28, 2026



7-S. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
Service Contract –IT Professional Services

Requesting Institution Remarks: This solicitation was advertised to MEEC vendors awarded under the Master IT Professional Consulting Services contract. Seven (7) firms responded to the task order solicitation. Following a thorough review of the technical proposals by the evaluation committee, three (3) firms were deemed technically acceptable and were invited for oral presentations. After the completion of the oral presentations, one (1) vendor was eliminated from further consideration. Two (2) firms moved to the financial proposal phase and were evaluated for financial viability. A request for Best and Final Offers was requested and received. The University has determined that Huron Consulting Group best satisfies the overall requirements and had the highest technical rank and lowest financial proposal.

Resident Business: No

MD Tax Clearance: 25-4968-0111

BOARD OF PUBLIC WORKS

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WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Kathryn B. Thomson
Acting Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
January 28, 2026**

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7	Maryland Transit Administration (MTA)	9 - 10
8 - 14	State Highway Administration (SHA)	11 - 24
15	The Secretary's Office (TSO)	25 - 28

Contact: Anthony Tangorra 410-859-7819
atangorra@bwiairport.com

1-GM-MOD. MARYLAND AVIATION ADMINISTRATION

Modification: Lease Contract

Contract ID: Ground Lease and Contract at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-LC-99-014 Supplement No. 8*

Contract Approved: MDOT 22-GM, 07/14/1999

Contractor: AFCO Cargo BWI II LLC; Washington, DC

Original Contract Description: Ground Lease and Contract to develop, construct, operate and maintain new air cargo facilities in the Midfield Cargo Complex (MCC) and to purchase, operate and maintain three existing Maryland Aviation Administration (MAA) owned air cargo buildings at BWI Thurgood Marshall Airport, known as leased premises Parcels A and B, respectively.

Modification Description: This development contract was signed in 1999 with a term ending as late as 2044; and due to the tenant meeting certain criteria, the termination date is indeed in 2044. The contract includes operations and/or development of existing buildings and of unimproved lots. Since 1999, the tenant has built two buildings in what were unimproved lots and when they were built the original contract stipulated that they would each carry their own term. The development of Parcel B, Building G has a term that expires in 2026, and this supplement extends the term of the lease of that building and its related land. Thus, Modification No. 8 provides for a 13-year, nine-month extension of the operating period, with one option renewal that if exercised will coincide with the overall contract termination in 2044, and includes payment of land and building rental rates based on fair market value for Parcel B, Building G.

Original Contract Term: Parcel A, Buildings B, C, and F: 08/26/1999 – 08/25/2024 (25 years)

Parcel B, Building G: 03/06/2001 – 03/05/2026 (25 years)

Parcel B, Building H: 10/01/2019 – 09/30/2044 (25 years)

Modification Term: Parcel B, Building G: 03/06/2026 – 12/31/2039 (13 years, nine months, with one, four-year, nine-month option)

Original Contract Amount: Minimum Annual Guarantee (MAG) of \$128,214 per annum (\$0.46 per square foot per annum) increased by CPI adjustment every three years or 18.6% of annual gross revenues from the operation of Parcels A and B.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026



MDOT 2

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

Modification Amount: The MAG for Parcel B will increase by \$1,350,130.56 (277,298 SF at \$2.38 per square foot per annum ground rent plus 60,000 SF at \$16.00 per square foot per annum building rent). The MAG for Parcel B will be \$2,907,648.14 per annum. Effective July 1, 2026, the Building G Annex and the remainder of Parcel B will be adjusted annually by three percent (3%). Effective July 1, 2027, the ground rent and building rent for Parcel B, Building G will be adjusted annually by three percent (3%).

Prior Options/Mods: \$0.00 (Mod #1: Contractor provided space in Cargo Building G for an MAA communications services room; Delegated Authority, 11/14/2003)

\$280,284.00 (Mod #2: For repayment of the unamortized investment of the MCC apron improvements and expansion constructed by MAA; DOT 18-GM-MOD, 10/04/2017)

\$0.00 (Mod #3: Relocation of Unicorn Transportation, Inc. from MCC to an off-airport location; DOT 1-GM-MOD, 05/16/2018)

\$0.00 (Mod #4: Waived the repayment obligation by contractor of the unamortized cost of the MCC apron and related improvements constructed by MAA; DOT 10-GM-MOD, 05/22/2019)

\$0.00 (Mod #5: Contractor installed a scale shed on the MCC air cargo ramp; Delegated Authority, 06/01/2020)

\$0.00 (Mod #6: Extension of the operating period of Parcel A; 1-GM-MOD, 08/07/2024)

\$1,564,345.00 (Mod #7: Extension of the operating period for Parcel A and introduction of increased ground and building rent; 1-GM-MOD, 12/04/2024)

Revised Total Contract Amount: MAG of \$4,743,221.64 per annum adjusted annually by a three percent (3%) increase to rental rates. Contractor will continue to pay 18.6% of annual gross revenues in concessions if exceeding the MAG.

Percent +/- Change (this item): +2,167.8% (Parcel B, Building G)

Overall Percent +/- Change: +39.79% (Parcel A and B annually)

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 3

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

Requesting Agency Remarks: Pursuant to the contract, at the end of each building's 25-year operating period, the ownership and operation of each building and paved area will revert to the MAA. The 25-year operating period for Parcel B, Building G, will revert on March 6, 2026. The MAA will extend contractor's operating period on Parcel B, Building G for an additional 13 years and nine months. The modification includes one option renewal to extend Parcel B, Building G operating period through the end of the contract term if the Contractor completes certain maintenance obligations to the roof, HVAC systems, and apron pavement during the Parcel B, Building G operating period.

In exchange, Contractor will pay a land rental rate of \$2.38 per square foot per annum and a building rental rate of \$16.00 per square foot per annum, both based on fair market value. Parcel B, Building G includes an annex of 8,315 square feet, the Contractor will continue to pay the current land rental rate of \$0.9731 per square foot per annum.

Modification No. 8 also removes the tri-annual inflationary adjustment tied to the Consumer Price Index and replaces the adjustment with an annual three percent (3%) escalation occurring every July 1st of the remaining contract term.

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

Resident Business: Yes
MD Tax Clearance: 25-4477-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026



MDOT 4

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

2-RP. MARYLAND AVIATION ADMINISTRATION
Real Property – Surplus

Recommendation: That the Board of Public Works approve the Maryland Aviation Administration (MAA) deeming real property surplus as it is excess to the agency’s needs.

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

Property: MC# 24-3053
Madera, Uibel, & Spitznogle (± 6.15 acres), located at
7168 Ridge Road, 1311 and 1309 Hanover Road in
Hanover, Anne Arundel County.

Grantor: State of Maryland, MAA

Grantee: Anne Arundel County, Maryland

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20250509-0319**. It is recommended to declare the +/- 6.15-acre former Madera, Uibel, & Spitznogle properties—located at 7168 Ridge Road, 1311 & 1309 Hanover Road in Hanover, Anne Arundel County—surplus to the needs of the State. Anne Arundel County expressed interest in acquiring the properties.

Requesting Agency Remarks: Between 1992-1999, MAA acquired the subject properties as part of the Voluntary Noise Acquisition Program. These properties are no longer needed for noise compatibility purposes. MAA proposes to declare these properties surplus with plans to convey to Anne Arundel County, Maryland in the near future to support their planned Hanover Road improvement project.

BOARD OF PUBLIC WORKS

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026



MDOT 5

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

3-RP. MARYLAND AVIATION ADMINISTRATION
Real Property – Surplus

Recommendation: That the Board of Public Works approve the Maryland Aviation Administration (MAA) deeming real property surplus as it is excess to the agency’s needs.

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

Property: MC# 24-3054
Peggy Ann Levin, Et Al (± 0.022 acres), located at the southern corner portion of 1316 & 1318 Hanover Road in Hanover, Anne Arundel County

Grantor: State of Maryland, MAA

Grantee: Anne Arundel County, Maryland

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20250507-0310**. It is recommended to declare the +/- 0.022-acres—the former Peggy Ann Levin, et al. property, which is located at the southern portion of 1316 & 1318 Hanover Road in Hanover, Anne Arundel County—surplus to the needs of the State. Anne Arundel County expressed an interest in acquiring the property.

Requesting Agency Remarks: In 1992, MAA acquired the subject property as part of the Voluntary Noise Acquisition Program. The property is no longer needed for noise compatibility purposes. MAA proposes to declare the property surplus with plans to convey a portion of the total property that was originally acquired by MAA to Anne Arundel County, Maryland in the near future to support the planned Hanover Road improvement project.

BOARD OF PUBLIC WORKS

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026



MDOT 6

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

4-RP. MARYLAND AVIATION ADMINISTRATION
Real Property – Surplus

Recommendation: That the Board of Public Works approve the Maryland Aviation Administration (MAA) deeming real property surplus as it is excess to the agency’s needs.

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

Property: MC# 24-3055
Douglas F. Miller, Et Ux (± 0.42 acres), located at
7173 Ridge Road in Hanover, Anne Arundel County

Grantor: State of Maryland, MAA

Grantee: Anne Arundel County, Maryland

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20250508-0315**. It is recommended to declare the +/- 0.42-acre former Douglas F. Miller, et ux property—located at 7173 Ridge Road in Hanover, Anne Arundel County—surplus to the needs of the State. Anne Arundel County expressed interest in acquiring the property.

Requesting Agency Remarks: In 1992, MAA acquired the subject property as part of the Voluntary Noise Acquisition Program. The property is no longer needed for noise compatibility purposes. MAA proposes to declare the property surplus with plans to convey a portion of the total property that was originally acquired by MAA to Anne Arundel County, Maryland in the near future to support their planned Hanover Road improvement project.

BOARD OF PUBLIC WORKS

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026



MDOT 7

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

5-RP. MARYLAND AVIATION ADMINISTRATION
Real Property – Surplus

Recommendation: That the Board of Public Works approve the Maryland Aviation Administration (MAA) deeming real property surplus as it is excess to the agency’s needs.

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

Property: MC# 24-3056
Douglas F. Miller, Et Ux – Easement (± 0.071 acres), located at
7173 Ridge Road in Hanover, Anne Arundel County

Grantor: State of Maryland, MAA

Grantee: Anne Arundel County, Maryland

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20250509-0318**. It is recommended that the +/- 0.071-acres (at 7173 Ridge Road in Hanover, Anne Arundel County) temporary construction easement to Anne Arundel County be approved.

Requesting Agency Remarks: In 1992, MAA acquired the subject property as part of the Voluntary Noise Acquisition Program. The property is no longer needed for noise compatibility purposes. MAA proposes to surplus the property with plans to grant a temporary construction easement on a small portion of the parcel to Anne Arundel County, Maryland in the near future to support their planned Hanover Road improvement project.

BOARD OF PUBLIC WORKS

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026



MDOT 8

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

6-RP. MARYLAND AVIATION ADMINISTRATION
Real Property – Surplus

Recommendation: That the Board of Public Works approve the Maryland Aviation Administration (MAA) deeming real property surplus as it is excess to the agency’s needs.

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

Property: MC# 24-3057
Nicholas B. Mangione, Et Ux (± 0.15 acres), located adjacent to the intersection where Stoney Run Rd turns into New Ridge Rd and across from Valley Rd in Hanover, Anne Arundel County

Grantor: State of Maryland, MAA

Grantee: Anne Arundel County, Maryland

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under **MD20250507-0311**. It is recommended to declare the +/- 0.15 acres—the former Nicholas B. Mangione, et ux property located adjacent to the intersection of Stoney Run Road and New Ridge Road, across from Valley Road in Hanover, Anne Arundel County—surplus to the needs of the State, upon consideration of the Maryland Department of the Environment’s qualifying comments. Anne Arundel County expressed interest in acquiring the property.

Requesting Agency Remarks: In 2001, MAA acquired the subject property through a land exchange with the former owner. The property has been declared excess and is no longer needed. MAA proposes to surplus the property with plans to convey to Anne Arundel County, Maryland in the near future to support their planned Hanover Road improvement project.

BOARD OF PUBLIC WORKS

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026



MDOT 9

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

7-M. MARYLAND TRANSIT ADMINISTRATION
Maintenance Contract

Contract ID: Roll Up Doors Maintenance and Repairs; *AGY-24-047-MT*
EPICS No.: AGY24047MT

Contract Description: This contract provides preventive and corrective maintenance services for traditional roll-up garage doors, high-speed fabric doors, and bi-fold metal vertical doors at multiple Maryland Transit Administration (MTA) facilities across the State of Maryland.

Award: Kramer and Sons Overhead Door Service, LLC; Edgewater, MD
(Certified Small Business)

Contract Term: 02/19/2026 – 02/18/2031 (five years)

Amount: \$662,250.00 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Kramer and Sons Overhead Door Service, LLC Edgewater, MD	\$662,250.00
Overhead Door Company of Baltimore Baltimore, MD	\$666,500.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: No

Incumbent: Overhead Door Company of Baltimore; Baltimore, MD

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

Requesting Agency Remarks: This solicitation was originally advertised on eMaryland Market Advantage (eMMA) in July 2024. The scope of work included 60 Rytec doors, and a 15% Minority Business Enterprise (MBE) participation goal. Four prospective vendors advised that they would not submit bids if the Rytec doors were included in the scope of work because the manufacturer Rytec requires specialized certification to perform repair and maintenance services, which they did not have. At bid opening on October 15, 2024, two bids were received, both from Rytec certified firms. One bid was determined to be non-responsive due to the failure to submit required MBE documentation, and the second bid exceeded the project's budget by more than 100%, due to the MBE subcontracting requirement.

The solicitation was cancelled and resolicited on May 28, 2025, as an Invitation for Bid (IFB), notifying 490 potential vendors, with five vendors directly solicited. At the bid closing on July 8, 2025, two bids were received, with Kramer and Sons Overhead Door Service (Kramer) identified as the Apparent Lowest Bidder (ALB). The Procurement Officer conducted a review of the ALB's bid and determined that the bid was responsive and responsible. There were no protests filed.

The MTA Procurement Review Group evaluated the contract scope to determine the potential for establishing MBE and Veteran Small Business Enterprise (VSBE) goals or Small Business Reserve designation. In the re-procurement, the MBE participation goal was removed due to a lack of certified firms qualified to perform the work and cost impacts which resulted in the bid price exceeding the contract budget by 100%.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05-H0102

Resident Business: Yes

MD Tax Clearance: 25-4869-0111

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026



MDOT 11

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

8-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Miscellaneous Roadway Structure Repairs at Various Locations in Montgomery and Prince George’s Counties. - District 3; *AZ2857314*
EPICS No.: AZ2857314

Contract Description: Provide miscellaneous roadway structure repairs at various locations in Montgomery and Prince George’s Counties. District 3

Award: Concrete General, Inc.; Gaithersburg, MD

Contract Term: 02/19/2026* – 12/31/2027 (*or earlier upon BPW approval)
(one year, 10 months, 13 days)

Amount: \$3,346,820.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Concrete General, Inc. Gaithersburg, MD	\$3,346,820.00
PDI-Sheetz Construction Corporation Linthicum, MD	\$3,649,072.00
Brawner Builders, Inc. Hunt Valley, MD	\$4,110,430.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 16% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Tri – State Solutions of Maryland, LLC; Largo, MD

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
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MDOT 12

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on June 10, 2025, notifying 1002 potential contractors, 33 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 10 contractors. The incumbent is no longer in business. Maryland Works granted a waiver for these services.

The SHA received five bids which were opened on July 10, 2025. Two bids were rejected. One bid from Professional Facility Services, LLC was rejected for non-compliance with the MBE requirements per COMAR 21.11.03.09(C),21.11.03.10(F), and based on an analysis of the bidder’s Equipment and Experience Statement. The other bid was rejected for not meeting the allowable minimum for the one-strand aluminum bridge rail .

A protest was filed on October 1, 2025, by Professional Facility Services, LLC, protesting the rejection of their bid. SHA sustained the rejection of Professional Facility Services, LLC, and issued a Procurement Officer’s Final Decision on October 28, 2025. No appeal was filed with the MSBCA.

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

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 16% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of work certified with the NAICS codes to perform the project activities. No VSBE participation goal was set due to lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3774-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

REVISED

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

9-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Install, Repair, or Replace Traffic Barrier at Various Locations in Dorchester, Somerset, Wicomico, and Worcester Counties - District 1; 477D11428
EPICS No.: 477D11428

Contract Description: Provide installation, repairs, or replacement of traffic barriers at various locations in Dorchester, Somerset, Wicomico, and Worcester Counties - District 1

Award: L. S. Lee, Inc.; York, PA

Contract Term: 02/19/2026* – 12/31/2028 (*or earlier upon BPW approval)
(two years, 10 months, 13 days)

Amount: \$1,653,260.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
L. S. Lee, Inc. York, PA	\$1,653,260.00
Long Fence Company, Inc. Odenton, MD	\$1,795,435.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 12, 2025, notifying 1360 potential contractors, 88 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited five contractors. Maryland Works granted a waiver for these services. The SHA received two bids which were opened on September 11, 2025. There were no protests filed for this contract.

REVISED

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

Requesting Agency Remarks (cont'd):

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

SHA has confirmed L. S. Lee, Inc.'s bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on a single element of work. There is no sub-contractable category as this is a single element of work - install, repair, replace traffic barrier. No VSBE participation goal was set due to lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3394-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
 January 28, 2026

REVISED



MDOT 15

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

10-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Median and Roadside Tractor Mowing, Trimming, and Litter Pick Up at Various Locations in Frederick County – District – 7; 4271071427SB
 EPICS No.: 4271071427

Contract Description: Provide median and roadside tractor mowing, trimming, and litter pick up at various locations in Frederick County – District 7.

Award: Manuel Landscaping, Inc.; Owings Mills, MD
 (Certified Small Business)

Contract Term: 02/19/2026* – 12/31/2027 (*or earlier upon BPW approval)
 (one year, 10 months, 13 days)

Amount: \$723,710.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

<i>Bidders</i>	<i>Amounts</i>
Manuel Landscaping, Inc. Owings Mills, MD	\$723,710.00
Just Work, LLC. DBA Just Work Landscaping Gaithersburg, MD	\$830,927.50
A. Marquez Trucking, Inc. Silver Spring, MD	\$855,912.50
PLWMS DBA Patriot Natural Resources Beallsville, MD	\$992,187.50

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

REVISED

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 02, 2025, notifying 1133 potential contractors, 18 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited eight contractors. Maryland Works granted a waiver for these services. The SHA received four bids which were opened on October 09, 2025. There were no protests filed for this contract.

This project is to support SHA’s mowing program to promote safety for the travelling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances and the free flow of water.

SHA has confirmed Manuel Landscaping, Inc.’s bid price and the work conducted on this contract will be performed 100% by a State-certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. To establish the MBE goal the following counties were searched: Frederick, Carroll, Howard, Montgomery, Washington. A 0% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. The sub-contractable categories utilized in setting the goal included mowing and trimming, which is the main element of work. No VSBE participation goal was set due to lack of certified firms to perform these services.

- Fund Source:** 100% Special (Transportation Trust Fund)
- Approp. Code:** J02B0102
- Resident Business:** Yes
- MD Tax Clearance:** 25-4030-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026

REVISED



MDOT 17

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

11-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Median and Roadside Mowing, Trimming & Litter-Pick Up at Various Locations in the Laurel Shop Area - Prince George's County - District 3; 42716L1427SB
EPICS No.: 42716L1427

Contract Description: Provide median and roadside mowing, trimming & litter-pick up at various locations in the Laurel Shop Area - Prince George's County - District 3.

Award: New Age Contracting Services, LLC; Oxon Hill, MD
(*Certified Small Business*)

Contract Term: 02/19/2026* – 12/31/2027 (*or earlier upon BPW approval)
(one year, 10 months, 13 days)

Amount: \$664,148.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
New Age Contracting Services, LLC Oxon Hill, MD	\$664,148.00
DYMI Group, Inc. Hanover, MD	\$679,202.02
Manuel Landscaping, Inc. Owings Mills, MD	\$687,340.00
A. Marquez Trucking, Inc. Silver Spring, MD	\$864,290.00
Hoppergrass Lawn Care, LLC Bowie, MD	\$1,141,446.00
Smallwood's Grounds Maintenance, Inc. Forestville, MD	\$1,381,184.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

REVISED



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

Hiring Agreement Eligible: Yes

Incumbent: Manuel Landscaping, Inc.; Owings Mills, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on June 03, 2025, notifying 1004 potential contractors, 18 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 10 contractors. Maryland Works granted a waiver for these services. The SHA received seven bids which were opened on July 10, 2025. One bid was rejected on September 08, 2025. SHA determined the firm was a non-responsible bidder in accordance with COMAR 21.06.01.01B(2). SHA's rejection was based on a review of similar contracts held by the firm that were recently bid on or held in the past two years and had been terminated for default and/or is demonstrating poor performance. There were no protests filed for this contract.

This project is to support SHA's mowing program to promote safety for the travelling public by controlling undesirable brush and noxious weeds; and maintaining adequate sight distances and the free flow of water.

SHA has confirmed New Age Contracting Services LLC's bid price and the work conducted on this contract will be performed 100% by a State-certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. To establish the MBE goal the following counties were searched: Anne Arundel, Prince George's, Montgomery, Calvert, Charles, St. Mary's and Howard. A 0% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. The subcontractable categories utilized in setting the goal included median and roadside litter pickup, which is the main element of work. No VSBE participation goal was set due to lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)
Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3336-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026



MDOT 19

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

12-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations for Laurel Shop in Prince George's County - District 3; 42916L1427
EPICS No.: 42916L1427

Contract Description: Provide brush and tree cutting and stump removal at various locations for Laurel Shop in Prince George's County - District 3.

Award: Landsdown Tree Service, LLC.; Upper Marlboro, MD
(*Certified Minority Business Enterprise and Small Business*)

Contract Term: 02/19/2026* – 06/30/2027 (*or earlier upon BPW approval)
(one year, four months, 12 days)

Amount: \$888,908.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Landsdown Tree Service, LLC Upper Marlboro, MD	\$888,908.00
A. Marquez Trucking, Inc. Silver Spring, MD	\$1,500,919.00
Excel Tree Expert Co., Inc. Jessup, MD	\$1,602,510.00
Blythewood Landscape Management, LLC Upper Marlboro, MD	\$1,665,855.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 4% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Excel Tree Expert Co., Inc.; Jessup, MD

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 29, 2025, notifying 1158 potential contractors, 36 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 10 contractors. The SHA received four bids which were opened on August 28, 2025. There were no protests filed for this contract.

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

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

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 4% MBE goal was set for this contract. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3227-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026

REVISED



MDOT 21

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

13-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Spot Litter Pickup Along I-695 & I-83 in the Hereford Shop Area in Baltimore County - District 4; 4323H41428SB
EPICS No.: 4323H41428

Contract Description: Provide spot litter pickup along I-695 & I-83 in the Hereford Shop Area in Baltimore County - District 4.

Award: C & C Management Group, Ltd; Clarksburg, MD
(Certified Small Business)

Contract Term: 02/19/2026* – 12/31/2028 *(*or earlier upon BPW approval)*
(two years, 10 months, 13 days)

Amount: \$354,000.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
C & C Management Group, Ltd. Clarksburg, MD	\$354,000.00
Get It Right, LLC Beltsville, MD	\$420,000.00
Waste Collection Resolve, LLC Baltimore, MD	\$459,000.00
MCNA, LLC Rockville, MD	\$473,292.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None.

Hiring Agreement Eligible: Yes

Incumbent: Merit Investment & Logistics, LLC; Baltimore, MD

REVISED

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 16, 2025, notifying 1081 potential contractors, 26 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 10 contractors. The SHA received four bids which were opened on November 06, 2025. The incumbent overlooked the deadline to rebid. There were no protests filed for this contract.

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

SHA has confirmed C & C Management Group Ltd's bid price and the work conducted on this contract will be performed 100% by a State-certified Small Business.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. The sub-contractable categories not utilized in setting the goal included protection vehicle which is the main element of work. No VSBE participation goal was set due to lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-4445-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
January 28, 2026

REVISED



MDOT 23

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

14-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Application of Thermoplastic Pavement Markings at Various Locations in Carroll, Frederick, And Howard Counties - District 7; 479D71427SB
EPICS No.: 479D71427

Contract Description: Provide application of thermoplastic pavement markings at various locations in Carroll, Frederick, And Howard Counties - District 7.

Award: Proline Painting, Inc.; Jamaica, NY
(*Certified Small Business*)

Contract Term: 02/19/2026* – 12/31/2027 (*or earlier upon BPW approval)
(one year, 10 months, 13 days)

Amount: \$689,457.75

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Proline Painting, Inc. Jamaica, NY	\$689,457.75
Priceless Industries, Inc. Baltimore, MD	\$775,331.05

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Corporate Maintenance Group, LLC.; Columbia, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 19, 2025, notifying 1419 potential contractors, 25 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited six contractors. Maryland Works granted a waiver for these services.

REVISED

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

Requesting Agency Remarks (cont'd):

The SHA received two bids which were opened on September 18, 2025. SHA reached out to the incumbent to bid and did not receive a response. There were no protests filed for this contract.

This project for the Installation of Thermoplastic Pavement Markings allows SHA to install symbols and line striping that communicate information to our customers is necessary to ensure safety. These pavement markings not only serve our motorists but also ensure the safety of our cyclists and pedestrians through the installation of bike lanes and crosswalks. Thermoplastic Pavement Markings are much more durable than waterborne paint lasting up to 10 times longer. By using these products, SHA reduces the number of times this work needs to be performed which directly impacts the traveling public and their idling times while navigating work zones.

SHA has confirmed Proline Painting, Inc.'s bid price and the work conducted on this contract will be performed 100% by a State-certified Small Business.

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

- Fund Source:*** 100% Special (Transportation Trust Fund)
- Approp. Code:*** J02B0102
- Resident Business:*** Yes
- MD Tax Clearance:*** 25-3531-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Contact: Joe Palechek 443-867-0249
jpalechek@mdotmaryland.gov

15-IT-OPT/MOD. THE SECRETARY'S OFFICE
Option/Modification - Information Technology Contract

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

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

Procurement Method: Task Order/ Purchase Order under Master Contract

1.0 Master Contract: Consulting and Technical Services Plus (CATS+)
Contract No. 060B2490023
Approved: DoIT 3-IT 04/03/2013
Term: 04/22/2013 – 04/21/2028
***As of publication, the remaining balance of this master contract is \$237,005,792.98*

1.1 Using Agency: The Secretary's Office (TSO) on behalf of
The Maryland Transit Administration (MTA)

Description: The Maryland Transit Administration (MTA) Security Systems Hardware and Software maintenance includes preventive maintenance, corrective maintenance and service coverage of MTA's surveillance and security infrastructure and computer systems including agency video surveillance, access control, perimeter intrusion detection, chemical detection, emergency call and security systems (including peripheral devices); *ADPICS No.: J05B5400047 / EPICS.: CO432540.*

Option/Modification Description: Extension of contract for six months, with a six-month option, and additional funding to allow continuity of services as a new solicitation is being developed and procured.

Award: Skyline Technology Solutions, LLC, Glen Burnie, MD
Original Contract Term: 11/01/2016 - 10/31/2019
(three years with two, one-year renewal options)
Modification Term: 02/01/2026 - 07/31/2026
(six months with one, six-month renewal option)
Option Term: 08/01/2026 – 01/31/2027 (six months)
Original Contract Amount: \$5,433,754.50
Modification Amount: \$1,345,657.50
Option Amount: \$1,305,959.50

15-IT-OPT/MOD. THE SECRETARY'S OFFICE (cont'd)

Prior Options/Mods: \$419,993.08 (Mod#1: Additional funding for spare parts; Delegated Authority - DoIT, 02/02/2018)

\$1,810,028.00 (Option#1: The first of two, one year renewal options, extending the contract term through 10/31/2020; DGS 8-IT 1.3, 10/16/2019)

\$1,848,188.50 (Option#2: The second and final, one year renewal options, extending the contract term through 10/31/2021; DGS 26-IT 1.2, 09/23/2020)

\$3,063,656.25 (Mod#2: Extend contract term from 01/01/2021 – 04/30/2023 and add funding; DGS 39-IT 1.1, 10/06/2021)

\$2,191,473.78 (Mod#3: Extend contract term from 05/01/2023 – 04/30/2024 and add additional funding; DGS 37-IT 1.1, 04/05/2023)

\$0.00 (Mod#4: Extend contract term from 05/01/2024 – 06/30/2024; MDOT Delegation, 02/15/2024)

\$0.00 (Mod#5: Extend contract term from 07/01/2024 – 07/31/2024; MDOT Delegation, 05/10/2024)

\$3,608,352.50 (Mod#6: Extend contract term from 08/01/2024 – 01/31/2026 and add additional funding; DGS 31-IT 1.1, 07/17/2024)

Revised Total Contract Amount: \$21,027,063.61
Percentage +/- Change: 48.08%
Overall Percentage Change: 286.97%
MBE / VSBE Participation: 26% / 0.5%
MBE / VSBE Compliance: 22.87% / 1.23%
Resident Business: Yes
Fund Source: 100% Special (Transportation Trust Funds)

Requesting Agency Remarks: This contract provides Security Systems Hardware and Software Maintenance, preventative maintenance, corrective maintenance, support and service coverage of MTA's surveillance and security infrastructure and computer systems for all Maryland Department of Transportation (MDOT) MTA's security systems (hardware and software) and peripheral components. Including agency-wide video surveillance systems, perimeter intrusion detection systems, chemical detection systems, access controls, audio/video systems, emergency call systems, Wireless Local-Area Networks, Local-Area Networks and all associated hardware and software.

15-IT-OPT/MOD. THE SECRETARY'S OFFICE (cont'd)

Requesting Agency Remarks (cont'd):

The MTA has an installed base of Closed Circuit Television (CCTV) servers and cameras, and all network components needed to provide a fully integrated surveillance system at its modal and maintenance facilities. The systems include both hardware and software components that must be maintained in order to assist in the protection of the commuting public, MTA personnel, and MTA assets. Hardware and software components are located throughout MTA Metro Stations, Light Rail Stations, MARC Stations, Bus Depots, Maintenance Facilities and Central Monitoring facilities. In addition to the main CCTV System, maintenance services are also required for one chemical detection system, various legacy CCTV systems, MTA's wireless mesh system, various access control components and other hardware and software.

MDOT is seeking approval from the Board of Public Works to extend the contract for twelve months beginning February 01, 2026, to January 31, 2027 (one six-month extension with one six-month renewal option). Continuation of the current contract is imperative as it provides maintenance services and ensures optimal operation and functionality of the above-mentioned safety-critical systems installed at MDOT MTA Light Rail, Bus, Metro and MARC stations. It also ensures security systems installed at several MDOT MTA buildings and facilities are maintained and operational 365 days a year, 24 hours a day.

The original contract was awarded and approved by the Department of Information Technology (DoIT) on March 16, 2016, through secondary competition from the Consulting and Technical Services+ (CATS+) contract. Historically, the contract has had a limited vendor response and only garnered a single offer. In efforts to increase competition and due to the master contract sunseting, the MTA will be establishing the successor contract as a stand-alone solicitation.

A Request for Proposals (RFP) for a replacement contract was issued in August 2023. However, the solicitation was cancelled due to issues raised by a protest of the RFP and the feasibility of the Minority Business Enterprise (MBE) goals set in the solicitation.

Due to significant staff turnover, the MTA experienced temporary disruption in its ability to advance the development of another replacement RFP. In March 2025, the MTA regained staff, enabling reassignment for completion of the RFP. However, the second attempt at re-procurement was further delayed 10 weeks by deliberations with the Office of State Procurement (OSP). After the Procurement Reform Act became effective, MTA was able to move forward with the solicitation without the need for OSP approval as MDOT was given full authority for IT supplies and services. MTA expects to bring the replacement contract to BPW for approval in the summer of 2026.

15-IT-OPT/MOD. THE SECRETARY'S OFFICE (cont'd)

Requesting Agency Remarks (cont'd):

The MBE compliance for Skyline Technologies Solutions, LLC (Skyline) is currently below the MBE participation goal, due to several factors including the loss of several MBE subcontractors that either went out of business or were sold and lost their certification. Labor shortages driven by inflation and turnover driven by the attraction to job opportunities that do not require in-person interaction, also contributed to the challenges of meeting compliance. Skyline has committed to increasing its MBE compliance through a Corrective Action Plan that proposes to solely utilize the MBE subcontractor for all current and new positions, and to identify Time and Materials project work to be performed by their MBE subcontractors.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026**

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026**



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

6-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors B.E.A.R./ Belair Edison Area Revitalization, Inc.

B.E.A.R. Renovations (Baltimore City)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the B.E.A.R. food distribution, and certification training facilities.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-296 (SL-034-250-038) \$ 40,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 40,000
	25-296 (This Action)	\$ 40,000 (Non-Match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grant name, grantee name, and project description, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include renovating the building to be able to serve as a Certified Maryland Testing Center, computer certification program, and after-school program.

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
January 28, 2026

REVISED



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

7-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the American Cancer Society, Inc.

Hope Lodge Baltimore (*Baltimore City*)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Hope Lodge.”
Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024) DGS Item 24-284, (SL-081-240-038) \$ 200,000

Matching Fund: No match is required.

Background:	Total Project	\$ 9,924,521
	24-284 (This Action)	\$ 200,000 (Non-match)
	Local Cost	\$ 9,724,521

(Prior Actions: None)

Remarks:

1. Proposed modifications to the standard grant agreement is for the following:
 - a. Paragraph 13 – Disposition of Property. The property to be improved with grant funds is owned by the State of Maryland and is leased to the grantee by the University of Maryland under a 25-year lease. The grantee is requesting removal of Paragraph 13 because the State has ownership interest and controls how the property is disposed. The grantee has indicated that they have no intention of disposing of the property, and under the terms of the lease would be unable to do so without the State’s approval in any event. BPW has approved similar requests for removal or modification of Par. 13 as in this case.
2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.



DEPARTMENT OF GENERAL SERVICES
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REVISED



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

- 4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 5. This project may include renovation of a facility that will increase the capacity to respond to the needs of patients whose lives depend on equitable access to cancer treatment in Baltimore by over 30%.

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
January 28, 2026



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

8-CGL. CAPITAL GRANTS AND LOANS

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

Imagination Stage, Inc.

Imagination Stage (Montgomery County)

“for the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Imagination Stage facilities, including safety and accessibility improvements.”

Maryland Consolidated Capital Bond Loan of 2025 (LHI- Chapter 603, Acts of 2025)
DGS Item 25-528 (SL-033-250-038) \$ 50,000

Matching Fund: No match is required.

Background:	Total Project	\$ 50,000
	25-528 (This Action)	\$ 50,000 (Non-Match)
	Local Cost	\$ 0

(Prior Actions: None)

See next page for
Record Correction
Letter dated 2/2/26

Remarks:

- DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
- This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- This project may include ~~the replacement of the Synthetic Surface with 6,000 tons of next generation material to provide the safest training surface in the industry.~~ **renovation to spaces to include accessibility, safety, and environmental upgrades to include: replacing damaged flooring in studio spaces, updating theatrical rigging and replacing fire rated theatrical curtains, and new LED theatrical lighting. These upgrades will provide a safer, more accessible environment for staff, artists, patrons, and students.**

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore, Governor · Aruna Miller, Lt. Governor · Atif Chaudhry, Secretary

February 2, 2026

Accepted 2/3/2026- JTG

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

A handwritten signature in black ink that reads "John Gontrum".

SUBJECT: Record Correction –January 28, 2026 Board of Public Works Agenda

Dear Mr. Gontrum,

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

BPW – January 28, 2026

DGS 8-CGL
Office of State Procurement.

FROM: This project may include the replacement of the Synthetic Surface with 6,000 tons of next generation material to provide the safest training surface in the industry.

TO: This project may include renovation to spaces to include accessibility, safety, and environmental upgrades to include: replacing damaged flooring in studio spaces, updating theatrical rigging and replacing fire rated theatrical curtains, and new LED theatrical lighting. These upgrades will provide a safer, more accessible environment for staff, artists, patrons, and students.

Reason: Clerical Error in Remarks Section

Regards,

A handwritten signature in black ink that reads "Alexis Croft".

Acting Deputy Director
Alexis Croft



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026**



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

14-CGL. CAPITAL GRANTS AND LOANS

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

City of College Park

Youth and Family Services (Prince George’s County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Youth and Family Services facilities including exterior improvements.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-232, (SL-014-250-038) \$ 250,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 284,000
	25-232 (This Action)	\$ 250,000 (Non-match)
	Local Cost	\$ 34,000

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include the construction of a welcoming outdoor space for clients to use that will connect to the adjacent Hollywood Streetscape in urban College Park, Maryland.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026**



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

15-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Bowie Regional Arts Vision Association, Inc.

Bowie Center for the Performing Arts (Prince George’s County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Bowie Center for the Performing Arts for Performing Arts property including the marquee.”

Maryland Consolidated Capital Bond Loan of 2025 (LSI– Chapter 603, Acts of 2025)

DGS Item 25-649 (SL-083-250-038) \$ 20,000

Matching Fund: No match is required.

Background:	Total Project	\$ 20,000
	25-649 (This Action)	\$ 20,000 (non-match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include replacing the marquee to enhance the visibility and outreach of the Bowie Center for the Performing Arts.

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
January 28, 2026**



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

17-CGL. CAPITAL GRANTS AND LOANS

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

Board of Education of Baltimore County

Edmondson Heights Elementary School Playground (Baltimore County)

“for the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Edmondson Heights Elementary School facilities and playground.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-458 (SL-040-250-038) \$ 50,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 50,000
	25-458 (This Action)	\$ 50,000 (Non-Match)
	Local Cost	\$ 0

(Prior Actions: None)

Remarks:

1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
4. This project may include replacing the playground to provide for physical activity, social development, foster teamwork, creativity and support problem-solving skills among children and provide safe recreation for students and the neighborhood.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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19-CGL. CAPITAL GRANTS AND LOANS (cont'd)

5. This project may include replacing a decades-old fence with the addition of gates for emergency exits and safety/security purposes, tree removal, and the rehabilitation of the outdoor shed. This grant will also upgrade exterior electrical for proper lighting and event hookups.

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
January 28, 2026**



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

25-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 Columbia Vantage House Corporation d/b/a Residences at Vantage Point

Residences at Vantage Point (Howard County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Residences at Vantage Point Continuing Care Retirement Community.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-227, (SL-081-250-038) \$125,000*

Matching Fund: No match is required.

Background:	Total Project	\$ 300,000
	25-227 (This Action)	\$ 125,000 (Non-match)
	Local Cost	\$ 175,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee county name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include costs for planning and development for the renovation of the assisted living and comprehensive nursing facilities on the Residences at Vantage Point campus. Plans for the renovation include common areas, bathrooms, and activity spaces for residents.

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
January 28, 2026**



REVISED

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

27-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works with respect to Grantee, County Executive and County Council of Howard County

1. Grant consent to the Grantee to sell the real properties at 8000-8600 Main Street Ellicott City, 21043
2. Forgive the Grantee repayment of the grant funds, as described.

Grantee: County Executive and County Council of Howard County
Properties: 8000-8600 Main Street Ellicott City, 21043
Prior Action: DGS Item 20-G094 (\$250,000.00), **BPW Item DGS 19-CGL, 4/7/21**

Background: *The Grant.* The purpose of this request is to provide written Notice of the proposed sale of the County Executive and County Council of Howard County Properties at 8000-8600 Main Street Ellicott City, 21043

(“Property”). This Notice is provided to the Board of Public Works pursuant to Section 13 of the above-reference. Grant Agreement to the extent such Notice is required. The Property is the location of the Main Street Building Reconstruction. Funds received under the Grant Agreement for DGS Item 20-G094, were expended for the construction of concrete sidewalks, ADA improvements, and crosswalks. Minimal interior renovations have been performed, and the County does not have the resources at this time to fully restore the interiors of the buildings for occupancy. **Therefore, the grantee is requesting the sale of the property and the accompanying parcels, including the sidewalks.** The funds from the sale of the property will be allocated to another qualifying County capital project.

Grant Agreement dated 2/2/2021: The grant agreement between the State and the Grantee state:

Disposition of Property. Grantee may not sell, lease, exchange, give away, or otherwise transfer or dispose of any interest in real or personal property acquired or improved with Grant funds unless the BPW gives prior written consent. This includes transfer or disposition to a successor on the merger, dissolution, or other termination of the existence of Grantee. Grantee shall give the BPW written notice at least 60 days before any proposed transfer or disposition. When consenting to a transfer or disposition, the Board of Public Works may in its sole discretion require the grantee to repay a percentage of the proceeds that are allocable to the grant.



DEPARTMENT OF GENERAL SERVICES
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REVISED

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

Use of Proceeds. The funds from the sale of the property will be allocated to another qualifying County capital project.

This Item was withdrawn from the 12/17/25 BPW Agenda as DGS Item 55-CGL

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
January 28, 2026**



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

28-CGL. CAPITAL GRANTS AND LOANS

Recommendation: That the Board of Public Works with respect to Grantee, County Executive and County Council of Howard County

1. Grant consent to the Grantee to sell the real property at 8095 Main Street Ellicott City, 21043
2. Forgive the Grantee repayment of the grant funds, as described.

Grantee: County Executive and County Council of Howard County
Property: 8095 Main Street Ellicott City, 21043
Prior Actions: DGS Item 21-251 (\$500,000.00), BPW Item DGS 8-CGL, 2/15/23

Background: *The Grant.* The purpose of this request is to provide written Notice of the proposed sale of the County Executive and County Council of Howard County Property at 8095 Main Street Ellicott City, 21043

(“Property”). This Notice is provided to the Board of Public Works pursuant to Section 13 of the above-reference. Grant Agreement to the extent such Notice is required. The Property is the location of the Main Street Building Reconstruction. Funds received under the Grant Agreement for DGS Item 21-251, were expended for the construction and the development of construction documents. The funds were used to structurally stabilize these properties, improve facades, and improve resiliency for future flood events. Minimal interior renovations have been performed, and the County does not have the resources at this time to fully restore the interiors of the buildings for occupancy.

Grant Agreements dated 2/23/2023: The grant agreements between the State and the Grantee state:

Disposition of Property. Grantee may not sell, lease, exchange, give away, or otherwise transfer or dispose of any interest in real or personal property acquired or improved with Grant funds unless the BPW gives prior written consent. This includes transfer or disposition to a successor on the merger, dissolution, or other termination of the existence of Grantee. Grantee shall give the BPW written notice at least 60 days before any proposed transfer or disposition. When consenting to a transfer or disposition, the Board of Public Works may in its sole discretion require the grantee to repay a percentage of the proceeds that are allocable to the grant.



DEPARTMENT OF GENERAL SERVICES
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28-CGL. CAPITAL GRANTS AND LOANS (cont'd)

Use of Proceeds. The funds from the sale of the property will be allocated to another qualifying County capital project.

This Item was withdrawn from the 12/17/25 BPW Agenda as DGS Item 54-CGL

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
January 28, 2026



REVISED

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

29-CGL. CAPITAL GRANTS AND LOANS

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

Bailey-Groce Family Foundation, Inc.

Anna Murray Douglass Museum and Visitor Center

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Anna Murray Douglass Museum and Visitor Center (Caroline County)

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-310, (SL-103-250-038) **\$ 100,000***

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-608, (SL-103-250-038) **\$ 50,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 195,000
	25-310 (This Action)	\$ 100,000 (Non-match)
	25-608 (This Action)	\$ 50,000 (Non-match)
	Local Cost	\$ 45,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.



**DEPARTMENT OF GENERAL SERVICES
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REVISED

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

4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include acquisition 24872 Meeting House Road and eventually become the Anna Murray Douglas Visitor Center and Museum. The funds will have a significant impact on Maryland education, history, and tourism. By allowing the BGFF to acquire the property, restore it, and eventually add it as a stop on the Underground Railroad tour will greatly impact the Eastern Shore and Maryland economy.

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
January 28, 2026**



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

**30-CGL. CAPITAL GRANTS AND LOANS
*Department of Health***

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

Community Options, Inc.

(Frederick, Howard, Montgomery, and Prince George’s County)

“Acquire supportive housing units in Frederick, Howard, Montgomery, and Prince George’s County to support individuals with intellectual and developmental disabilities.”

Community Health Facilities Grant Program; CB-33403-01

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

Total Project Cost	\$ 2,666,667	
State Share (75%)	\$ 2,000,000	
Grantee Share (25%)	\$ 666,667	Cash on hand

This Action **\$ 2,000,000** (MCCBL 2024 CB-33403-01)

Remarks:

1. Grantee is a nonprofit organization that provides housing for individuals with intellectual and developmental disabilities.
2. In accordance with § 24-606(d) of the Health-General Article of the Annotated Code of Maryland, the Board’s approval is further contingent upon the State’s right of recovery being recorded among the Land Records of the county where the home is located.
3. No State funds will be disbursed until the grantee has presented suitable evidence to the Office of Facilities Management and Development that it has expended the required matching funds.

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
January 28, 2026**



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

**31-C. CONSTRUCTION CONTRACT
*Department of General Services***

Contract ID: MSP Barrack ‘F’ North East Fueling Site; *TK-000-230-001*
ADPICS No.: 001B6600208

Contract Description: This project consists of the Contractor providing all labor, equipment, materials, supplies, insurance, etc., necessary to remove and replace the existing fueling station at the Maryland State Police Barrack F – North East location.

Award: Petroleum Recovery and Remediation Management, Inc. d/b/a
Petroleum Management, Inc., Baltimore, MD

Contract Term: 300 Calendar Days

Amount: \$1,497,010

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

Bid:

<i>Bidder</i>	<i>Amount</i>
Petroleum Management, Inc, Baltimore, MD	\$ 1,497,010

MBE/VSBE Participation: 10% / 0%

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

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on eMaryland Marketplace Advantage.com on October 11, 2024. Two bids were received and opened on March 11, 2025. One bid was rejected as nonresponsive due to its failure to submit a Bid Bond. Petroleum Management, Inc., has been found to be responsible and its bid responsive. The bid pricing has been confirmed. Petroleum Management, Inc. intends to meet the MBE goal of 10%. The price has been determined to be fair and reasonable based on the engineer’s estimate completed in 2023 in the amount of \$871,641.16. The A/E’s nearly two-year-old estimate of \$871,641 is lower than Petroleum Management’s bid due to rising material, labor, and equipment costs.



**DEPARTMENT OF GENERAL SERVICES
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31-C. CONSTRUCTION CONTRACT (cont'd)

Agency Remarks (cont'd):

The estimate also excluded hazardous material removal, temporary service setups, and costs for soil contamination testing, removal, and backfill. Considering these omissions and the limited availability of qualified contractors meeting safety and environmental standards, Petroleum Management’s bid of \$1,497,010 is deemed fair and reasonable.

<i>Fund Source:</i>	100% General Funds	
<i>Approp. Code:</i>	MCCBL 22 <i>Provide funds to design, construct and equip State-owned fuel storage tank replacements</i> Item 150	\$581,007.97
	MCCBL 23 <i>Provide funds to design, construct and equip State-owned fuel storage tank replacements</i> Item 164	\$916,002.03
<i>Resident Business:</i>	Yes	
<i>MD Tax Clearance:</i>	25-4853-1110	

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 28, 2026**



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

**32-C. CONSTRUCTION CONTRACT
*Department of the Environment***

Contract ID: Kempton Doser Electric Installation Project; *F-012-250-004*
ADPICS No.: 001B6600085

Contract Description: The purpose of this project is to extend single-phase electric service to the existing Kempton Doser site. Having on-site electric at the site will allow additional components to the system which will improve treatment of the acid mine drainage and decrease the amount of unreacted lime sludge. The project will entail burying and/or boring approximately 7400 feet of 3” schedule 40 PVC conduit through properties owned by Roberta Shoen, Richard Fryfogle/Ricky Mai, and Western Pocahontas Properties Limited Partnership. The contractor will also prepare pads as shown on the details for typical electrical boxes. Once the conduit is installed, Potomac Edison will run single-phase electric lines through the conduit and install all electrical boxes. The project also includes the construction of an access road along a portion of the installed electric line.

Award: First Fruits Excavating, Inc., Ridgeley, WV

Contract Term: 02/19/2026*-12/24/2026 (*Or earlier upon BPW approval)

Amount: \$288,250

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
First Fruits Excavating, Inc., Ridgeley, WV	\$288,250.00
Ox Construction, New Windsor, MD	\$325,000.00
Grassfield Construction, LLC, Bethesda, MD	\$510,199.50
Patton Construction Company, Lanham, MD	\$568,570.00
Excavating Associates, Inc., Ellerslie, MD	\$629,396.00

MBE/VSBE Participation: 10% / 0%

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

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
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32-C. CONSTRUCTION CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of an Invitation for Bids was posted on eMaryland Marketplace Advantage on May 9, 2025. Five bids were received and opened on May 30, 2025. The lowest bid was received from First Fruits Excavating Inc., who has been found responsible, and its bid is responsive. The bid pricing has been confirmed.

DGS received a bid protest that raised concerns about the ambiguity about the MBE language in the solicitation on August 28, 2025 when the initial lowest bid was rejected. The protest was sustained on November 3, 2025, with the bid rejection being rescinded, and the award recommendation made to the lowest bidder.

Fund Source: 100% General Funds

Approp. Code: U00 A06 25 68964 5075 0899 6181

Resident Business: No

MD Tax Clearance: 25-2169-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026



REVISED

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

33-C. CONSTRUCTION CONTRACT
Maryland Department of the Environment

Contract ID: Mill Run Drainage Improvements Project; *F-001-241-004*
ADPICS No.: 001B5600574

Contract Description: The purpose of this project is to dewater an old mine in the Barton Coal seam and install a new wet mine seal to replace the failing wet mine seal that currently exists. The project will also include improvements to the existing Mill Run doser and installation of treatment cells. Drainage ditches shall be constructed to safely carry the water through (and around) the treatment system and protect the existing doser from sheet flow behind the existing building.

Award: First Fruits Excavating Inc.; Ridgeley, WV

Contract Term: 02/19/2026*- 05/23/2027 (**Or earlier upon BPW approval*)

Amount: \$ 984,383

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
First Fruits Excavating Inc.; Ridgeley, WV	\$984,383
Excavating Associates Inc.; Ellerslie, MD	\$995,337

MBE/VSBE Participation: 5% / 0%

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

Incumbent: N/A

Requesting Agency Remarks: A notice of availability of an Invitation for Bids (IFB) was posted on the DGS website and eMaryland Marketplace Advantage (eMMA) on June 4, 2025. Two bids were received and opened on July 16, 2025. First Fruits Excavating Inc. has been found responsible and its bid responsive. The bid price was reviewed and determined to be fair and reasonable. [...].



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33-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: 100% Special Funds (Abandoned Mine Land Reclamation Program)

Approp. Code: U00 A06 26 68969 5075 0899 6181

Resident Business: No

MD Tax Clearance: 25-2749-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026**



REVISED

2nd Revision

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

**34-C. CONSTRUCTION CONTRACT
*Department of General Services***

Contract ID: Maryland Army National Guard Camp Fretterd Military Reservation Access
Control Point, M-000-220-004
ADPICS No.: 001B5600566

Contract Description: The project consists of a new security entrance with a new prefabricated canopy structure, guard booths, a new security building, with associated site improvements, located at 5401 Rue Saint Lo Drive, Reisterstown, MD 21136, in Baltimore County.

Award: Warwick Supply & Equipment Company, Inc.
Hunt Valley, MD **(MBE)**

Contract Term: 180 Calendar Days

Amount: \$ 3,836,619

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Warwick Supply & Equipment Company, Inc., Hunt Valley, MD	\$3,836,619
Warner Construction, Frederick, MD	\$3,893,703
Nichols Contracting Inc., Columbia, MD	\$4,062,800
Taggart Brown & Associates, Inc., Columbia, MD	\$4,662,446

MBE/VSBE Participation: 15.02% / 5%

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

Incumbent: N/A

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on November 26, 2024. Five bids for the above-referenced solicitation were opened on February 14, 2025. One bidder withdrew their bid due to a mistake in bid price. Warwick Supply & Equipment Company, Inc., has been found responsible, and its bid is responsive. The bid pricing was reviewed and found to be fair and reasonable. The contractor has committed to exceed the established 15% MBE Participation and achieve 15.02%



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2nd Revision

34-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: \$3,440,460 Federal Funds

\$396,159 MCCBL 2022 *Provide funds to begin design and construction of a new access control system, provided that \$100,000 of this authorization may not be encumbered or expended until the Military Department submits a report to the budget committees on the status of renovations to the Freestate Challenge Academy (FCA) facilities. This report shall detail the project funding plan, including all State and federal fund sources already secured or identified as potential sources, the design and construction timeline, and any associated project expenditures already incurred.*

The report should also detail the efforts, if any, the department has made to include this project as part of its annual capital budget request submission to the Department of Budget and Management. The report shall be submitted by July 1, 2022, and the budget committees shall have 45 days from the date of the receipt of the report to review and comment. Item 152

Approp. Code: FY21 / PCA 32055 / AOBJ 1444 / Index 02240221/E315

Resident Business: Yes

MD Tax Clearance: 25-0492-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Ronald Colbert 443-540-0929
ronald.colbert@maryland.gov*

**35-S. SERVICES CONTRACT
*Department of Juvenile Services***

Contract ID: Behavioral Health Services at Backbone Mountain Youth Center, Green Ridge Youth Center, Victor Cullen Center, and Western Maryland Children’s Center; 26-MULTI-FS-BH-002

ADPICS No.: V00B6600034/ CTR025290

Contract Description: Provide behavioral health services to the young people at Backbone Mountain Youth Center, Green Ridge Youth Center, Western Maryland Children’s Center, and Victor Cullen Center.

Award: Shore Staffing, Inc., Easton, MD (MBE)
(Certified Small Business)

Contract Term: 03/1/2026 - 02/28/2029

Amount: \$10,233,600

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Shore Staffing, Inc.; Easton, MD	\$10,233,600
P.S. Programs, LLC; Baltimore, MD	\$10,857,600

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: No



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*Contact: Udoka Onwumechili 410-379-9413
udoka.onwumechili@maryland.gov*

**36-S. SERVICES CONTRACT
*Department of State Police, Medical Services Unit***

Contract ID: Comprehensive Mobile Hearing Conservation Program; *BPM053166*
ADPICS No.: W00B6600043

Contract Description: Service contract with firm fixed price, Indefinite Quantity to perform mobile comprehensive audiometric examinations for selected Maryland Department of State Police employees (MDSP).

Award: Apple Occupational Medical Services, LLC;
DBA Worksite Medical. Ellwood City, PA

Contract Term: 04/01/2026 - 03/31/2031

Amount: \$487,480

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

Bid:

<i>Bidder</i>	<i>Amount</i>
Apple Occupational Medical Services, LLC DBA Worksite; Medical Ellwood City, PA	\$487,480

MBE/VSBE Participation: 0.5% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: A notice of the availability of an Invitation for Bids (IFB) was advertised on eMaryland Marketplace Advantage (eMMA) on July 31,2025. A total of Four potential contractors were solicited and ten were directly solicited. A single bid was received on September 1, 2025 and was not determined to be responsible. MDSP attempted to obtain reasons from vendors that were directly solicited as to why no bid was submitted; however, no response was received.



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36-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Furthermore, a notice of the availability of an Invitation for Bids (IFB) was advertised on eMMA for the second time on September 16, 2025. Eleven vendors were directly solicited alongside the eMMA solicitation. Two bids were received on October 7, 2025.

Apple Occupational Medical Services, LLC dba Worksite Medical, was determined to be responsible. While the second bidder was rejected because they did not submit with its bid the required attachments and documents as stated under section 4.19 of the IFB, Specifically the MBE Forms D-1A.

MDSP sworn and civilian employees who are exposed to an eight-hour time weighted average of 85 decibels or greater and all Emergency Dispatchers are required to have a comprehensive audiometric examination. The aim of this comprehensive audiometric examination is to remain in compliance with Title 29 of the Code of Federal Regulations (29 CFR 1910.95). The State employs a contractor to perform mobile comprehensive audiometric examinations for selected Maryland Department of State Police employees.

Apple Occupational Medical Services, LLC dba Worksite Medical's has provided a high-quality audiometric testing with accurate reports in the required timeframe to the MDSP over 10 years. The streamlined work and communication processes already in place enable prompt, efficient, collaborative, quality care. Worksite Medical's history of providing strong audiometric support to the MDSP, personalized service, and continuity of care offers added short- and long-term value by enhancing performance, morale, and retention.

After careful evaluation, Apple Occupational Medical Services, LLC DBA Worksite Medical's bid was determined to be the most advantageous to the state. Market research shows that Audiogram testing cost between \$57 to \$85 per test.

The price has been determined to be fair and reasonable based on historical comparison of the last audiometric examination provided in 2020 and 2025 (incumbent). The price of \$487,480. is a fair price for a 5-year contract and offers the state the best value. The bid pricing is based on an estimated number of tests.



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36-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The overall MBE participation goal for this project was set at 0.5%. This was determined from the fact that although MDSP found 0 MBEs who could perform the mobile hearing testing services required, there are potential (small) MBE subcontracting opportunities for cleaning supplies such as wipes. MDSP expect the vendor to sanitize the equipment / work area before the next test. MDSP believe that the janitorial supplies used for this intended function will be very small in relation to the entire contract.

Fund Source: 100% General Funds

Approp. Code: W00.26.41711.0820

Resident Business: No

MD Tax Clearance: 25-4353-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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ACTION AGENDA
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REVISED

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

37-S. SERVICES CONTRACT
Department of Housing and Community Development

Contract ID: HVAC Contractor Services, *BPM039450*
 ADPICS No.: S00B6600032

Contract Description: Multiple contracts to provide emergency heating and cooling system replacements and repairs for eligible single-family detached homes, duplexes, townhomes, or walk-up buildings with four or fewer units statewide.

Awards:

- ADP Consultants Inc.; Laurel, MD (MBE)
(Certified Small Business)
- AirMaster Heating & Cooling, Inc. d/b/a Aire Serv of the
Eastern Shore Aire Serv; Easton, MD (VSBE)
(Certified Small Business)
- C.A.R.E Property Services, Inc.; Hanover, PA
(Certified Small Business)
- Complete Home Solutions LLC; Lothian, MD
(Certified Small Business)
- EcoMize USA, LLC; Cockeysville, MD (VSBE)
(Certified Small Business)
- EDGE Energy; Beltsville, MD (Certified Small Business)
- Efficient Home, LLC; Burtonsville, MD
(Certified Small Business)
- Eminence Maintenance and Building Services, LLC; Lusby, MD
(MBE) (Certified Small Business)
- POM Company, LLC; Upper Marlboro, MD (MBE)(VSBE)
(Certified Small Business)
- Shoreline Mechanical, LLC; Pasadena, MD
(Certified Small Business)
- Total Home Performance, LLC; Easton, MD
(Certified Small Business)

Contract Term: 03/05/2026* - 03/04/2029 (w/one 1-year renewal option)
 (*Or earlier upon BPW approval and is fully executed)

Amount:

- \$ 16,000,000 NTE (Base Term)
- \$ 5,000,000 NTE (Renewal Option #1)
- \$ 21,000,000 NTE Total



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37-S. SERVICES CONTRACT (cont'd)

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Ranking</i>	<i>Financial Proposals (Rankings)</i>	<i>Overall Ranking</i>
EcoMize USA, LLC; Cockeysville, MD	2	\$23,343,356 (6)	1
ADP Consultants, Inc.; Laurel, MD	5	\$17,542,454 (3)	2
EDGE Energy; Beltsville, MD	1	\$24,754,708 (8)	3
C.A.R.E Property Services, Inc.; Hanover, PA	7	\$23,597,264 (7)	4
Total Home Performance, LLC; Easton, MD	3	\$26,625,864 (11)	5
Efficient Home, LLC; Burtonsville, MD	4	\$26,171,315 (10)	6
POM Company LLC; Upper Marlboro, MD	8	\$23,233,461(5)	7
Complete Home Solutions, LLC; Lothian, MD	6	\$26,110,016 (9)	8
AirMaster Heating & Cooling, Inc. d/b/a Aire Serv of the Eastern Shore Aire Serv; Easton, MD	9	\$16,368,595 (1)	9
Eminence Maintenance and Building Services, LLC; Lusby, MD	10	\$16,636,648 (2)	10
Shoreline Mechanical, LLC; Pasadena, MD	11	\$18,116,001 (4)	11

**Technical proposals were ranked greater than financial proposals.*

***The final contract amount is based on projected available funding rather than vendor proposed pricing.*



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37-S. SERVICES CONTRACT (cont'd)

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 2% , except (Complete Home Solutions; MBE 20.8%) and (Shoreline Mechanical; MBE 20.4%)

Hiring Agreement Eligible: Yes

Incumbents: ADP Consultants Inc.; Laurel, MD
 Complete Home Solutions LLC; Lothian, MD
 EcoMize USA, LLC; Cockeysville, MD
 Efficient Home, LLC; Burtonsville, MD
 Elysian Energy, LLC; Laurel, MD
 Poku Enterprises, LLC d/b/a Future Green Services;
 Washington, DC
 Total Home Performance, LLC; Easton, MD
 Vigil Contracting, Inc.; Crofton, MD

Performance Security: No

Requesting Agency Remarks: A notice of the availability of a Request for Proposals (RFP) was advertised on eMaryland Marketplace Advantage on August 6, 2024, and distributed to 199 prospective vendors. The purpose of the RFP was to establish multiple contracts to provide HVAC services for eligible households statewide. The RFP authorized the award of multiple contracts.

Fifteen proposals were received in response to the RFP. Thirteen proposals were determined to be reasonably susceptible of being selected for award. Two proposals were found not reasonably susceptible due to noncompliance with solicitation requirements. Following the initial notice of intent to award, two selected vendors subsequently became ineligible—one due to failure to qualify as a Small Business Reserve (SBR) contractor and one due to denial of a Veteran Small Business Enterprise (VSBE) waiver request.

Under the Maryland Energy Assistance Program (MEAP) and related energy programs, the Department provides energy efficiency and health-and-safety related improvements to eligible households, with a particular emphasis on emergency heating and cooling needs.



**DEPARTMENT OF GENERAL SERVICES
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37-S. SERVICES CONTRACT (cont'd)

- MD Tax Clearance:* 25-3973-0110 - ADP Consultants Inc.
 25-3983-0111 - Aire Serv of the Eastern Shore
 25-3975-1110 - C.A.R.E Property Services, Inc.
 25-3979-0110 - Complete Home Solutions, LLC
 25-3977-1110 - EcoMize USA, LLC
 25-3976-0110 - EDGE Energy
 25-3972-1110 - Efficient Home, LLC
 25-4027-0110 - Eminence Maintenance and Building Services, LLC
 25-3982-0101 - POM Company, LLC
 25-3981-0100 - Shoreline Mechanical, LLC
 25-3978-1110 - Total Home Performance, LLC

This item was withdrawn from the 1/7/26 agenda as DGS 51-S.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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38-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: A notice of availability of a Request for Proposals (RFP) was posted on eMaryland Marketplace Advantage and the Department of Human Services website on November 26, 2024. The Department also directly solicited three (3) potential Offerors.

The Maryland Department of Human Services (DHS), Social Services Administration (SSA) is responsible for administering programs that promote safety for children and vulnerable adults. The Administration's child welfare programs have a primary focus on safety, permanence and well-being of children and families.

SSA issued this RFP to obtain services designed to reduce and ultimately prevent the incidence of child abuse and neglect. The direct, in-person and virtual, services will include parent education classes, parent support groups, and lay therapy/in-home visitation services. The services will include conducting at least twenty (20) parent education classes for at least four hundred (400) participants, facilitating six (6) support groups involving at least sixty (60) participants, and providing in-home visitation services for between forty to sixty (40-60) families. Each of the direct, in-person and virtual, services must be provided in at least two jurisdictions across the State. At least one of the jurisdictions in which direct services shall be provided must be Baltimore City, Baltimore County, or Prince George's County.

In addition to the in-person services, the services shall include a 24-hour, statewide, toll-free telephone Parent Helpline that provides resources and support to parents experiencing stress and needing help with appropriate discipline methods, parent-child interactions, concerns that children have, referrals to public and private social service agencies throughout the State, or other relevant information concerning parenting decisions.

Proposals were due on January 17, 2025, and six (6) Proposals were received. After review of all six Proposals, the Department determined that five Proposals were determined to be not reasonably susceptible of being selected for award in accordance with COMAR 21.05.03.03(B)(2). A non-susceptible for award letter was submitted to them on May 14, 2025.

Three vendors failed to submit a completed MBE Utilization and Fair Solicitation Affidavit & MBE Participation Schedule with their Proposal as required in the solicitation. Another vendor failed to submit a proof of meeting the minimum qualifications as specified in the solicitation.

One vendor failed to address each RFP requirement in its Technical Proposal with a cross reference to the requirement, and it failed to describe how it would provide services to the Department.



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38-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Only one Proposal was determined to be reasonably susceptible for award and recommended for award. The Family Tree was determined to be the Offeror who submitted the Proposal that was most advantageous to the State. The Family Tree's Technical Proposal was ranked first technically, and its Best and Final Offeror was also ranked first. Therefore, the Evaluation Committee ranked The Family Tree first overall.

The Family Tree has nearly 30 years of experience serving Maryland families and a trained, qualified team with expertise in early childhood education, case management, and trauma-informed practices.

Their proposed work plan includes a 24/7 parent helpline, which is also accessible to children, virtual and in-person parenting education using evidence-based models like Triple P and Parents as Teachers, and informal support groups such as Circle of Parents. The Proposal also demonstrated strong community engagement through annual public awareness campaigns, over 100 partnerships, and collaboration with Baltimore Crisis Response, Inc. to support mental health needs.

An MBE goal of 10% was established for this solicitation and there was no VSBE goal for this RFP, and The Family Tree has agreed to meet the MBE goal.

Price Justification: During the previous contract period from July 1, 2023, through September 30, 2024, SSA paid The Family Tree a total of \$331,176.55. In the current contract year, covering October 1, 2024, through September 30, 2025, SSA's payment increased to \$498,184.64, representing a growth of \$167,008.09 in annual funding. Based on this upward trend and services provided, the proposed amount of \$1,778,515.00 for this three-year contract reflects a consistent and reasonable progression in resources needed to sustain program operations and meet service delivery expectations.

Fund Source: 7.7% General Funds, 92.3% Federal Funds



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38-S. SERVICES CONTRACT (cont'd)

Approp. Code: N00B0004

Resident Business: Yes

MD Tax Clearance: 25-4941-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

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

Contract ID: Post Adoption and Post Guardianship Services; *N00B6600287, N00B6600288*

ADPICS No.: N00B6600287- Center for Adoption Support and Education
N00B6600288- Paths for Families Inc

Contract Description: Post-Adoption and Post-Guardianship Support and Preservation Services for families throughout the State of Maryland. One award each will be made to the highest overall ranked Offeror in Regions 2 and 4. However, DHS intends to make two awards each to the two highest overall ranked Offerors in Regions 1, 3 and 5.

Awards: Paths for Families Inc. Greenbelt, MD: *All Regions 1-5*

Center for Adoption Support and Education. Burtonsville, MD:
Regions 1,3 and 5

Contract Term: 02/19/2026* - 01/31/2029 (w/two 1-year renewal option)
*(*Or earlier upon BPW approval)*

Amount: **\$3,762,610.82** (Base Term)
\$1,328,169.04 (Renewal Option #1)
\$1,371,518.21 (Renewal Option #2)
\$6,462,298.07 Total NTE

Procurement Method: Competitive Sealed Proposals

Proposals: *Region 1: Central Maryland (Anne Arundel, Baltimore City, Baltimore County, Carroll, Harford, Howard)*

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Paths for Families Inc. Greenbelt, MD	1	\$2,321,814.04 (1)	1
Center for Adoption Support and Education Burtonsville, MD	2	\$1,119,959.30 (3)	2
Dr. Lankster and One Heartt, Inc. Windsor Mill, MD	3	\$972,361.90 (2)	3

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



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39-S. SERVICES CONTRACT (cont'd)

*Region 2 : Eastern Shore (Talbot, Kent, Queen Anne's,
 Caroline, Dorchester, Wicomico, Somerset, Worcester, Cecil)*

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Paths for Families Inc. Greenbelt, MD	1	\$134,507.43 (1)	1
Center for Adoption Support and Education Burtonsville, MD	2	\$839,988.71 (2)	2
Wrap Around Maryland	3	\$7,074,897.43 (3)	3

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

Region 3: Southern Maryland (Calvert, Charles, St. Mary's)

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Paths for Families Inc. Greenbelt, MD	1	\$234,190.14 (1)	1
Center for Adoption Support and Education Burtonsville, MD	2	\$839,986.59 (2)	2
Dr. Lankster and One Heartt, Inc.	3	\$972,361.90 (3)	3

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

Region 4: Western Maryland (Garrett, Allegany, Washington)

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Paths for Families Inc. Greenbelt, MD	1	\$233,837.23 (1)	1
Center for Adoption Support and Education Burtonsville, MD	2	\$839,986.21 (2)	2

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



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39-S. SERVICES CONTRACT (cont'd)

Region 5: Capital Region (Frederick, Montgomery, Prince George's)

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Paths for Families Inc. Greenbelt, MD	1	\$597,268.02 (1)	1
Center for Adoption Support and Education Burtonsville, MD	2	\$980,735.32 (2)	2

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 3% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbents: NA

Requesting Agency Remarks: The Department of Human Services (DHS) directly solicited eighty-eight (88) potential Offerors for this Request for Proposals (RFP) to provide post-adoption support and preservation services to adoptive families who have finalized adoptions, with the aim of preventing adoption disruption or dissolution. This solicitation was published on eMaryland Marketplace Advantage (eMMA) and posted on the DHS website on July 16, 2024.

Seven proposals were received in response to this solicitation, with only one originating from a Minority Business Enterprise (MBE) certified company. Three responses were deemed not reasonably susceptible for award. Two proposals were initially considered reasonably susceptible for award; however, their failure to complete and submit the MBE Utilization Affidavit and MBE Participation Schedule (Attachment D-1A) by the due date rendered them non-responsive. COMAR 21.11.03.09C(6) stipulates that an offeror's failure to accurately complete and submit these documents will result in a determination that the proposal is not reasonably susceptible of being selected for award, unless the inaccuracy is deemed a minor irregularity that is waived or cured in accordance with COMAR 21.06.02.04.

The State has determined that the deficiencies in these submissions constituted more than minor irregularities, and as a result, these proposals have been deemed non-responsive and removed from further consideration.



DEPARTMENT OF GENERAL SERVICES
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39-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Background - In 2019, the Children's Bureau issued a call to action, urging states to develop new strategies to achieve timely permanency for the thousands of children and youth in foster care awaiting adoption. To meet these expectations, the Department plans to implement Post-Adoption/Post-Guardianship Support and Preservation Services, comprising two components: Adoption Competency Educational Support Services and Post-Adoption/Post-Guardianship Preservation Services to Families. Approximately 3,800 adoptions and Interstate Compact for Adoption Medical Assistance (ICAMA) cases have been recorded in Maryland over the past ten state fiscal years (FY14-FY23).

The Department intends to issue eight awards for services requested through this RFP. One award will be granted to the highest overall ranked Offeror (Paths for Families, Inc.) in Regions 2 and 4, respectively. However, DHS plans to grant two awards to the two highest overall ranked Offerors in Regions 1, 3, and 5. Offerors have submitted proposals for multiple regions. In Regions 1, 3, and 5, the highest overall ranked Offeror, Paths for Families, Inc., will receive approximately sixty percent of all post adoptive family referrals **by the Department** in Regions 1,3, and 5, while the second highest ranked Offeror, Center for Adoption Support and Education, will receive approximately forty percent of all post adoptive family referrals for the Regions 1, 3 and 5. **These referrals by the Department represent a very small percentage of the actual referrals for these organizations. Most of the cases that Paths for Families, Inc. and Center for Adoption Support and Education will manage are self-referrals.**

The award amounts were determined based on the financial proposals submitted by the offerors for each region, in accordance with the price sheets included in the solicitation. **Paths for Families, Inc. received an award in each of five jurisdictions, and Center for Adoption Support and Education received an award in only Regions 1, 3, and 5.**

Paths for Families Inc. demonstrates strong capabilities in providing therapeutic and behavioral support services to post-adoption and post-guardianship families. Their existing online learning platform, Teachable, offers an innovative curriculum designed to increase knowledge related to adoption/permanency competency through on-demand webinars and interactive training sessions.



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39-S. SERVICES CONTRACT (cont'd)

Remarks (cont'd):

The Center for Adoption Support and Education (C.A.S.E.) demonstrates strong capabilities in providing family-focused, trauma-informed adoption-competent counseling and education models for adoptive, foster, guardianship, and kinship families in Maryland. Their Training for Adoption Competency curriculum hosts online certifications and other clinical training to facilitate engagement with best practices and expand clinical acumen to meet the diverse and complex needs of the families served.

Both awardees are current Providers of Post-Adoption services and have served the State for the past seven years.

DHS established a three percent (3%) Minority Business Enterprise goal for this solicitation and both companies have agreed to meet the MBE goal during the Contract period.

Fund Source: 100% General Funds

Approp. Code: NOB0004

Resident Business: Yes

MD Tax Clearance: 25-4619-0110 Paths for Families, Inc.
25-4620-1111 Center for Adoption Support and Education, Inc.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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January 28, 2026**



*Contact: Alexandra Bryden 410-952-1045
alexandra.bryden@maryland.gov*

**40-S-MOD. SERVICES MODIFICATION
*RETROACTIVE - Maryland Health Care Commission***

Contract ID: Third Party Administration Services for Claims; *MHCC 25-004*
ADPICS No.: MOOB5600589/ /COL26165

Contract Approved: DGS 27-S, 05/07/2025

Contract Description: The third-party administrator (TPA) is responsible for adjudicating uncompensated care claims, confirming claims eligibility, educating trauma providers on claims submission requirements, operating a help desk to respond to questions, and providing real-time claims status information.

Modification Description: *RETROACTIVE* approval to increase the contract amount to cover the backlog claims that were underestimated and extend the contract term to allow time to prepare and submit the subsequent two-year renewal option.

Contractor: SCAS Management Group, LLC; Milwaukee, WI

Original Contract Term: 02/01/2025 - 01/31/2026 (w/one 2-year renewal option)

Modification Term: 09/01/2025 - 01/28/2026 (**Retroactive**)
01/29/2026 - 07/31/2026 (Proactive)

Original Contract Amount: \$ 180,000

Modification Amount: \$ 71,940 (**Retroactive**)
\$ 146,400 (Proactive)
\$ 218,340 Total

Prior Mods/Options: \$128,350 (Mod. # 1 Cover outstanding invoices, Delegated Authority -MHCC 09/01/2025)

Total Contract Amount: \$526,690

Percent +/- (This Item): 121.30%

Total Percent Change: 192.61%



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

Original Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 0% / 0 %

MBE/VSBE Compliance: 0% / 0 %

Performance Security: No

Requesting Agency Remarks: The Maryland Health Care Commission (MHCC) has executed a modification to the existing Third-Party Administration (TPA) contract. This modification includes both a financial increase and an extension of the Base Term of the contract.

Contract Adjustment Details:

- **Financial Increase:** The contract value was increased by **\$218,340.00**. This funding is essential for ensuring the immediate continuation of critical claims processing services and for the timely payment of outstanding invoices. The increase directly addresses the financial strain caused by processing a substantial backlog of claims, as well as compensating the TPA for claims already processed but for which payment had not yet been made.
- **Term Extension:** The Base Term of the contract was extended by **six (6) months**. This extension provides the necessary administrative time window for the MHCC to prepare and submit the subsequent two-year option renewal for the contract to the Board of Public Works (BPW) for proper and timely approval, preventing any lapse in service.

Rationale for the Retro Contract Modification:

This modification was necessary to prevent a critical interruption in claims processing services for the Trauma Fund. The allocated budget for the Initial Term was prematurely exhausted due to the convergence of two primary, unforeseen factors:

1. **Unforeseen Claims Backlog:** An operational hiatus, which lasted for an estimated three to four months, resulted in a substantial accumulation of unprocessed claims. The actual volume of claims requiring adjudication and payment processing significantly exceeded the projections made during the initial contract estimation. This unanticipated surge in workload was the principal driver in the accelerated consumption of the initial budget allocation.



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

Agency Remarks (cont'd):

2. **Contractual Rectification and Payment Basis:** The modification formalizes the correction of a key discrepancy found in the executed contract documents. The compensation basis has been formally revised from "**paid claims**" to the more accurate metric of "**processed claims.**" This vital adjustment ensures that the TPA's compensation accurately reflects the full scope of adjudication, verification, and processing services performed, regardless of the payment status.

Procurement Context and Legislative Impact on the Trauma Fund:

The Maryland Trauma Physician Services Fund (as codified in Md. Code, Health-Gen. § 19-130) is financed by a dedicated surcharge on motor vehicle registrations. Its purpose is to cover the medical care costs provided by trauma physicians and practitioners at Maryland's designated trauma centers. This coverage includes:

- Uncompensated care costs.
- Care provided to Medicaid-enrolled patients.
- Reimbursement for trauma-related on-call and standby expenses.
- Grants for trauma equipment.

The sustainability and structure of the Trauma Fund have been a significant legislative priority across the 2023 and 2024 sessions of the Maryland General Assembly.

- In **2023**, the General Assembly enacted **SB0493/HB0675**, which established the Commission to Study Trauma Center Funding in Maryland. This Commission was tasked with a comprehensive examination of the adequacy of trauma center funding across the State, specifically evaluating needs related to operating, capital, and workforce costs.
- The recommendations derived from the Trauma Funding Commission were instrumental in the passing of **SB1092/HB1439** during the **2024** legislative session. This new legislation is significant as it is currently expected to **double the number of claims submitted for reimbursement** to the Trauma Fund, underscoring the critical need for robust and financially stable TPA services.

The procurement of this TPA service has historically been a significant challenge for the State, a situation evidenced by the fact that the incumbent vendor has been providing the service for almost two decades. The competitive solicitation process for the current contract faced substantial market resistance:

- **Limited Market Interest:** Despite extensive market outreach, which included surveys sent to over 300 TPA firms specializing in healthcare claims, the process generated only three formal expressions of interest.



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

Agency Remarks (cont'd):

- **Minimal Response to RFP:** The subsequent formal Request for Proposals (RFP) yielded only two submissions. Crucially, one of the submissions was deemed non-responsive, ultimately resulting in the selection of a **single qualified vendor, SCAS Management Group, LLC (SCAS), in March 2025**. This selection of a sole qualified bidder represents a recurring pattern observed in past procurements for this specialized service.
- **Fair and Reasonable Pricing:** The administrative fee established in the contract, which is set at **\$30.00 per claim**, was thoroughly evaluated and determined to be fair and reasonable. This rate was found to be below the national industry average for comparable specialized claims processing services.

DGS OSP Remarks: RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. As per COMAR 21.03.01.04.B, DGS OSP has made the initial determination that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law of Title 21; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law or Title 21.

Fund Source: 100% Special Funds (Md. Annotated Code, Health-General § 19-130, Maryland Trauma Physician Services Fund, fee for motor vehicle registrations)

Approp. Code: M00R0101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED
DISAPPROVED
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026



REVISED

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

41-S-MOD. SERVICES MODIFICATION
***RETROACTIVE -Department of Education,
Office of Accountability, Assessment, and Performance Reporting***

Contract ID: Kindergarten Readiness Assessment; R00B5600006
ADPICS No: COL18467

Contract Accepted: A1-EX, 1/8/2025

Contract Description: Kindergarten Readiness Assessment administration for all incoming Maryland kindergarten students.

Modification Description: **RETROACTIVE** approval to modify the KRA to include assessments developed specifically for students who are Deaf/Hard of Hearing (DHOH) and Blind and Visually Impaired. Additionally, to support the State's literacy screening requirements for Kindergarten, MSDE requested the addition of a Rapid Automatic Naming measure (STAR CBM) for Years 2 and 3 of the contract.

Award: Renaissance Learning, Inc.; Wisconsin Rapids, WI

Original Contract Term: 07/15/2024 - 07/31/2027 (w/two 1-year renewal options)

Modification Term: 04/30/2025 - 01/28/2026 (**Retroactive**)
01/29/2026 - 07/31/2027 (Proactive)

Original Contract Amount: \$6,487,124.68

Modification Amount: \$345,000 (**Retroactive**)
\$155,000 (Proactive)
\$500,000 Total

Prior Options/Mods: \$255,558.60 (Mod. #1: Expanded the KRA administration to include both math readiness and behavioral screening and expanded the ELA to include a math sub-score and behavioral screening. DGS 24-S-MOD; 04/23/2025)

Total Contract Amount: \$7,242,683.28

Percent +/- (This Item): 7.71%

Total Percent Change: 11.65%



DEPARTMENT OF GENERAL SERVICES
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REVISED

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

Original Procurement Method: Expedited Procurement

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: Under the Blueprint for Maryland's Future and Education Code § 7-210, the Maryland State Department of Education is tasked with administering a Kindergarten Readiness Assessment (KRA) to all incoming kindergarten students that are racially and culturally unbiased.

MSDE released an Expedited Request for Proposal (ERFP) for the KRA on *eMaryland Marketplace Advantage* (eMMA) on April 4, 2024, and the ERFP closed on April 23, 2024. Two (2) proposals were received in response to this ERFP. The proposal submitted from Renaissance Learning was determined to be the most advantageous for the State.

On April 23, 2025, BPW approved Modification No. 1 to expand the KRA to include both math readiness and behavioral screening (Star Early Literacy, Star Math, and SAEBRS) and to expand the ELA to include a math sub-score and behavioral screening (Star Early Literacy and ProLADR). Modification 1 also delayed the operational rollout until Year 2, designated Year 1 of the Contract to prepare for Year 2 and added \$255,558.60 to the total contract value.

Modification 2 further expands the KRA to include assessments specifically for students with hearing and vision impairments, adds a Rapid Automatic Naming measure (STAR CBM) for Years 2 and 3 of the Contract, and adds \$863,420.00 to the total contract value. This modification was not executed prior to the testing updates being implemented due to an administrative delay, necessitating a retroactive agreement to ensure continuity of services and timely compensation.

This contractor continues to provide the best value to the State pursuant to COMAR 21.06.03.

There were no MBE or VSBE participation goals established for the contract based on the lack of MBEs or VSBEs that could provide services within the scope of work.



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

Agency Remarks (cont'd):

DGS OSP Remarks: RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. As per COMAR 21.03.01.04.B, DGS OSP has made the initial determination that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law of Title 21; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law or Title 21.

Fund Source: 100% Federal Funds

Approp. Code: A6035

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Tracy Cain 410-260-7436
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**42-IT. INFORMATION TECHNOLOGY
*Comptroller of Maryland***

Contract ID: Disaster Recovery Services; *COMP FY26-28*
ADPICS No.: E00B6600010

Contract Description: Mainframe Disaster Recovery Services, cold site, electronic vaulting, and consulting services for the Annapolis Data Center.

Award: Recovery Point Systems, Inc.; Gaithersburg, MD
(Certified Small Business)

Contract Term: 02/19/2026* - 01/31/2029 (*Or earlier upon BPW approval)

Amount: \$1,602,490.68

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbents: Same

Requesting Agency Remarks: The disaster recovery industry generally operates on the “roll back” protocol when allocating resources at the time of a disaster. This means that customers who declare disasters are assigned to specific recovery facilities in the order that declarations are received by the vendor and are not guaranteed a specific recovery location in advance. This is extremely risky and untenable for Comptroller’s needs because our data is replicated continuously to Recovery Point Systems, Inc.’s (RPS)’s Germantown, Maryland site. If we were to be assigned to another location due to multiple declarations occurring amidst a major regional disaster and other customers had declared ahead of us, our recovery would fail. There is no way to migrate our data to another recovery facility, no matter where it is, in time. Recovery Point is the only vendor that will guarantee that our recovery location will not change, no matter how many declarations occur at the same time.



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42-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

Additionally, the disaster recovery industry generally operates on an unlimited oversubscription resource allocation model whereby, almost like an airline seat, vendors intentionally “oversell” many customers access to the same technology resources hoping that, at the time of a disaster, they will all not need service at the same time. However, if there is a major regional event, such as a hurricane or natural disaster, and many customers in a limited geographic area do indeed need concurrent access to the same contracted resources for recovery, the vendor will be unable to perform, and many customers will fail. Recovery Point is willing to eliminate this risk for Comptroller by contractually committing not to over-subscribe the mainframe resources Comptroller needs in our immediate area, to include Baltimore, MD and Washington, DC.

The Comptroller’s IT resilience strategy requires the ability to continuously replicate real time data to our recovery site so that if we need to restore operations there our data is very current and the time to recovery will be extremely brief. Our technology solutions require low latency and scalable network services for performance and highly secure bandwidth to meet our data privacy requirements. Public communications networks are not conducive to providing these types of services. Recovery Point is the only disaster recovery vendor that also builds and manages secure, dark fiber services for customer data replication needs and has implemented a completely private dark fiber-based solution between our main data center at TierPoint and their recovery center under a predecessor award.

Given the complexity of our colocation efforts to TierPoint, combined with the ongoing commitment of staff to the implementation of the new integrated non-mainframe tax system (COMPASS) and Maryland Department of Health’s (MDH), Department of Budget and Management’s (DBM), Maryland Department of Labor’s (DLLR) and State Department of Assessments and Taxation’s (SDAT) plans on replacing their mainframe systems over the next several years, it is the Comptroller of Maryland’s (COM) intention to continue this contractual relationship with RPS until the above projects are completed and a complete assessment of our new disaster recovery requirements can be made. At that time, the COM anticipates issuing an RFP to competitively acquire ongoing disaster recovery services.

Pricing for these Disaster Recovery services are in line with the Vendor’s GSA schedule prices under contract No. 47QSMS24D0010, as well as with the vendor’s previous contract No. E00B3600004 with COM for these services. Given the current inflation rate, COM has determined this price to be fair and reasonable. In addition, with a new 3-year contract, COM will avoid estimated 4% annual escalation costs, which is approximately \$70,000 over three years.



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42-IT. INFORMATION TECHNOLOGY (cont'd)

Agency Remarks (cont'd):

Keeping the RPS contract gives the COM the benefit of a lower rate, the ability to freeze the rate for the 3-year term, and allows RPS to accommodate the State's special terms and conditions. We believe the price being offered to the Comptroller of Maryland is therefore reasonable and justifiable.

Due to the proprietary nature of this contract, no MBE or VSBE subcontracting opportunities are available.

Fund Source: 100% Reimbursable (ADC Agencies)

Approp. Code: E00A1001, E00A1002, E00A401

Resident Business: Yes

MD Tax Clearance: 25-4327-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Brady Fitzgerald 301-429-7963
brady.fitzgerald1@maryland.gov*

**43-IT-OPT. INFORMATION TECHNOLOGY OPTION
*Department of Housing and Community Development***

Contract ID: Affordable Rental Housing Online Information and Telephone Referral Services;
S00B3600004

ADPICS No.: COL23754

Contract Approved: DGS 24-IT, 04/19/2023

Contract Description: Interactive online service system for capturing proprietary information to apply and request for rental housing information and telephone referral center. This service will be reserved to assist low and moderate income-earning citizens of Maryland find affordable housing. The services would be used by both citizens seeking housing information and by DHCD staff as well as other service professionals helping citizens in their search and application process.

Option Description: Exercise the sole renewal option.

Award: Emphasys Computer Solutions; Pembroke Pines, FL

Original Contract Term: 05/01/2023 - 02/28/2026 (w/one 2-year renewal option)

Option Term: 03/01/2026 - 02/29/2028

Original Contract Amount: \$385,757

Option Amount: \$315,326

Prior Options/Mods: N/A

Total Contract Amount: \$701,083

Percent +/- (This Item): 81.74%

Total Percent Change: 81.74%

Original Procurement Method: Sole Source



**DEPARTMENT OF GENERAL SERVICES
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43-IT-OPT. INFORMATION TECHNOLOGY OPTION (cont'd)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: This contract provides a proprietary housing database and referral system (SocialServe) used by the Maryland Department of Housing and Community Development (DHCD). DHCD requests approval to exercise this contract’s two-year renewal option at an additional cost of \$315,326. It is advantageous for the State to continue utilizing this contract to ensure the uninterrupted delivery of affordable housing data and affirmative fair housing marketing services.

Emphasys Computer Solutions, Inc. is the sole vendor capable of maintaining the interdependent database and referral center without the costly re-creation of a new system.

An MBE participation goal was not established for this contract because there are no subcontracting opportunities. Maintenance and support of the SocialServe system are proprietary and can only be performed by the owner.

Fund Source: 100% Federal Funds

Approp. Code: S00A2505

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026



REVISED

*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

44-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: **Consulting and Technical Services Plus (CATS+)**
Contract No.: 060B2490023
Approved: DoIT 3-IT, 04/03/2013
Term: 04/22/2013 - 04/21/2028
***As of publication, the remaining balance of this master contract is \$ 237,005,792.98.*

1.1 Using Agency: Department of Education
Description: System maintenance, engineering, and support services for the Child Care Administrative Tracking System (CCATS) and associated Child Care Portal.
Modification Description: Extend the contract to maintain the continuous operation of the existing legacy system and finalize the approach to move the current system over to a cloud-based environment; COL27186
Award: The Canton Group, LLC Baltimore, MD
(Certified Small Business)
Original Term: 03/27/2017 - 03/31/2020 (w/one 2- year renewal option)
Modification Term: 02/01/2026 - 12/31/2026
Original Amount: \$6,353,210.28
Modification Amount: \$6,918,000.00
Prior Options/Mods: \$4,536,112.80 (Mod. #1, Scope change: Delegated Authority - DoIT, 10/23/2018)
\$ 0 (Mod #2: Extension 03/23/2020 - 04/2/2020; Delegated Authority - MSDE, 03/23/2020)
\$6,960,425.52 (Renewal Option #1 04/02/2020 - 03/31/2022 DGS 23-IT 1.1, 04/01/2020)
\$3,575,876.84 (Mod. #3, Extension 04/01/2022 - 03/31/2023 DGS 48-IT 1.1 01/26/2022)
\$4,819,016.52 (Mod #4: Extension 04/01/2023 - 03/31/2024 DGS 30-IT 1.4, 03/01/2023)



DEPARTMENT OF GENERAL SERVICES
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44-IT. INFORMATION TECHNOLOGY (cont'd)

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

\$31,081,910.71 (Mod #5: Extension 09/21/2023 - 12/31/2025; DGS 50-IT, 09/20/2023)
 \$0 (Mod #6: Realignment of Deliverables: Delegated Authority- MSDE, 11/20/2025)
 \$0 (Mod #7: Extension 01/01/2026 - 01/31/2026; Delegated Authority – MSDE, 12/30/2025)

Total Contract Amount: \$64,244,552.67
MBE/VSBE Participation: 16 % / 7 %
MBE/VSBE Compliance: **48.18 %** / 18.87 %
Resident Business: Yes
Fund Source: 100 % Federal Funding

Agency Remarks: MSDE adjusted the upgrade timeline to allow for a focused review of requirements, delivery approach, and overall readiness. This review led to a necessary

refinement of the legacy system support scope. This extension will allow MSDE continuous operation of the existing legacy system and finalize the approach to move the current system over to a cloud-based environment. Future procurement planning is underway as the agency reviews the anticipated timeframe for finalizing its requirements review.

At the time of the November 20, 2024 modification execution, the agency anticipated completing the new procurement within the original contract timeline. However, unforeseen complexities in technical requirements development in the contract mod process have necessitated additional time to ensure a through contract modification is within MSDE's best interest. MSDE recognizes the importance of advance planning for contract extensions and will implement enhanced timeline monitoring procedures to prevent similar situations in future procurements. MSDE is committed to completing this procurement expeditiously and has dedicated staff resources to ensure adherence to the revised timeline. We respectfully request BPW's consideration of this modification to prevent service disruption while we finalize the new competitive procurement.



DEPARTMENT OF GENERAL SERVICES
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REVISED

44-IT. INFORMATION TECHNOLOGY (cont'd)

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

1.2 *Using Agency:* Department of Health

Description: Contract furnishes technical support for Electronic Data Interchange Transaction Processing System (EDITPS) Operation Support and Maintenance for the Medicaid Management Information System (MMIS). Provides the required resources for support and maintenance of the legacy production.

Modification Description: Extend contract to provide ongoing operations and maintenance of legacy system and allow time for the Department to complete a solicitation, award, and transition for a replacement contract; OPASS 16-15834/ COL25614.

Award: Group Z Inc., Columbia, MD
(MBE) (Certified Small Business)

Original Term: 09/01/2016 - 08/31/2019 (w/two 1-year renewal options)

Modification Term: 03/01/2026 - 02/28/2027

Original Amount: \$4,888,166

Modification Amount: \$2,003,289.60

Prior Options/Mods: \$1,728,085 (Renewal Option #1: 09/01/2019 - 08/31/2020; DoIT 11-IT 1.1, 08/14/2019)
\$1,779,939 (Renewal Option #2: 09/01/2020 - 08/31/2021; DGS 32-IT 1.3, 07/22/2020)
\$1,779,939 (Mod. #1: Extension 09/01/2021 - 08/31/2022 and add six-month renewal option; DGS 49-IT 1.3, 06/02/2021)
\$1,833,291 (Mod. #2 Extension 09/01/2022 - 08/31/2023; DGS 64-IT 1.3, 06/08/2022)
\$3,833,274 (Mod. #3 Extension 09/01/2023 - 08/31/2025; DGS 15-IT 1.1, 08/02/2023)
\$1,001,644.80 (Renewal Option #2 from Mod #1: 09/01/2025 - 02/28/2026; DGS 35-IT 1.1, 08/06/2025)

Total Contract Amount: \$18,847,628.40



**DEPARTMENT OF GENERAL SERVICES
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REVISED

44-IT. INFORMATION TECHNOLOGY (cont'd)

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

MBE/VSBE Participation: 30% / 0%

MBE/VSBE Compliance: 42.09% / 0%

Resident Business: Yes

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

Agency Remarks: When the Group Z EDITPS contract extension was executed in 2023, MDH leadership paused the development of a replacement RFP and decided to migrate the MDH on-prem EDITPS system to the MDTHINK platform, now known as MD Benefits. During this period, MDH began working with DHS on a plan for the MD Benefits team to assume support of the legacy EDITPS and to develop a replacement EDITPS application on MD Benefits. After the legacy EDITPS migration to MD Benefits was complete, a decision was made by MDH leadership not to have MD Benefits develop a new EDITPS and migrate the MD Benefits-hosted legacy EDITPS system to the MDH Data Center. Since MD Benefits did not assume support for the legacy EDITPS or develop a new one, MDH resumed work on the EDITPS replacement RFP. Additionally, MDH is exploring options for insourcing key Group Z resources and implementing Agile 2.0 work order requests.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
January 28, 2026**



REVISED

2nd Revision

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

45-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond proceeds for the following contract.

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

1.0 Agency: Department of General Services
Fund Source: MCCBL 2021 Construction Contingency Fund. Provide funds for the construction contingency fund to be administered in accordance with §3 609 of the State Finance Procurement Article. Item 103

1.1 Contract ID: Eastern Correctional Institution – High Temperature Distribution and Perimeter Security Improvements; KO-000-160-D01 ECI

Description: Approve expenditure of up to \$2,300,000.00 allocated from the Construction Contingency Funds.

Procurement Method: Competitive Sealed Bidding

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

Amount: \$2,300,000

MBE/VSBE Participation: 30% / 1%

MBE/VSBE Compliance: 81.81% / 1.30%

Resident Business: Yes

Agency Remarks: Construction Contingency Funds in the amount of \$2,300,000.00 is now available and Board of Public Works authorization to apply these funds to the contract is requested. In compliance with SF&P 3-690, the Secretaries of Budget and Management and General Services have evaluated the project for additional funding and certify project meets the following criteria: all reasonable attempts to reduce the cost of the project have been made; no practicable alternative exists for securing funding to complete the project; and the requested additional funding does not increase the scope of the project.

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
January 28, 2026**



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

**46-LL. LANDLORD LEASE
*Canal Place Preservation and Development Authority***

Recommendation: Approve Renewal Lease

Prior Board Actions: DGS 57-LL, 01/25/2023

Tenant: Madela Echufu d/b/a/ Wheels Up Adventure, Inc.
670 National Highway, La Vale, Maryland 21502

Property Location: Shops at Canal Place, 14 Howard Street, 2nd Floor, Rm A-2
Cumberland, MD 21502

Space Type: Retail Space (3000 sq.ft.)

Lease Type: Renewal

Lease Term: 02/19/2026* – 01/31/2027 (*Or earlier upon BPW approval)

Annual Rent: \$28,080.00 **Monthly Rate:** \$2,340.00

Square Foot Rate: \$9.36

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section
4-318 (4) where the State is the lessor.

Agency Remarks: This space is used for a retail bike shop to sell bikes, bike-related accessories, bike repairs, bike rentals, and includes sales of outdoor gear. The space does not include any assigned parking spaces. The Landlord will provide a dumpster and water. The lease is consistent with the goals of State Finance & Procurement 10-308, with Canal Place trying to achieve MBE participation when leasing state-owned property to businesses.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**47-LT. TENANT LEASE
*Office of the Public Defender***

Recommendation: Approve lease renewal and expansion of 124 sf

Prior Board Action: DGS 6-LT, 01/07/2015

Lessee: Maryland Office of the Public Defender

Lessor: Berkshire Properties, LLC
P.O. Box 1068, LaPlata MD 20646

Property Location: 200 Kent Avenue, LaPlata MD 20646

Space Type: Office (5,637 sq. ft.)

Lease Type: Renewal & Expansion (*continued use*)

This Term: 05/01/2026– 04/30/2031 (w/ standard 6-month holdover)

Future Lease Renewal to be negotiated

in accordance with COMAR 21.05.05.02 (D): 05/01/2031 – 04/3/2036 (5 years)

Annual Rent: \$119,786.25 (Year 1 - 5)

Square Foot Rate: \$21.25 (Year 1 - 5)

Rent Escalation: None

Estimated Full Term Rent Value: \$598,931.25

Fund Source: 100% General

Appropriation Code: B0002 1301 20111

Utilities/Custodial Responsibility: *Lessor /* Lessor

Termination for Convenience Clause: Yes

*Utility and custodial expenses will be paid by the Landlord

Procurement Method: Sole Source

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

See COMAR 21.05.05.02.A(1); DGS Space Mgmt Manual ¶6-605 E



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47-LT. TENANT LEASE (cont'd)

Agency Remarks: The Office of the Public Defender has leased this office space since 2015 to provide legal defense services to those who cannot personally afford an attorney. This lease includes an expansion of 124 square feet. The rent for this lease will not escalate over the lease term.

Climate / Sustainability: Energy efficiency improvements include replacing all lights with LED fixtures/lamps, installing LED exit signs and emergency lights, ensuring digital programmable thermostats, and setting temperatures to meet state standards. Additionally, the HVAC system is to be balanced by a third party, and weather stripping is to be installed on all exterior doors.

Resident Business: Yes

MD Tax Clearance: 25-2417-0010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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REVISED

SUPPLEMENTAL

*Contact: Jenna Meinel 443-610-1493
jenna.meinel@maryland.gov*

48-S. SERVICES CONTRACT
Department of Education

Contract ID: Maryland Comprehensive Assessment Program; R00B6600070
 ADPICS No.: R00B6600070

Contract Description: Provides comprehensive assessment services including test design, development, administration, scoring, and reporting for Maryland's statewide K-12 academic assessments in English Language Arts, Mathematics, Science, and Social Studies.

Award: NCS Pearson, Inc.; Bloomington, MN

Contract Term: 02/19/2026 - 02/18/2031(w/one 3-year renewal option)

Amount: \$95,327,067 (Base Term)
 \$58,804,665 (Renewal Option #1)
 \$154,131,732 Total Contract

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
NCS Pearson, Inc.; Bloomington, MN	1	\$154,131,732.00 (1)	1
Cognia, Inc.; Alpharetta, GA	2	\$175,165,010.43 (2)	2
Educational Testing Service; Princeton, NJ	3	\$202,632,051.03 (3)	3

**Technical and financial proposals were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 20.51% / **9.01%**

Performance Security: No



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SUPPLEMENTAL

48-S. SERVICES CONTRACT (cont'd)

Resident Business: No

MD Tax Clearance: 26-057-1111

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DEFERRED

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WITHOUT DISCUSSION



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SUPPLEMENTAL

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

49-S-MOD. SERVICES MODIFICATION
***Department of Housing and Community Development, Community
 Development Administration***

Contract ID: Evaluation, Measurement, and Verification of Energy Efficiency Program's Services; *S00R1600010: S00B2600039*
 ADPICS No.:COL24906

Contract Approved: DGS 22-S, 01/26/ 2022

Contract Description: Provide annual evaluation, measurement, and verification services under the EmPOWER Maryland Program and other energy efficiency programs administered by DHCD, including but not limited to Washington Gas Light, the Federal Department of Energy Weatherization Assistance Program, and the Maryland Energy Assistance Program.

Modification Description: Extend the contract term and increase funding to allow time to complete a new procurement.

Award: The Cadmus Group, LLC; Waltham, MA

Original Contract Term: 01/26/2022 - 01/25/2024 (w/two 1-year renewal options)

Modification Term: 02/17/2026 - 02/16/2027

Original Contract Amount: \$964,152 NTE

Modification Amount: \$554,000

Prior Mods/Options: \$0 (Mod #1: Extension of the base term end date for clerical correction 01/26/2024 - 02/16/2024 Delegated Authority - DHCD 06/15/2022)
 \$175,000 (Mod #2: Increase in contract amount due to PSC Order 90546, HB169, and Hancock Database development. DGS 30-S-MOD 01/03/2024)
 \$496,538.28 (Renewal Option #1: 02/17/2024 - 02/16/2025 DGS 38-S-OPT 01/31/2024)
 \$511,434.43 (Renewal Option #2 (Final Renewal): Exercised for the period 02/17/2025 – 02/16/2026; DGS 10-S-OPT 02/12/2025; with ADPICS correction issued 02/28/2025)

Total Contract Amount: \$ 2,701,124.71



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49-S-MOD. SERVICES CONTRACT MODIFICATION (cont'd)

Percent +/- (This Item): 57.46%

Total Percent Change: 180.16%

Original Procurement Method: Competitive Sealed Proposals

Living Wage: Yes

MBE/VSBE Participation: 10% / 0%

MBE/VSBE Compliance: 8.35% / 0%

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The Department is requesting approval of this Third Modification to extend the term of the current EM&V services contract and add funding to allow DHCD sufficient time to complete a new competitive procurement. The new procurement is already underway; however, due to the scope and complexity of the project, it will not be finalized before the current contract expires. This modification will allow Cadmus to continue providing services through the current program cycle, ensuring continuity of critical EmPOWER Maryland evaluation and verification functions.

In accordance with BPW Advisory 2001-1, DHCD's Office of Fair Practices Procurement Review Group evaluated the contract for MBE, VSBE, and Small Business Reserve applicability. A 10% MBE goal was established; no VSBE goal was set due to the limited number of certified firms capable of performing these services.

Cadmus has demonstrated continued progress toward meeting the 10% MBE participation goal. Earlier compliance reflected 5.9% participation; however, based on updated reporting, Cadmus is now performing at approximately 8.3% toward the goal. While not yet at full goal attainment, Cadmus has demonstrated measurable improvement, has submitted a Corrective Action Plan, and remains committed to expanding roles and increasing workshare for its MBE subcontractors. Cadmus continues to work with DHCD to identify opportunities to further increase MBE participation as the contract progresses.



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49-S-MOD. SERVICES CONTRACT MODIFICATION (cont'd)

Agency Remarks (cont'd):

Given the time-sensitive nature of the EmPOWER program cycle, the operational dependency on ongoing evaluation and database work, and the need to maintain continuity of services while the new competitive procurement is completed, extending and increasing the current contract is the most efficient and cost-effective solution. Initiating a new solicitation at this time would risk significant delays to required EM&V deliverables, whereas this modification ensures uninterrupted services until the new contract can be awarded.

Fund Source: 100% Special Funds (EmPOWER Maryland)

Approp. Code: S00A2504

Resident Business: No

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THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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REVISED

SUPPLEMENTAL

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

50-S. SERVICES CONTRACT
*Department of Housing and Community Development/
Community Development Administration*

Contract ID: Appraisal Services Multi-Family, Commercial, and Mixed Use; *BPM041117*
ADPICS No.: S00B5600082

Contract Description: Appraisal firm to conduct reviews of multi-family property appraisals on behalf of the Maryland Housing Fund.

Award: Linden Valuation Consultants, LLC; Catonsville, MD
(Certified Small Business)

Contract Term: 02/18/2026* - **02/17/2028** (w/one 3-year renewal option)
(*Or earlier upon BPW approval)

Amount: \$363,400 (Base Term)
\$602,400 (Renewal Option #1)
\$965,800 Total

Procurement Method: Competitive Sealed Proposals (*SBR - Designated*)

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Ranking)</i>	<i>Overall Rankings</i>
Linden Valuation Consultants; Catonsville, MD	1	\$ 965,800 (2)	1
Area Probe, LLC; Washington, DC	2	\$1,365,900 (3)	2
Campanella Realty & Consulting; Towson, MD	3	\$1,653,500 (4)	3
ANC Valuation Inc; San Antonio TX	4	\$ 312,500 (1)	4

**Technical and financial proposals were weighed equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No



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3rd Revision2nd Revision

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SUPPLEMENTAL

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

51-LT-MOD. TENANT LEASE MODIFICATION
Office of the Comptroller

Recommendation: Approve a Supplemental Lease Agreement to extend the existing Term.

Prior Board Action: DGS 42-LT, 04/23/2025

Lessee: Office of the Comptroller

Lessor: Klitenic Family Properties, LLC
11019 McCormick Road, Suite 400, Hunt Valley MD 21031

Property Location: 1904 Emmorton Road, Belair MD 21015

Space Type: Office w/ client interaction (2,650 sq. ft.)

Lease Type: Amendment

Original Term: 07/01/2025 – 06/30/2035 (w/ standard 6-month holdover)

Modified Term: 02/16/2026 – 02/28/2041 (w/ standard 6-month holdover)

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** 03/01/2041 – 02/28/2046

Annual Rent Office: \$63,600.00 **SF Rate:** \$24.00/sq. ft.

Rent Escalation: \$24.00 (years 1-3), \$26.40 (years 4-6), \$29.04 (years 7-9),
\$31.94 (years 10-12), \$35.13 (years 13-15)

Estimated Full Term Value: \$1,164,754.50

Fund Source: 100% General **Appropriation Code:** E00A0403 430 1301 4311

Utilities/Custodial Responsibility: Tenant/Tenant

Termination for Convenience Clause: Yes



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51-LT-MOD. TENANT LEASE MODIFICATION (cont'd)

Procurement Method: Sole Source
See COMAR 21.05.05.02A(1); DGS Space Mgmt Manual ¶6-605 E

Remarks: The Maryland Office of the Comptroller is relocating one of their eleven branch offices from 103 Chesapeake Boulevard in Elkton to 1904 Emmorton Road in Bel Air. The branch office provides a full range of walk-in services to taxpayers and tax preparers. The new location is easily accessible, visible, and geographically convenient to taxpayers and tax preparers in Cecil and Harford counties. The new Lease for this location was approved by the BPW on April 23, 2025. The modified term is required to accommodate the Landlord's increase in tenant improvement costs. [...]. In accordance with State Finance and Procurement, Section 4-319, notification of this new lease location was made to the local government on March 17, 2025.

This item previously appeared on the December 3, 2025, DGS Agenda as Item 26-LT and was withdrawn.

Climate / Sustainability: The new construction will include energy-efficient LED lighting with motion detection controls, solar shades, and water-conserving plumbing throughout the restrooms and kitchen areas.

Resident Business: Domestic

MD Tax Clearance: 25-0302-0000

This item was withdrawn from the 12/3/25 BPW Agenda as DGS Item 26-LT

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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REVISED

SUPPLEMENTAL

*Contact: Krishnanda Tallur 410-767-0123
krishnanda.tallu@maryland.gov*

A1-EX. EXPEDITED PROCUREMENT REPORT
State Department of Education

Contract ID: Special Education Independent Funding Study; CTR025571
ADPICS No.: R00B6600048

Recommendation: That the Board of Public Works accept the Expedited Report submitted by the Department of Education.

BPW Approval Use of Expedited Procurement Method: DGS-52-EX, 10/01/2025

Date of Award: 01/01/2026

Contract Type: Service

Contract Description: These services are to conduct a comprehensive, independent study of funding for special education in the State of Maryland.

Awardee: American Institutes for Research in the Behavioral Science, Inc.

Amount: \$899,372.59

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

Number of Vendors Solicited: 210 (see Attachment I)

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
American Institutes for Research in the Behavioral Science, Inc., Arlington, VA	1	\$899,372.59	1
Augenblick, Palaich and Associates, Inc., Denver, CO	2	\$565,000.00	2
Public Consulting Group, Inc., Boston MA	3	\$799,899.00	3

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

MBE/VSBE Participation: **6.10%** / **1.11%**



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

<i>Vendors Solicited</i>	<i>Response</i>
ERS Strategies; Watertown, MA	No Response
WestEd; San Francisco, CA	No Response
AILERON CONSULTING LLC; Arlington, VA	No Response
BlueOps, Inc.; Brunswick, MD	No Response
ACCENTURE LLP; Chicago, IL	No Response
A.C. ARMSTRONG DESIGN GROUP LLC; Frostburg, MD	No Response
BLACKWATER ENVIRONMENTAL GROUP, LLC; Hunt Valley, MD	No Response
Alvarez & Marsal Public Sector Services, LLC; New York, NY	No Response
365 Tech Hub LLC; Waldorf, MD	No Response
A Mylestone Group; Baltimore, MD	No Response
ADARSA LLC; Baltimore, MD	No Response
AJK HAULING LLC; Princess Anne, MD	No Response
Akshar Staffing; San Antonio, Tx	No Response
Birch Fingerprinting Solutions; Beltsville, MD	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

Aghaeze-Maple Enterprises, LLC; Ellicott City, MD	No Response
Allegro Learning Solutions; Harrisburg, PA	No Response
CLE Business Services, LLC; College, MD	No Response
Blue Heron Leadership Group, LLC; Fairfax, VA	No Response
Manhattan Strategy Group LLC; Bethesda, MD	No Response
Akela, LLC; Bronx, NY	No Response
Aadi Advisory; Potomac, MD	No Response
3E; Ellicott City, MD	No Response
Brightlanestar; Beltsville, MD	No Response
Autocase; New York, NY	No Response
A&E Consulting, LLP; Washington, DC	No Response
Alectra, Inc; Ontario, CA	No Response
BOBBIE ZULO; Baltimore, MD	No Response
AllProfit HR; Clinton, MD	No Response
Aaron Associates; New Haven, CT	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

Business Toolbox, LLC; Baltimore; MD	No Response
Apple Spice Junction; Salt Lake City, UT	No Response
Baltimore Sisters, Inc; Baltimore, MD	No Response
Autumn General Contracting, LLC; Upper Malboro, MD	No Response
Boonerang Consulting LLC; Silver Spring, MD	No Response
Bmore careful; Baltimore, MD	No Response
3SIXTY HOLDINGS LLC; Lanham, MD	No Response
AP Defense; Baltimore, MD	No Response
Al's Twin Air- HVAC AND PLUMBING; Baltimore, MD	No Response
Bayrise Builders; Baltimore, MD	No Response
BTM Enterprises LLC; Baltimore, MD	No Response
Build Team USA LLC; Baltimore, MD	No Response
Alta3 Research, Inc.; Harrisburg, PA	No Response
Atlantic Transportation; Baltimore, MD	No Response
ANNASKAI Group; Baltimore, MD	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

Ist Self Consulting; Suitland, MD	No Response
AMERICAN PAVING AND STRIPING LLC; Baltimore, MD	No Response
ANGARAI; Greenbelt, MD	No Response
All Funeral Services LLC; Baltimore, MD	No Response
ASKS TELECOMMUNICATIONS CONSULTING; Baltimore, MD	No Response
AceCare Health Services LLC.; Baltimore, MD	No Response
AgileMind Technologies; Baltimore, MD	No Response
Matrix Properties II LLC; Succasunna, NJ	No Response
Building Cost Consultants, Inc.; Plattsmouth, NE	No Response
Ad Hoc LLC; Washington, D.C.	No Response
4G Technology Solutions Inc; Edgewater, MD	No Response
Armedia; Vienna, VA	No Response
Ark-ISI JV LLC; Washington, DC	No Response
ATI Restoration, LLC; Gaithersburg, MD	No Response
Benton Painting; Kansas City, MO	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

2S Well Drilling LLC; Davidsonville, MD	No Response
Break the Norm Leadership; Washington, DC	No Response
AMERICAN INSTITUTE FOR RESEARCH; Arlington, VA	Response Received
AWEN STRATEGY; Baltimore, MD	No Response
Blount's Private Investigation Agency, LLC.; Owings Mills, MD	No Response
Ashagari Transforms; Hartford, CT	No Response
Brudis/CECA Joint Venture; Columbia, MD	No Response
BRRIVA LLC; Richmond, VA	No Response
BETA Systems International; North Potomac, MD	No Response
Bignell Watkins Hasser Architects P.C.; Annapolis, MD	No Response
Alker Digital Technologies LLC; Arlington, VA	No Response
Above All Petroleum; Glen Burnie, MD	No Response
Washington Consulting Services LLC; Bowie, MD	No Response
Bliss Products and Services, Inc; Lithia Springs, GA	No Response
Arcadia Strategy Group; Baltimore, MD	No Response
URBAN INSTITUTE; Washington, DC	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

ATHOS1 LLC; Oakland, MD	No Response
ARYA CONSULTANTS; Lutherville, MD	No Response
Barton Ross & Partners, LLC Architects; Chestertown, MD	No Response
ARC3 GASES INC; Dunn, NC	No Response
Autonomic Enterprise Inc; Gaithersburg, MD	No Response
Azalea Hill, Inc.; Oakland, CA	No Response
BehaviorRx Educational Staffing; Gilbert, AZ	No Response
All4Him Environmental ,LLC; Rising Sun, MD	No Response
AXIOS SERVICES, LLC; Burtonsville, MD	No Response
Almost Sunday; Columbia, MD	No Response
180 Management Group; Annapolis, MD	No Response
AIS; Dallas, TX	No Response
BmoreKarefulBilling LLC; Baltimore, MD	No Response
BGH; Harrisburg, PA	No Response
BEYOND HEALING; Baltimore, MD	No Response
Academic Links Associates LLC; Middle River, MD	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

Source Simplified; Columbia, MD	No Response
AJACE INC; Chantilly, Va	No Response
Blessed Hands Interpreting Service; Detroit, MI	No Response
B3T Consulting LLC; Accokeek, MD	No Response
Banyan Global; Washington, DC	No Response
BRYANT A. STEELE; Waldorf, MD	No Response
AMN Allied Services, LLC; Broomfield, CO	No Response
Paterco Inc; Temple Hill; MD	No Response
AuSecours; Waldorf, MD	No Response
Antean Technology; Alexandria, VA	No Response
Apps Controls; Waldorf, MD	No Response
BackRoad Transportation Inc; Upper Malboro, MD	No Response
Aksum Consulting, Inc.; Bowie, MD	No Response
Abode, Inc.; San Jose, MD	No Response
Big Wave Media; Gaithersburg, MD	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

215 EAST FAYETTE STREET PROPERTIES, LP; Baltimore, MD	No Response
KMS; Baltimore, MD	No Response
Brightside Services, LLC; Reisterstown, MD	No Response
Building Beyond Therapy Inc.; Upper Marlboro, MD	No Response
BMC Helix; Houston, TX	No Response
Abracadabra Pest Solutions; Elkton, MD	No Response
Beacon Industries, Inc.; St. Louis, MO	No Response
ABS Verticon Inc; Crofton, MD	No Response
300 MARKET STREET, LLC; Ellicott City, MD	No Response
Freedom Electric Contractor; Sykesville, MD	No Response
Bell Electrical Services LLC; Hyattsville, MD	No Response
ENCOMPASS LLC; Bethesda, MD	No Response
Advanced Training Systems LLC; Saint Petersburg, FL	No Response
Bethel Group; Baltimore, MD	No Response
Bailey Reed Events; Silver Spring, MD	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

BAKR TECHNOLOGIES, LLC.; White Plains, MD	No Response
Aspirations Coaching Services; Upper Marlboro, MD	No Response
Amneal Pharmaceuticals; Bridgewater, NJ	No Response
BH Zion; Upper Marlboro, MD	No Response
Axcobar, Inc.; Rockville, MD	No Response
AmVets Painting; Fort Meade, MD	No Response
Applied Geographics, Inc.; Mansfield, OH	No Response
Big Chair Chess Club; District Heights, MD	No Response
Odyssey Alliance; Spotsylvania, VA	No Response
CLE CONCEPTS LLC; Derwood, MD	No Response
Antoine Mordican LLC; Hoover, AL	No Response
ALLEGRA BALTIMORE; Baltimore, MD	No Response
BMS CAT, LLC; Haltom City, TX	No Response
AGILE FACILITIES SOLUTIONS, LLC; Silver Spring, MD	No Response
Anatsui Services LLC; Baltimore, MD	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

All Roads Kenworth; Mardela; Springs, MD	No Response
AMERICAN MASTER CONSTRUCTION, LLC; College Park, MD	No Response
AgileTek Inc; Ashburn, VA	No Response
axsysTek; Washington, DC	No Response
Deltek; Herndon, VA	No Response
Bob's Overhead Door Repair & Service; Essex, MD	No Response
AGATE CONSTRUCTION COMPANY, INC.; Baltimore, MD	No Response
Big Pine Consultants LLC; Pittsburgh, PA	No Response
Acceleration Academies; Raleigh, NC	No Response
Bretmor Headwear, LLC; Petersburg, VA	No Response
Blissful Life Consulting LLC; Annapolis, MD	No Response
Aviat Networks; Austin, TX	No Response
1821 Freight LLC; Clinton, MD	No Response
4Tech Solutions; McDonough, GA	No Response
Arraya Solutions; Blue Bell, PA	No Response



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A1-EX. EXPEDITED PROCUREMENT REPORT (cont'd)

ATTACHMENT I

ADVANCED COMPUTER CONCEPTS INC; Washington, D.C.	No Response
Anita Hicks Unlimited LLC; Owings Mills, MD	No Response
All Property Solutions LLC; Kingsville, MD	No Response
BONDORBITS INC; Rockville, MD	No Response
BRONCO UNITED LLC; Silver Spring, MD	No Response
Better Business Solutions LLC; Riverdale, MD	No Response
aXseum Inc; Sterling, VA	No Response
Baron Resources, LLC; Beltsville, MD	No Response
Urban Equity Consulting Group; Washington, D,C,	No Response
3F Performance Consulting; Olney, MD	No Response
Ashland Industrial Services LLC; New Freedom, PA	No Response
Advocate IT LLC; Frederick, MD	No Response
Amara Health Care; Belcamp, MD	No Response
ARDE; Brooklyn, NY	No Response
Ally HR Solutions LLC; Oxon Hill, MD	No Response
EDIFY TECHNOLOGIES INC.; Naperville, IL	No Response



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Bryan Management Services Inc; Columbia, MD	No Response
KENNEDY PERSONNEL SERVICES INC; Baltimore, MD	No Response
CHESAPEAKE HOME HEALTH CARE INCORPORATED; Landover, MD	No Response
Chrysalis Collaborations; Baltimore, MD	No Response
W2 Consulting Corporation; Laurel, MD	No Response
MANSEF; Towson, MD	No Response
PUBLIC CONSULTING GROUP INC; Boston, MA	Response Received
OPTIMAL SOLUTIONS GROUP; College Park MD	No Response
Divine Illumination Agency LLC; Bowie, MD	No Response
KTA Advising Group, LLC; Beltsville, MD	No Response
U.S. Pan American Solutions; Chevy Chase, MD	No Response
Iconic Learning and Analytics LLC; Baltimore, MD	No Response
South River Federal Solutions LLC; Edgewater, MD	No Response
AUGENBLICK PALAICH AND ASSOCIATES INC; Denver, CO	Response Received
EvaluCraft Global LLC; Arlington, VA	No Response



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JCI Environmental; Upper Marlboro, MD	No Response
Levo LLC; Bowie, MD	No Response
Varsity Tutors; Saint Louis, MO	No Response
Williams Adley; Washington, DC	No Response
Arts for Learning Maryland; Baltimore, MD	No Response
TLC GROUP, INC.; Bowie, MD	No Response
NoBrainerData; Clarksville, MD	No Response
WASTEBUSTERZ; Greenbelt, MD	No Response
3N Consulting; Clarksburg, MD	No Response
Advocate Baltimore; Baltimore, MD	No Response
SUSTAINABLE LEADERSHIP SOLUTIONS; Gaithersburg, MD	No Response
Kala Group LLC; Accokeek, MD	No Response
Incubate Design LLC; Prince Frederick, MD	No Response
BVA Bear's Virtual Assistants, LLC; Boiling Springs, PA	No Response
ABG SpEd CONSULTING; Capitol Heights, MD	No Response



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SOJELKAA CONSULTING LLC; Frederick, MD	No Response
Unorthodox Leadership Consulting & Management Services; Baltimore, MD	No Response
Pima International; Silver Spring, MD	No Response
ATW Consulting; Washington, DC	No Response
R. Salliey Philanthropic Advisors; Baltimore, MD	No Response
VSC Group, Inc.; Baltimore, MD	No Response
Scion Strategies Unlimited; Miami, FL	No Response
kbchamberseducationconsultantLLC; Upper Marlboro, MD	No Response
Axion Legal Strategy LLC; Burtonsville, MD	No Response
TEI; Washington, DC	No Response
Indexing Solutions; Elko, NV	No Response
Aeffect, Inc.; Rosemont, IL	No Response
MinMax 001 LLC; Philadelphia, PA	No Response
Aggregator Suppliers Corporation; Seattle, WA	No Response