Board of Public Works Table of Contents

January 7, 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 jason.keppler@maryland.gov

1. **DEPARTMENT OF AGRICULTURE**

Maryland Agricultural Cost-Share Program - Grants

Recommendation: That the Board of Public Works approve funding for 13 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: \$281,299.05

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
	Communitas Farm LLC	RS-2026-2323	\$6,200.00
Baltimore		RS-2026-2324-SF	\$5,690.05
Baitimore	Taking The Lead, Inc.	RS-2026-2325-SF	\$2,202.60
		RS-2026-2326-SF	\$5,506.50
Caroline	Ijaz Ahmed	NW-2026-2269-B	\$33,600.00
		MP-2026-2318	\$48,800.00
	Frederick Tyler R. Nowell	MP-2026-2319	\$64,900.00
Frederick		MP-2026-2320	\$37,400.00
		MP-2026-2321	\$25,600.00
		MP-2026-2322	\$30,200.00
Kent	William Loller Farm LLC	AT-2026-2238	\$6,500.00
Washington	Mad Mare Cattle LLC	UP-2026-2175-SF	\$3,500.00
Wicomico	April Dawn Bautista	NW-2026-2314-B	\$11,200.00



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WITHDRAWN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



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

2. DEPARTMENT OF AGRICULTURE

Maryland Agricultural Cost-Share Program- Additional Funding

Recommendation: That the Board of Public Works approve granting additional general

obligation bond proceeds to 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: \$3,188.46

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 20340

County	Recipient	Agreement #	Amount
Frederick	Amanda Rhinehart	MP-2025-2934	\$2,060.16
Talbot	Res. Trust U/W Kathryn E. Callahan	CR-2025-2933	\$1,128.30

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.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



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

3. **DEPARTMENT OF AGRICULTURE**

Maryland Agricultural Cost-Share Program - Reversion

Recommendation: That the Board of Public Works approve reverting the balances on 18

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: \$549,252.61

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
Allegany	Darrell T. Stonestreet	AT-2025-2082	\$10,200.00	Canceled
Anne Arundel	Joel C. Greenwell, Sr.	PA-2024-2801	\$2,924.22	Completed
Baltimore	Good Dog Farm LLC	RS-2024-2812	\$27,780.24	Completed
	C. Richard Weaver	RS-2025-2184	\$2,442.10	Completed
Carroll	Jeannette L. Ward Fisher	MP-2025-2233-R	\$643.62	Completed
	Michael P. Daley	RS-2025-2217	\$17,137.49	Completed
	Daldaustan Fanna II C	AT-2025-2161	\$27,854.14	Completed
Cecil	Balderston Farm LLC	AT-2025-2162	\$5,534.09	Completed
	John R. Zartler	AT-2025-2157-C	\$97,030.88	Completed
	Martha M. Zecher Revocable Living Trust	MP-2024-2802	\$432.00	Completed
	Moser Farms, Inc.	MP-2025-2186	\$9,178.32	Completed
Frederick	Shafdon Farms LLC	MP-2025-2158	\$29,870.35	Completed
	Shaldon Farms LLC	MP-2025-2159-C	\$146,400.00	Canceled
	Sowers Farm Holdings LLC	MP-2025-2189	\$6,420.25	Completed
Garrett	Guard Farms, Inc.	AT-2025-2060-C	\$160,400.00	Canceled



3. <u>DEPARTMENT OF AGRICULTURE</u> (cont'd)

County	Recipient	Agreement #	Amount	Status
Kent	Jonathan F. Reed	CH-2025-2179	\$2,307.71	Completed
Queen Anne's	Dahant C. Davidan	CH-2024-2806	\$497.20	Completed
	Robert G. Boulden	CH-2024-2807	\$2,200.00	Completed

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

4. **BOARD OF PUBLIC WORKS**

Debarment: Andrew Seabolt

Recommendation: That the Board of Public Works refer the debarment hearing request of

Andrew Seabolt to the Office of Administrative Hearings to appoint an administrative law judge who shall conduct a hearing on behalf of the Board regarding Mr. Seabolt's bribery-related debarment proceeding.

Authority: Sections 16-202(a), 16-102, and 16-304(a), State Finance and Procurement

Article, Annotated Code of Maryland; COMAR 21.08.03.01 and COMAR

21.08.04.02

Background: Mr. Seabolt is subject to debarment by operation of law pursuant to State Finance and Procurement Article sections 16-202(a) and 16-102, based on his involvement in bribing a Department of Juvenile Services employee. According to the Office of Attorney General, from on or about July 31, 2013, through on or about August 25, 2016, a DJS employee named James Schoo received bribes from Andrew Seabolt through Seabolt's firm Seabolt & Sons, LLC, which was awarded approximately 128 contracts under \$15,000 to perform maintenance work at Department of Juvenile Services facilities. The State of Maryland paid Seabolt & Sons, LLC, approximately \$1.2 million under these purchase orders. The benefits Mr. Seabolt provided Mr. Schoo included installation of a concrete driveway at Mr. Schoo's personal residence; carpet installation at Mr. Schoo's home, a rental property, and the home of Mr. Schoo's daughter; and the purchase of wood cabinets that were installed in Mr. Schoo's kitchen. Mr. Schoo made no payments for the materials and work provided by Mr. Seabolt in exchange for Mr. Schoo directing contracts to Seabolt's firm. Mr. Schoo's debarment came to the Board on November 19, 2025.

Debarment: Mr. Seabolt pled guilty to five counts of bribery or attempted bribery of a public employee. His subsequent convictions were vacated and replaced with probation before judgment by Baltimore County Circuit Court Judge Garrett Glennon. His probation before judgment is treated as a conviction for debarment purposes under Maryland law, pursuant to State Fin. & Procurement Article, Section 16-102, Annotated Code of Maryland, and a conviction of bribery in furtherance of obtaining a public contract is grounds for mandatory debarment under State Finance and Procurement Article, Section 16-202(a), Annotated Code of Maryland. Accordingly, Mr. Seabolt is subject to mandatory debarment, pursuant to State Finance and Procurement Article, Section 16-202(a), Annotated Code of Maryland. A person who is subject to mandatory debarment may petition the Board for termination of the debarment at any time after five years from the date of debarment, in accordance with State Finance & Procurement Article Section 16-310(b), Annotated Code of Maryland, and COMAR 21.08.04.06.D.

Public Notice: As required by State Finance and Procurement Article Section 16-304(a), Mr. Seabolt was notified of his debarment by operation of law under State Finance and Procurement Article Section 16-202(a) and that he could request a hearing on the stated grounds for debarment.



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

Hearing: Mr. Seabolt made a timely request for a debarment hearing. The Board may refer debarment hearings to an administrative law judge at the Office of Administrative Hearings. *COMAR 21.08.04.02*. At the hearing, Mr. Seabolt will be permitted to present evidence on whether the stated basis for debarment exists. *See* State Finance and Procurement Article Section 16-304(a), and *COMAR 21.08.04.02*. The administrative law judge will issue a proposed decision within 90 days after the hearing. *See COMAR 21.08.04.03*. Any party adversely affected by the proposed decision may file written exceptions to the findings and request a hearing on those exceptions before the Board. *See COMAR 21.08.04.03*.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



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

5. **BOARD OF PUBLIC WORKS**

Procurement Agency Activity Report

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

Report submitted by:

Department of General Services November 2025
Department of Transportation November 2025

Authority: COMAR 21.02.01.05

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED 1

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

6. **BOARD OF PUBLIC WORKS**

Wetland Licenses

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

Board grant a license for projects involving filling 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.

TALBOT COUNTY

25-0089 TRAPPE INVESTMENTS LLC – To reduce shoreline erosion by constructing

stone breakwaters.

Trappe, Choptank River

Special conditions: Time of year restriction.

25-0342 *MOTOKO AIZAWA*— To reduce shoreline erosion by constructing a low-profile

containment sill, filling and grading with sand, and planting marsh vegetation.

Wittman, Harris Creek

Special conditions: Time of year restriction. Requirements for marsh

establishment area, acceptance of marsh maintenance plan, and constructing

vents.

Submerged Aquatic Vegetation (SAV) Removed: 7,567 square feet

Wetlands Created: 14,139 square feet

25-0672 TOWN OF SAINT MICHAELS – To reduce shoreline erosion and provide

navigable access by constructing a sand containment sill, filling and grading with

sand, planting marsh vegetation, and constructing a sand boat ramp.

St Michaels, San Domingo Creek

Special conditions: Requirements for marsh establishment area and acceptance of

marsh maintenance plan.

Wetlands Created: 3,392 square feet



6. BOARD OF PUBLIC WORKS (cont'd)

WORCESTER COUNTY

WOITELS TERROCOTTI

25-0714

WORCESTER COUNTY COMMISSIONERS- RECREATION AND PARKS – To replace and expand an existing public boat ramp by excavating landward of existing bulkhead, constructing a boat ramp with floating access pier, fixed pier, bulkhead, and reconstructing existing revetment.

Stockton, Parker Bay

Special conditions: Requirements for use of a cofferdam or similar containment structure and bulkhead construction.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

7. MARYLAND DEPARTMENT OF THE ENVIRONMENT

Bay Restoration Fund, Septic Fund

Recommendation: That the Board of Public Works approve up to \$2,233,000 in grant

funding to upgrade Onsite Sewage Disposal (Septic) Systems (OSDS) with Best Available Technology for nitrogen removal and make sewer connections using the Bay Restoration (Septic) Fund

during FY 2026.

Authority: Sections 9-1601--9-1622, Environment Article, Annotated

Code of Maryland, known as the Maryland Water Infrastructure

Financing Administration Act

Fund Source: Bay Restoration (Septic) Fund

Applicant/County	Grant
Award	Amount
Allegany	\$25,000
Anne Arundel	\$400,000
Baltimore County	\$116,500
Calvert	\$350,000
Carroll (Canaan Valley Inst.)	\$50,000
Cecil	\$200,000
Charles	\$120,000
Dorchester	\$165,000
Frederick (Canaan Valley	\$66,500
Inst.)	

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Applicant/County	Grant
Award	Amount
Garrett	\$25,000
Harford	\$150,000
Howard (Canaan Valley Inst.)	\$80,000
Kent	\$40,000
Montgomery (Canaan Valley	\$75,000
Inst.)	
Somerset	\$80,000
Washington (Canaan Valley	\$130,000
Inst.)	
Wicomico	\$100,000
Worcester	\$60,000

Program Description: These grantees will implement the OSDS-Best Available Technology program locally, consistent with COMAR 26.03.13.04 and MDE program guidance.

Applications for funding will be prioritized as follows:

- 1. Failing OSDS in the Critical Areas
- 2. Failing OSDS outside the Critical Areas
- 3. Non-Conforming OSDS in the Critical Areas
- 4. Non-conforming OSDS outside the Critical Areas
- 5. Other OSDS in the Critical Areas, including new construction
- 6. Other OSDS outside the Critical Areas, including new construction



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

Program Description (cont'd):

Residential OSDS owners are eligible for a minimum 50% and maximum 100% grant for the Best Available Technology cost, based on household income; business owners are eligible for 50% of the Best Available Technology cost as grant; small business owners are eligible for 75% of the Best Available Technology cost as grant.

BOARD OF PUBLIC WORKS T

THIS ITEM WAS:

DEFERRED

APPROVED DISAPPROVED

WITHDRAWN

WITH DISCUSSION



Contact: Stacy Montgomery stacy.montgomery@maryland.gov

\$250,000

8. <u>DEPARTMENT OF PLANNING</u>

Maryland Historical Trust African American Heritage Preservation Program

Recommendation: Approve the following twenty nine grants of general obligation bond

proceeds totaling \$5,000,000.

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

A. Alexandria (Alexander) Chapel United Methodist Church Cemetery \$108,000 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 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.



8. DEPARTMENT OF PLANNING (cont'd)

C. Anna Murray Douglass Heritage & Visitor Center \$250,000 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, crossgabled 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 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.



8. DEPARTMENT OF PLANNING (cont'd)

E. Brewer Hill Cemetery

\$250,000

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 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, 23 and Me, 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.



8. DEPARTMENT OF PLANNING (cont'd)

G. Chew's Memorial Church and Cemetery \$135,000 492 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

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.



8. DEPARTMENT OF PLANNING (cont'd)

I. Point of Rocks Colored Cemetery

\$129,000

\$40,000

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 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.



8. DEPARTMENT OF PLANNING (cont'd)

K. Goshen Farm \$51,000 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 520 Orchard Street, Baltimore, Maryland 21201, Baltimore City

\$250,000

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.



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

M. Havre de Grace Colored School Museum and Cultural Center \$147,000 555 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 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.



8. DEPARTMENT OF PLANNING (cont'd)

O. Hopkins Educational / Community Building \$250,000 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 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.



8. DEPARTMENT OF PLANNING (cont'd)

Q. Mander House Museum

\$250,000

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 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.



8. DEPARTMENT OF PLANNING (cont'd)

S. John Howard House \$250,000 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 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 landholding 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.



8. DEPARTMENT OF PLANNING (cont'd)

U. Sanaa Center Project \$250,000 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 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.



8. DEPARTMENT OF PLANNING (cont'd)

W. St. James AME Church Gravel Hill

\$137,000

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 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.



8. DEPARTMENT OF PLANNING (cont'd)

Y. Chesapeake Lodge Number 48 / Jessie J. Shanks Lodge Number 137 \$250,000 550 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

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.



8. DEPARTMENT OF PLANNING (cont'd)

AA. Union Street United Methodist Church

\$250,000

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 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.



8. DEPARTMENT OF PLANNING (cont'd)

CC. Margaret Jenkins House

\$226,000

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.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Contact: Emily C. Kelley 410-478-8454 EmilyC.kelley@maryland.gov

9. <u>DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES</u> General Miscellaneous

Recommendation: The Maryland Department of Public Safety and Correctional

Services, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorneys' fees, against defendants in the matter of *Richard Funari v. Department of Public Safety and Correctional Services, et al.*, United States District Court for the District of Maryland, No. 1:20-

cv-03474-SAG.

Authority: Sections 12-404 and 12-501, State Government Article,

Annotated Code of Maryland

Request Amount: \$450,000

Fund Source: 100% General Funds

Appropriation Codes: Q00A0101

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$450,000 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to "The People's Law Firm, LLC for the benefit of Richard Funari" in the amount of \$450,000. The check should be delivered to Emily Kelley, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland 21215, who will deliver it to plaintiff's attorney and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION V



Contact: Amanda Kratzen 443-469-5780 amanda.kratzen@maryland.gov

A1. <u>DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES</u>

Contract Title: Emergency HVAC Heating Repair at the Dorsey Run Correctional

Facility (DRCF)

Contract Type: Maintenance

Contract Description: Emergency service to install two HVAC heating units at the

Dorsey Run Correctional Facility.

Procurement Method: Emergency

Bids: Puyenpa Mechanical Construction; Mechanicsville, MD \$196,598

(Single Bid Received)

Award: Puyenpa Mechanical Construction

Amount: \$196,598

Term: 11/18/2025 - 2/10/2026

Date Emergency Declared: 11/18/2025

Contract Award Date: 12/4/2025

Date Emergency Reported: 12/19/2025

MBE / VSBE Participation: 0% / 0%

Fund Source: 100% General Funds

Appropriation Code: Q06A1153

Remarks: Nature of Emergency: On November 18, 2025, the heating systems in the Department's Dorsey Run Correctional Facility's Housing Units #2 and #4 failed. The facility's maintenance services contractor at the facility, CGL Facility Management, LLC, was dispatched but was not able to restore heat to these housing units. An Emergency Relief Declaration (ERD) was issued the same day.



A1. <u>DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES</u> (cont'd)

Remarks (cont'd):

A specialized contractor was called in to diagnose and fix the failure. Initially, the contractor believed the existing heating system could be repaired and made operational after a four week lead time. However, on November 25, it was discovered that the units were beyond repair and would need to be entirely replaced with a ten week lead time. A second Emergency Relief Declaration was issued to supplement the first and explain the change in the nature of the emergency. The vendor is providing temporary rental heating units during the outage of the heating systems

Basis for Selection: Puyenpa Mechanical Construction (PMC), a Certified Small Business (CSB), was directly solicited by the Department. Puyenpa Mechanical Construction was contacted first because they are a CSB and they are familiar with the heating systems at DRCF. PMC told the Department that they could be on site immediately to start the repairs.

Resident Business: Yes

Tax Clearance: 25-4926-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION

Board of Public Works Department of Natural Resources – Real Property Supplement January 7, 2026



DNR 1

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

1A. PROGRAM OPEN SPACE LOCAL SHARE Howard County

Recommendation: Approval to commit \$350,000 for the following **development** project.

Centennial Park West Area Playground Replacement - \$350,000 Howard County POS #7939-13-146 MD20251015-0647

Background: Replace the outdated playground at Centennial Park West Area with new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act, and provide associated amenities.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025

Program Open Space Local

Source Code: 26011 \$350,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

Board of Public Works Department of Natural Resources – Real Property Supplement January 7, 2026



DNR₂

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

2A. PROGRAM OPEN SPACE LOCAL SHARE

Washington County

Recommendation: Approval to commit \$30,100 for the following acquisition project.

Antietam Creek Waterway Easement Acquisition - \$30,100

City of Hagerstown

POS #7891-21-447 MD20250609-0402

Background: Acquire a 0.79-acre easement to facilitate the construction of the Antietam Creek Waterway Trail.

Appraised Value: William G. Bowen, Inc. \$23,700

Pugh Reat Estate Group \$65,000

Property (Easement) Cost: \$20,000.00 **Incidental Costs:** \$10,100.00

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

Program Open Space Local Source Code: 20011 \$1,392.69

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

Program Open Space Local

Source Code: 23002 \$28,707.31

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

Board of Public Works Department of Natural Resources – Real Property Supplement January 7, 2026



DNR₃

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

3A. PROGRAM OPEN SPACE LOCAL SHARE

Wicomico County

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

East Wicomico Little League - Improvements - \$90,000

Wicomico County

POS #7957-22-302 MD20251201-0724

Background: Design and install new perimeter fencing around all four ballfields, a new facility sign, landscaping, and associated improvements.

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

Program Open Space Local Source Code: 21011 \$273.00

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

Program Open Space Local

Source Code: 22011 \$89,727.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DI

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



DNR 4

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

4A. PROGRAM OPEN SPACE LOCAL SHARE PROGRAM OPEN SPACE STATE SHARE Baltimore City

Recommendation: Approval to commit \$7,064,302 for the following **development** projects.

1. Prior Project Name: City Springs Park Improvements – Field House Revised Project Name: City Springs Park Improvements Phase I - \$2,057,189.00

Baltimore City

POS #7350-24-333 MD20211203-0895

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

Prior Approval: \$700,000.00 (DNR-RP Item 8A(2) [February 16, 2022])

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025

Program Open Space Local

Source Code: 26011 \$2,057,189.00

2. Howard Peters Rawlings Conservatory Restoration - \$2,885,713.43

\$1,862,337.09 (POS Local Share) \$1,023,376.34 (POS State Share)

Baltimore City

POS #6838-24-309 MD20180718-0578

POS #7948-26-269 MD20251027-0688

Background: Additional funding to renovate the Howard Rawlings Conservatory to perform structural repairs below the orchid room, replace deteriorating window frames on the palm house and additional site amenities.

Prior Approvals: \$415,000.00 (DNR-RP Item 5A(1) [November 14, 2018])

\$1,500,000.00 (DNR-RP Item 7A(1) [September 14, 2022]) \$611,840.00 (DNR-RP Item 5A(1) [March 19, 2025])

Fund Source: Outdoor Recreation Land Loan 2018, Chapter 150, Acts of 2017

Program Open Space Local

Source Code: 18011 \$771,847.00

Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018

Program Open Space Local

Source Code: 19011 488,201.00



DNR 5

4A. PROGRAM OPEN SPACE LOCAL SHARE PROGRAM OPEN SPACE STATE SHARE (cont'd) Baltimore City

2. Howard Peters Rawlings Conservatory Restoration (cont'd)

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019

Program Open Space Local

Source Code: 20011 \$95,856.84

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

Program Open Space Local

Source Code: 21011 \$450,000.00

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

Program Open Space Local

Source Code: 25011 \$56,432.25

Outdoor Recreation Land Loan 2015, Chapter 462, Acts of 2014

POS Stateside – Baltimore City Direct Grant

Source Code: A0510 \$23,376.34

Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025

POS Stateside – Baltimore City Direct Grant

Source Code: 26010 \$1,000,000.00

3. Easterwood Park Improvements - \$1,200,000.00

Baltimore City

POS #7940-26-262 MD20251024-0681

Background: Design and construct an ADA accessible walking loop, fitness equipment, basketball court, and associated site amenities at Easterwood Park.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025

POS Stateside – Baltimore City Direct Grant

Source Code: 26010 \$1,200,000.00

4. Carroll F. Cook Recreation Center- \$800,000.00

Baltimore City

POS #7941-26-263 MD20251024-0682

Background: Construct the new Carroll F. Cook recreation center, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025

POS Stateside – Baltimore City Direct Grant

Source Code: 26010 \$800,000.00



4A. PROGRAM OPEN SPACE LOCAL SHARE PROGRAM OPEN SPACE STATE SHARE (cont'd) Baltimore City

5. Patterson Park Master Plan Implementation - Boat Lake Restoration - \$21,400.00

Baltimore City

POS #7942-26-264 MD20251024-0683

Background: Restore the Patterson Park boat lake by dredging, removing invasive plant species, replacing boardwalk decking, repairing picket fence, brick wall, inlets, outlets, utility piping, and associated site amenities.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025

POS Stateside – Baltimore City Direct Grant

Source Code: 26010 \$21,400.00

6. Northwest Park Improvements - \$100,000.00

Baltimore City

POS #7944-26-266 MD20251024-0685

Background: Construct improvements at Northwest Park including pedestrian walking paths, a community garden, an expanded playground, plaza storm water management and additional tree plantings.

Fund Source: Outdoor Recreation Land Loan 2026, Chapter 602, Acts of 2025

POS Stateside – Baltimore City Direct Grant

Source Code: 26010 \$100,000.00

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



DNR 7

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

5A. RURAL LEGACY PROGRAM FUNDS Kent County

Recommendation: Approval to grant \$480,972.12 to the **Eastern Shore Land Conservancy**, **Inc.**, from Rural Legacy Funds to acquire a 62.12-acre conservation easement.

Agricultural Security Corridor – Harvest Crescent Rural Legacy Area – Raimond Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:

DNR-RP Item 15A (8/23/2023) \$4,450,661 for FY 2024 DNR-RP Item 16A (8/28/2024) \$1,295,502 for FY 2025

Project Description: Acquisition of this conservation easement will protect open grassland and forested land, as well as approximately 2,200 linear feet of forested buffer along a pond and an unnamed tributary of Still Pond Creek, which empties directly into the Chesapeake Bay. The easement will also protect 2,100 feet of scenic viewshed along Still Pond Creek Road. This Rural Legacy easement, RL No. 35749, will be held jointly by the Department of Natural Resources, and the Eastern Shore Land Conservancy.

Easement Value: \$450,005.00 (\$7,244.12 per acre)

Purchase Price: \$450,005.00 (\$7,244.12 per acre)

Total Other DNR Costs: Administrative: \$13,500.00

Incidental: \$10,717.12 Compliance: \$6,750.00 \$30,967.12

Amount Requested: \$480,972.12

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

Rural Legacy Program

Source Code: 24012 \$480,972.12

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



DNR 8

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

6A. RURAL LEGACY PROGRAM FUNDS Calvert County

Recommendation: Approval to grant \$471,397.18 to the **Southern Maryland Resource** Conservation & Development Board, Inc., from Rural Legacy Funds to acquire an 89.67-acre conservation easement.

Calvert Creeks Rural Legacy Area – American Chestnut Land Trust, Inc., '26

Prior Approval: Calvert Creeks Rural Legacy Area Grant for easement acquisitions:

DNR-RP Item 15A (10/12/2022) \$1,062,012 for FY 2023

Project Description: Acquisition of this conservation easement will protect forested lands including 1,700 linear feet of forested stream buffers along unnamed tributaries of Parkers Creek, which flows directly into the Chesapeake Bay. The property is almost entirely forested and includes habitat for Forest Interior Dwelling Species. This Rural Legacy easement, RL No. 35761 will be held by the Department of Natural Resources and the Southern Maryland Resource Conservation & Development Board, Inc.

Easement Value: \$414,275.00 (\$4,620.00 per acre)

Purchase Price: \$414,275.00 (\$4,620.00 per acre)

Total Other DNR Costs: Administrative: \$12,428.25

Incidental: \$38,479.80 Compliance: \$6,214.13 \$57,122.18

Amount Requested: \$471,397.18

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

Rural Legacy Program

Source Code: 24012 \$471,397.18

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



DNR9

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

7A. **RURAL LEGACY PROGRAM FUNDS** St. Mary's County

Recommendation: Approval to grant \$405,305.50 to the **Southern Maryland RC&D Board**, **Inc.**, from Rural Legacy funds to acquire a 56.7-acre conservation easement.

Mattapany Rural Legacy Area – Keeton Property

Prior Approval: Rural Legacy Area Grant for easement acquisitions:

> DNR-RP Item 12A (10/21/2020) \$1,453,247 for FY 2021 DNR-RP Item 14A (12/1/2021) \$570,201 for FY 2022

Project Description: Acquisition of this conservation easement will protect valuable forest and agricultural lands. In addition, the easement will provide permanent protection to 2,800 linear feet of forested and vegetative buffers along the shoreline of McKay's Cove, a tributary to the Potomac River. This Rural Legacy easement, RL No. 35701, will be co-held by the Department of Natural Resources and the Southern Maryland RC&D Board. St. Mary's County is contributing 25% (\$122,075.10) towards the cost pf the Purchase Price.

Easement Value: \$488,300.40 (\$8,612.00 per acre)

Purchase Price: \$488,300.40 (\$8,612.00 per acre)

Funding Sources: \$366,225.30 DNR

\$122,075.10 St. Mary's County

Total Other DNR Costs: Administrative: \$14,649.01

> Incidental: \$17,106.68 Compliance: \$ 7,324.51

\$39,080.20

Amount Requested: \$405,305.50

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

Rural Legacy Program

Source Code: 24012 \$405,305.50

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



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

8A. RURAL LEGACY PROGRAM FUNDS

Wicomico County

Recommendation: Approval to grant up to \$32,000 to **Wicomico County**, from Rural Legacy Funds, for incidental expenses related to due diligence for a potential Rural Legacy easement acquisition of approximately 700 acres.

Quantico Creek Rural Legacy Area - Survey for Long Family Investments, LLC

Prior Approvals: Quantico Creek Rural Legacy Grant for easement acquisitions:

DNR RP Item 14A (12/1/2021) \$630,000 for FY 2022

Project Description: Wicomico County, with assistance from the Lower Shore Land Trust, Inc., as the local sponsor, is negotiating a Rural Legacy easement on the 700-acre Long Family Investments, LLC, property (RL No. 35757) in the Quantico Rural Legacy Area. A survey is required. Due to the cost of the survey, the sponsor is requesting approval of the incidental expenses in advance. The grant to purchase the conservation easement would be presented to the Board of Public Works for approval in the future, assuming successful negotiations. If acquired, the conservation easement would protect woodlands, wetlands, grasslands, and approximately 3,000 linear feet of forested buffers along Collier Creek, The Canal, and Flatty Creek (tributaries to the Nanticoke River) and the Nanticoke River itself, which flows directly into the Chesapeake Bay.

Total Other DNR Costs: Incidental: \$32,000

Total Amount Requested: \$32,000

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

Rural Legacy Program

Source Code: 24012 \$32,000

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION



DNR 11

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

9A. PROGRAM OPEN SPACE STATE SHARE PARK SYSTEM CAPITAL IMPROVEMENTS AND ACQUISITION FUND

Charles County (Mason Springs Conservancy, Ltd)

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

Description: This mostly forested property is adjacent to Myrtle Grove Wildlife Management Area and will be managed by the Maryland Wildlife and Heritage Service as an addition to the WMA. The property includes a portion of Mattawoman Creek, an important spawning area of the Potomac River Basin and the property has been used as a public access point to the creek. Acquisition will retain an important public access for anglers and kayakers, protect water quality in Mattawoman Creek, and expand public recreational opportunities for hunting, trapping, hiking and birding. Acquisition will also provide habitat protection for Forest Interior Dwelling Species of birds in an area recognized by the National Audubon Society as an Important Bird Area.

POS Scoring System: 97 out of 100 Targeted Ecological Area: Yes

Grantor: Mason Springs Conservancy, Ltd

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

Property: 3.73+/- acres, unimproved, POS No. 35391

Price: \$30,000

Appraisals: \$32,000 (4/30/25) – George L. Peabody

\$30,000 (5/12/25) - M. Patrick Peters

All appraisals reviewed by Gary Leak, Review Appraiser

Stabilization funds: \$3,000

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. *See* Natural Resources Article §5-903(f).

Fund Source: Budget Bill 2024, Chapter 101, Acts of 2023

Park System Capital Improvements and Acquisition Fund

Source Code: 23000 \$30,000

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

Program Open Space Stateside Source Code: 23001 \$3,000

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



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

1-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve use of general obligation bond funding proceeds and bond premium funds for the following contracts totaling \$1,471,189.

Authority: State Finance and Procurement Article, Annotated Code of Maryland, §8-301(general obligation bonds)

1. University of Maryland, Eastern Shore

Thomas Briggs Art & Technology Center HVAC Improvements for School of Veterinary Medicine

Description: Furnish and install HVAC replacement equipment.

Procurement Method: Intergovernmental Cooperative Purchasing Agreement (Wicomico

County)

Award: EASI, Salisbury, MD

Amount: \$999,991

Fund Source: FY 2021 Deficiency Appropriation (Bond Premium Funds)

MBE Participation: 0%

Resident Business: Yes MD Tax Clearance: 25-4350-1101

2. University of Maryland, Eastern Shore

Hazel Hall HVAC Improvements

Description: Furnish and install HVAC boiler replacements.

Procurement Method: Intergovernmental Cooperative Purchasing Agreement (Wicomico

County)

Award: EASI, Salisbury, MD

Amount: \$361,950

Fund Source: MCCBL 2019: Provide funds to design, construct, and equip

capital facilities renewal projects at University System of

Maryland Institutions. Item 316.

MBE Participation: 0%

Resident Business: Yes MD Tax Clearance: 25-4350-1101



1-GM. GENERAL MISCELLANEOUS (cont'd)

3. University of Maryland College Park

Chemistry Wing 1 Replacement

Description: Purchase of one (1) Monomode Microwave Reactor including all

accessories, preventive maintenance, installation and training.

Procurement Method: Sole Source

Award: Anton Paar USA, Inc., Ashland, VA

Amount: \$46,576

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: 25-4720-1111

4. University of Maryland, College Park

McKeldin Library

Description: Design Services for ADA Restrooms Upgrades. **Procurement Method:** On-Call SBR A/E Design Services Master Contracts

Award: Grid Architects, PC, Arnold, MD

Amount: \$62,672

Fund Source: MCCBL 2025: Provide funds to design and construct architectural

upgrades at State-owned facilities to improve accessibility for

persons with disabilities. Item 153.

MBE Participation 0%

Resident Business: Yes MD Tax Clearance: 25-4351-0110

This item was withdrawn from the 12\3\2025 BPW meeting as Item 1-GM, sub-item 2.0, 2.2.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu

2-C-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK

Master Contract – On-Call Construction Management at Risk Services-Renewal Option 3

Contract ID: On-Call Construction Management at Risk Services for University

of Maryland College Park and USM Service Center Locations -

RFP No, 111876-W

Prior Approval: USM Item 3-C (1/5/2022) (\$50 million Not to Exceed-2-year base

period)

USM Item 3-C-OPT/MOD (1/3/2024) (\$40 million Not to Exceed

first renewal option)

USM Item2-C-OPT (12/18/2024) (\$25 million Not to Exceed

second renewal option)

Contractors: James G. Davis Corporation Rockville, MD

J. Vinton Schafer & Sons, Inc.

DPR Construction

Barton Malow Builders

Plano Coudon Construction, LLC

Abingdon, MD

Columbia, MD

Baltimore, MD

Contract Description: Provide Construction Management at Risk Services during preconstruction and construction phases for construction projects on and on-call basis for the University of Maryland College Park Service Center.

Description: Exercise third renewal option

Original Term: 1/4/2022 - 1/3/2024 (2-year base term)

Option/Modification Term: 2/4/2026–2/3/2027

Original Amount: \$50,000,000 (not to exceed) 2-year base term

\$25,000,000 (not to exceed) (first renewal option) \$25,000,000 (not to exceed) (second renewal option) \$25,000,000 (not to exceed) (third renewal option)

\$125,000,000 (not to exceed) Total

Option Amount: \$25,000,000 (third renewal option)



2-C-OPT. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u> (cont'd)

Master Contract – On-Call Construction Management at Risk Services-

Renewal Option 3

Prior Options/Mods: \$25,000,000,Renewal Option #1 (USM Item 3-C-OPT/MOD

1/3/2024)

\$15,000,000, Modification Renewal Option #1 (USM Item 3-C-

OPT/MOD 1/3/2024)

\$25,000,000, Renewal Option #2 (USM Item2-C-OPT 12/18/2024)

0 (1/4/2026 - 2/3/2026) Delegated authority (See "Requesting"

Institution Remarks")

Revised Amount: \$140,000,000

Original Amount-with Modification

plus Option Years:

\$50,000,000 (not to exceed) 2-year base term \$40,000,000 (not to exceed) (1st renewal option) \$25,000,000 (not to exceed) (2nd renewal option) 25,000,000 (not to exceed) (3rd renewal option)

\$140,000,000 (not to exceed) Total

Procurement Method: Competitive Sealed Proposal

MBE goals assigned on task orders exceeding \$100,000

MBE Goal 21%

MBE Compliance 31.27%

Performance Security: Performance Bond required for projects exceeding \$100,000.

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

approval.



2-C-OPT. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u> (cont'd) Master Contract – On-Call Construction Management at Risk ServicesRenewal Option 3

Requesting Institution Remarks: Renewal is based on satisfactory contractor performance. Services will be performed on an as needed task order basis. Construction task orders exceeding \$1 million will be brought to the Board of Public Works for approval.

The University extended the term for option year three from January 4, 2026 through February 3, 2026. The no-cost extension was necessary to ensure service continuity while presenting the third and final option renewal to the Board of Public Work for Approval.

Resident Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
James G. Davis Corporation	Yes	25-4669-1110
J. Vinton Schafer & Sons, Inc.	Yes	25-4665-1010
DPR Construction	Yes	25-4667-1111
Barton Malow Builders	Yes	#5-4666-1110
Plano Coudon Construction, LLC	Yes	25-4668-1110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu

3-C. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u>

On-Call Master Contract for Construction Management Services - Task Order

Contract ID: Ellicott Community Renovation, University of Maryland, College

Park TOPPR No. 00023689-C

Prior Approval: USM Item 3-C (1/5/22)

USM Item 3-C-OPT/MOD (1/3/2024) USM Item2-C-OPT (12/18/2024)

Recommendation: Task Order Award

Contractor: James G. Davis Construction Corporation, Rockville, MD

Project Description: The objective of this project is to provide for infrastructure improvements to mechanical,

plumbing and electrical systems as well as minor renovations to both Ellicott Hall (118,303 GSF) and

Hagerstown Halls (119,561 GSF) within the Ellicott Residential Community. The primary focus of the

renovation is as follows: new window A/C units, including new windows and associated required electrical upgrades, roof replacement, replacement of piping infrastructure, and bathroom improvements. The University anticipates the final value of this contract to be approximately \$12 million.

Contract Term: Thirty-Five (35) months from notice to proceed (includes warranty

period)

Amount: \$1,040,000 (pre-construction services)

Procurement Method: On-Call Construction Management At Risk Master Contract

Bids:

Firm	Amount
James G. Davis Construction, Rockville, MD	\$1,657,485
DPR Construction, Columbia, MD	\$2,450,000
J. Vinton Schafer Construction, Agingdon, MD	\$2,481,370

Fund Source: Auxiliary Revenue Bonds

MBE Participation 0% (Preconstruction - See "Requesting Institution Remarks")

Performance Security: Equal to contract amount



3-C. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u> (cont'd) On-Call Master Contract for Construction Management Services - Task Order

Requesting Institution Remarks: This solicitation utilized the University's On-Call Construction Manager At Risk master contracts. Three (3) out of the five (5) firms holding master contracts responded to the solicitation. Award is recommended to James G. Davis Construction Corporation as the lowest priced responsive and responsible bidder. There is no MBE participation during the preconstruction phase. The following MBE overall goals and subgoals have been established for this project and are expected to be met during the construction phase: Overall: 20%; Subgoals; African American Owned: 8%; Women-Owned: 5%

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

Sustainability: The design of the project will comply with the Maryland State Energy Code. New roofing, roof insulation and a more efficient replacement of all windows will improve the building's energy efficiency.

Resident Business: Yes

MD Tax Clearance: 25-4760-1110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT



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

4-C. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u>

On-Call Master Contract for Design-Build Services - Task Order

Contract ID: Design-Build Construction Contract Three Failing Pedestrian

Bridges

TOPPR No. 00023108-W

Recommendation: Award of task order for Design-Build services.

Contractor: Jeffrey Brown Contracting, Towson, MD

Project Description: This project will repair the failing Terrapin Trail Pedestrian Bridge that crosses Campus Creek and the University View Pedestrian Bridge that crosses Paint Branch. The project will also replace the failing North Gate Park Pedestrian Bridge that crosses the Paint Branch to ensure critical pedestrian pathways remain accessible during all seasons for the campus community. The University anticipates the final value of this contract after award of all Bid Packages will be approximately \$3,8 million.

Contract Term: 34 months from notice to proceed (includes warranty period)

Amount: \$254,275 (design and pre-construction services)

Procurement Method: On-Call Design-Build Master Contract

Bids:

Firm	Amount
Jeffrey Brown Contracting, Towson, MD	\$581,575
J. Vinton Schafer Construction, Abingdon, MD	\$1,379,783

Fund Source: MCCBL 2025: Provide funds to design, construct, and equip

campuswide infrastructure improvements at the College Park

campus. Item 102.

MBE Participation; 0% (See "Requesting Institution Remarks")

Performance Security: Equal to contract amount



4-C. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u> (cont'd) On-Call Master Contract for Design-Build Services - Task Order

Requesting Institution Remarks: This solicitation utilized the University's On-Call Design-Build Services master contracts. Two (2) out of the five (5) firms holding master contracts responded to the solicitation. Award is recommended to Jeffrey Brown Contractors, LLC, as the lowest priced responsive and responsible bidder. There is no MBE participation during the design and preconstruction phase. An overall MBE participation goal of 20% has been established, which is expected to be accomplished during the construction phase.

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

Sustainability: The work will be performed utilizing sustainable design and construction principles.

Resident Business: Yes

MD Tax Clearance: 25-4830-1110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



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

5-C. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u>

On-Call Design-Build Services Master Contract – Task Order

Contract ID: Design-Build Construction Contract - Wind Tunnel Switchgear

Replacement and Modernization. TORFP No. 00021482-C

Recommendation: Award of task order for Design-Build Services.

Contractor: J. Vinton Schafer, Construction, LLC, Abingdon, MD

Project Description: The Glenn L. Martin Wind Tunnel located on the UMCP campus is a critical research and testing facility within the A. James Clark School of Engineering. The facility has been actively involved in aerodynamic research and development since 1949. Many of the wind tunnel components are outmoded and past their useful life. This project is to fully modernize the wind tunnel drive system, procure and deliver a new switchgear capable of supporting and integrating with the fully modernized wind tunnel electrical power system, and complete a full-build out of the wind tunnel system ensuring safe, reliable, efficient operation, and longevity of the facility.

The University anticipates the final value of this contract, after award of all Bid Packages, will be approximately \$6,400,000.

Contract Term:

Forty-four (44) months from notice to proceed (including 2-year

warranty)

Amount: \$242,344 (Schematic Design and pre-construction services)

Procurement Method: Task Order Competitive Sealed Proposals

Proposals:

Task Order Offerors	Technical Rank	Amount
J. Vinton Schafer, Abingdon, MD	1	\$1,586,870
Whiting-Turner, Baltimore, MD	2	\$2,031,900

Fund Source: MCCBL 2019: Provide funds to design, construct, and equip

capital facilities renewal projects at University System of

Maryland Institutions. Item 316.



5-C. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u> (cont'd) On-Call Design-Build Services Master Contract – Task Order

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

Performance Security: Equal to contract amount

Requesting Institution Remarks: This solicitation utilized the University's On-Call Design-Build master contracts. Two (2) of the five (5) firms holding master contracts submitted technical proposals that were received and evaluated by a University of Maryland Qualification Committee (QC). Both proposers were deemed technically acceptable. Award is recommended to J. Vinton Schafer Construction, LLC as the lowest priced technically acceptable offer. There is no MBE participation during the preconstruction and schematic design phase. The following MBE overall goals and subgoals have been established for this project and are expected to be met during the construction phase: Overall: 20%; Subgoals; African American Owned: 9%; Hispanic American Owned, 3%; Asian American Owned, 2%.

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

Sustainability: The work will be performed utilizing sustainable design and construction principles. The electrical equipment will be updated to be more energy efficient.

Resident Business: Yes

MD Tax Clearance: 25-4705-1010

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



Contact: Thomas Hickey 410-576-5736

thickey@usmd.edu

6-AE-OPT. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u>

On-Call Mechanical and Electrical Engineering Design Services - Contract - First Renewal Option

Contract ID: On-Call Master Contract for Mechanical and Electrical

Engineering Services for Indefinite Delivery Contract RFP

#128065 (Multiple Awards)

Prior Approval: USM Item 4-A/E (2/14/2024) (\$9 million Not to Exceed – 2-year

base period)

Contractors: Affiliated Engineers Rockville, MD

Alphatec Washington, DC
Burdette, Koehler, Murphy & Associates Baltimore, MD
MS Engineers, Inc.. Columbia, MD
Mueller Associates Linthicum, MD
RMF Engineering Baltimore, MD
Salas O'Brien Bethesda, MD
Weigand Associates, Inc. Germantown, MD

Whitman, Requardt & Associates Baltimore, MD

Contract Description: On-Call Master Contract for Mechanical and Electrical Design Engineering Services for Indefinite Delivery Contract 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.

Description: Exercise first renewal option

Original Term: 2/15/2024 - 2/14/2026 (2-year base w/ three 1-year renewal

options)

Option Term: 2/15//2026 – 2/14/2027 (first renewal)

Option Amount: \$4,500,000 (first renewal-not-to-exceed)

Original Amount: \$9,000,000 (not to exceed) 2-year base term

\$4,500,000 (not to exceed) (first renewal option) \$4,500,000 (not to exceed) (second renewal option) \$4,500,000 (not to exceed) (third renewal option)

\$22,500,000 (not to exceed) Total

Revised Contract Amount: \$13,500,000



6-AE-OPT. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)

On-Call Mechanical and Electrical Engineering Design Services - Contract - First Renewal Option

Original Procurement Method: Competitive Sealed Proposals

MBE Goal 16%

MBE Compliance: 8.15%

Performance Security: NA

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

approval.

MBE goals will be established for Task Orders that exceed

\$100,000 (The original Agenda item erroneously indicated MBE

goals would be established at \$50,000).

Requesting Institution Remarks: Renewal is recommended for the nine (9) 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.

Resident Business/MD Tax Clearance:

Company Name	Resident Business	MD Tax Clearance
Affiliated Engineers, Inc.	Yes	25-2647-0101
Alphatec PC	No	25-4647-0101
Burdette, Koehler, Murphy & Associates	Yes	25-4649-0111
MS Engineers	Yes	25-4650-0110
Mueller Associates, Inc.	Yes	25-4651-1110
RMF Engineering	Yes	25-4652-0000
Salas O'Brien	Yes	25-4653-1000
Weigand Associates, Inc.	Yes	25-4761-0110
Whitman, Requardt & Associates	Yes	25-4654-1110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



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

7-C. UNIVERSITY OF MARYLAND, COLLEGE PARK for

BOWIE STATE UNIVERSITY

Design-Build Construction Contract

Contract ID: Thurgood Marshall Library and Academic Commons - Bowie

State University, RFP No. 00007227-C

Recommendation: Award of Design-Build Contract

Contractor: Whiting Turner Contracting Co., Baltimore, MD

Project Description: The proposed project is for the design and construction of an

approximately

185,000 GSF/109,933 NASF Thurgood Marshall Library & Academic Commons (TML) on the Bowie State University Campus. This project will replace the existing 48-year-old Thurgood Marshall Library and will occupy the site of the former Martin Luther King, Jr. Center that was demolished in Spring 2025. The new building will provide more students with access to a library facilitating robust research, study and learning opportunities while also addressing existing and future space needs. Spaces such as common areas, general collection stacks, archive stacks, research and study spaces, administrative and support spaces, as well as a cafe are included. The new TML will be a valuable resource for the campus attracting students and faculty members seven days a week, day and night.

The University anticipates the final value of this contract, after award of all bid packages, will be approximately \$230 million.

Contract Term: Eighty-five (85) months from notice to proceed (includes warranty

period)

Amount: \$12,729,082 (design and pre-construction services)

Procurement Method: Competitive Sealed Proposals - Qualification Based Selection

Proposals:

Technically-Qualified Offerors	Rank
Whiting Turner Contracting Co., Baltimore, MD	1
Gilbane Building Company, Baltimore, MD	2
Clark Construction, Bethesda, MD	3



7-C. UNIVERSITY OF MARYLAND, COLLEGE PARK for BOWIE STATE UNIVERSITY (cont'd)

Design-Build Construction Contract

Fund Source: MCCBL 2022: Provide funds to begin design of new academic

commons NOTE: These funds were reallocated from the campuswide facilities renewal project. Item 107, \$3,500,000 MCCBL 2023: Provide funds to design a new academic common.

Item 110, \$1,100,000

MCCBL 2025: Provide funds to continue design of a new Academic Commons and Library building. Item 106, \$2,230,000

Note: The University is requesting approval for the entire amount for the design and preconstruction phase of contract, which exceeds the currently available funding of \$6,830,000. The University will return to the Board to authorize FY 2027 funding when available. Until further funding is available, the University will authorize the contractor to only perform work that does not

exceed available funds.

MBE Participation: 20.16% (See "Requesting Institution Remarks)

Performance Security: Equal to contract amount

Requesting Institution Remarks: This solicitation was advertised in eMaryland Marketplace. Six (6) technical proposals were received and evaluated by a University of Maryland Qualification Committee (QC). Three (3) of the six offerors were deemed technically acceptable and thus susceptible of award and were invited to participate in oral presentations. Following oral presentations, the QC selected The Whiting-Turner Contracting Company as the top technically-ranked offeror. This Item is for award of pre-construction and professional design services. Whiting Turner's design team is led by Perkins & Will. The agreement includes professional design and preconstruction services, general conditions, and construction services fees for a total negotiated amount of \$38,261,163, which is lower than the University's estimate for these services. Once the University and contractor agree to construction costs following the solicitation of trade contracts, the University will return to the Board with a recommendation and request to modify the contract to include the actual construction costs in the form of Bid Packages, which will include general conditions and the construction services fee.



7-C. UNIVERSITY OF MARYLAND, COLLEGE PARK for BOWIE STATE UNIVERSITY (cont'd)

Design-Build Construction Contract

The MBE goal and subgoals established for this contract are as follows: Overall-30%; Subgoals: African American-8% and Female-11%. The 20.16% goal referenced above is for the preconstruction and design phase of the contract. Once trade contract packages are solicited for the construction phase of the project, the University will return to the Board requesting approval of the bid package(s) along with additional MBE participation commitment.

Sustainability: The DBC will perform the work utilizing sustainable design and construction principles. The building will be designed following either LEED Silver, Two Green Globes under the Green Building Initiative's Green Globes rating or the Maryland Green Building Council's supplement to the International Green Construction Code (IgCC). The Consultant will collaborate with the University to make determination of how best to comply with this program for this project.

Resident Business: Yes

MD Tax Clearance: 25-4781-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



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

8-C-MOD. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u>

Chemistry Building Wing 1 Replacement

Contract ID: Chemistry Wing 1 Replacement Design-Build Construction

Contract, RFP No. 73593-F

Prior Approval: USM Item 4-C (5/22/2019) Pre-construction and design services

USM Item 1-C-BP (12/2/2020) Bid Package 1 USM Item 5-C-BP (7/28/2021) Bid Package 2 USM Item 2-C-BP (12/1/2021) Bid Package 3 USM Item 2-C-BP (6/8/2022) Bid Package 4

Recommendation: Approve modification for lab customization.

Contractor: Whiting-Turner Construction Co.,

Baltimore, MD

Project Description: This project will design and construct an approximately 105,500

GSF/ 55,900 NASF replacement wing connected to the existing Chemistry Complex for the Department of Chemistry and Biochemistry. The new wing will include state-of-the-art research and lab support, conference rooms, offices, study and collaboration spaces. Designed with flexible spaces to maximize space use efficiency, the building will easily adapt to changing departmental needs. The existing Wing 1 will be demolished and the new wing

constructed in that location.

Contract Modification Description: The purpose of this modification is for specific Principal Investigator revisions to newly assigned labs in the new Chemistry Wing 1 building. These revisions are needed to support a bioanalytical chemistry research program that develops next-generation technologies for mass spectrometry bioanalysis (metabolomics and proteomics) and applies this technology to decode mechanisms of cell and neurodevelopmental biology and neurodegenerative diseases. The existing HVAC systems in Wing 5 – where the existing labs are located - have antiquated HVAC systems that can't handle the heat loads generated by this specialized equipment and as such, the controls must be adjusted in a way that consumes far too much energy for the entire wing.



8-C-MOD. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u> (cont'd) Chemistry Building Wing 1 Replacement

Contract Modification

Term: 30 months from notice to proceed (includes construction and

warranty period)

Amount: \$1,077,888

Current Contract Amount: \$116,911,856

Revised Contract Amount: \$117,989,744

Procurement Method: Competitive Sealed Proposal

Fund Source: Institutional Funds

MBE Participation:

This Modification: 8.35%

MBE Participation Goal: Design: 27%; Construction: 30%

MBE Compliance: Design: 30.27%; Construction: 21.87%

Performance Security: Equal to contract amount

Requesting Institution Remarks: This modification to is for the last lab customization.

Sustainability: Project design complies with the Maryland State High Performance Green Building Program and has achieved a LEED Gold rating—it was originally expected to achieve a Silver rating. The project includes the following sustainable features: no parking is added to the project, to encourage occupants to use alternate forms of transportation; ultra-low-flow plumbing fixtures are proposed for toilets, urinals, showerheads, and faucets with a goal of reducing potable water use for these fixtures by at least 35% over the LEED baseline; outdoor water use reduction; high efficiency envelop, mechanical and lighting systems will contribute to an energy savings of 30% over the LEED baseline; low-emitting paints, coatings, and flooring which contributes good indoor air quality; optimized energy performance HVAC systems, including exhaust air energy recovery and decoupled cooling and heating via neutral temperature supply air with chilled beams; commissioning of all systems. Advanced energy metering; fully automated and integrated Building management system for control of HVAC; integrated lighting control system incorporating occupancy sensors; recycling/management of demolition debris and construction waste; storage and collection of recyclables; construction Indoor Air quality management plan; low emitting materials; and access to transit and bicycle facilities.



8-C-MOD. <u>UNIVERSITY OF MARYLAND, COLLEGE PARK</u> (cont'd) Chemistry Building Wing 1 Replacement

Resident Business: Yes

MD Tax Clearance: 25-4567-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



Wes Moore Governor

Aruna Miller Lt. Governor

Samantha J. Biddle
Acting Secretary

BOARD OF PUBLIC WORKS ACTION AGENDA January 7, 2026

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17	The Secretary's Office (TSO)	37



MDOT 1

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

1-M-MOD. <u>MARYLAND AVIATION ADMINISTRATION</u> *Modification - Maintenance Contract*

Contract ID: Common Use Systems Maintenance and Repair at Baltimore/Washington International Thurgood Marshall Airport (BWI Marshall Airport) *MAA-MC-20-009*

EPICS No.: CO432664

Contract Approved: MDOT 3-M; 07/24/2019

Contract Description: Provides maintenance, service, repair, adjusting and testing of the United Technologies/ARINC Systems, VMUS System, Common Use Systems (CUS), or Passenger Process Systems (PPS) at BWI Marshall Airport

Modification Description: Modification No. 4 provides 24 months of continuous services and upgrades to ensure that the annual technology refresh is carried out, and to allow for the reprocurement of a new interoperable common-use terminal equipment technology and common-use passenger processing system solution contract.

Award: ARINC Incorporated

Annapolis, MD

Contract Term: 08/01/2019 - 07/31/2024 (five years)

Modification Term: 02/01/2026 - 01/31/2028 (two years)

Original Amount: \$12,587,488 NTE

Modification Amount: \$0.00

Prior Options/Mods: \$0.00 (Mod No. 1: Administrative modification for COVID 19

Relief, 05/01/2020-07/31/2020; Delegated Authority – MAA,

04/30/2020)

\$0.00 (Mod No. 2: Contract extension for continuity of service, 08/01/2024 - 07/31/2025 (one year); Delegated Authority – MAA,

07/31/2024)

\$0.00 (Mod No. 3: Contract extension for continuity of service, 08/01/2025 - 01/31/2026 (five months); Delegated Authority -

MAA, 03/22/2025)

Total Contract Amount: \$12,587,488 NTE



MDOT 2

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

Percent +/- Change (this item): 0%

Total Percent -/- Change: 0%

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: Annualized Performance Bond at 50% of the contract

amount

Hiring Agreement Eligible: No

Requesting Agency Remarks: The Maryland Aviation Administration (MAA) seeks approval of a contract modification for a term of 24 months to ensure continuity of service while a new contract is established. The MAA has worked with the current contractor for the past year to negotiate a new agreement, however, due to changes in corporate structure negotiations to establish a new contract have failed.

Although no additional funding is required, and the overall contract budget remains unchanged, the modification to a cost component of this contract is valued at \$1,643,385.06 and will be funded through the Extra Work Allowance currently on the contract.

The Common Use system is a sole source proprietary application used by all International and Domestic Carriers to process airline passengers. The system also includes 24-hour, seven days per week, 365 days per year, on-site support personnel to support air carrier passenger processing. Routine operational maintenance and upgrades are necessary to ensure continuous operation.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goal, as well as a Small Business Reserve (SBR) designation. No VSBE or MBE participation goal was established as there were no VSBE and MBE firms certified to perform the work identified in the contract.



MDOT 3

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

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J06I0002, J06I0003

Resident Business: Yes

MD Tax Clearance: 25-4744-1111

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

MDOT 4

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

2-IT-MOD. MARYLAND TRANSPORATION AUTHORITY

Modification: Information Technology

Contract ID: Electronic Toll Collection System Toll System (ETC 3G) and Services; MA-2257-

0000

ADPICS No.: J01B8400022, COL24999

Contract Approved: DoIT 6-IT, 02/21/2018

Contract Description: Implementation of Third Generation Electronic Toll Collection by providing Tolling System and Services through an indefinite-quantity contract with fixed unit prices and fixed prices for lump sum deliverables. Contractor shall provide toll plaza and roadside systems, as well as maintenance for toll collection (cash and electronic payments). Work includes trip building and image review activities and financial and audit systems for cash collections.

Modification Description: This modification will increase funding to Phase IV Operation and Maintenance (O&M) line items due to the conversion from cash to All Electronic Tolling (AET) and all costs associated with the added double blind image review process and Francis Scott Key (FSK) bridge rebuild. Further, the Maryland Transportation Authority (MDTA) will credit unused funds from installation line items.

Award: Kapsch TrafficCom USA, Inc.; Duluth, GA

Original Contract Term: 02/22/2018*- 06/07/2026 (*or earlier upon Board Approval)

(Inclusive of Transition, Acceptance testing, and Base term phases)

Modification Term: 01/29/2026 – 02/28/2028 (Two years, 30 days)

Original Amount: \$71,911,343.00

Modification Amount: \$21,890,738.00

(\$2,102,231.56) (Credit from unused Installation Funds)

\$19,788,506.44 – Total Modification Amount

Prior Options/Mods: \$ 8,764,758.28 (Mod. #1: Additional Funding and the Extension of

Project Phases and Contract Term from 06/07/2026 to 02/28/2028;

DGS-35-IT-MOD, 07/27/2022)

\$ 0.00 (Mod. #2: Allowed the MDTA to waive the requirement of having database and application servers on MDTA property. Due in part to the contractor providing the ability to access database and application servers remotely; Delegated Authority - MDTA,

09/15/2023)



MDOT 5

2-IT-MOD. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

Prior Options/Mods (cont'd):

\$ 16,130,376.68 (Mod. #3: Additional Funding for Phase IV O&M and AET conversion for the I-95 Electronic Tolling Lane (ETL) Expansion and installation of AET Zones at the Baltimore Harbor Tunnel (BHT) facility. MDTA will credit unused funds from Installation Line Items; DGS-28-IT-MOD, 05/15/2024)

Total Contract Amount: \$116,594,984.40

Percent +/- Change (this item): 27.52%

Total Percent -/- Change: 62.14%

Procurement Method: Competitive Sealed Proposal

Living Wage Eligible: Yes

MBE/VSBE Participation: 13.20% / 1.10%

MBE/VSBE Compliance: 13.42% / 1.74%

Performance Security: Initial Performance Bond 100% of value of two construction phases:

• Phase I-Design, Manufacturing, Factory Acceptance Test; and

• Phase II-Installation, Testing, Transition, Acceptance.

• Payment Bonds are 50% of the value of each phase described.

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The MDTA is an independent State agency that acts on behalf of the Maryland Department of Transportation (MDOT). The MDTA is responsible for financing, constructing, operating, and maintaining Maryland's toll facilities. It also provides MDOT with conduit financing for other revenue-producing transportation projects.

This modification will increase Phase IV O&M line items for years five and six. The increase is due to the conversion from Cash to AET. Additional funding is needed to create an Operating line item for double blind image review. The double-blind image review is part of the quality initiative to enhance image review accuracy to minimize the number of customers receiving incorrect bills due to incorrect license plate data. Furthermore, this modification will add an additional \$11,000,000.00 allowance for the FSK bridge rebuild and I-95 Express Toll Lanes (ETL) adjustment. This allowance is needed to complete the toll collection system for the FSK bridge rebuild and the northbound extension of the I-95 ETL.

Kapsch TrafficCom has exceeded their committed MBE and VSBE goal under the contract.



MDOT 6

2-IT-MOD. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

Fund Source: 100% Special (Toll Revenue)

Approp. Code: 29.10.02.01

Resident Business: No

MD Tax Clearance: 25-4529-1111

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION

MDOT 7

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

3-IT-MOD. MARYLAND TRANSPORATION AUTHORITY

Modification: Information Technology

Contract ID: Electronic Toll Collection System Toll System (ETC 3G) and Services; MA-2868-

0000

ADPICS No.: J01B8400023, COL24997

Contract Approved: DoIT 7-IT, 02/21/2018

Contract Description: Second of two Contracts replacing Maryland Transportation Authority's (MDTA's) Next Generation Toll Collection. This Third Generation Electronic Toll Collection contract provides customer services center operations, including call center, website, mobile app, account management, video tolling enforcement, mail and print, email and text communications, transponder management, interagency reciprocity, financial and audit systems, and disaster recovery.

Modification Description: This modification will increase funding to Phase IV Operation and Maintenance (O&M) line items due to the conversion from cash to All Electronic Tolling (AET). Further, the MDTA will credit unused funds from years one and two line items.

Award: TransCore LP.; Nashville, TN

Original Contract Term: 02/22/2018*- 06/07/2026 (* or earlier upon Board Approval)

(Inclusive of Transition, Acceptance testing, and Base term phases)

Modification Term: 01/29/2026 – 02/28/2028 (one year, 28 days)

Original Amount: \$200,428,772.81

Modification Amount: \$61,662,773.43

(\$23,144,215.14) (Credit from unused Installation Funds)

\$38,518,558.29 – Total Modification Amount

Prior Options/Mods: \$63,106,810.98 (Mod. #1: Additional funding and the extension of

project phases from 06/07/2026 to 07/29/2027; DGS-36-IT-MOD,

07/27/2022)

\$44,317,717.58 (Mod. #2: Additional funding due to the deletion of cash operations and the extension of project phases from 07/29/2027

to 02/28/2028; DGS-36-IT-MOD, 07/05/2023)



MDOT 8

3-IT-MOD. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

Prior Options/Mods (cont'd):

\$49,159,268.19 (Mod. #3: Retroactive modification for additional contracting authority due to the conversion from cash to all electronic tolling, increase in E-ZPass accounts, and return of unused funds from mod #1; DGS-34-IT- MOD, 08/28/2024)

\$0.00 (Mod. #4: Retroactive modification to bring requirements in line with MDTA current business rules and system design to include technology advancement as installed. This modification will also remove all references to Alliance for Toll Interoperability (ATI), now "Alliance for Toll Innovation," as they abandoned the development of a hub; DGS-41-IT-MOD, 10/01/2025)

Total Contract Amount: \$395,531,127.85

Percent +/- Change (this item): 19.22%

Total Percent -/- Change: 97.34%

Procurement Method: Competitive Sealed Proposal

Living Wage Eligible: Yes

MBE/VSBE Participation: 15.50% / 1%

MBE/VSBE Compliance: 11.97% / 0.17%

Performance Security: Initial Performance Bond 100% of value of two construction phases:

• Phase I-Design, Manufacturing, Factory Acceptance Test; and

• Phase II-Installation, Testing, Transition, Acceptance.

• Payment Bonds are 50% of the value of each phase described.

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The Maryland Transportation Authority (MDTA) is an independent State agency that acts on behalf of the Maryland Department of Transportation (MDOT). The MDTA is responsible for financing, constructing, operating, and maintaining Maryland's toll facilities. It also provides MDOT with conduit financing for other revenue-producing transportation projects.



MDOT 9

3-IT-MOD. MARYLAND TRANSPORTATION AUTHORITY (cont'd)

Requesting Agency Remarks (cont'd):

This modification will increase Phase IV O&M line items for years five and six. The increase is primarily due to the changes in certain line items associated with the overnight transition to AET due to the COVID-19 pandemic and correcting an error in the pre-registered account quantities in the Request for Proposals.

The MDTA Procurement Review Group established a 15.50% Minority Business (MBE) and a 1.00% Veteran-owned Small Business Enterprise (VSBE) goal. The contractor is currently achieving a 11.97% total expenditure of their MBE goal and 0.17% VSBE goal. As the work under this contract is being handled as "phases", the MBE and VSBE goal cannot yet be met as the portion of the work that the subcontractors would be utilized has not yet occurred or is incomplete.

Fund Source: 100% Special (Toll Revenue)

Approp. Code: 29.10.02.01

Resident Business: No

MD Tax Clearance: 25-4528-1110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



MDOT 10

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

4-C. <u>MARYLAND TRANSIT ADMINISTRATION</u>

Construction Contract

Contract ID: AC Secondary Breaker Refurbishment; T-1533-0150

EPICS No.: T15330150

Contract Description: This contract is for the refurbishment and replacement of the Alternating Current (AC) Breakers in the Maryland Transit Administration (MTA) Metro substations.

Award: Mona Electric Group, Inc., Clinton, MD

Contract Term: 1095 calendar days from Notice to Proceed

Amount: \$2,465,084.10 NTE

Procurement Method: Competitive Sealed Bidding (Single Responsive Bid)

Bid:

Bidder	Amount
Mona Electric Group, Inc.	\$2,465,084.10
Clinton, MD	

Living Wage Eligible: No

DBE/VSBE Participation: 0% / 0%

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

Hiring Agreement Eligible: No

Incumbent: None

Requesting Agency Remarks: This solicitation was issued as an Invitation for Bid and was advertised on e-Maryland Marketplace Advantage (eMMA) on June 25, 2024, to more than 800 potential vendors and one vendor was directly solicited. At the time of bid closing on August 29, 2025, a total two bids were received; however, one was deemed non-responsive due to the bidder adding conditions to its bid package. The Procurement Officer conducted a review of Mona Electric Group, Inc.'s submission and determined that the bid was responsive, and bidder was responsible. There were no protests filed.



MDOT 11

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

Requesting Agency Remarks (cont'd):

This contract pertains to refurbishing and replacing Alternating Current (AC) Breakers in the 20 MTA Metro substations. The contractor will be responsible for removing the current in-service AC secondary circuit breakers from each AC cabinet, installing an appropriate float breaker, and testing for optimal functioning. The Contractor will transport the breaker(s) to their facility and perform a complete refurbishment/reconditioning in compliance with Professional Electrical Apparatus Reconditioning League standard 1235. Upon refurbishment completion, the Contractor will transport, install, and test the reconditioned breakers in their original location.

The Procurement Officer conducted a price analysis utilizing the Engineer's Estimate (EE) which incorporated an inflation contingency and price escalation rates due to forecasted market trends. Mona Electric Group, Inc.'s bid was approximately 4.58% higher than the adjusted EE, a difference that was considered reasonable given current market uncertainty, material shortages, and supply-chain disruptions. Based on these conditions and alignment with BPW Advisory 2016-1, the MTA determined the bid price to be fair and reasonable.

The MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing DBE and VSBE participation goals. No DBE goal was established for this contract due to no subcontracting opportunities as the contract is a single element of work.

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

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 25-4683-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN



MDOT 12

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

5-C. <u>MARYLAND TRANSIT ADMINISTRATION</u>

Construction Contract

Contract ID: Electrical Equipment Upgrades for ARC Flash; T-1559-0250

EPICS No.: T15590250

Contract Description: This contract involves replacing electrical components that have insufficient interrupting capacity and making additional modifications to ensure code compliance. This includes addressing issues such as under-rated panels, enclosed circuit breakers, and replacing feeders and breakers to meet required interrupting capacities.

Award: Dvorak, LLC; Baltimore, MD

(Certified Veteran-Owned Small Business Enterprise)

Contract Term: 600 calendar days from Notice to Proceed

Amount: \$1,887,000.00 NTE

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Dvorak, LLC	\$1,887,000.00
Baltimore, MD	
Mona Electric Group, Inc.	\$1,888,138.00
Clinton, MD	
Glenelg Construction, Inc.	\$2,460,700.00
Hanover, MD	

Living Wage Eligible: No

MBE/VSBE Participation: 25% / 0%

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

Hiring Agreement Eligible: No

Incumbent: None

Requesting Agency Remarks: This solicitation was issued as an Invitation for Bid and was advertised on e-Maryland Marketplace Advantage (eMMA) on July 22, 2024, to more than 800 potential vendors and three vendors were directly solicited. Three bids were received on January 10, 2025. No protests were filed.



MDOT 13

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

Requesting Agency Remarks (cont'd):

This project implements the recommendations made in arc flash studies that were performed for various Maryland Transit Administration (MTA) facilities. The scope includes replacement of electrical components to correct installations with interrupting capacity less than the calculated requirements. The project also includes other modifications to address code compliance issues identified during the studies including, under-rated panels, enclosed circuit breakers, replacement of feeders, and replacement of breakers for higher interrupting capacity.

Per BPW Advisory 2001-1, the MTA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) participation goals. A 25% MBE goal was established for this contract. Dvorak, LLC., has committed to meeting the 25% goal and they are a certified Veteran-Owned Small Business Enterprise (VSBE). No VSBE participation goal was established for this contract due to a lack of certified firms available.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J05H0105

Resident Business: Yes

MD Tax Clearance: 25-0490-1110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN



MDOT 14

Contact: Kathy A.L. Robertson 410-856-4311 krobertson@mdot.maryland.gov

6-RP. <u>MARYLAND TRANSIT ADMINISTRATION</u> Real Property – Disposition

Recommendation: That the Board of Public Works approve the Maryland Transit Administration (MTA) disposing real property as it is excess to the agency's needs.

Authority: State Finance and Procurement Article, § 10-305

Annotated Code of Maryland

Property: MC# 23-5119

Frederick Segment 3 (± 0.698 acres), located between E. South Street, N. East Street, and Monocacy Boulevard in the City of

Frederick, Frederick County

Grantor: State of Maryland, MTA

Grantee: Brick Works Development, LLC

Consideration: \$106,350

Appraised Value: \$106,350 – George Peabody, (Selected)

\$82,050 – Michael Chicorelli, (Approved) Casey Fitzpatrick, Review Appraiser

Special Conditions: CSX Transportation, Inc. (CSX) has agreed to release their perpetual easement for freight operations and common carrier obligations upon receipt of an administrative settlement with the purchaser to allow conveyance of the property which will occur concurrently at settlement and is separate from this transaction.

Legislative Notice: Notice was sent to the Senate Budget and Taxation Committee and the House Appropriations Committee of the General Assembly on October 18, 2024. The 45-day review period expired on December 3, 2024.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20240417-0257. It is recommended to declare the inactive freight rail spur right of way (ROW) +/- 0.698 acres (Former Frederick Segment 3)—an easement conveyance located between E. South Street, N. East Street, and Monocacy Boulevard in the City of Frederick, Frederick County—surplus to the needs of the State upon the Environment's qualifying comments. None of the local or state agencies that provided review comments expressed an interest in acquiring the properties.



MDOT 15

6-RP. MARYLAND TRANSIT ADMINISTRATION (cont'd)

Requesting Agency Remarks: In 1999, MTA acquired the site from CSX as part of several rail spurs near Frederick, MD and was recorded in Frederick County land records (Liber 2606, Folio 1135). This rail spur is isolated from the MARC Frederick Line and is inactive. The subject property was approved for surplus on the Maryland Department of Transportation Agenda dated September 11, 2024, under Item 7-RP. MTA proposes to convey the subject freight rail right-of-way to the adjoining owner (Brick Works Development, LLC), through a negotiated sale of \$106,350, which is 100% of the appraised value.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



MDOT 16

Contact: Kathy A.L. Robertson 410-856-4311 krobertson@mdot.maryland.gov

7-RP. <u>MARYLAND TRANSIT ADMINISTRATION</u> *Real Property – Disposition*

Recommendation: That the Board of Public Works approve the Maryland Transit Administration (MTA) disposing real property as it is excess to the agency's needs.

Authority: State Finance and Procurement Article, § 10-305

Annotated Code of Maryland

Property: MC# 23-5120

Frederick Segment 4 (\pm 0.220 acres), located near the intersection of E. South Street and Wisner Street, continuing parallel to E. South Street to the end point across from Water Street in the City of

Frederick, Frederick County.

Grantor: State of Maryland, MTA

Grantee: Brick Works Development, LLC

Consideration: \$33,650

Appraised Value: \$33,650 – George Peabody, (Selected)

\$25,950 – Michael Chicorelli, (Approved) Casey Fitzpatrick, Review Appraiser

Special Conditions: CSX Transportation, Inc. (CSX) has agreed to release their perpetual easement for freight operations and common carrier obligations upon receipt of an administrative settlement with the purchaser to allow conveyance of the property which will occur concurrently at settlement and is separate from this transaction.

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20240530-0398. It is recommended to declare the +/- 0.220-acre inactive freight rail spur right of way (former Frederick Segment 4), an easement conveyance located parallel to E. South Street in the City of Frederick, surplus to the needs of the State upon consideration of the Maryland Department of the Environment's qualifying comments. None of the local or state agencies that provided review comments expressed an interest in acquiring the property.



MDOT 17

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

Requesting Agency Remarks: In 1999, MTA acquired the site from CSX as part of several rail spurs near Frederick, MD and was recorded on Frederick County land records (Liber 2606, Folio 1135). This rail spur is isolated from the MARC Frederick Line and is inactive. The subject property was approved for surplus on the Maryland Department of Transportation Agenda dated September 11, 2024, under Item 8-RP. MTA proposes to convey the subject freight rail right-of-way to the adjoining owner (Brick Works Development, LLC), through a negotiated sale of \$33,650, which is 100% of the appraised value.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN



MDOT 18

Contact: Kathy A.L. Robertson 410-856-4311 krobertson@mdot.maryland.gov

8-RP. <u>MARYLAND TRANSIT ADMINISTRATION</u> *Real Property – Acquisition*

Recommendation: That the Board of Public Works approve the Maryland Transit Administration (MTA) acquisition of real property.

Authority: Transportation Article, § 7-204 (d)(1)

Annotated Code of Maryland

Property: MTA RE No. 0988.04

Perpetual Utility Easement 0.043 acres 10715 Gilroy Road, Hunt Valley, MD 21031

Grantor: Del Monte Management Corporation

Grantee: State of Maryland, MTA

Consideration: \$40,000

Appraised Value: \$33,900 – Karen Belinko (Selected)

\$25,700 – Harry Begg (Approved) Casey Fitzpatrick, Review Appraiser

Special Conditions: Compensation includes an allowance for a large deciduous shade

tree located in the easement area to be conveyed.

Fund Source: Account 1531-0130 – Special Funds 20%, Federal Funds 80%

Requesting Agency Remarks: MTA requires the acquisition of the Perpetual Utility Easements totaling approximately 0.043 acres of land for the construction, operation, and maintenance of the Light Signal System, along with associated tree removal in Hunt Valley, MD. In December 2024, the property owner was provided with a written offer in the amount of \$33,900. Del Monte Management Corporation refused the offer and accepted an administrative settlement of \$40,000 in July 2025. An Option Contract was signed on July 18, 2025, for the negotiated offer amount of \$40,000.00. MTA recommends acceptance of the negotiated settlement.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN



MDOT 19

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

9-M. MOTOR VEHICLE ADMINISTRATION Maintenance Contract

Contract ID: Elevator Maintenance and Inspections Services at Motor Vehicle Administration (MVA) Glen Burnie Complex and at Westminster Branch; *V-HQ-26003-M*

EPICS No.: VHO26003M

Contract Description: Provides for the maintenance and inspections of the elevators and dumbwaiters at the MVA Glen Burnie and Westminster locations.

Award: Eastern Elevator Service & Sales Co.; Glen Burnie, MD

Contract Term: 03/05/2026* - 01/25/2031 (*or earlier upon BPW approval)

(Four years, 10 months, 20 days)

Amount: \$302,102.56 NTE

Procurement Method: Competitive Sealed Bidding (Small Business Preference)

Bids:

Bidders	Amounts
Eastern Elevator Service & Sales Co.	\$302,102.56
Glen Burnie, MD	
Action Elevator	\$317,687.00
Millersville, MD	·

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: Action Elevator; Millerville, MD.

Requesting Agency Remarks: A notice of availability of an Invitation for Bids was posted on eMaryland Marketplace Advantage on June 5, 2025, notifying 1043 potential vendors, and nine firms were direct solicited. The solicitation was designated Small Business Preference to encourage State Certified Small Businesses in bidding. Three bids were received and opened on July 7, 2025, one was rejected, and no protests were filed.



MDOT 20

9-M. MOTOR VEHICLE ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The apparent lowest bidder was unable to meet all material requirements as outlined in the solicitation at the bid price submitted, and therefore the bid was deemed non-responsive and rejected in accordance with COMAR 21.06.02.03(B)(2).

Eastern Elevator Service & Sales Co. has been found responsible, and its bid is responsive. The bid pricing has been confirmed.

This contract includes all equipment, insurance, labor, materials, permits, replacement parts, supervision, supplies, tools, transportation, and service necessary to ensure the satisfactory performance and efficient operation of the elevators and dumbwaiters, including routine inspections, repairs, and emergency service calls at the Motor Vehicle Administration, Glen Burnie, and Westminster facilities.

Per BPW Advisory 2001-1, the MVA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) or Veteran-Owned Small Business Enterprise (VSBE) participation goals, Small Business Preference (SBP), as well as a Small Business Reserve designation. It was determined that this was a single element of work contract, therefore it did not present any subcontracting opportunities. As a result, no MBE or VSBE participation goals were established for this contract. Due to the limited number of Certified Small Businesses, the solicitation was designated SBP instead of Small Business Reserve.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J04E0001

Resident Business: Yes

MD Tax Clearance: 25-4831-1110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN



MDOT 21

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

10-M. <u>STATE HIGHWAY ADMINISTRATION</u> *Maintenance Contract*

Contract ID: Protection Vehicle Services at Various Locations in Baltimore and Harford Counties. District 4: 499D41427

EPICS No.: 499D41427

Contract Description: Provide protection vehicle services at various locations in Baltimore and Harford Counties; District 4.

Award: Professional Facility Services, LLC.; Landover, MD

(Certified Minority Business Enterprise and Small Business)

Contract Term: 01/29/2026* - 12/31/2027 (*or earlier upon BPW approval)

(one year, 11 months, three days)

Amount: \$931,276.80

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Professional Facility Services, LLC Landover, MD	\$931,276.80
Highway & Safety Services, Inc Gaithersburg, MD	\$998,092.80
C & C Management Group, Ltd Clarksburg, MD	\$1,040,640.00
Unified Solutions Services, LLC Columbia, MD	\$1,228,800.00
Allied Contractors, Inc Baltimore, MD	\$1,244, 160.00
Area Wide Protective AKA AWP, Inc Cincinnati, OH	\$1,282,560.00
Traffic Engineering Services DE, LLC Elkridge, MD	\$1,728,000.00
A. Marquez Trucking, Inc Silver Spring, MD	\$2,304,000.00
Concrete General, Inc Gaithersburg, MD	\$2,519,040.00



MDOT 22

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: Annual Renewable Performance Bond for 100% of the award

amount exists for this contract.

Hiring Agreement Eligible: Yes

Incumbent: Tri-State Solutions of Maryland, LLC., Upper Marlboro, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 29, 2025, notifying 958 potential contractors, 173 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 13 contractors. Nine bids were received and opened on September 4, 2025. The incumbent is no longer in business. There were no protests filed for this contract.

This project is to support SHA's protection vehicle program to promote safety for the travelling public by controlling work site accidents thereby ensuring contract supports SHA's commitment to environmental safeguards measures. Adopted mitigation measures aim towards minimizing negative environmental impacts within the road corridor.

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

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the contract having a single 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: 25-3285-0110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WIT



MDOT 23

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

11-M. STATE HIGHWAY ADMINISTRATION Maintenance Contract

Contract ID: Brush and Tree Cutting and Stump Removal at Various Locations in Carroll County.

District 7; 4290671427SB

EPICS No.: 4290671427

Contract Description: Provide brush and tree cutting and stump removal at various

locations in Carroll County; District 7.

Award: Patriot Land & Wildlife Management Services, Inc.

DBA Patriot Natural Resources; Beallsville, MD

(Certified Small Business)

Contract Term: 01/29/2026* - 12/31/2027(*or earlier upon BPW approval)

(one year, 11 months, three days)

\$671,750.00 Amount:

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

Bidders	Amounts
Patriot Land & Wildlife Management Services, Inc.	\$671,750.00
DBA Patriot Natural Resources	
Beallsville, MD	
A. Marquez Trucking, Inc	\$763,145.00
Silver Spring, MD	

Living Wage Eligible: Yes

MBE/VSBE Participation: 3% / 0%

Performance Security: Annual Renewable Performance Bond for 100% of the award

amount exists for this contract.

Hiring Agreement Eligible: Yes

Incumbent: Same



MDOT 24

11-M. <u>STATE HIGHWAY ADMINISTRATION</u> (cont'd)

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 26, 2025, notifying 1173 potential contractors, 150 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 20 contractors. Two bids were received and opened on September 25, 2025. There were no protests filed for this contract.

This project is to support State Highway Administration'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 Patriot Land & Wildlife Management Services, Inc DBA Patriot Natural Resources's bid price and the work conducted on this contract will be performed 100% by a Statecertified 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 3% 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: 25-4033-1110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN



MDOT 25

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

12-M. <u>STATE HIGHWAY ADMINISTRATION</u> *Maintenance Contract*

Contract ID: Litter Pick-up (5 Person Crew) at Various Locations for the Fairland Shop Area in

Montgomery County. District 3; 432MFF1427SB

EPICS No.: 432MFF1427

Contract Description: Provide litter pick-up (5-person crew) at various locations for the Fairland Shop Area in Montgomery County; District 3.

Award: Landsdown Tree Service, LLC.; Upper Marlboro, MD

(Certified Minority Business Enterprise and Small Business)

Contract Term: 01/29/2026 * - 12/31/2027 (*or earlier upon BPW approval)

(one year, 11 months, three days)

Amount: \$477,600.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Rids:

Bidders	Amounts
Landsdown Tree Service, LLC Upper Marlboro, MD	\$477,600.00
Get It Right, LLC Beltsville, MD	\$532,800.00
Waste Collection Resolve, LLC Baltimore, MD	\$598,740.00
Just Work, LLC DBA Just Work Landscaping Gaithersburg, MD	\$619,980.00
MCNA, LLC Rockville, MD	\$727,124.52
1 Regal Enterprise, LLC Hyattsville, MD	\$1,681,680.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes



MDOT 26

12-M. <u>STATE HIGHWAY ADMINISTRATION</u> (cont'd)

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on July 29, 2025, notifying 1059 potential contractors, 170 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. Six bids were received and opened on August 28, 2025. There were no protests filed for this contract.

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

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

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project 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: 25-3228-0110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



MDOT 27

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

13-M. <u>STATE HIGHWAY ADMINISTRATION</u> *Maintenance Contract*

Contract ID: Highway Maintenance Contract Support at Various Locations for the Fairland Shop

in Montgomery County. District 3; 54915F1428SB

EPICS No.: 54915F1428

Contract Description: Provide highway maintenance contract support at various locations for the Fairland Shop in Montgomery County; District 3.

Award: Landsdown Tree Service, LLC.; Upper Marlboro, MD

(Certified Minority Business Enterprise and Small Business)

Contract Term: 01/29/2026* - 12/31/2028 (*or earlier upon BPW approval)

(two years, 11 months, two days)

Amount: \$900,000.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

Bidders	Amounts
Landsdown Tree Service, LLC Upper Marlboro, MD	\$900,000.00
Get It Right, LLC Beltsville, MD	\$1,055,000.00
Colossal Contractors, Inc Burtonsville, MD	\$1,070,000.00
Earn Contractors, Inc Gaithersburg, MD	\$1,082,500.00
Unified Solutions Services, LLC Columbia, MD	\$1,100,000.00
C & C Management Group, Ltd Clarksburg, MD	\$1,175,000.00
MCNA, LLC Rockville, MD	\$2,750,000.00
Consolidated Services, Inc Baltimore, MD	\$2,900,000.00



MDOT 28

13-M. <u>STATE HIGHWAY ADMINISTRATION</u> (cont'd)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement: Yes

Incumbent: Tri-State Solutions of Maryland, LLC., Upper Marlboro, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 12, 2025, notifying 2222 potential contractors, 290 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services. The State Highway Administration (SHA) directly solicited 13 contractors. Eight bids were received and opened on September 11, 2025. The incumbent is no longer in business. There were no protests filed for this contract.

SHA and their contractors work together to select materials from the SHA Qualified Products List that are green, sustainable, and designed to minimize environmental impacts throughout their life cycle. Additionally, this project is to support SHA's Brush and Tree program. Also, 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 Small and Minority Business Enterprise.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the contract having a single 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: 25-3773-0110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION



MDOT 29

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

14-M. <u>STATE HIGHWAY ADMINISTRATION</u> *Maintenance Contract*

Contract ID: Highway Maintenance Contract Support at Various Locations for the Gaithersburg Shop in Montgomery County. District 3; 54915G1428SB

EPICS No.: 54915G1428

Contract Description: Provide highway maintenance contract support at various locations for the Gaithersburg Shop in Montgomery County; District 3.

Award: Landsdown Tree Service, LLC.; Upper Marlboro, MD

(Certified Minority Business Enterprise and Small Business)

Contract Term: 01/29/2026* - 12/31/2028 (*or earlier upon BPW approval)

(two years, 11 months, two days)

Amount: \$1,014,000.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

Bidders	Amounts
Landsdown Tree Service, LLC	\$1,014,000.00
Upper Marlboro, MD	
Earn Contractors, Inc	\$1,070,680.00
Gaithersburg, MD	
Merit Investment & Logistics, LLC	\$1,094,600.00
Baltimore, MD	
Get It Right, LLC	\$1,170,000.00
Beltsville, MD	
C & C Management Group, Ltd	\$1,222,000.00
Clarksburg, MD	
Colossal Contractors, Inc	\$1,242,280.00
Burtonsville, MD	
Unified Solutions Services, LLC	\$1,292,200.00
Columbia, MD	
MCNA, LLC	\$1,299,480.00
Rockville, MD	
Waste Collection Resolve, LLC	\$1,430,000.00
Baltimore, MD	



MDOT 30

14-M. <u>STATE HIGHWAY ADMINISTRATION</u> (cont'd)

Bids (cont'd):

Bidders	Amounts
Centropolis Property & Staffing Management, LLC.	\$1,482,520.00
Belcamp, MD	
PLWMS Inc DBA Patriot Natural Resources	\$2,600,000.00
Beallsville, MD	

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 19, 2025, notifying 2229 potential contractors, 290 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 14 contractors. Maryland Works granted a waiver for these services. SHA received eleven bids which were opened on September 18, 2025. There were no protests filed for this contract.

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

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



MDOT 31

14-M. <u>STATE HIGHWAY ADMINISTRATION</u> (cont'd)

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3772-0110

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN



MDOT 32

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

15-M. <u>STATE HIGHWAY ADMINISTRATION</u> *Maintenance Contract*

Contract ID: Highway Maintenance Contract Support at Various Locations for the Laurel Shop

Area - Prince George's County. District 3; 54916L1427SB

EPICS No.: 54916L1427

Contract Description: Provide highway maintenance contract support at various locations for the Laurel Shop Area - Prince George's County; District 3.

Award: Waste Collection Resolve, LLC.; Baltimore, MD

(Certified Small Business)

Contract Term: 01/29/2026* - 12/31/2027 (*or earlier upon BPW approval)

(one year, 11 months, three days)

Amount: \$640,440.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

Bidders	Amounts
Waste Collection Resolve, LLC Baltimore, MD	\$640,440.00
Landsdown Tree Service, LLC Upper Marlboro, MD	\$720,000.00
Merit Investment & Logistics, LLC Baltimore, MD	\$730,800.00
Colossal Contractors, Inc Burtonsville, MD	\$752,040.00
Get It Right, LLC Beltsville, MD	\$759,600.00
Rem General Construction Group, Inc Upper Marlboro, MD	\$759,600.00
HIK, LLC Waldorf, MD	\$762,480.00
Unified Solutions Services, LLC Columbia, MD	\$792,000.00
Earn Contractors, Inc Gaithersburg, MD	\$824,040.00



MDOT 33

15-M. <u>STATE HIGHWAY ADMINISTRATION</u> (cont'd)

Bids (cont'd):

Bidders	Amounts
C & C Management Group, Ltd.	\$828,000.00
Clarksburg, MD	
MCNA, LLC	\$879,480.00
Rockville, MD	
Centropolis Property & Staffing Management, LLC	\$1,078,200.00
Belcamp, MD	
Consolidated Services, Inc.	\$1,728,000.00
Baltimore, MD	

Living Wage Eligible: Yes

MBE/VSBE Participation: 0%/0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Landsdown Tree Service, LLC.; Upper Marlboro, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on August 26, 2025, notifying 1571 potential contractors, 290 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 15 contractors. Maryland Works granted a waiver for these services. The SHA received 13 bids which were opened on September 25, 2025. There were no protests filed for this contract.

SHA and their contractors work together to select materials from the SHA Qualified Products List that are green, sustainable, and designed to minimize environmental impacts throughout their life cycle. 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 Waste Collection Resolve, 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. A 0% MBE goal was set for this project based on the contract having a single element of work. No VSBE participation goal was set due to lack of certified firms to perform these services.

MDOT 34

15-M. <u>STATE HIGHWAY ADMINISTRATION</u> (cont'd)

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 25-3769-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION



MDOT 35

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

16-M. <u>STATE HIGHWAY ADMINISTRATION</u> *Maintenance Contract*

Contract ID: Highway Maintenance Contract Support at Various Locations for the Upper Marlboro Shop Area in Prince George's County - District 3; 54916M1427SB

EPICS No.: 54916M1427

Contract Description: Provide highway maintenance contract support at various locations for the Upper Marlboro Shop Area in Prince George's County - District 3.

Award: Just Work, LLC. DBA Just Work Landscaping, Gaithersburg, MD

(Certified Minority Business Enterprise and Small Business)

Contract Term: 01/29/2026* - 12/31/2027 (*or earlier upon BPW approval)

(one year, 11 months, three days)

Amount: \$396,000.00

Procurement Method: Competitive Sealed Bidding (SBR-designated)

Bids:

Bidders	Amounts
Just Work, LLC DBA Just Work Landscaping	\$396,000.00
Gaithersburg, MD	
Waste Collection Resolve, LLC	\$439,780.00
Baltimore, MD	
Landsdown Tree Service, LLC	\$440,000.00
Upper Marlboro, MD	
HIK, LLC	\$460,020.00
Waldorf, MD	
Get It Right, LLC	\$473,000.00
Beltsville, MD	
Colossal Contractors, Inc	\$503,360.00
Burtonsville, MD	
C & C Management Group, Ltd	\$506,000.00
Clarksburg, MD	
MCNA, LLC	\$517,220.00
Rockville, MD	
Centropolis Property & Staffing Management, LLC	\$599,500.00
Belcamp, MD	



MDOT 36

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

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Landsdown Tree Service, LLC.; Upper Marlboro, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 9, 2025, notifying 2237 potential contractors, 290 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 12 contractors. Maryland Works granted a waiver for these services. SHA received nine bids which were opened on October 9, 2025. No protests were filed for this contract.

SHA and their contractors work together to select materials from the SHA Qualified Products List that are green, sustainable, and designed to minimize environmental impacts throughout their life cycle. 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 Just Work, LLC. DBA Just Work Landscaping's bid price and the work conducted on this contract will be performed 100% by a State-certified Small and Minority Business Enterprise.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the contract having a single 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: 25-4029-0000

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION W



MDOT 37

Contact: Derek Davies 410-865-1040 ddavies@mdot.maryland.gov

17-RP. THE SECRETARY'S OFFICE Real Property – Surplus

Recommendation: That the Board of Public Works approve The Secretary's Office (TSO) deeming real property surplus as it is excess to the Administration's needs.

Authority: Transportation Article, § 7-101

Annotated Code of Maryland

Property: MC# 23-8021

Odenton MARC Station – West Lot (± 12.937 acres), located along MD 175 (Annapolis Road) at 1151 Town Center Blvd, Odenton,

Anne Arundel County

Grantor: State of Maryland, MTA

Grantee: N/A

Consideration: N/A

Appraised Value: \$5,020,000

State Clearinghouse: The Clearinghouse conducted an intergovernmental review of the project under MD20251006-0634. It is recommended to declare the +/- 12.937- acre Odenton MARC Station (West Lot) property—located at 1151 Town Center Boulevard in Odenton, Anne Arundel County—surplus to the needs of the State, upon consideration of the Maryland Department of the Environment's qualifying comments. None of the local or state agencies that provided review comments expressed an interest in acquiring the property.

Requesting Agency Remarks: The subject property was largely acquired in the 1990s and consists of 12.937 +/- acres, which includes a 0.08 +/- acre conveyance from Amtrak. In 2015, the property was included in the Anne Arundel County Transit-Oriented Development (TOD) district. TSO proposes to surplus the property for a future TOD project.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOU





Item#	Category	Pages
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A1EX	Expedited Procurement Report	95 - 96





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

1-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of Parks and People, Inc.

Betty Hyatt Park Playground (Baltimore City)

"for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Betty Hyatt Park Playground."

Maryland Consolidated Capital Bond Loan of 2024 (LSI- Chapter 720, Acts of 2024)

DGS Item 24-454, (SL-118-240-038) \$ 125,000

Maryland Consolidated Capital Bond Loan of 2024 (LHI- Chapter 720, Acts of 2024)

DGS Item 24-576 (SL-118-240-038) \$ 125,000

Matching Fund: No match is required.

Background: Total Project \$400,000

24-454 (This Action) \$ 125,000 (Non-match) 24-576 (This Action) \$ 125,000 (Non-match)

Local Cost \$ 150,000

(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 be used to renovate the playground, including replacing play equipment and surfaces, performing additional site work, and providing necessary amenities.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

2-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of The Jubilee Association of Maryland, Inc.

DSP Training Academy at Jubilee Association of Maryland (Montgomery County) "For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a DSP (direct support professionals) Training Academy."

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-436, (SL-048-240-038) \$ 300,000

Matching Fund: No match is required.

Background: Total Project \$1,725,000

24-436 (This Action) \$ 300,000 (Non-match)

Local Cost \$ 1,425,000

(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 purchase of a building and land to launch a training academy/workforce development program for direct support professionals who serve adults with intellectual/developmental disabilities.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

3-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of Community Wealth Builders, Inc.

Eager Landing (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Eager Landing."

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

DGS Item 24-409, \$100,000

Maryland Consolidated Capital Bond Loan of 2024 (LSI– Chapter 720, Acts of 2024) DGS Item 24-458, (SL-084-240-038) \$ 100,000

Matching Fund: No match is required.

Background: Total Project \$200,000

24-409 (This Action) \$100,000(Non-match) 24-458 (This Action) \$100,000(Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

4-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of Pathway Forward, Inc.

Pathway Forward – 1130 West Lexington Street (Baltimore City)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of 1130 West Lexington Street."

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024) DGS Item 24-320, (SL-085-240-038) \$ 300,000

Matching Fund: No match is required.

Background: Total Project \$1,975,000

24-320 (This Action) \$ 300,000 (Non-match)

Local Cost \$ 1,675,000

(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 renovation of the kitchen and multipurpose room. The kitchen will be a shared-use commercial incubator kitchen designed to help develop food entrepreneurs, create new food businesses, grow existing food businesses and provide workforce development, resulting in new jobs in the Poppleton community of Baltimore City.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

5-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of Promise Landing Farm, Inc.

Promise Landing Farm-Adaptive Equestrian Facilities (Prince George's County) "For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of equestrian facilities at Promise Landing Farm at the Melwood Recreation Center, including improvements to increase accessibility."

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024) DGS Item 24-364, (SL-196-240-038) \$ 150,000

Matching Fund: No match is required.

Background: Total Project \$150,000

24-364 (This Action) \$ 150,000(Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include improving the facility at the Nanjemoy/Charles County location to enhance accessibility for people with disabilities, improve safety, reduce environmental impact, increase efficiency, and expand program capacity.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

6-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of the Historical Society of Frederick County, Inc. dba Heritage Frederick (Frederick County)

Heritage Preservation Center (Frederick County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Heritage Preservation Center."

Maryland Consolidated Capital Bond Loan of 2024 (LSI– Chapter 702, Acts of 2024) DGS Item 24-500 (SL-158-240-038) \$ 200,000

Matching Fund: No match is required.

Background: Total Project \$200,000

24-500 (This Action) \$ 200,000 (Non-Match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

7-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Maryland-National Capital Park and Planning Commission

Merrimac Neighborhood Park (Montgomery County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Merrimac Neighborhood Park."

Maryland Consolidated Capital Bond Loan of 2024 (LSI– Chapter 720, Acts of 2024) DGS Item 24-523, (SL-128-240-038) \$150,000

Matching Fund: No match is required.

Background: Total Project \$150,000

24-523 (This Action) \$150,000 (Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
- 2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 5. This project may include renovation of the existing playground to include new equipment, safety surfacing, and drainage improvements to Merrimac Neighborhood Park.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

8-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Historic Annapolis, Inc.

William Paca Garden (Anne Arundel County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the William Paca Garden, including accessibility construction."

Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024)
DGS Item 24-574, (SL-147-240-038) \$ 75,000

Matching Fund: No match is required.

Background: Total Project \$ 75,000

24-574 (This Action) \$ 75,000(Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. By Retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
- 2. This action is in accordance with the enabling legislation and complies with the taxexempt 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 upgrading accessibility to the garden's levels and houses through the installation of ramps and resurfacing of the garden pathways.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

9-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of the Bender Jewish Community Center of Greater Washington, Inc.

Bender Jewish Community Center of Greater Washington (Montgomery County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Bender Jewish Community Center of Greater Washington building.

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 720, Acts of 2024) DGS Item 25-245, (SL-044-170-038) **\$ 240,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 1,805,898
	25-245 (This Action)	\$ 240,000 (Non-match)
	22-180 (Prior Action)	\$ 600,000 (Non-match)
	18-G064 (Prior Action)	\$ 50,000 (Match)
	18-G131 (Prior Action)	\$ 25,000 (Match)
	17-G131 (Prior Action)	\$ 100,000 (Match)
	Local Cost	\$ 790,898

(Prior Actions: 7/19/23 Agenda, Item 1-CGL; 8/14/19 Agenda, Item 18-CGL; and 5/16/18 Agenda; Item 18-CGL)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.





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

- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include the renovation of 7 classrooms with new HVAC, windows, and lighting to house classrooms for 12 additional students, a multipurpose room with flexible programming space, and accessible bathrooms.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





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

10-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Education of Baltimore County

Eastern Technical High School Multi-Sport Complex (Baltimore County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Eastern Technical High School Multi-Sport Complex property."

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-273 (SL-040-250-038) \$ 150,000

Matching Fund: No match is required.

Background: Total Project \$150,000

25-273 (This Action) \$ 150,000 (Non-Match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include athletic facilities to support Eastern Technical High School and other community organizations.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

11-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Maryland Deaf Community Center, Frederick, Inc.

Maryland Deaf Community Center (Frederick County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Maryland Deaf Community Center at 720 North East Street, Frederick."

Maryland Consolidated Capital Bond Loan of 2025 (MISC- Chapter 603, Acts of 2025)
DGS Item 25-318 (SL-066-250-038) \$ 1,000,000

Matching Fund: No match is required.

Background: Total Project \$1,000,000

25-318 (This Action) \$ 1,000,000 (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 building a one-stop center for Deaf and Hard of Hearing people to get referrals for deaf friendly medical, housing, mental health agencies, nursing homes, and assisted living facilities.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

12-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

1. Enter into a grant agreement for:

Board of Directors of the United States Bomb Technician Association Corp (USBTA)

Maryland Technology Center at Indian Head (Charles County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Final Phase II of the Maryland Technology Center at Indian Head."

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

DGS Item 24-614, (SL-062-240-038)

\$300,000

Matching Fund: No match is required.

2. Grant the waiver to exclude the property owner as the Beneficiary to the grant. The United States Bomb Technician Association Corp (USBTA) has been authorized to improve the property. 4450 Indian Head Highway, LLC is the property owner of 4450 Indian Head, Indian Head, Maryland 20640, and is prohibited under its loan to execute the Capital Grant Agreement. The existing loan agreement restricts selling, transferring, leasing, exchanging, or disposing of the property. The cede or grant these rights to a non-ownership entity, such as USBTA, would be an event of default under the loan agreement/deed of trust and would give the lender rights to initiate actions of foreclosure and or receivership for the property.

Background: Total Project \$300,000

24-614 (This Action) \$300,000(Non-Match)

Local Cost \$ 0

(Prior Actions: None)





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

Remarks:

- 1. DGS is administratively correcting the grantee name and Grant name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
- 2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 5. This project may include the build out of an office, meeting space and training space. Renovating this space will allow innumerable Maryland companies to collaborate with NSWC Indian Head agencies and better compete for Department of Defense contracts.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

13-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of The Natural History Society of Maryland, Inc.

Natural History Museum

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Natural History Museum (Baltimore County).

Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024)
DGS Item 24-603, (SL-197-240-038) \$ 50,000

Matching Fund: No match is required.

Background: Total Project \$50,000

24-603 (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 taxexempt 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 planning, design, and renovation of the Natural History Society of Maryland's 100-year-old collections and learning Center on Belair Road to correct code violations, improve visitor safety, and provide better lighting.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

14-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of Sunflower Bakery, Inc.

Sunflower Bakery (Montgomery County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sunflower Bakery including a delivery vehicle."

Maryland Consolidated Capital Bond Loan of 2025 (Misc- Chapter 603, Acts of 2025)
DGS Item 25-246, (SL-007-250-038) \$ 30,000

Matching Fund: No match is required.

Background: Total Project \$ 75,000

25-246 (This Action) \$ 30,000 (Non-match)

Local Cost \$45,000

(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 purchase of a vehicle to deliver bakery and culinary products. Sunflower Bakery's training model is experiential and incorporates students in everything that is made or sold. As Sunflower Bakery expands the workforce development training and food offerings, there is a need to increase the capacity in the social enterprise.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

15-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Union Memorial Post No. 8806 Veterans of Foreign Wars of the United States, Incorporated

Union Memorial Veterans of Foreign Wars Post No. 8806 (Carroll County)

"for the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Union Memorial Veterans of Foreign Wars Post No. 8806 including roof replacement (Carroll County)."

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025) DGS Item 25-286 (SL-036-250-038) \$ 50,000

Matching Fund: No match is required.

Background: Total Project \$50,000

25-286 (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 repairing of the 60 year old roof.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

16-CGL. **CAPITAL GRANTS AND LOANS**

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

Board of Education of Baltimore County

Elmwood Elementary School (Baltimore County)

"for the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Elmwood Elementary School including ADA accessibility, and capital equipping of playgrounds and other facility improvements."

Maryland Consolidated Capital Bond Loan of 2025 (LHI– Chapter 603, Acts of 2025) \$ 200,000

DGS Item 25-497 (SL-041-250-038)

Matching Fund: No match is required.

Background: Total Project \$ 200,000

> **25-497 (This Action)** \$ 200,000 (Non-Match)

Local Cost

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include the replacement of the playground that the school has been without, to provide safe recreation for the students and the neighborhood.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED **DEFERRED** WITHDRAWN





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

17-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of Rude Ranch Animal Rescue, Inc.

Crofton Spay-Neuter Clinic (Anne Arundel County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Crofton Spay—Neuter Clinic."

Maryland Consolidated Capital Bond Loan of 2025 (LSI- Chapter 351, Acts of 2025)

DGS Item 25-568, (SL-022-250-038) \$ 29,000

Matching Fund: No match is required.

Background: Total Project \$ 29,000

25-568 (This Action) \$ 29,000 (Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
- 2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 5. This project may include the purchase of items including: a dental x-ray machine, an associated computer for image and data processing, management software, surgical lights, and associated dental equipment and products.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

18-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Trustees of the Bayside History Museum, Inc.

Bayside History Museum (Calvert County)

"for the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Bayside History Museum property including roof replacement."

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

DGS Item 25-607 (SL-172-220-038) \$ 70,000

Matching Fund: No match is required.

Background: Total Project \$140,000

25-607 (This Action) \$ **70,000 (non-match)** 22-408 (Prior Action) \$ 70,000 (non-match)

Local Cost \$ 0

(Prior Actions: Agenda 4/19/23, Item 8-CGL)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include the replacement of a leaking flat roof to maintain the integrity of the building and to protect the exhibits, collections, board rooms, research library and artifacts.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

19-CGL. CAPITAL GRANTS AND LOANS

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

Maryland-National Capital Park and Planning Commission

Centerway Local Park (Montgomery County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of updated and/or new park amenities, such as a skate park, and improve accessibility to the Centerway Local Park property."

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025) DGS Item 25-338, (SL-125-190-038) \$350,000

Matching Fund: No match is required.

Background: Total Project \$600,000

25-338 (This Action) \$ **350,000 (Non-match)** 19-G109 (Prior Action) \$ 250,000 (Match)

Local Cost \$ 0

(Prior Actions: 5/5/2021 Agenda, 12-CGL)

Remarks:

- 1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
- 2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 5. This project may include the construction of a new skate park facility in the active use area of Centerway Local Park, along with parking lot improvements, stormwater management, and ADA accessible pathways as needed.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

20-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 Anne Arundel County

Chesapeake High School Field House (Anne Arundel County)

"For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a field house."

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 351, Acts of 2025)

DGS Item 25-567, (SL-124-220-038) \$ 100,000

Matching Fund: No match is required.

 Background:
 Total Project
 \$ 1,350,000

 25-567 (This Action)
 \$ 100,000 (Non-match)

 24-429 (Prior Action)
 \$ 250,000 (Non-match)

 23-520 (Prior Action)
 \$ 200,000 (Non-match)

 22-685 (Prior Action)
 \$ 350,000 (Non-match)

 22-515 (Prior Action)
 \$ 450,000 (Non-match)

 Local Cost
 \$ 0

(Prior Actions: 12/17/2025 Agenda, Item 10-CGL; 8/7/2024 Agenda, Item 10-CGL; 2/15/2023 Agenda, Item 7-CGL)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include the purchase of labor and materials to build a field house that will house athletic sports equipment.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





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

21-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

East Baltimore Lodge No. 1043 I.B.P.O.E. of W., Inc.

East Baltimore Lodge No. 1043 (Baltimore City)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the East Baltimore Lodge No. 1043 restoration project including safety and facility improvements."

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

DGS Item 25-483, (SL-004-250-038)

\$ 150,000

Matching Fund: No match is required.

Background: Total Project \$150,000

25-483 (This Action) \$ 150,000 (Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include the installation of flooring, repairs to the roof, and improvements to the kitchen and youth meeting spaces.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

22-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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 the Edmondson Heights Elementary School facilities and playground."

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

DGS Item 25-593 (SL-040-250-038) \$ 100,000

Matching Fund: No match is required.

Background: Total Project \$100,000

25-593 (This Action) \$ 100,000 (Non-Match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

23-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Inncuvate Community Development Partners, Inc.

Inncuvate Innovation Studio (Prince George's County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Inncuvate Innovation Studio in Largo."

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

DGS Item 25-652 (SL-006-250-038) \$ 25,000

Matching Fund: No match is required.

Background: Total Project \$25,000

25-652 (This Action) \$ 25,000 (Non-Match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
- 2. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 5. This project may include the renovation of 12,000sq ft of an existing commercial building to include technology studios to support programming, conference rooms, flex meeting spaces, lounge areas and a café.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

24-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Education of Baltimore County

Jacksonville Elementary School Playground (Baltimore County)

"for the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Jacksonville Elementary School Playground."

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

DGS Item 25-599 (SL-038-250-038) \$ 100,000

Matching Fund: No match is required.

Background: Total Project \$100,000

25-599 (This Action) \$ 100,000 (Non-Match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include installing two new playgrounds designed to be inclusive and accessible for all school students and neighbors.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

25-CGL. <u>CAPITAL GRANTS AND LOANS</u>

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

Board of Directors of Montgomery Housing Partnership, Inc.

Montgomery Housing Partnership Office at Amherst Wheaton Arts (Montgomery County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Montgomery Housing Partnership Office at Amherst Wheaton Arts."

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-331 (SL-044-250-038) \$ 500,000

Matching Fund: No match is required.

Background: Total Project \$500,000

25-331 (This Action) \$ 500,000 (Non-Match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include creating high-quality office space in Amherst, enhancing the capacity to serve over 5,200 residents.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

26-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

Parkville Middle School (Baltimore County)

"For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of a gym partition and other facility improvements at Parkville Middle School."

Maryland Consolidated Capital Bond Loan of 2025 (LSI– Chapter 603, Acts of 2025) DGS Item 25-605, (SL-051-250-038) \$ 35,000

Matching Fund: No match is required.

Background: Total Project \$ 35,000

25-604 (This Action) \$ 35,000 (Non-match)

Local Cost \$ 0

(Prior Actions: None)

Remarks:

- 1. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
- 2. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 3. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 4. This project may include the installation of a partition to allow for two classes to be held at the same time. This will increase the ability for students to engage in physical activity.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

27-CGL. <u>CAPITAL GRANTS AND LOANS</u> *Bond Bill Certification Extensions*

Recommendation: That the Board of Public Work grant a temporary exception for one year from the automatic termination of one authorization contained in the 2018 MCCBL (Ch. 9, 2018 Laws) totaling \$100,000.

Authority: Maryland State Finance Law provides:

Section 8-128, State Finance and Procurement Article, Maryland Code. "Except to the extent that money authorized by an enabling act for a State project or program has been encumbered by the board, an authorization of State debt shall automatically terminate seven years after the date of the authorization, unless the enabling act provides otherwise; or in an emergency, the Board grants a temporary exception for a period of 1 year"

The following authorization was not fully encumbered within the seven-year time period, but the grantee has requested a one-year extension to June 1, 2026:

Grantee:Board of Directors of the Noyes Children's Library Foundation,
Inc.Project:Noyes Children's Library Renovation (Montgomery
County)MCCBL 2018:DGS Item G069
MISC – Maryland Consolidated Capital Bond Loan of
2018 (Chapter 9 of the 2018 Laws of Maryland)Amount:\$100,000Remarks:Grantee may not meet the seven-year deadline before the

Remarks: Grantee may not meet the seven-year deadline before the authorization expires because contracts for the project may not be approved before the deadline. A one-year extension is appropriate because the Grantee anticipates submitting contracts for eligibility review to complete the project. This request was received prior to June 1, 2025.

BOARD OF PUBLIC WORKS TI

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





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

28-CGL. <u>CAPITAL GRANTS AND LOANS</u> Department of Health

Recommendation: That the Board of Public Works approve a grant of \$3,200,000 to **Park West Health Systems, Inc.** (Baltimore City).

Project: The planning and construction of an addition and renovation to the Park West Belvedere Avenue facility located at 3319 W. Belvedere Ave., Baltimore, MD 21215. Park West Health System provides comprehensive primary, preventative, medical, specialty, behavioral health, and dental services to all individuals regardless of their insurance status or ability to pay.

Fund source: The Maryland Department of Health has determined the grantee is required to provide a 60% local share of the eligible project cost.

Eligible Project Cost \$ 8,000,000 State Share (40%) \$ 3,200,000

Grantee Share (60%) \$ 4,600,000 Grants, Loans

This Action \$ 3,200,000 FY 2022, 2023, and 2024

appropriations, MCCBL 2024, CB-27602-01; CB-27603-01;

CB-27604-01

Remarks

- 1. Grantee is a federally qualified health center that provides primary health care to individuals regardless of their ability to pay. The facility addition and renovation will bring the building up to code and expand access to more individuals.
- 2. In accordance with Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Baltimore City.
- 3. No State funds will be disbursed until the grantee has presented suitable evidence to the OFMD that it has expended the required matching funds.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





Contact: Craig Curtis 410-767-3615 craig.curtis@maryland.gov

29-CGL. <u>CAPITAL GRANTS AND LOANS</u> Higher Education Commission

Recommendation: The Board of Public Works authorize that funds be encumbered for the following grant:

Allegany College of Maryland

Workforce Development and Training Center – Design (CC-10-MC25-488)

The project is to renovate the Workforce Development and Training Center to provide modern educational spaces for the workforce development programs at Allegany College of Maryland (ACM). The existing building systems are at the end of their useful life and will be replaced. The existing classrooms and laboratory spaces are too small to support current enrollments or a modern workforce development curriculum. The interior layout and restrooms will be redesigned and renovated to increase NASF and address ADA accessibility issues.

Sustainability features include updating the building's lighting and mechanical systems for efficiency. A minimum LEED rating of Silver (or approved equivalent) is required.

Fund Sources: MCCBL 2025 Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities... Allegany College of Maryland – Workforce Development and Training Center Renovation; Item #173. **\$543,000**

Background: Total State Share

 Total Project
 \$543,000

 This Action \$543,000

Remarks:

- 1. This action is in accordance with MHEC Construction and Space Allocation regulations, COMAR 13B.07.
- 2. The Maryland Higher Education Commission, the Department of Budget and Management and the Department of General Services recommend approval. All contracts will be awarded by Allegany College of Maryland and signed by local authorities.





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

3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project costs of \$800,000, and the local share of this cost is 32.1% or \$257,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





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

30-AE-MOD. <u>ARCHITECTURE AND ENGINEERING MODIFICATION</u> Department of General Services

Contract ID: Professional Service Agreement to Provide Architectural & Engineering Services for CPM Scheduling and Claims; DGS-22-018-IQC

ADPICS No.: COL22929, COL22930, CTR007399, CTR004959

Contract Approved: DGS 18-AE, 12/1/2021

Contract Description: Work-order-based contracts to provide Architectural & Engineering Services for CPM Scheduling and Claims; DGS-22-018-IQC

Modification Description: This Contract Modification allocates funds needed to complete the procurement and award of a new contract DGS-22-018-IQC - Professional Service Agreement to Provide Architectural & Engineering Services for CPM Scheduling and Claims. In addition, this modification allows DGS to continue activities on active work orders, ensure continuity of services during the transition to the new contract, and utilize remaining uncommitted funds as necessary.

Awards: OCMI, Inc.; Rockville, MD (Certified Small Business)

iCivil Inc.; Woodstock, MD (MBE) (Certified Small Business)

Original Contract Term: 12/17/2021 - 12/16/2025

Modification Term: 01/29/2026* - 04/16/2027 (*Or earlier upon BPW approval)

Original Contract Amount: \$1,000,000 Total (\$500,000 per firm)

Modification Amount: \$1,000,000 Total (\$500,000 per firm)

Prior Options/Mods: \$0 Mod #1 Extension 12/17/2025 – 04/16/2027 Delegated

Authority DGS - 06/03/2025

Total Contract Amount: \$2,000,000 Total (\$1,000,000 per firm)

Percent +/- (**This Item**): 100%

Total Percent Change: 100%





30-AE-MOD. ARCHITECTURE AND ENGINEERING MODIFICATION (cont'd)

Original Procurement Method: Qualification-Based Selection

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: This modification enables DGS to continue activities on active work orders, ensure continuity of services, and utilize remaining uncommitted funds while the department finalizes the procurement and award of the new Professional Service Agreement for Architectural and Engineering Services for CPM Scheduling and Claims. The solicitation for the new contract was advertised on eMMA on October 27th, 2025. Based on historical utilization, the contract supported approximately 15 projects over a four-year period with a total value of \$900,000 (an average of 3.75 projects per year). A two-year extension is therefore reasonably expected to result in approximately 7–8 additional projects. Because individual project values may be up to \$100,000 each, the projected value for the extension could approach \$700,000–\$800,000. The requested \$1,000,000 not-to-exceed increase is justified to account for potential variability in project volume, size, and timing, and to maintain continuity of services without requiring multiple future amendments, with no obligation that the full amount be expended.

Fund Source: Various

Approp. Code: Determined per Work Order

Resident Business Yes

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

31-C. <u>CONSTRUCTION CONTRACT</u>

Department of Natural Resources

Contract ID: Albert Powell Fish Hatchery Upgrades at the Department of Natural Resources –

Albert Powell Fish Hatchery; *G-022-170-002* ADPICS No.: 001B5600572

Contract Description: This project involves the Contractor providing all labor, equipment, tools, materials, supplies, and other necessary items as described in the documents for the Albert Powell Fish Hatchery Upgrades at the Albert Powell Fish Hatchery, located at 20901 Fish Hatchery Road, Hagerstown, MD 21740, in Washington County.

Award: Callas Contractors, LLC; Hagerstown, MD

Contract Term: 910 Calendar Days

Amount: \$13,924,495

Procurement Method: Multi-Step Competitive Sealed Bidding

Bids:

Bidders	Amounts
Callas Contractors, LLC; Hagerstown, MD	\$13,924,495
Warner Service; Frederick, MD	\$18,132,189
Waynesboro Construction Co., Inc.; Frederick, MD	\$18,359,600

MBE/VSBE Participation: 25% / 0%

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

Incumbent: N/A

Requesting Agency Remarks: On June 13, 2025, a notice of availability of an Invitation for Bids was posted on eMaryland Marketplace Advantage. Three bids were received and opened on September 3, 2025. Callas Contractors, LLC has been found responsible, and its bid is responsive. The bid pricing has been confirmed.





31-C. <u>CONSTRUCTION CONTRACT</u> (cont'd)

Agency Remarks (cont'd):

The facility is built on an existing site, rather than developing new land. Attention has been given to water quality both coming into the facility and effluent leaving the facility is of high quality to ensure survival of aquatic lifeforms downstream, notably native brown trout.

The project complies with MDE best practices for stormwater management and sanitary sewer systems, as the original sanitary sewage drainfield was replaced with a modern system.

Fund Source: 100% Special Funds (Parks Critical Maintenance Fund)

Approp. Code: DNR POS2022 Item 004 NRDF \$8,719,000

DNR POS2024 PCA 24D71, Obj/Item 0805 Parks CM \$5,205,495

Resident Business: Yes

MD Tax Clearance: 25-3498-1111

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

32-C. <u>CONSTRUCTION CONTRACT</u> Department of Natural Resources

Contract ID: Black Walnut Point Natural Resource Management Area Shore Erosion Control; *P-068-220-002*

ADPICS No.: 001B6600158

Contract Description: Installation of erosion control measures along Black Walnut Point Road in the Black Walnut Point Natural Resources Management Area (NRMA) in Tilghman Island, Maryland. The erosion control measures include construction of approximately 920 linear feet of stone revetment and of approximately 2,120 linear feet of gravel access road

Award: Veterans Kitchen Maintenance Inc.; Forestville, MD (MBE)

Contract Term: 365 Calendar Days

Amount: \$ 2,378,500

Procurement Method: Competitive Sealed Bidding

Bids:

Bids	Amounts
Veterans Kitchen Maintenance, Inc.; Forestville, MD	\$2,378,500
Coastal Design & Construction, Inc.; Gloucester, VA	\$2,404,000

MBE/VSBE Participation: 25% / 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 on May 14, 2025. Two bids were received and opened on June 18, 2025. Veterans Kitchen Maintenance Inc has been found responsible and its bid responsive. The bid pricing has been confirmed.

Fund Source: 100% Special (DNR Parks System Critical Maintenance

Funds and the Capital Improvements and Acquisition Funds)





32-C. CONSTRUCTION CONTRACT (cont'd)

Approp. Code: DNR POS 24 24D71 \$1,378,500

DNR POS 23 23C46 \$1,000,000

Resident Business: Yes

MD Tax Clearance: 25-2383-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





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

33-C. <u>CONSTRUCTION CONTRACT</u>

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

Authority: State Finance and Procurement Article,

Annotated Code of Maryland, § 13-113; COMAR 21.05.13.06

Procurement Method: Task Order under Master Contract

1.0 Master Contract: General Construction and Related Services, Statewide

Contract No.: DGS-23-306-IQC

Approved: DGS 15-C, 05/01/2024 **Term:** 05/16/2024 - 05/15/2029

*As of publication, the remaining balance of this master contract is \$971,877,266.

1.1 Using Agency: Department of General Services

Description: Replace/renovate the Farthing's Bathroom at the Saint Mary's City Archaeology Research Centre and ensure the bathrooms are ADA Compliant; *SM*-850-230-002A / BPM052841 / 001B6600189 / CTR025119

Award: Garcete Construction Company Inc.; Washington, DC

(Certified Small Business)

Number of Qualified

Master Contractors: 29 Number of Bids: 6

Bids:

Bidders	Amounts
Garcete Construction Company Inc.; Washington, DC	\$267,025.00
Prisma LLC; Gaithersburg, MD	\$304,350.00
Hayes Construction Co; Phoenix, MD	\$306,590.00
S E Davis Construction LLC; La Plata, MD	\$334,983.71
Delta General Services Inc.; Gaithersburg, MD	\$355,000.00
Baltimore Contractors Inc.; Glen Burnie, MD	\$388,888.00

Amount: \$267,025

Term: 120 Calendar Days

MBE/VSBE Participation: 10% / 0%

Resident Business: No





33-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: MCCBL 22 Provide funds to design, construct, and equip

infrastructure improvements in Historic St. Mary's City.

Item 148 \$108,022.06

MCCBL 23 Provide funds to design, construct, and equip infrastructure improvements in Historic St. Mary's City.

Item 161 \$159,002.94

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN





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

34-S. SERVICES CONTRACT

Department of Health, Holly Center

Contract ID: Speech Therapy Services for Holly Center; M00B6600211

ADPICS No.: M00B6600211

Contract Description: Qualified licensed Speech Therapist to provide Speech Therapy Services to the Individuals residing at Holly Center in Salisbury.

Awards: Julia L. Pescor; Seaford, DE

Contract Term: $01/29/2026^* - 06/30/2027$ (*Or earlier upon BPW approval)

Amount: \$78,000

Procurement Method: Competitive Sealed Bidding (Single Bid Received)

Bid:

Bidder	Amount
Julia L. Pescor; Seaford, DE	\$78,000

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: The State issued an Invitation to Bid (IFB) with specifications to obtain the services of a qualified Licensed Speech Therapist to provide Speech Therapy Services to the individuals of Holly Center. Holly Center is a licensed and certified facility to provide onsite Intermediate Care Facility for Individuals with Intellectual Disabilities (ICFID) certified to serve up to 100 residents. Holly Center is a unit of the Maryland Department of Health (MDH) located at 926 Snow Hill Road, Salisbury, Wicomico County, Maryland.

The IFB was advertised on eMaryland Marketplace Advantage (eMMA) on August 12, 2024. A total of 1,914 potential vendors were notified of the solicitation, which included 240 MBE and 97 VSBE registered vendors. A single bid from Julia L. Pecor was received and opened on October 2, 2024.





SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The bid was deemed reasonable and comparable to the bid price for the 2023 contract. The price increase can be reasonably justified with rising costs and inflation.

Julia L. Pescor has demonstrated reliability, responsiveness, and clinical competence in delivering specialized therapy aligned with the individualized care plans of Holly Center residents. Disruption in service would negatively impact therapeutic progress and compromise continuity of care, particularly for individuals with severe communication challenges.

MBE and VSBE participation were not established for this contract (due to the specialized nature and location of the services) and a single element of work.

Fund Source: 100% General Funds

Approp. Code: 32.13.05

Resident Business: No

MD Tax Clearance: 25-0089-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





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

35-S. <u>SERVICES CONTRACT</u>

Department of Health

Contract ID: Strengthening Families Prevention Program Services; OCMP# 26-25168

ADPICS No.: M00B6600383

Contract Description: : Strengthening Families Prevention Program to implement primary prevention to parents and children in Pregnant Women and Women with Children funded Recovery Houses in Maryland.

Award: Ahearn Greene Associates, LLC, Olney, Maryland 20832

Contract Term: 02/02/2026* - 09/29/2026 (*Or earlier upon BPW approval)

Amount: \$208,560

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: NA

Requesting Agency Remarks: The Maryland Department of Health (MDH) respectfully requests to award a contract in the amount of \$208,560 to Ahearn Greene Associates, LLC for the period of February 2nd, 2026-September 29, 2026.

Ahearn Greene Associates, LLC is the purveyor of Strengthening Families Prevention Program to implement primary prevention to parents and children in Pregnant Women and Women with Children funded Recovery Houses in Maryland. The Strengthening Families Program (SFP) is an evidence-based, internationally recognized family skills training program for high-risk and general population families. Parents and youth attend weekly SFP skills classes together, learning parenting skills and youth life and refusal skills. They have separate class training for parents and youth in the first hour, followed by a joint family practice session in the second hour.





SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

This is a requirement for a Federal SAMHSA grant. The grant requires an evidence-based, family skills-based prevention program be implemented in the service sites for the population being served. This is a national/international model of family-based prevention services for substance use disorders that will work with local jurisdictions and directly with families. This program is highly effective and will be used for women and their families that are recovering from a substance use disorder. The Federal SAMHSA NOFO for the State Pilot Program for Treatment for Pregnant and Postpartum Women (PPW-PLT) required that an evidence-based, family skills-based prevention program be implemented in the service sites supported through the grant. The Program reviewed evidence-based programs that met the requirements of the grant and determined that the Strengthening Families Prevention (SFP) Program would best meet the needs of women and families with substance use disorders (SUD) in Maryland.

Once the SFP was identified as the most appropriate program for the needs of the grant. The Gender Specific Services team researched contractors that could train and provide the services needed for SFP. In Maryland and its surrounding area Ahearn Green was the only contractor that had permission/authority to train on the Strengthening Families Prevention (SFP) Program in the area. Ahearn Greene Associates, LLC (AGA) is the sole authorized source for the implementation and support that includes SFP training, technical assistance, materials distribution and program evaluation. Jeanie Ahearn Greene is the designated purveyor for the evidence-based practice Strengthening Families Program (Birth-3/3-5/611/12-16) (SFP), as authorized by the program developer and holder of copyright for the curriculum, Dr. Karol Kumpfer and Henry O. Whiteside. Once we determined that there was only one authorized contractor that could provide the services for SFP in the state then we worked to get the contract in place as a Sole Source. This would fulfill the Samhsa requirement for an evidence base prevention program and allow the continued funding of the Samhsa Grant PPW-PLT. This would also provide community-based organizations who are working with women and children involved in SUD services the needed training and support to help build resiliency for families to continue with their recovery process.

We requested a quote for their work and determined that the pricing is similar to other evidence-based prevention programs and therefore appropriate.

Fund Source: 100 %-Federal Funds

Approp. Code: F0304





SERVICES CONTRACT (cont'd)

Resident Business: Yes

MD Tax Clearance: 25-4160-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





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

36-S-OPT. SERVICES OPTION

Department of Natural Resources, Fishing and Boating Services/Shellfish Division

Contract ID: Oyster Reef Seeding for Eastern Bay Region Sanctuary Restoration;

605B3600002/K00R2600184

ADPICS No.: COL22412

Contract Approved: DGS 35-S, 02/15/2023

Contract Description: Conduct surveys of submerged areas of the State to map oyster habitats and plant hatchery-reared oysters within Eastern Bay sanctuaries of the Chesapeake Bay.

Option Description: Pursuant to SB830 of 2022, which calls for the Department to plant spat in the sanctuaries within Eastern Bay in the amount of \$1,000,000 annually, DNR is seeking to exercise the second renewal option through 2026; as well as, approval to use the funding immediately to continue the restoration efforts and avoid a lapse in services.

Awards: WRF Group, LLC; Cambridge, MD (Certified Small Business)

Original Contract Term: 02/15/2023 - 12/31/2024 (w/three 1-year renewal options)

Option Term: 02/01/2026 - 12/31/2026

Original Amount: \$1,000,000

Option Amount: \$1,000,000

Prior Options/Mods: \$1,000,000 (Renewal Opt.#1/Mod #1: 04/04/2024 -12/31/2025;

DGS 63-S-OPT/MOD, 04/03/2024)

\$1,000,000 (Mod #2: Increase funding for workload; 05/25/2025-12/31/2025; DGS 30-S-MOD, 05/21/2025) \$0 (Mod. #3: Extension 01/01/2026 - 01/31/2026; Delegated

Authority – DNR, 11/03/2025)

Total Contract Amount: \$4,000,000





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

Percent +/- (**This Item**): 100%

Total Percent Change: 300%

Procurement Method: Competitive Sealed Proposals

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The Department of Natural Resources (DNR) is seeking approval to award Renewal Option #2 to ensure funding is readily available for services rendered per this contract. SB830 of 2022 requires the department to plant the equivalent amount of spat for \$1,000,000 annually to ensure work can continue at the current pace when weather and other environmental factors allow, and to avoid a gap in these efforts. The total amount for this contract will be \$4,000,000.

The contract for seeding in the Eastern Bay region sanctuaries was awarded with a base of 22-months and three 1-year renewal options, each term period valued at \$1,000,000. Although the first renewal option was exercised ahead of the base term expiration due to the exceptional seeding season experienced and to ensure services could continue without pause, the funding associated with the renewal options could only provide for services across one season.

The seeding of spat is only done seasonally (April-October), due to the biological needs of the spat. Further, the services provided are mandated by the law (SB830 of 2022), which requires the department to spend \$1,000,000 per year planting spat in the Eastern Bay region sanctuaries. Renewal Option #1 was exercised for a lengthier term than the originally planned 1-year (04/04/2024-12/31/2025); however, funding was not increased to account for the additional active spat planting season. As such, DNR is seeking approval of a modification for an additional \$1,000,000 to continue spat seeding through 2026.





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

Agency Remarks (cont'd):

Due to the technical survey work required for this project, a search of the MDOT MBE site yielded only two vendors capable of providing biological science services but none capable of specifically providing the work needed for the Oyster Reef project; therefore, no MBE or VSBE participation was established for this contract.

Fund Source: 100% Capital Funds

Approp. Code: 25117

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





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

37-S-MOD. SERVICES MODIFICATION

Department of Labor

Contract ID: Family and Medical Leave Insurance (FAMLI) Full-Service Communications,

And Marketing Services; *LABOR-FY 2024-07*

ADPICS No.: P00B5600003, COL23118

Contract Approved: DGS 17-S, 09/11/2024

Contract Description: Branding, Communications, And Marketing Services for the Maryland

Department of Labor

Modification Description: Add additional funds to the contract to ensure FAMLI will have its communications and marketing needs met at all phases of this campaign. MD Labor is requesting a total of \$2,995,000, of which \$2 million is attributed to pass-through funds for anticipated media buys to inform employers and employees of withholding requirements beginning January 1, 2027, \$800,000 is attributed to the need to backfill unanticipated expenses related to the timeline change, and \$195K is attributed to contractually obligated administrative costs for Weber to manage the related content design, development, and strategic advertisement placements for the media buys.

Award: IPG DXTRA Inc. d/b/a Weber Shandwick: Baltimore, MD

Original Contract Term: 10/01/2024 - 09/30/2027 (w/one 1-year renewal option)

Modification Term: 01/29/2026* - 09/27/2027 (*Or earlier, upon BPW approval)

Original Amount: \$1,991,953.50

Modification Amount: \$2,995,000.00

Prior Options/Mods: N/A

Total Contract Amount: \$4,986,953.50

Percent +/- (**This Item**): 150.35%

Total Percent Change: 150.35%





37-S-MOD. SERVICE MODIFICATION (cont'd)

Original Procurement Method: Competitive Sealed Proposal

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 2%

MBE/VSBE Compliance: 24.76% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: IPG DXTRA, Inc., located in Baltimore, MD. The Maryland Department of Labor (MD Labor) is launching a new Family and Medical Leave Insurance (FAMLI) program, with which approximately 160,000 employees and 2.5 million workers in Maryland will be required to comply. To inform an audience of this size, MD Labor entered a contract in 2024 with Weber Shandwick, a full-suite strategic communications firm, to support six essential strands of work, including facilitating the purchase and strategic placement of paid media advertisements leading up to the required withholding of contributions on January 1, 2027. A similar media campaign will be timed during the lead-up to the launch of worker benefits on January 3, 2028. At the request of the agency, this modification is being made to add funds to the contract to ensure FAMLI will have its communications and marketing needs met at all phases of this campaign. All other terms, conditions, and contract provisions remain the same. FAMLI seeks to add \$2,995,000 in funds to the existing Weber Shandwick contract. The original contract with Weber assumed employer withholding would start July 1, 2025, and benefits would start July 1, 2026. As a result of the 2025 legislation, these timelines have changed. During FY25, FAMLI incurred unexpected expenses to communicate the revised timelines to employers in summer 2025, which spent down contract funds faster than anticipated. Additionally, the procurement strategy for this contract always included the fiscally prudent step of timing requests for funds associated with major paid media purchases once costs and needs were better formulated by the agency. These costs and needs are now identified, which is why the agency is now submitting this request. MD Labor is requesting a total of \$2,995,000, of which \$2 million is attributed to pass-through funds for anticipated media buys to inform employers and employees of withholding requirements beginning January 1, 2027, \$800,000 is attributed to the need to backfill unanticipated expenses related to the timeline change, and \$195K is attributed to contractually obligated administrative costs for Weber to manage the related content design, development, and strategic advertisement placements for the media buys.





37-S-MOD. SERVICE MODIFICATION (cont'd)

Agency Remarks (cont'd):

MD Labor has budgeted for this expense and will leverage available federal ARPA funding for at least a portion of the overall total.

Fund Source: 25% Federal Funds (American Rescue Plan Act of 2021

Expenditure)

75% Special Funds (Family & Medical Leave Insurance Fund)

Approp. Code: J5100 0801

Resident Business: Yes

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





Contact: Amanda Kratzen 443-469-5780 amanda.kratzen@maryland.gov

38-IT. INFORMATION TECHNOLOGY

Department of Public Safety and Correctional Services

Contract ID: Educational Services for Incarcerated Individuals; Q00P6600971

ADPICS No.: Q00P6600971

Contract Description: Purchase hardware and software licensing and programming for the Department of Public Safety and Correctional Services's (the Department) educational programming for incarcerated individuals (IIs).

Award: Orijin PBC, New York, NY

Contract Term: 01/29/2026* - 01/07/2027 (*Or earlier upon BPW approval)

Amount: \$272,943.60

Procurement Method: Sole Source (Proprietary)

MBE/VSBE Participation: 0% / 0%

Incumbent: N/A

Requesting Agency Remarks: This contract provides equipment and software for the Department's educational programming for incarcerated individuals within the Department's facilities for both Pre-Trial and Division of Corrections (DOC) IIs. The Department is purchasing 40 new tablets preloaded with educational software for use in the Division of Pre-Trial Detention and Services and 316 licenses to add post-secondary educational access to existing tablets.

The Orijin Platform is a proprietary, corrections-safe Learning Management System (LMS) and user management portal that enables the Department to securely deliver education, rehabilitation, and reentry programming across multiple secure devices. The system supports personalized learning plans, intake auto-provisioning, digital courseware, interactive instruction, real-time progress monitoring, and robust reporting tools that meet state and federal requirements for tracking higher education outcomes. Use of this platform ensures that all IIs can securely access coursework, virtual classes, and digital libraries. At the same time, system administrators maintain visibility and control over programming.





38-IT <u>INFORMATION TECHNOLOGY</u> (cont'd)

Agency Remarks (cont'd):

The Department has been successfully using Orijin equipment and software since 2016, as part of a pilot program. It is essential that the new devices and system be compatible with the Department's existing Orijin tablet and network infrastructure.

The Department has determined that the price offered is fair and reasonable for the licenses to be provided, based on the sale of the same item to other purchasers. The cost of the licenses matches or in some cases, is less than what other government agencies and colleges paid for the same licenses.

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

Fund Source: 70% Grant Funded (Second Chance Act)

30% Grant Funded (Performance Incentive Grant Fund)

Approp. Code: Q03A0203

Resident Business: No

Tax Clearance: 25-3952-1001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





Contact: Amanda Kratzen 443-469-5780 amanda.kratzen@maryland.gov

39-IT. <u>INFORMATION TECHNOLOGY</u>

Department of Public Safety and Correctional Services

Contract ID: Mainframe Operating Systems Maintenance; CTR024391

ADPICS No.: Q00P6601661

Contract Description: Monthly license fees for the mainframe operating system located at the Public Safety Data Center. This mainframe hosts critical subsystems that provide law enforcement and the Criminal Justice Information System (CJIS) with a programming language, messaging system, and other utility programs.

Award: IBM Corporation; Armonk, NY

Contract Term: 02/01/2026 - 01/31/2027

Amount: \$610,110.41

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: This mainframe and operating system is critical to the development, implementation, and execution of applications used on a daily basis by law enforcement, correctional, and CJIS communities. Without this contract, the Department of Public Safety and Correctional Services cannot maintain these critical applications, systems, and operational functions that are provided to its users.

IBM Corporation is the sole owner and licensor of the proprietary mainframe and distributed software products and is the only vendor that can provide the required software license. Only the contractor has access to the source code of these proprietary products. Resellers do not have access to the source code.





39-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

Agency Remarks (cont'd):

The proposed price has been determined to be fair and reasonable based on a historical price comparison. IBM's pricing schedule for this service changes every six (6) months to account for market and industry fluctuations. The total contract cost for the same service between February 1, 2025 and January 31, 2026 was \$686,212.61. For the current proposed contract period of February 1, 2026 to January 31, 2027, IBM is decreasing the total cost to \$610,110.41, which is equivalent to a total decrease of 7.03% compared to the previous contract

MBE and VSBE participation was not established for this contract because there are no subcontracting opportunities for the IBM proprietary maintenance.

Fund Source: 100% General Funds

Approp. Code: Q00A0102

Resident Business: No

MD Tax Clearance: 25-4179-0111

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





Contact: Melissa Leaman 410-697-9700 melissa.leaman@maryland.gov

40-IT-MOD. <u>INFORMATION TECHNOLOGY MODIFICATION</u>

Department of Information Technology

Contract ID: Statewide Network Management Services, 060B8400023

ADPICS No.: COL024037

Contract Approved: DoIT 4-IT, 02/06/2019

Contract Description: Provide access Statewide to IT network management and maintenance services, including MDOT's IT network

Modification Description: Extend the contract to provide the necessary transition period for award and implementation of the new contract and increase the contract ceiling amount for the time and material portion of the contract.

Award: Digital Management, LLC, Bethesda, MD

OriginalContract Term: 03/01/2019 - 02/28/2022 (w/two 2-year renewal options)

Modification Term: 03/01/2026 - 02/28/2027

Original Contract Amount: \$18,279,125.50 (Capacity Management)

\$ 8,922,751.50 (Time & Material)

\$27,201,877.00 Total

Modification Amount: \$35,000,000.00

Prior Options/Mods: \$20,000,000.00 (Mod. #1: Increase time and materials

amount; DGS 21-IT-MOD, 11/18/2020)

\$25,000,000.00 (Mod. #2: Increase time and materials

amount; DGS 39-IT-MOD, 07/28/2021)

\$18,038,484.44 (Renewal Option #1 03/01/2022 - 02/28/2024

DGS 43-IT-MOD/OPT 01/26/2022)

\$60,000,000.00 (Mod. #3 Increase the contract ceiling for the time and material portion of the contract. DGS 43-IT-OPT/MOD

01/26/2022)

\$18,267,433 (Renewal Option #2 03/01/2024 – 02/28/2026; DGS 44-IT-MOD/OPT 01/31/2024)





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

\$51,732,567 (Mod. #4: Increase time and materials amount; DGS 44-IT-MOD/OPT 01/31/2024) \$20,000,000 (Mod. #5: Increase the contract ceiling for the time and material portion of the contract; DGS 21-IT-MOD/OPT 07/16/2025)

Total Contract Amount: \$275,240,361.44

Percent +/- (**This Item**): 128.67%

Total Percent Change: 911.84%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: No

MBE/VSBE Participation: 25% / 3%

MBE/VSBE Compliance: 26.2% / 2.16%

Requesting Agency Remarks: DoIT provides services under this Contract to other requesting agencies through Work Orders issued by the State. The Work Orders issued on behalf of the requesting agencies are managed as a staffing model based on labor rates, either hourly or annualized. The Contractor continues to offer favorable rates.

The requested increase will ensure the continuity of services. Digital Management LLC provides essential statewide services such as: MDOT's Network Operations Center (NOC) and Network Engineering, MDH's NOC and Network Pen Tests, DoIT's SOC, Firewall Support, Vulnerability Management, and the Maryland Information Sharing and Analysis Center. With 63 outstanding Work Orders, 12 agencies are currently successfully using the services under the DMI contract. The additional \$35,000,000.00 in funding results from the vendor demonstrating its ability to deliver high-quality resources and services that align with market trends and analysis. DoIT is preparing several competitive solicitations—including the Statewide Network Services RFP, the Cybersecurity Services and Staffing RFP, the Service Desk and End User Support RFP, and the Telecommunications RFP. The requested one-year extension and \$35,000,000.00 will provide the necessary transition period for award and implementation of these new contracts.





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

Agency Remarks (cont'd):

This increase supports both the FFP and T&M portions of the contract and will allow DMI to continue delivering high-quality resources and services through the end of the extended term. To meet the VSBE goal, Digital Management LLC will backfill new roles to their VSBE partners and use VSBE firms for any new intake tickets received.

Fund Source: 100% General Funds

Approp. Code: Various

Resident Business: Yes

BOARD OF PUBLIC WORKS

DISAPPROVED

DEFERRED

THIS ITEM WAS:

WITHDRAWN

WITH DISCUSSION

APPROVED

WITHOUT DISCUSSION





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

41-IT-MOD. <u>INFORMATION TECHNOLOGY MODIFICATION</u>

Comptroller of Maryland

Contract ID: Integrated Tax System; E00B8400029

ADPICS No.: COL24100

Contract Approved: DoIT, 3-IT, 12/19/2018

Contract Description: Supply, implement, manage Integrated Tax System Solution

Modification Description: Integrated Tax System updates necessitated by legislation enacted for

Tax Year 2025.

Award: Revenue Solutions Inc.; Pembroke, MA

Original Contract Term: 01/03/2019 - 12/19/2028 (w/one 5-year renewal option)

Modification Term: 01/29/2026* - 12/19/2028 (*Or earlier upon BPW approval)

Original Contract Amount: \$117,430,895

Modification Amount: \$594,380

Prior Options/Mods: \$23,960,487 (Mod. #1: Increase the value of the original contract

to reflect new tax types Cannabis, Fiduciary Tax, Portal Pilot, DGS

32-IT-MOD 11/29/2023)

\$467,500 (Mod. #2: Integrated Tax System updates necessitated by

legislation enacted for Tax Year 2024. DGS 65-IT-MOD

06/05/2024)

\$2,599,847 (Mod. #3: Integrated Tax System updates needed to implement digital advertising gross revenues tax (DAGR), and implementation for the Unclaimed Property component and data

conversion for Personal Income Taxes. DGS 24-IT-MOD

12/18/2024)

Total Contract Amount: \$145,053,109

Percent +/- (This Item): 0.51%

Total Percent Change: 23.52%





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

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 5% / 0%

MBE/VSBE Compliance: 9.78 % / 0%

Performance Security: No

Requesting Agency Remarks: The Comptroller of Maryland (COM) is implementing a COTS Integrated Tax System (ITS) Solution. The ITS Solution will replace the State of Maryland's existing tax administration, tax processing, imaging, accounting, collections, and Unclaimed Property systems, and all necessary hardware, software, and services required for implementation of the Solution. The Solution shall be implemented in a hosting environment provided and managed by the Contractor and shall also integrate with the COM's existing Teradata DW. The ITS will allow the COM to efficiently administer all taxes, licenses, permits, and fees required by law. This includes the processing and collection of personal income tax and sales and use tax, the State's largest sources of revenue, and the administration of Abandoned Property.

The ITS solution implementation is a multi-phased deployment. Two of three releases have been successfully implemented. Modification #4 results from the need to implement the following Legislative updates: (1) Checkoff Veteran's Contribution (HB316); Budget bill items: 2% Capital Gains Surtax, Additional PIT Brackets, and Changes/Repeals of Tax Credits (HB352); Earned Income Tax Credit Notice (HB603); and Sales and Use Tax — Taxable Business Services — Alterations (HB352). These items impact cost but do not extend overall schedule.

The modification amount includes a 10% contingency added to the proposed amount for the base term to cover unforeseen circumstances that may be encountered during implementation. Circumstances may include temporary staff, additional hardware/software, legislative changes requiring new scope, or project delays caused by shifting State priorities.





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

Fund Source: 40% Special Funds (Multiple Revenue Funds), 60% Reimbursable

Funds (MITPF)

Approp. Code: E00A0402

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





Contact: Kareen Davis 410-260-4084 kareen.davis@maryland.gov

42-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 \$59,539,065.83.

1.1 Using Agency: Department of Information Technology

Contract Description: One Senior Project Manager (PM) responsible for the AS400 replacement project. The new system will enable the State to manage the finances and schedules of its multi-million-dollar construction projects more efficiently and accurately. F50B0600039-50, F50B2600008, H00P6600568

Modification Description: Correct the Original contract term on BPW Agenda 35-IT, September 10, 2025. The Item listed the original contract term as 08/24/2021 - 08/03/2025. The correct term is 08/24/2023 - 08/03/2025.

Award: Edwards Performance Solutions; Columbia, MD (MBE)

Original Contract Term: 08/24/2021 - 08/03/2025 (with two 1-year renewal options)

Modification Term: 08/24/2023 - 08/03/2025

Original Contract Amount: \$541,173.60

Modification Amount: \$0

Prior Options/Mods: \$50,000 (Mod. #1 Extension 8/4/2025-10/31/2025,

Delegated Authority- DGS 7/29/2025)

Total Contract Amount: \$867,165.80 **MBE/VSBE Participation:** 0% / 0% **MBE/VSBE Compliance:** 0% / 0%

Resident Business: Yes

Fund Source: 100% Reimbursable (MITDP)

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





42-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

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

1.2 Using Agency: Department of Education

Description: Maintenance and support for three applications, Medical Assistance (MA) Grants Viewer, the Autism Waiver Level of Care (AWLOC), and the Autism Waiver Plan of Care (AWPOC). These applications are used to support the Interagency Collaboration Branch (ICB) of the Division of Early Intervention and Special Education Services (DEISES). This branch implements and manages the Medicaid Autism Waiver and Health Related Medicaid Programs for children and youth throughout the State; *R00B3600066*.

Option Description: Exercise the first renewal option.

Award: Group Z Inc.; Columbia, MD (Certified Small Business)
Original Term: 01/05/2023 - 01/04/2026 (w/ two 1-year renewal options)

Option Term: 02/05/2026 - 02/04/2027

 Original Amount:
 \$596,786

 Option Amount:
 \$206,938

Prior Options/Mods: \$0 (Mod. #1: Extension 01/05/2026 – 02/04/2026

Delegated Authority - MSDE, 11/17/2025)

Total Contract Amount: \$803,724 **MBE/VSBE Participation:** 0% / 0% **MBE/VSBE Compliance:** 0% / 0%

Resident Business: Yes

Fund Source: 100% Special Funds (Medical Assistance Administration

Recovery)

Agency Remarks: There was not MBE or VSBE participation because this is an SBR procurement with a single element of work.





42-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

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

1.3 Using Agency: Department of Health, Medicaid Provider Services

Description: GANTECH, Inc. provides commercial off-the-shelf (COTS) software, hardware, and networking technologies to deliver managed hosting and operations services for DHMH's Long Term Services & Supports (LTSS) System. Responsibilities include software installation, help desk support, user credential management, secure data replication, external connection management, and batch claims file processing. The original contract was approved by DoIT before BPW approval was required, with a notice to proceed on 1/16/2018. (MDH/OCMP: 18-17607/COJ38068). Final BPO approval (M00B8400002) was granted by DoIT on 1/26/2018. (COL24747)

Modification Description: Extend the contract to allow transition to a new vendor for interactive voice response (IVR) system and add funding.

Award: Gantech, INC; Columbia, MD

Original Term: 01/22/2018 - 01/21/2022 (w/one 1-year option)

Modification Term: 02/01/2026 - 02/28/2026

 Original Amount:
 \$30,686,692.08

 Modification Amount:
 \$292,405.00

Prior Mods: \$0 (Mod. #1 Terminated the agreement between contractor

and subcontractor End Results, LLC, and added two new subcontractors: PassionIT Minds LLC and Applied Technology Services, INC. Delegated Authority - MDH,

02/07/2019)

\$6,897,692.44 (Renewal Option #1 1/22/2022 - 1/21/2023.

36-IT 1.1, 1/5/2022)

\$0 (Mod. #3 Extension 1/22/2023 - 06/30/2023. Delegated

Authority - MDH, 01/17/2023)

\$1,463,343.35 (Mod. #4 Extension 07/01/2023 -

06/30/2024. 29-IT 1.2, 06/21/2023)

\$2,863,295.00 (Mod. #5 Extension 07/01/2024 -

12/31/2025. 66-IT1.1, 06/05/2024)

\$0 (Mod. #6 Extension 01/01/2026 - 01/31/2026. Delegated

Authority - MDH, 12/02/2025)

Total Contract Amount: \$42,203,427.87





42-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

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

MBE/VSBE Participation: 25% / 0% *MBE/VSBE Compliance*: 26.87% / 0%

Resident Business: Yes

Fund Source: 75% Federal, 25% General

Requesting Agency Remarks: This extension is being requested in order to fully transition out of all services offered by the vendor. Specifically, telephonic interactive voice response for the LTSS Maryland Electronic Visit Verification Solution. This transition is projected to be complete by February 28, 2026. Currently, the Telephonic IVR Solution is the primary solution for all Medicaid service providers in a Medicaid participant's home. Interruption in the functionality of this software before the new services begin will create an undue burden, affecting approximately 16,000 staff members, because entries will need to be entered manually. Amounts on the original BPO and prior change orders in ADPICS were entered incorrectly and rounded to the nearest dollar, resulting in a discrepancy of \$10.87 from the contract and modification amounts. In order to correct this oversight, the change order amount for modification 6 is \$10.87 higher than the modification amount listed herein.





42-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

2.0 Master Contract: Hardware/Associated Equipment & Services 2012

Contract No. 060B2490022

Approved: DoIT 4-IT, 10/31/2012 *Term:* 11/15/2012 - 11/14/2027

**As of publication, the remaining balance of this master contract is \$\$95,046,590.89.

2.1 Using Agency: Department of Information Technology

Description: The Department of Information Technology (DoIT) is seeking approval for this procurement to support ongoing infrastructure modernization efforts. This initiative will continue the migration of virtual machines (VMs) from the legacy HyperFlex platform to a new converged compute environment using Cisco and Pure Storage technologies, improving system performance, scalability, and efficiency; *F50P6600366*.

Award: Applied Technology Services Inc.; Middle River, MD

(Certified Small Business)

Number of Qualified

Master Contractors: 13 (SBR - Designated)

Number of Bids:

Bids:

Bidders	Amounts
Applied Technology Services Inc; Middle River, MD	\$764,904.00
Advanced Computer Concepts; Mclean, VA	\$807,656.58
En-Net Services LLC; Fredrick, MD	\$816,007.50
DSR Inc.; Hanover, MD	\$856,800.00

Amount: \$764,904

Term: Anticipated delivery date - 02/07/2026

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Reimbursable (Using Agencies)

Agency Remarks: MBE and VSBE participation were not established for this contract

because there are no subcontracting opportunities.





42-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

2.0 Hardware/Associated Equipment & Services 2012 (cont'd)

2.2 Using Agency: Comptroller of Maryland

Description: Network Equipment Maintenance for Cisco Smartnet hardware/software/licensing for all production network equipment for all COM offices which includes our branch offices, Tierpoint, and our disaster recovery site, Recovery Point; E00P6600269

Award: EnNet Services, LLC, Frederick, MD

(Certified Small Business)

Number of Qualified

Master Contractors: 19 (SBR Designated)

Number of Bids: 2

Bids:

Bidders	Amounts
EnNet Services, Frederick, MD	\$484,679.45
Advanced Computer Concepts, McClean, VA	\$487,930.38

Amount: \$484,679.45

Term: 02/15/2026 - 11/14/2027

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Reimbursable (ADC Agencies)

Agency Remarks: MBE and VSBE participation were not established for this contract

because there are no subcontracting opportunities.





42-IT. <u>INFORMATION TECHNOLOGY</u> (cont'd)

2.0 Hardware/Associated Equipment & Services 2012 (cont'd)

2.3 Using Agency: Department of Information Technology

Description: This request is for a contract to provide Juniper hardware and software support services, including maintenance and technical assistance for existing Juniper network equipment. The scope of services includes Next Day (ND) hardware replacement, core software and hardware support, and ongoing technical support services to ensure the reliability and performance of the network infrastructure.; F50P6600404

Award: DSR Inc.; Hanover, MD

Number of Qualified

Master Contractors: 10 (SBR-Designated)

Number of Bids: 4

Bids:

Bidders	Amounts
DSR Inc.; Hanover, MD	\$611,540.00
Braxton-Grant Technologies Inc; Hanover, MD	\$639,522.03
Applied Technology Services; Middle River, MD	\$639,696.00
En-Net Services LLC; Frederick, MD	\$650,732.05

Amount: \$611,540

Term: 02/01/2026 - 01/31/2027

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Fund Source: 100% Reimbursable (Using Agencies)

Agency Remarks: MBE and VSBE participation were not established for this contract

because there are no subcontracting opportunities.

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





Contact: Kareen Davis 410-260-4084 kareen.davis@maryland.gov

43-M. MAINTENANCE CONTRACT Department of General Services

Contract ID: Janitorial Services at the George M. Taylor District Court Multi-Service Center; BPM050938

ADPICS No. 001B6600173

Contract Description: Janitorial Services at the George M. Taylor District Court Multi-Service Center in Glen Burnie.

Award: Clean Green Commercial Cleaning LLC; Indian Head, MD

(Certified Small Business)

Contract Term: 02/01/2026 - 01/31/2029 (w/ 2 1-year renewal options)

Amount: \$ 275,233.52 (Base Term)

\$ 96,883.24 (Renewal Option #1) \$ 99,669.40 (Renewal Option #2)

\$ 471,786.16 Total

Procurement Method: Competitive Sealed Bids (SBR - Designated)

Ride.

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Bidders	Amounts
Clean Green Commercial Cleaning; Indian Head, MD	\$ 471,786.16
I Give Quality Not Quantity Floor Cleaning Svc; Baltimore, MD	\$ 482,600.00
Pierce Contracting Services, LLC; Baltimore, MD	\$ 533,000.00
5050 Solutions, LLC; Bethesda, MD	\$ 552,000.00
Ready Clean Services Group, Inc.; Baltimore, MD	\$ 620,940.20
Trust Consulting Services Inc.; Washington, DC	\$ 680,600.00
Pioneers Power Washing; Bethesda, MD	\$ 689,680.88
La Union Cleaning Company LLC; Columbia, MD	\$ 735,783.32
Jasso Maintenance LLC.; Glen Burnie, MD	\$ 789,240.00
DNF Contracting LLC; Simpsonville, MD	\$ 829,860.00
Jackpot Janitorial & Commercial Service, LLC; Ft. Washington, MD	\$ 883,310.20
Absolute Service Industries LLC.; Baltimore, MD	\$ 894,197.20
P2 Cleaning Services LLC.; Laurel, MD	\$ 962,242.20
Diversified Services Group, Inc.; Germantown, MD	\$ 90,151.47
Glorious Cleaning Svcs; College Park, MD	\$1,065,900.00





43-M. MAINTENANCE CONTRACT (cont'd)

No More Dust Maid Services; Upper Marlboro, MD	\$1,227,301.00
Carolina Rodriquez Garcia D; Gaithersburg, MD	\$1,510,358.79
Omex; Alexandria, VA	\$1,686,882.95
American Confidence Services LLC; Frederick, MD	\$1,763,087.02
Da Caliber LLC.; Silver Spring, MD	\$1,838,828.64

Living Wage Eligible: Yes

MBE/VSBE Participation: 10% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Trust Consulting; Waldorf, MD

Agency Remarks: Maryland Works provided a waiver for this procurement on April 24, 2025. The Invitation for Bids (IFB) for this contract was published as Solicitation No. BPM050938 on eMaryland Marketplace Advantage (eMMA) on September 3, 2025. It has a Small Business Reserve designation and a Minority Business Enterprise (MBE) goal of 10%. The contract term will last three (3) years, with the option of two (2) one-year renewals. Direct solicitations were sent via email to 6 SBR and MBE-certified vendors, categorized under commodity code 7611000 — Cleaning and Janitorial Services, within the work location and surrounding ZIP codes of the George M. Taylor District Court. An automated notification was also distributed to five hundred sixty-one (561) registered and active vendors, all SBR-certified and holding MBE certifications with the same commodity code.

Nine (9) vendors attended a virtual pre-bid meeting on September 10, 2025, at 11:30 a.m. Thirteen (13) vendors participated in a site visit on September 18, 2025.

Four (4) amendments were published during the solicitation period. A total of 22 bids were received upon the close date of September 26, 2025. One bid was rejected as non-responsive for failing to submit pricing to be considered responsive. Another bid was also rejected as non-responsive due to failing to submit a completed and accurate MBE D1-A form, which demonstrated a good faith effort to commit to the 10% MBE Goal.





43-M. MAINTENANCE CONTRACT (cont'd)

Agency Remarks (cont'd):

Clean Green Commercial Cleaning LLC was selected for the award as the lowest responsive bid from a responsible bidder. The selected bid price is fair and reasonable based on the price competition in this procurement and in comparison to the previous contract for this facility. DGS confirmed the availability of funds for this contract.

Maryland Works provided a waiver for this procurement on April 24, 2025

Fund Source: 100% General Funds

Appropriation Code: H00 26 33531 0813 \$ 43,751.48

H00 27 33531 0813\$ 90,277.48H00 28 33531 0813\$ 92,865.28H00 29 33531 0813\$ 48,339.28

Resident Business: Yes

MD Tax Clearance: 25-4139-0000

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





Contact: Amanda Kratzen 443-469-5780 amanda.kratzen@maryland.gov

44-M. MAINTENANCE CONTRACT

Department of Public Safety and Correctional Services

Contract ID: Baltimore Region Dietary Equipment Preventative Maintenance; Q00B6600008

ADPICS No.: Q00B6600008

Contract Description: Provide preventative maintenance to the Department of Public Safety and Correctional Services' (the Department) dietary equipment at six (6) locations in the Baltimore region. The locations covered by this PM contract are Baltimore City Correction Center (BCCC), Maryland Reception Diagnosis and Classification Center (MRDCC), Metropolitan Transition Center (MTC), Youth Detention Center (YDC), Baltimore Central Booking (BCBIC), Chesapeake Detention Facility (CDF).

Award: The Electric Motor Repair Company; Baltimore, MD

Contract Term: 02/01/2026 - 01/31/2029

Amount: \$209,274 NTE

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A

Requesting Agency Remarks: This is a sole source procurement to provide preventative maintenance (PM) to all dietary equipment at six locations in the Baltimore region for approximately three (3) years. The locations covered by this PM contract are Baltimore City Correction Center (BCCC), Maryland Reception Diagnosis and Classification Center (MRDCC), Metropolitan Transition Center (MTC), Youth Detention Center (YDC), Baltimore Central Booking (BCBIC), Chesapeake Detention Facility (CDF).





44-M. <u>MAINTENANCE CONTRACT</u> (cont'd)

Agency Remarks (cont'd):

The Department determined a sole source contract with the Electric Motor Repair Company (EMR) was acceptable as only one source exists that can meet the requirements and has the capability to service all of the equipment. In 2024, a solicitation was advertised to procure these same services. Several vendors were directly solicited who had previously provided the Department with similar services including Carey Sales and Services, Inc. (Carey), Pine Heights Commercial Kitchen Service, Inc. (Pine Heights), and EMR. Unfortunately, zero bids were received.

The three aforementioned vendors were contacted by the Department to learn why they did not submit a bid. Carey stated that they only repair refrigeration equipment and Pine Heights is no longer in business. The Department learned from other potential vendors that they have no interest in working inside State facilities as it is not cost effective for them. EMR stated that they did not bid on the solicitation because they could not adhere to the specific terms and conditions of the procurement and still make a profit.

Based on the result of the failed procurement, it was determined that EMR is the only vendor that can service all of the equipment and is also willing to provide service inside the Department's facilities.

The Department has determined the proposed price to be fair and reasonable based upon historical pricing.

No MBE or VSBE participation goal was established for this sole source contract as there are no subcontracting opportunities available.

Fund Source:	100% General Funds		
Approp. Code:	Q00T0405	\$18,180	AOBJ - 8090
	Q00T0401	\$23,802	AOBJ - 8090
	Q00T0406	\$30,000	AOBJ - 8090
	Q00T0407	\$30,738	AOBJ - 8090
	Q00T0404	\$41,808	AOBJ - 8090
	Q00T0408	\$64,746	AOBJ - 8090





44-M. <u>MAINTENANCE CONTRACT</u> (cont'd)

Resident Business: Yes

MD Tax Clearance: 25-4232-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION





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

45-M-MOD. MAINTENANCE MODIFICATION

Department of Natural Resources, Fishing and Boating Services

Contract ID: Marine Vessel 'J.C. Widener' Repairs; K00P4601296/K00R3600126/CTR017539

ADPICS No.: COL21399

Contract Approved: Delegated Authority - DNR, 02/27/2024

Contract Description: Repairs to the Marine Vessel 'J.C. Widener', which includes haul, dry dock, and undocking the vessel at Contractor's plant. Contractor shall complete repairs in a sequence of procedures determined by the State Inspector. All equipment and repairs to be performed in accordance with each manufacturer's guidelines for products and supplies used. The original contract was exercised under Delegated Authority for the Maryland Department of Natural Resources (DNR).

Modification Description: Add additional funds of \$9,250 to complete additional and unanticipated repairs identified after the boat was removed from the water.

Award: Pier Pressure, LLC; Annapolis, MD

Original Contract Term: 02/27/2024 - 06/27/2024

Modification Term: 01/08/2026* - 06/30/2026 (*Or earlier upon BPW approval)

Original Contract Amount: \$197,250

Modification Amount: \$ 9,250

Prior Options/Mods: \$ 0 (Mod. #1: Extension 06/28/2024 - 08/30/2024; Delegated

Authority – DNR, 06/20/2024)

\$ 0 (Mod. #2: Extension 08/31/2024 - 12/31/2024; Delegated

Authority – DNR, 08/30/2024)

\$ 0 (Mod. #3: Extension 01/01/2025 - 06/30/2025; Delegated

Authority – DNR, 12/27/2024)

\$ 0 (Mod. #4: Extension 07/01/2025 - 09/30/2025; Delegated

Authority – DNR, 06/30/2025)

\$ 0 (Mod. #5: Extension 10/01/2025- 06/30/2026; Delegated

Authority – DNR, 09/26/2025)





45-M-MOD. MAINTENANCE MODIFICATION (cont'd)

Total Contract Amount: \$206,500

Percent +/- (**This Item**): 4.69%

Total Percent Change: 4.69%

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: None

Requesting Agency Remarks: The DNR issued an Invitation to Bid (IFB) on January 30, 2024 for the purpose of seeking a vendor to provide general repairs for the Marine Vessel 'J.C. Widener', which includes haul, dry-dock, and undocking the vessel at the Contractor's plant. Three (3) vendors responded to the solicitation. Pier Pressure, LLC was the lowest bid received, and was determined to be a responsible and responsive bidder, providing all documents needed and receiving a favorable result from the tax clearance review. No MBE, nor VSBE subcontracting participation goals were applied to this contract as it was determined to be a specialized scope of work.

The original term for the contract was February 27, 2024 through June 27, 2024; however, due to a backlog of work at the Contractor's shop, a no-cost extension was issued to extend the completion of the work to December 31, 2024. A second no-cost modification was issued to provide an additional extension to June 30, 2025 due to unfavorable winter weather which did not allow for work to be conducted. The vendor requested an additional extension to complete the work. DNR exercised a third no-cost extension through September 30, 2025. As repairs continued on the vessel, it was determined that additional and unanticipated work would be necessary to comply with State Inspector requirements. The first three modifications to extend the contract are considered appropriate citing the marine equipment repair market. Lead times and work periods often require flexibility; therefore, DNR determined the requests were appropriate when made by the Contractor.





45-M-MOD. MAINTENANCE MODIFICATION (cont'd)

Agency Remarks (cont'd):

An additional no-cost extension was granted to ensure staff rollover of the subject matter experts (SME) at DNR were comfortable and capable of determining final compliance with the project progress.

A fifth modification was executed to ensure that DNR had sufficient time to pursue BPW approval for necessary funding to complete this repair. As a proactive approach, the no-cost extension to June 30, 2026 was exercised for what has been determined to allow for final repairs.

This sixth modification is requested to approve \$9,250.00 to complete the final repairs to the 'J.C. Widener'. DNR anticipates completion of all required repairs resulting in a sea-worthy vessel prior to the current expiration date and for a new total cost of \$206,500.

Fund Source: 100% Special Funds (Waterway Improvement Funds)

Approp. Code: A1701

Resident Business: Yes

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





Contact: Enayatullah Rayhan 410-767-5139 enayatullah.rayhan@maryland.gov

46-E. <u>EQUIPMENT CONTRACT</u>

Department of Natural Resources, Fishing and Boating

Contract ID: Buoy Utility Boat; K00P6600172/BPM050974

ADPICS No.: K00P6600172

Contract Description: DNR is in need of a vessel to serve as a rough service utility boat designed and built to meet the challenging requirements of buoy placement. This craft shall be specifically designed and built with a deck socket mounted lifting davit and electrical winch and a gunwale mounted horizontal windlass capable of handling up to 500 lbs buoy weights. This multi-purpose craft shall integrate a self-bailing deck and rugged aluminum hull and be heavily constructed of welded marine aluminum. This vessel needs to withstand rigorous weather conditions, use in the open waters of the Chesapeake Bay and shall be engineered and built to be capable in emergency evolutions, buoy operations and be easily transportable by trailer.

Award: Novielli Boat Builders; North Bay Village, FL

Contract Term: Anticipated delivery date - 10/31/2026

Amount: \$292,600

Procurement Method: Competitive Sealed Bidding

Bids:

Bidders	Amounts
Novielli Boat Builders; North Bay Village, FL	\$292,600
Pacific Skiffs, NW Inc; Marysville, WA	\$311,482
Armor Marine; Anacortes, WA	\$358,577
Munson Boats; Burlington, WA	\$388,145
The Whiskey Project Group USA, LLC; Identon, NC	\$628,750
Mayo In The Mix LLC; Upper Marlboro, MD	\$635,375

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: N/A





46-E. EQUIPMENT CONTRACT (cont'd)

Requesting Agency Remarks: The Maryland Department of Natural Resources – Fishing and Boating Services needs a vessel that shall be a rough service utility boat designed and built to meet the challenging requirements of buoy placement. The craft shall be specifically designed and built with a deck socket mounted lifting davit and electric winch and a gunwale mounted horizontal windlass capable of handling up to 500 lbs buoy weights. This multi-purpose craft shall integrate a self-bailing deck and rugged aluminum hull and be heavily constructed of welded marine aluminum. This vessel needs to withstand rigorous weather conditions, use in the open waters of the Chesapeake Bay and shall be engineered and built to be capable in emergency evolutions, buoy operations and be easily transportable by trailer.

As per COMAR 21.02.01.05, the Maryland Department of Natural Resources has determined that Novielli Boat Builders' bid meets the requirements for award of this solicitation. The bid received was the lowest price to the State and the vendor has submitted all required documents for the procurement. The bidder also cleared SDAT and the Comptrollers tax clearance, deeming the vendor to be current with all State obligations.

In accordance with BPW Advisory 2016-1, the price of the bid submitted alignswith the cost estimate of the vessel. The cost estimate of this vessel is slightly higher than the bid submitted, deeming the lowest bid submitted by the Novielli Boat Builders to be fair and reasonable per COMAR21.05.03.05B.

The solicitation was advertised on eMMA April 30, 2025 and closed on May 30, 2025. Six (6) bids were received. Novielli Boat Builders submitted the lowest price to the State of Maryland, with a bid of \$292,600.00 which was slightly below the cost estimate for the procurement. Eight hundred and forty nine (849) vendors were contacted regarding this procurement through eMMA.

MBE and VSBE participation was not established for this contract based on the limited subcontracting opportunities available for this scope of work.

Fund Source: 100% Special Funds (Waterway Improvement Fund)

Approp. Code: A1701





46-E. EQUIPMENT CONTRACT (cont'd)

Resident Business: No

MD Tax Clearance: 25-2270-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

47-GM. <u>GENERAL MISCELLANEOUS</u>

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

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

1.0 Agency: Department of General Services

Fund Source: MCCBL 2023 Construction Contingency Fund. Provide funds for the Construction Contingency Fund to be administered in accordance with § 3–609 of the State Finance and Procurement Article. Notwithstanding the fund balance restriction set forth in § 3–609(c) of the State Finance and Procurement Article, an appropriation to the Fund may cause the total balance in the Fund to exceed 1.25% of the capital debt affordability limit as determined under Title 8 of the State Finance and Procurement Article in fiscal year 2024 Item 163

1.1 Contract ID: 500 North Calvert, Conversion of the Shillman Office Building

into the New Baltimore City District Court; BC-500-190-001 500

Description: Approve expenditure of up to \$3,200,000.00 allocated from the

Construction Contingency Funds.

Procurement Method: Competitive Sealed Bidding

Award: Cam Construction Co., Inc.; Timonium, MD

 Amount:
 \$3,200,000

 MBE/VSBE Participation:
 40% / 5%

 MBE/VSBE Compliance:
 41.20% / 3.21%

Resident Business: Yes

Remarks: Construction Contingency Funds in the amount of \$3,200,000.00 are now available and Board of Public Works authorization to apply these funds to the contract is requested. DGS 34-C, 01.25.2023. 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. The VSBE participation goal will be met by the end of the contract.





47-GM. GENERAL MISCELLANEOUS (cont'd)

2.0 Agency: Department of General Services

Fund Source: MCCBL 2024 New Tactical Services Operations Building Provide funds to complete the design, construction, and equipping of a new tactical services facility. Item 166

2.1 Contract ID: Purchase Furniture for New Tactical Services Administration

Building in Jessup; W00R6600006

Description: Purchase furniture for the new Tactical Services Administration

Building in Jessup.

Procurement Method: Preferred Provider

Award: Maryland Correctional Enterprises, Jessup, MD

Amount: \$457,770

MBE/VSBE Participation: 0% / 0%

Resident Business: Yes

Remarks: MBE and VSBE participation was not established for this contract because it is

a preferred provider procurement.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION





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

48-LT. TENANT LEASE

Maryland Supplemental Retirement Plans, Office of the People's Counsel, Public Service Commission

Recommendation: Approve lease relocation

Landlord: Baruch Charles Street, LLC

551 Fifth Ave, Ste 2500, New York, NY 10176

Property Location: 36 S Charles St, Baltimore, MD 21201

Space Type: Office (55,179 sq. ft.)

Lease Type: New Lease

This Term: 11/01/2026 – 10/31/2036 (10 Years) (w/ standard 6-month hold-

over)

Future Lease Renewal to be negotiated

in accordance with COMAR 21.05.05.02 (D): 11/01/2036 - 10/31/2041 (5 years)

Annual Rent: \$643,111.25 (Year 1) **Square Foot Rate:** \$23.31 (Year 1)

Rent Escalation: 4% Annually

Estimated Full Term Rent Value: \$14,103,200.62

Fund Source:

OPC:100% Special Fund (C91301)Appropriation Code:PCA 20001PSC:100% Special Fund (C90303)Appropriation Code:PCA 00103MSRP:100% Special Fund (Participant Fees)Appropriation Code:PCA 10001

Utilities/Custodial Responsibility: *Lessor /*Lessor

Termination for Convenience Clause: Yes

Procurement Method: Competitive Sealed Proposals

See COMAR 21.05.03.01B; DGS Space Mgmt Manual ¶ 6-605 D

^{*}Utility and custodial expenses will be paid by the Lessor (Landlord).





48-LT. <u>TENANT LEASE</u> (cont'd)

Proposals:

Building Address	Technical Points/ Rankings	Final Net Effective Average Annual Rent	Total Financial Points/ Rankings	Overall Points/ Rankings
36 S Charles St	120.8 (1 - Tie)	\$1,664,882.00	134.9 (1)	255.7 (1)
1 E Pratt St	103.8 (3)	\$1,467,232.00	130.0 (2)	233.8 (2)
100 S Charles St	120.8 (1 - Tie)	\$1,884,249.00	111.2 (3)	231.9 (3)

Remarks: The Maryland Supplemental Retirement Plans, Maryland Office of the Peoples Counsel, and Maryland Public Service Commission are transitioning from their State-owned Baltimore City location at 6 St Paul Street to leased space at 36 S Charles Street. This new location provides a modern and efficient workplace for staff to operate. There are no passthroughs, and the construction of the space will be delivered turnkey. The first 6 months of Lease Years 1 and 3 shall be abated in the total amounts of \$643,111.25 and \$695,531.30, respectively. The New Lease Public Official Notification was made on December 4, 2025, in accordance with State Finance & Procurement 4-319.

Climate / Sustainability: Energy efficiency improvements for this lease installation of LED lighting and exit signs, as well as passive dual-technology motion sensors.

Resident Business: No

MD Tax Clearance: 25-4426-0000

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





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

49-LT. <u>TENANT LEASE</u>

Department of Veterans Affairs

Recommendation: Approve a renewal lease

Prior Board Action: DGS 29-LT, 12/16/2020

Lessor: County Council of Dorchester County

Lessee: Department of Veterans Affairs

Property Location: 501 Court Lane, Room #101, Cambridge, MD

Space Type: Office Space (427.73 sq. ft.)

Lease Type: Renewal (Continued Use)

Term: 02/01/2026 - 01/31/2031 (w/ standard 6-month holdover)

Future Lease Renewal to be negotiated

in accordance with COMAR 21.05.05.02 (D): 02/01/2031-01/31/2036

Annual Rent: \$1.00 Rate/Month: \$0.00

Rent Escalation: N/A

Estimated Full Term Rent Value: \$5.00

Additional Parking Fees: No

Fund Source: N/A

Appropriation Code: N/A

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes





49-LT. <u>TENANT LEASE</u> (cont'd)

*Utility expenses will be paid directly by the Lessor (Landlord).

Procurement Method: Exempt – Non-competitive Intergovernmental Lease in accordance with Annotated Code or Maryland, State Finance & Procurement Article, Section 4-318 (1).

Remarks: This office is used part-time by a staff member to provide services to Maryland veterans in the Cambridge area.

Climate/Sustainability: N/A (Intergovernmental Lease Renewal)

Residential Business: Yes

MD Tax Clearance: 25-0507-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

^{*}Custodial Responsibility will be paid by the Lessor (Landlord).





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

50-LT-MOD. TENANT LEASE MODIFICATION

Department of Education, Department of Health, Property Tax Assessment Appeals Board, and the Office of People's Council

Recommendation: Approve a renewal lease and three (3) additional parking spaces

for OPC

Prior Board Action: DGS 36-LT, 2/14/2024

Lessee: MDH, MSDE, OPC & PTAAB

Lessor: Baltimore Arena Parking Associates, LLC,

300 E. Lombard Street, Suite 630 Baltimore, MD 21202

Property Location: 210-218 W. Baltimore Street, Baltimore, MD 21201

Space Type: Parking Garage (81 spaces)

Lease Type: Renewal (continued use) & Expansion (Modification)

Term: Expansion commences 2/01/2026

Renewal commences 4/01/2026 - 03/31/2028

(w/standard 6-month holdover)

Future Lease Renewal to be negotiated

in accordance with COMAR 21.05.05.02 (D): 04/01/28 - 03/31/30

Annual Rent: \$131,220.00. (Effective 4/1/26)

Rate/Month: \$135.00/space/month for 81 parking spaces, effective 04/01/26 \$135.00/space/month for OPC's 3 additional spaces, effective 02/01/26 - 03/31/26

Original 78 spaces are \$130/space/month through 03/31/26.

Rent Escalation: N/A

Estimated Full Term Rent Value: \$283,530.00 (2/1/26-3/31/28)





50-LT-MOD. TENANT LEASE MODIFICATION (cont'd)

Fund Sources:

MSDE (57) 100% Federal Funds Appropriation Code: PCA-B5761
MDH (10) 100% General Funds PCA-N320G
PTAAB (4) 100% General Funds PCA-10000
OPC (11) 100% Special Funds (Public Utility Regulation Fund) PCA-20001

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

Procurement Method: Sole Source

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

Remarks: MSDE, PTAAB, OPC and MDH have used this parking location since May 2013. OPC hired 8 more employees and are requesting 3 additional spaces from 2/1/26 through 3/31/26. The Original 78 spaces are \$130/space through 03/31/26 and the 3 additional spaces are \$135/space effective February 1,2026 through March 31,2026, for a total of 81 parking spaces at \$10,545.00/month through 03/31/26. Effective 04/01/26, all 81 spaces are \$135/space/month at \$10,935.00/month through expiration.

Climate / Sustainability: N/A (Parking)

Residential Business: Yes

MD Tax Clearance: 25-2642-0000

BOARD OF PUBLIC WORKS THIS ITEM WAS:

APPROVED DISAPPROVED DEFERRED WITHDRAWN

WITH DISCUSSION WITHOUT DISCUSSION





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

51-S. <u>SERVICES CONTRACT</u>

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 (VSBE)

(Certified Small Business)

Shoreline Mechanical, LLC; Pasadena, MD

(Certified Small Business)

Total Home Performance, LLC; Easton, MD

(Certified Small Business)

Contract Term: 02/19/2026* - 02/18/2029 (w/one 1-year renewal option)

(*Or earlier upon BPW approval and is fully executed)

Amount: \$ 178,820,283 NTE (Base Term 3-years)

\$ 63,679,399 NTE (Renewal Option #1)

\$ 242,499,682 NTE Total





51-S. SERVICES CONTRACT (cont'd)

Procurement Method: Competitive Sealed Proposals

Proposals:

Offerors	Technical Ranking	Financial Proposals	Overall Ranking
EcoMize USA, LLC; Cockeysville, MD	2	(Rankings) \$23,343,356 (6)	1
ADP Consultants, Inc.; Laurel, MD	5	\$17,542,454 (3)	2
EDGE Energy; Beltsville, MD	1	\$24,754,708 (9)	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 (12)	5
Efficient Home, LLC; Burtonsville, MD	4	\$26,171,315 (11)	6
POM Company LLC; Upper Marlboro, MD	10	\$23,233,461(5)	7
Complete Home Solutions, LLC; Lothian, MD	6	\$26,110,016 (10)	8
**Devere Insulation Home Performance, LLC; Glen Burnie, MD	8	\$23,697,967 (8)	9
AirMaster Heating & Cooling, Inc. d/b/a Aire Serv of the Eastern Shore Aire Serv; Easton, MD	11	\$16,368,595 (1)	10
**GEO Environmental Services, LLC; Edgewood, MD	9	\$34,092,849 (13)	11
Eminence Maintenance and Building Services, LLC; Lusby, MD	12	\$16,636,648 (2)	12
Shoreline Mechanical, LLC; Pasadena, MD	13	\$18,116,001 (4)	13

^{*}Technical proposals were ranked greater than financial proposals.

^{**} Devere is ineligible for Certified Small Business status. Contract will not be awarded.

^{**} GEO Environmental VSBE waiver not approved.





51-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Living Wage Eligible: Yes

MBE/VSBE Participation: 20% / 2%

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 Proposal (RFP) was advertised on *eMaryland Marketplace Advantage* and on August 6, 2024 and sent directly to 199 prospective vendors. DHCD issued this RFP to obtain multiple contracts to provide HVAC services for eligible family households throughout Maryland. Under the terms of the RFP, DHCD could award multiple contracts for services.

In response to the RFP, 15 proposals were received. Of those, thirteen proposals were determined to be reasonably susceptible of being selected for award. Two proposals were found not reasonably susceptible because one submitted financials within its technical proposal, which is not permitted and the other proposal had deficiencies related to its MBE documentation. However, following the initial offer of awards, two of the selected vendors subsequently became ineligible.





51-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Under this contract, the Contractors shall provide HVAC work, which may include the replacement or repair of heating, cooling, or water heating equipment to restore functioning service for the household. Commonly installed measures include removing and properly disposing of inefficient HVAC, domestic water heating, and installing high efficiency equipment, or cleaning and tuning existing HVAC equipment, installing such items as thermostats, and carbon monoxide and smoke detectors. Minor electrical, plumbing, or general repairs may be required to facilitate the installation.

The contract NTE is based on DHCD's yearly budget for these services.

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

DHCD set a Minority Business Enterprise (MBE) participation goal of 20% and Veteran Small Business Enterprise (VSBE) participation goal of 2% for this solicitation, which all awardees have committed to meet.

Fund Source: 100% Reimbursable Funds

Approp. Code: A2504

Resident Business: Yes, except one (C.A.R.E Property Services, Inc)





51-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

 $25\mbox{-}3977\mbox{-}1110$ - 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

BOARD OF PUBLIC WORKS THIS ITEM WAS:

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

APPROVED





Contact: Amanda Kratzen 443-469-5780 amanda.kratzen@maryland.gov

A1-EX. <u>EXPEDITED PROCUREMENT REPORT</u>

Department of Public Safety and Correctional Services

Contract ID: Eastern Correctional (ECI) Replacement Chiller; CTR025208 ADPICS No: Q00P6602009

Recommendation: That the Board of Public Works accept the Expedited Report submitted by the Department of Public Safety and Correctional Services.

Date BPW Approved Expedited Procurement Approval: DGS-53-EX, 11/05/2025

Date of Award: 11/26/2025

Contract Type: Maintenance

Contract Description: New chiller, including delivery and installation for Eastern Correctional Institution (ECI).

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

Amount: \$354,665.00

Term: 11/26/2025 - 07/30/2026

of Vendors Solicited: 2

Bids:

Bidder	Amount	
Joseph M. Zimmer, Inc.; Salisbury, MD	\$354,665.00	
Daikin Applied Americas, Inc.; Louisville, KY	\$418,934.00	

MBE/VSBE Participation: 0% / 0%

Requesting Agency Remarks: On August 8, 2025, a maintenance inspection revealed that the primary chiller supporting the West Support Building at the Department of Public Safety and Correctional Services' (the Department) Eastern Correctional Institution (ECI) had failed. This failure impacted the air quality and cooling capabilities required to maintain the health and safety of more than 1,000 incarcerated individuals and staff.





A1-EX. <u>EXPEDITED PROCUREMENT REPORT</u> (cont'd)

Daikin Applied Americas, Inc. diagnosed the unit through an existing maintenance contract and confirmed multiple system failures, making repairs impractical. As an interim corrective measure, the Department procured a temporary rental chiller at a cost of approximately \$19,500 per month.

It was estimated that using the competitive sealed bidding method would result in an award being made no earlier than April 2026, delaying delivery and installation of a new chiller until September 2026. Additionally, using this method would require further rental expenses, which would exceed \$117,000. To prevent these costs and restore environmental safety by the 2026 cooling season, the Department sought to use the expedited procurement method as established under COMAR 21.05.06.03 and SF&P §13-108(d)(1). At the November 5, 2025 Board of Public Works meeting, the Department received approval to use the expedited procurement method.

Basis for Selection: To ensure that the procurement could be completed as quickly as possible, while maintaining competitiveness, two vendors were directly solicited. On November 14, 2025, the Department received two quotes, one from Daikin Applied America, Inc. and one from Joseph M. Zimmer, Inc.. After evaluating both quotes, Joseph M. Zimmer, Inc. was identified as the lowest responsive bidder. The Procurement Officer therefore recommends that an award be made to Joseph M. Zimmer, Inc. for a total cost of \$354,665.00.

Fund Source: 100% General Fund

Approp. Code: Q00S8410

Resident Business: Yes

MD Tax Clearance: 25-4895-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

ACCEPTED

REMANDED

WITH DISCUSSION