

Board of Public Works

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June 3, 2026

Meeting Location: *Online & Treasury Building,
80 Calvert Street, 1st Floor, Annapolis, MD 21401*

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

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**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
June 3, 2026**



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

Recommendation: That the Board of Public Works approve funding for 16 individual grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$814,200

Fund Source: MCCBL of 2024: *Provide funds for assistance for the implementation of best management practices that reduce soil and nutrient runoff from Maryland farms.* Item 24151

Agreement #	Amount	County	Grantee
AT-2026-2608	\$31,800	Allegany	14816 Old Legislative Rd SW LLC
RS-2026-2701-P	\$84,800	Baltimore	Harry L. Morfoot
PA-2026-2328	\$47,400	Calvert	Carolyn R. Jackson
CR-2026-2717	\$33,300	Caroline	John Gibson
MP-2026-2720-SF	\$2,400	Carroll	Nellie Bratman
MP-2026-2664	\$1,900	Carroll	Catherine S. Vartz
NW-2026-2699	\$59,800	Dorchester	Harry C. Nagel
MP-2026-2693	\$104,400	Frederick	P Bodmer Farms LLC
MP-2026-2695	\$12,800	Frederick	Theresa Frazier
MP-2026-2697	\$13,600	Frederick	H. Allen Haines
MP-2026-2698	\$60,400	Frederick	Tyler R. Nowell
MP-2026-2704	\$14,200	Frederick	Chestnut Hill Farm & Market LLC
MP-2026-2668	\$27,700	Frederick	Doubs Branch LLC
AT-2026-2705	\$16,500	Kent	Andrew Thomas Simmons
PA-2026-2546	\$150,000	Prince George's	Roberta W. Jenkins
UP-2026-2719	\$153,200	Washington	Richard Strite

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1. DEPARTMENT OF AGRICULTURE (continued)

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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*Contact: Jason Keppler 410 841-5864
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**2. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program- Additional Funding***

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

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

Amount: \$3,393

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

Agreement #	Amount	County	Recipient
AT-2026-2029	\$3,393	Queen Anne's	Maryland Brown Farm LLC

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHDRAWN

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

Recommendation: That the Board of Public Works approve reverting the balances on seven completed 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: \$49,367.57

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

Agreement #	Amount	County	Recipient	Status
RS-2023-2997-U	\$4,269.50	Baltimore	Thomas E. Cole	Completed
PA-2025-2099	\$898.00	Calvert	Donald W. Cox	Completed
MP-2025-2036	\$24,477.97	Carroll	Wooden Hill Farms LLC	Completed
RS-2025-2595	\$858.80	Carroll	S. Scott Alban	Completed
RS-2025-2607	\$1,632.00	Carroll	William Ray Sheeley	Completed
AT-2023-2506-U	\$3,052.98	Cecil	Bare Family Farm LLC	Completed
MP-2025-2768	\$14,178.32	Frederick	Eric L. Troxell	Completed

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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*Contact: Rebecca Ruff 410-260-7390
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4. BONDS

Recommendation: The State Treasurer recommends the adoption of the attached resolutions concerning the sale of \$800,000,000 State of Maryland General Obligation Bonds, to be known as the State and Local Facilities Loan of 2026, First Series, consisting of:

- First Series – \$800,000,000 Tax-Exempt Bonds (Competitive)
 - First Series Bidding Group 1 – \$307,205,000 Tax-Exempt Bonds (Competitive)
 - First Series Bidding Group 2 – \$260,870,000 Tax-Exempt Bonds (Competitive)
 - First Series Bidding Group 3 – \$231,925,000 Tax-Exempt Bonds (Competitive)

dated as of their date of delivery, expected to be June 17, 2026.

- Ratifying and approving:
 - (i) The Preliminary Official Statement dated May 27, 2026;
 - (ii) The Summary Notice of Sale for the First Series Bonds posted on The Municipal Market Monitor (TM3) on May 20, 2026; and
 - (iii) The resolutions authorizing the Bond Sale adopted on April 22, 2026.
- Accepting electronically transmitted bids for the purchase of the First Series Bidding Group 1 Bonds, the First Series Bidding Group 2 Bonds, and the First Series Bidding Group 3 Bonds.
- Determining the successful bidders and awarding sale of the First Series Bidding Group 1 Bonds, the First Series Bidding Group 2 Bonds, and the First Series Bidding Group 3 Bonds to the winning bidders.
- Ordering the sale and issuance of the First Series Bonds, at the rates set forth in the successful bids.
- Authorizing and approving the issuance of the final Official Statement.

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4. BONDS (continued)

Winning bidder for First Series Bidding Group 1 – Tax-Exempt Bonds (competitive):

Morgan Stanley & Co, LLC

Winning bidder for First Series Bidding Group 2 – Tax-Exempt Bonds (competitive):

Jefferies, LLC

Winning bidder for First Series Bidding Group 3 – Tax-Exempt Bonds (competitive):

Morgan Stanley & Co, LLC

The highlighted items were revised following the June 3rd, 2026 BPW meeting.

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WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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Contact: Gabriel Gnall 410-260-7335
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**5. BOARD OF PUBLIC WORKS
*Procurement Agency Activity Report***

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

State Treasurer's Office 1st Quarter 2026

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:

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DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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*Contact: Rachel Hershey 410-260-7335
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**6. BOARD OF PUBLIC WORKS
*COMAR Title 21: State Procurement Regulations/FINAL Action***

Recommendation: That the Board of Public Works take final action to adopt COMAR Title 21, State Procurement Regulations as proposed and as published in the Maryland Register.

Proposal Approved: Secretary's Agenda, Item 23 (2/18/2026)

AE LR Review: Complete

Proposal Published: 53 Maryland Register 368-386 (4/17/2026)

Public Comment: No public comments were received during the 30-day open comment period after publication in the *Maryland Register* on April 17, 2026.

Final Action: Upon review of the proposal, the Procurement Advisor recommends that the Board adopt the proposal as published in the *Maryland Register*.

(1) Amend existing regulations to implement new procurement laws from the 2025 legislative session

Amend:

- 21.01.01.01 – General Provisions – Authority, Policies, and Purposes – Promulgating Authorities
- 21.01.02.01 – Terminology – Definitions—Information Technology, Services, Solicitation, Statewide Contract, Supplies
- 21.01.03.01-1 – Applicability – Public Universities and Colleges
- 21.02.01.04 – State Procurement Organization – Board of Public Works – Delegation of Procurement and Contracting Authority
- 21.02.01.05 – Board of Public Works – Review and Approval of the Award of Procurement Contracts
- 21.05.01.01 – Procurement Methods and Project Delivery Methods – General Provisions – Methods of Source Selection
- 21.05.02.04 – Procurement by Competitive Sealed Bidding – Public Notice
- 21.05.02.07 – Procurement by Competitive Sealed Bidding– Pre-Bid Conferences
- 21.05.02.16 – Procurement by Competitive Sealed Bidding – Publicizing Awards
- 21.05.03.03 – Procurement by Competitive Sealed Proposals – Evaluation of Proposals, Negotiations and Award
- 21.05.07.01 – Small Procurement Regulations – Definitions—Small Procurement
- 21.05.07.03 – Small Procurement Regulations – Definitions—Application
- 21.05.07.05 – Small Procurement Regulations – Definitions—Prohibitions

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6. BOARD OF PUBLIC WORKS (continued)

(1) Amend existing regulations to implement new procurement laws from the 2025 legislative session (*Continued*)

- 21.05.08.02 – Mandatory Written Solicitation Requirements – Bid Bond Notice
- 21.05.09.05 – Intergovernmental Cooperative Purchasing – Approvals Required
- 21.05.10.05 – Construction Management at Risk – Trade Contracts
- 21.05.12.03 – Procurement of Human, Social, Cultural, and Educational Services – Procurement Methods
- 21.05.12.04 – Procurement of Human, Social, Cultural, and Educational Services – Noncompetitive Negotiated Procurement of Human, Social, or Educational Services
- 21.05.13.03 – Master Contracting – Solicitations for Awarding Master Contractor Agreements
- 21.05.13.05 – Master Contracting – Secondary Competition Solicitation
- 21.05.13.06 – Master Contracting – Secondary Competition Evaluation
- 21.05.13.07 – Master Contracting – Secondary Competition Awards
- 21.06.07.01 – Contract Formation and Award – Bid and Contract Security/Bonds – General
- 21.06.07.09 – Bid and Contract Security/Bonds – Bid Security
- 21.06.07.10 – Bid and Contract Security/Bonds – Performance and Payment Bonds
- 21.06.09.05 – Invoicing, Payment, and Interest on Late Payment – Payment Period
- 21.07.01.18 – Contract Terms and Conditions – Mandatory Contract Provisions – All Contracts (except as provided under COMAR 21.05.07, 21.07.02, and 21.07.03) – Payment of State Obligations
- 21.07.01.24 – Mandatory Contract Provisions – All Contracts (except as provided under COMAR 21.05.07, 21.07.02, and 21.07.03) – Truth-In-Negotiation Certification
- 21.07.01.27 – Mandatory Contract Provisions – All Contracts (except as provided under COMAR 21.05.07, 21.07.02, and 21.07.03) – Performance and Payment Bonds
- 21.07.01.28 – Mandatory Contract Provisions – All Contracts (except as provided under COMAR 21.05.07, 21.07.02, and 21.07.03) – Performance and Payment Bonds – Multiyear Annual and Renewable
- 21.07.02.10 – Mandatory Construction Contract Clauses – Performance and Payment Bonds
- 21.07.02.11 – Mandatory Construction Contract Clauses – Performance and Payment Bonds – Multiyear Annual and Renewable
- 21.07.04.02 – Prohibited Provisions – Contract Prohibitions

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6. BOARD OF PUBLIC WORKS (continued)

(1) Amend existing regulations to implement new procurement laws from the 2025 legislative session (*Continued*)

- 21.11.01.01 – Socioeconomic Policies – Small Business Procurements Definitions – “Certified Small Business”
- 21.11.01.06 – Small Business Procurements – Small Business Reserve Program
- 21.11.03.01 – Minority Business Enterprise Policies – General-- Purpose
- 21.11.03.03 – Minority Business Enterprise Policies – Definitions
- 21.11.03.04 – Minority Business Enterprise Policies – Procurement Agency Responsibility
- 21.11.03.07 – Minority Business Enterprise Policies – Race Neutral Measures
- 21.11.03.08 – Minority Business Enterprise Policies – MBE Notification
- 21.11.03.09 – Minority Business Enterprise Policies – Procurement Solicitations
- 21.11.03.11 – Minority Business Enterprise Policies – Waiver
- 21.11.03.12 – Minority Business Enterprise Policies – Amendment of MBE Participation Schedule
- 21.11.03.13 – Minority Business Enterprise Policies – Compliance
- 21.11.03.15 – Minority Business Enterprise Policies – Certification— General
- 21.11.03.17 – Minority Business Enterprise Policies – Reporting
- 21.11.05.01 – Procurement from Maryland Correctional Enterprises, Blind Industries and Services of Maryland, and the Employment Works Program – Definitions
- 21.11.05.06 – Procurement from Maryland Correctional Enterprises, Blind Industries and Services of Maryland, and the Employment Works Program – Responsibility of Selling Entities
- 21.11.05.07 – Procurement from Maryland Correctional Enterprises, Blind Industries and Services of Maryland, and the Employment Works Program – Responsibility of Procurement Agencies
- 21.11.07.08 – Miscellaneous Purchasing Preferences – Locally Grown Foods
- 21.11.07.11 – Miscellaneous Purchasing Preferences – Energy Efficient Outdoor Lighting Fixtures
- 21.11.12.03 – State Apprenticeship Training Fund – Contractor and Subcontractor Registration
- 21.11.12.04 – State Apprenticeship Training Fund – Contractor and Subcontractor Notification to Subcontractors
- 21.12.02.05 – Procurement of Architectural Services and Engineering Services – Department of Transportation and Department of General Services; A/E Services Exceeding \$200,000

**BOARD OF PUBLIC WORKS
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6. BOARD OF PUBLIC WORKS (continued)

(1) Amend existing regulations to implement new procurement laws from the 2025 legislative session (continued)

- 21.13.01.02 – Procurement Reporting Requirements – Annual Report of Service Contracts Exceeding Small Procurement Value
- 21.13.01.03 – Procurement Reporting Requirements – Reports of the Small Business Reserve Program
- 21.13.01.15 – Procurement Reporting Requirements – Report on Veteran-Owned Small Business Participation

(2) Create new regulations to implement new procurement laws from the 2025 legislative session

- New:**
- 21.05.13.08 – Master Contracting – Construction Master Contract Exceptions
 - 21.05.15.01 – Legislative Fast-Track Procurement – General
 - 21.05.15.02 – Legislative Fast-Track Procurement – Method
 - 21.05.15.03 – Legislative Fast-Track Procurement – Approval
 - 21.06.10.01 – Pay for Success Contracting – Definitions
 - 21.06.10.02 – Pay for Success Contracting – Background
 - 21.06.10.03 – Pay for Success Contracting – Application
 - 21.06.10.04 – Pay for Success Contracting – Pay-for-Success Contracts
 - 21.06.10.05 – Pay for Success Contracting – Review and Evaluation of Results by the Maryland Environmental Service

(3) Revise existing regulations to clarify, simplify, and modernize COMAR Title 21

- Amend:**
- 21.01.03.01 – Applicability – Exemptions
 - 21.02.01.04 – Board of Public Works – Delegation of Procurement and Contracting Authority
 - 21.02.01.05 – Board of Public Works – Review and Approval of the Award of Procurement Contracts
 - 21.05.06.01 – Emergency and Expediated Procurements – Application
 - 21.05.06.02 – Emergency and Expediated Procurements – Emergency Procurements
 - 21.05.06.03 – Emergency and Expediated Procurements – Expedited Procurements
 - 21.05.07.04 – Small Procurement Regulations – Definitions—Categories
 - 21.05.13.01 – Master Contracting – Definitions – “Secondary Competition Award”
 - 21.07.01.19 – Mandatory Contract Provisions – All Contracts (except as provided under COMAR 21.05.07, 21.07.02, and 21.07.03) – Financial Disclosure
 - 21.07.02.05-1 – Mandatory Construction Contract Clauses – Disputes

**BOARD OF PUBLIC WORKS
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6. BOARD OF PUBLIC WORKS (continued)

- (3) Revise existing regulations to clarify, simplify and modernize COMAR Title 21
(continued)

21.10.04.04 – Administrative and Civil Remedies –
Contract Claims and Disputes – Disposition
of Contractor Claims

Action: Approval of this Item adopts the proposed regulations and authorizes their submission for final publication in the Maryland Register.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
June 3, 2026



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

7. **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.

ANNE ARUNDEL COUNTY

25-0746 *BURTON FAMILY COTTAGE LLC* – To stabilize an eroding shoreline by constructing a breakwater and replenishing a stone groin, and by providing beach nourishment by filling and grading with sand.
Annapolis, Severn River
Special Conditions: Requirements for beach nourishment.

24-0375 *JACK KONTIGIAS* – To stabilize an eroding shoreline by constructing a revetment, containment sill, fill with sand, grade and plant marsh vegetation.
Edgewater, Gingerville Creek
Special Conditions: Requirements for construction of the marsh area, two vents, and stone revetment, and accepting Marsh Maintenance Plan. Restrictions on use of asphalt rubble in the revetment.

BALTIMORE CITY

23-0939 *MARYLAND PORT ADMINISTRATION* – To provide upgrades to a Dundalk Marine Terminal by removing bulkhead, revetment, platform, wharf structures and piles, constructing replacement bulkhead, revetment, wharf and associated structures, constructing stormwater outfalls including trash racks and backflow preventers.
Baltimore City, Patapsco River
Special Conditions: Requirements for debris removal and disposal from wetlands.

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7. **BOARD OF PUBLIC WORKS** *(continued)*

CALVERT COUNTY

- 25-1041 *EMERALD COVE HOMEOWNERS ASSOCIATION INC* – To improve navigable access by removing an existing community marina pier and constructing a timber pier with a “T” head platform, boat lifts with associated piles, and finger piers.
Port Republic, Battle Creek
- Special Conditions: Requirements for obtaining Maryland State Programmatic General Permit (MDSPGP) under the Category A limits. Restrictions on discharge of sanitary wastewater and attaching accessory platforms to any existing or proposed boat lifts.*

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

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WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
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*Contact: Bill Morgante 410-260-7791
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**8. BOARD OF PUBLIC WORKS
*Wetlands License -- #25-0586 – Hansel LLC
Mitigation***

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

1. Grant a tidal wetlands license to replace an existing bulkhead, existing covered deck and marina office, construct piers, finger piers, a gangway, a “T” shaped platform, fixed piers with finger piers, mooring piles, hydraulically dredge a new area, and
2. Require mitigation in the amount of \$41,103.99 for impacts to shallow water habitat resulting from new dredging.

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

- Application received July 1, 2025
- Public comment period ended April 15, 2026
- MDE Report and Recommendation May 7, 2026

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

Mitigation: Hydraulically dredging a new area will result in permanent impacts to 19,857 square feet of shallow water habitat. MDE recommends that the licensee mitigate for the shallow water habitat at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$41,103.99 into the MDE Tidal Wetlands Compensation Fund, calculated as follows:

$$19,857 \text{ square feet of impact} \times \$2.07 \text{ per square foot}^* = \$41,103.99$$

**Based on \$90,000/acre mitigation cost (licensee application was received prior to 1/1/2026 when mitigation fee changed to \$108,000/acre.)*

ANNE ARUNDEL COUNTY

25-0586 *HANSEL LLC*– To provide shoreline erosion control by replacing an existing bulkhead, to remove existing structures, to construct a replacement deck and marina office, to improve navigable access by constructing a floating pier with a gangway, a “T” shaped platform, finger piers, mooring piles, fixed piers with finger piers, fixed tapered finger piers, to hydraulically dredge an area, to transport dredge material to a disposal site, to provide periodic maintenance dredging for six years, and to provide payment as mitigation.

Deale, Rockhold Creek

Special conditions: Requirements for removing an existing pier and associated structures, construction of bulkhead, dredge material transport and disposal, maintenance dredging, staking of dredged area, post dredge bathymetric survey,

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8. BOARD OF PUBLIC WORKS (continued)

ANNE ARUNDEL COUNTY (Continued)

Special conditions (continued):

hydraulic dredging and dredge material pipelines, if Licensee does not obtain approval from the U.S. Coast Guard, submitting an application and revised plans to MDE for modification, dredge operator, if an inadvertent release of dredge material occurs, and payment into Tidal Wetland Compensation Fund.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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*Contact: Bill Morgante 410-260-7791
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9. BOARD OF PUBLIC WORKS
Wetlands License -- #25-0944 – 2025 Homewood LLC
Mitigation

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

1. Grant a tidal wetlands license to stabilize an eroding shoreline with stone toe armor and construct a pier with other structures, and
2. Require mitigation in the amount of \$970.83 for impacts to open water resulting from installation of the stone toe armor.

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

- Application received October 27, 2025
- Public comment period ended May 1, 2026
- MDE Report and Recommendation May 18, 2026

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

Mitigation: Installing stone will result in permanent impacts to 469 square feet of open water. MDE recommends that the licensee mitigate for the open water at a 1:1 ratio (COMAR 23.02.04.11.B) by paying \$970.83 into the MDE Tidal Wetlands Compensation Fund, calculated as follows:

$$469 \text{ square feet of impact} \times \$2.07 \text{ per square foot}^* = \$970.83$$

**Based on \$90,000/acre mitigation cost (licensee application was received prior to 1/1/2026 when mitigation fee changed to \$108,000/acre.)*

ANNE ARUNDEL COUNTY

25-0944 2025 *HOMEWOOD LLC* – To stabilize an eroding shoreline by constructing stone toe armor and to construct a pier, platform, finger piers, boats lifts, piles and an osprey pole.

Annapolis, Severn River

Special Conditions: Time of year restriction. Requirements for design and construction of stone toe, removing pier and other structures prior to construction. Restrictions on number of slips, lifts, hoists and size of platform area.

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

**BOARD OF PUBLIC WORKS
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*Contact: Anna Sierra 443-381-2467
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**10. DEPARTMENT OF EMERGENCY MANAGEMENT
*Volunteer Company Assistance Fund (VCAF) Loans***

Recommendation: The Board of Public Works authorize the following loans up to the total amount of \$1,931,510 from the Volunteer Company Assistance Fund.

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

Background: The Maryland State Firemen’s Association has approved the requests of the following volunteer fire companies and certifies that its recommendations comply with the requirements of the Volunteer Company Assistance Fund as set forth in the Public Safety Article. The Association and the volunteer companies have entered into agreements that the loans will be used as represented and that give the State appropriate and adequate security in the equipment purchased. The Department of Emergency Management verifies that the funds are available in the Volunteer Company Assistance Fund.

Fund Type: Special Funds

Appropriation: D52H002 -- MISV3 -- 1433/3001

CECIL COUNTY

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
THE WATER WITCH FIRE COMPANY, INC.	Fire Engine	Replacement	\$905,510	\$1,380,510

Interest Rate: 1% Term: 15 years/quarterly payments

WASHINGTON COUNTY

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
MAUGANSVILLE GOODWILL VOLUNTEER FIRE COMPANY	Fire Engine	Replacement	\$750,000	\$1,375,00

Interest Rate: 1% Term: 15 years/annual payments

**BOARD OF PUBLIC WORKS
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10. DEPARTMENT OF EMERGENCY MANAGEMENT *(continued)*

WASHINGTON COUNTY *(Continued)*

<i>Requestor</i>	<i>Purpose</i>	<i>Reason</i>	<i>Max Loan Amount</i>	<i>Project Cost</i>
SHARPSBURG AREA EMERGENCY MEDICAL SERVICES, INC.	Ambulance	Replacement	\$276,000	\$460,000

Interest Rate: 1% Term: 5 years/annual payments

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
June 3, 2026**



*Contacts: Peter V. Berns, General Counsel, Executive Division
pberns@oag.maryland.gov, 410-576-6974
Rashida Ogletree-George, Deputy Chief, Civil Rights Division
rogletreegeorge@oag.maryland.gov 410 576 7847*

**11. OFFICE OF THE ATTORNEY GENERAL
*Legal Representation with Contingent Fee***

Recommendation: That the Board of Public Works approve the Attorney General’s proposal to include a contingent fee provision in a contract for Assistant Counsel. This contract would compensate an external law firm with a portion of the amount, if any, that the State collects enforcing the \$2.6 million judgment in the gender-based discrimination case *State of Maryland v. Eric Sessoms et al.*, Case No. C-22-CV-24-000260 (Wicomico County Circuit Court).

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

Contractor: Tydings & Rosenberg, LLP
Baltimore, Maryland 21202

Contract Description: Assistant Counsel – Collection of Money Judgment. The contract is for Assistant Counsel to the Attorney General, pursuant to Section 6-105(b), State Government Article, Annotated Code of Maryland, with approval from Governor Moore, by letter dated February 10, 2026.

Amount: The Contractor will be paid for services rendered under this Contract on a contingent fee basis. The Contractor will receive attorney’s fees for the sums recovered on 25% of all monies collected up to \$750,000, 15% of all monies collected greater than \$750,000, and 40% of the amount collected from any debtor who declares bankruptcy.

**BOARD OF PUBLIC WORKS
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11. OFFICE OF THE ATTORNEY GENERAL (continued)

Remarks:

Background About the Civil Rights Case:

Maryland v. Sessoms. The State received money judgments totaling more than \$2.6 million in this case. The Court found that the Defendants, Eric Sessoms and Mt Vernon Group, LLC, violated both the federal Fair Housing Act and Maryland anti-discrimination laws, prohibiting gender-based discrimination in housing. The Court awarded \$2,410,000 to compensate women tenants and prospective tenants harmed by the defendants' discrimination, \$170,000 in civil penalties, and \$111,711 in costs, to the State. The State now seeks to collect on these monetary awards.

Collecting the default judgment. Satisfying a judgment at this scale without the cooperation of either Defendant is complex. Collecting the judgment will require specialized expertise and experience in judgment enforcement tools, including bank account attachments, wage garnishments, asset mapping and investigation, and real estate law. An Assistant Counsel with the requisite expertise in these areas of law is required to ensure that the justice afforded by the judgment, in the form of restitution, reimbursement of investigation costs, and payment of civil penalties, becomes tangible recovery for the affected individuals and the State.

Maryland's Interest. The State of Maryland has an obligation to protect its residents from gender-based discrimination by enforcing State and federal civil rights laws. The State must also ensure that both the individuals harmed by Defendants' behavior and the State receive the maximum percentage of the sum of monies awarded by the Court after a finding that Defendants are liable for damages caused and civil penalties in the instant matter.

Assistant Counsel Contract:

The law firm listed above as the contractor was selected to serve as Assistant Counsel to the Attorney General, pursuant to State Government Article Section 6-105(b), to assist and advise the Office of the Attorney General in enforcing large civil money judgments. As required by the statute, the Attorney General sought prior approval from Governor Moore to procure the services of Assistant Counsel. Governor Moore approved the Attorney General's request by letter dated February 10, 2026. The Office of the Attorney General issued a Request for Proposals, and the firm was selected in a competitive process from among the offerors. Tydings & Rosenberg has extensive expertise and experience in collecting large civil judgments, including asset mapping, attaching and liquidating real property, and bankruptcy law.

**BOARD OF PUBLIC WORKS
SECRETARY'S
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11. OFFICE OF THE ATTORNEY GENERAL (continued)

Remarks (continued):

Assistant Counsel Contract (continued):

Fee Arrangement. The Attorney General seeks to compensate Contractor on a contingent fee basis, with a percentage of recovery as described above in the Amount field. This arrangement is similar to the fee schedules in other Assistant Counsel contingent-fee contracts approved by the Board.

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

Fund Source: Litigation Recovery
Resident Business: Yes
Tax Compliance Number: TBD prior to any payment

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

REVISED

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
June 3, 2026**



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

**12. MARYLAND STADIUM AUTHORITY
*Renovation Projects at Oriole Park at Camden Yards
Construction Management (CM) Services
GMP #6***

Contract ID: 25-012

Recommendation: That the Board of Public Works approve the Maryland Stadium Authority awarding a construction services contract for Guaranteed Maximum Price (GMP) Package No. 6 for the Renovation Projects at Oriole Park at Camden Yards located in Baltimore City.

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

Prior Approvals: Secretary’s Agenda, Item 35 (7/17/2024)
Secretary’s Agenda, Item 13 (2/12/2025)
Secretary’s Agenda, Item 9 (5/24/2025)
Secretary’s Agenda, Item 15 (7/16/2025)
Secretary’s Agenda, Item 12 (8/27/2025)
Secretary’s Agenda, Item 13 (9/10/2025)
Secretary’s Agenda, Item 20 (3/4/2026)

Project: Renovation Projects at Oriole Park at Camden Yards

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #6– Structural Steel / Misc. Metals, Doors / Frames / Hardware, Fire Sprinkler, Mechanical, Electrical, Fire Alarm

Term: 7/17/2024 - 10/2028

Pre-Construction Amount:	\$ 1,097,444
GMP Package #1:	\$ 22,744,395.36
GMP Package #2:	\$ 59,778,808.66
GMP Package #3:	\$ 26,479,689.29
GMP Package #4:	\$ 11,576,326.44
GMP Package #5:	\$ 8,137,777.93
GMP Package #6(This Item):	\$ 29,953,608.00
Revised Amount:	\$159,768,049.69



BOARD OF PUBLIC WORKS
SECRETARY'S
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REVISED

12. MARYLAND STADIUM AUTHORITY (continued)

MBE Participation (this Item): 38.30%

MBE Subgoals: African American 8%
Women 11%

MBE Compliance: 26.70%

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

The procurement process for GMP Package #6 proceeded as follows:

Starting on March 16th, 2026, Gilbane advertised the project for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, Maryland Stadium Authority website, Maryland Washington Minorities Companies Association, and via direct solicitation. An MBE outreach event was conducted by Gilbane / Warren Builds and a pre-bid site walkthrough was held at Oriole Park. Attendees were provided with summary project information.

Gilbane / Warren Builds advertised for bids on construction packages for Structural Steel / Misc. Metals, Doors / Frames / Hardware, Fire Sprinkler, Mechanical, Electrical, and Fire Alarm. Competitive bids were received between April 20th, 2026 and April 21st, 2026 by representatives from Gilbane / Warren Builds.

Post-bid scope review meetings with selected trade contractors began on April 22nd, 2026 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted virtually, and Gilbane / Warren Builds and MSA representatives were in attendance.

Gilbane / Warren Builds submitted GMP #6 Package on May 18th, 2026.

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

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

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

BOARD OF PUBLIC WORKS
SECRETARY'S
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REVISED

12. **MARYLAND STADIUM AUTHORITY** (continued)

Fund Source: Series 2025 Bonds

Tax Compliance No.: 25-1438-1000

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
June 3, 2026**



*Contact: Jessica M. Laws 443-687-3968
jessica.laws@maryland.gov*

**13. DEPARTMENT OF PUBLIC SAFETY & CORRECTIONAL SERVICES
*General Miscellaneous***

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval of payment of a settlement to resolve all claims, including claims for attorney’s fees and costs, against defendants in the matter of *Cedric Rodriquez Tonkins v. Stephen T. Moyer, et al.*, United States District Court for the District of Maryland, Civil No. DKC-20-2679.

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

Request Amount: \$75,000

Fund Source: 100% General Funds

Appropriation Codes: Q01 A0101 11110

Requesting Agency’s Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$75,000 to settle all claims, including attorney’s fees and costs, as it is in the best interest of the State.

If this settlement is approved, a check should be issued payable to “Cedric Rodriquez Tonkins” in the amount of \$75,000. The check should be delivered to Jessica M. Laws, Assistant Attorney General, Office of the Attorney General of Maryland, 6776 Reisterstown Road, Suite 313, Baltimore, Maryland 21215, who will deliver the check to plaintiff’s attorney and ensure that all of the necessary documentation and releases are completed.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
June 3, 2026



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

14. **DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES**
General Miscellaneous

Recommendation: The Maryland Department of Public Safety and Correctional Services, through the Office of the Attorney General, requests approval of payment to resolve all claims, including claims for attorneys' fees and costs, in the matter of *Tremayne Lewis v. Sgt. Adelowo, et al.*, United States District Court for the District of Maryland, No. TDC-22-3074.

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

Request Amount: \$75,000

Fund Source: 100% General Funds

Appropriation Codes: Q00A0101

Requesting Agency's Remarks: The Department of Public Safety and Correctional Services and the Office of the Attorney General recommend paying \$75,000 to settle all claims, including attorneys' fees and costs, in the lawsuit as in the best interest of the State.

If this settlement is approved a check should be issued payable to "ArentFox Schiff" in the amount of \$75,000. The check should be delivered to Emily C. 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 counsel and ensure that all of the necessary documentation and releases are complete.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
June 3, 2026



DNR 1

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

1A. PROGRAM OPEN SPACE LOCAL SHARE
Calvert County

Recommendation: Approval to commit \$1,092,500 for the following **acquisition** project.

Calvert Marine Museum - Back Creek Holdings Property Acquisition - \$1,092,500
Calvert County
POS #7983-4-93 MD20260313-0120

Background: Acquire 1.1 waterfront acres to expand the existing Calvert Marine Museum campus. Future property plans may include extending the boardwalk and improving the green space for recreation and educational purposes.

Appraised Value: Associated Appraisers, LLC \$1,025,000
Hooper & Associates \$1,160,000

Property Cost: \$1,092,500

Fund Sources: Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 \$1,143.00

Outdoor Recreation Land Loan 2020, Chapter 565, Acts of 2019
Program Open Space Local
Source Code: 20011 \$264,026.00

Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$265,974.00

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$320,844.00

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$240,513.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Board of Public Works
Department of Natural Resources – Real Property
Supplement
June 3, 2026**



DNR 2

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

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

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

Stonehedge Local Park - Improvements – \$1,000,000
M-NCPPC (Montgomery County)
POS #7982-15-749 MD20260313-0118

Background: Design and construct improvements to Stonehedge Local Park. The project includes a new playground, basketball court, community garden, pavilion, outdoor fitness equipment, walking path, site furnishings, stormwater management upgrades, accessibility improvements, and associated amenities.

Fund Sources:

Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$70,974.39

Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$929,025.61

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
June 3, 2026



DNR 3

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

3A. RURAL LEGACY PROGRAM FUNDS

Anne Arundel County

Recommendation: Approval to grant \$891,655 to **Anne Arundel County**, from Rural Legacy Funds to acquire a 136.27-acre conservation easement.

Anne Arundel South Rural Legacy Area – Parks Property

Prior Approval: Anne Arundel South Rural Legacy Area Grant for easement acquisitions: DNR-RP Item 16A (8/28/2024) \$891,655.00 for FY 2025

Project Description: Acquisition of this conservation easement will preserve 136.27 acres of productive agricultural fields, woodlands, and wetlands. The easement will also protect over 3,000 linear feet of forested and vegetative buffers along Lyons Creek, and associated headwater tributaries, in the Middle Patuxent watershed. This Rural Legacy easement, RL No. 36821, will be held by Anne Arundel County. The county is sharing the cost of the purchase price, and is not requesting reimbursement for administrative, program compliance costs, or incidental expenses.

Easement Value: \$1,094,082.00 (\$8,028.78 per acre)

Purchase Price: \$1,094,082.00 (\$8,028.78 per acre)

Funding Sources: \$891,655.00 DNR
\$202,427.00 Anne Arundel County

Total Other DNR Costs:	Administrative:	\$ 0.00
	Incidental:	\$ 0.00
	Compliance:	\$ 0.00
		\$ 0.00

Amount Requested: \$891,655.00

Fund Source: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$891,655.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**Board of Public Works
 Department of Natural Resources – Real Property
 Supplement
 June 3, 2026**



DNR 4

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

**4A. RURAL LEGACY PROGRAM FUNDS
 Washington County**

Recommendation: Approval to grant \$371,588.26 to **Washington County** from Rural Legacy funds to acquire a 61.3-acre conservation easement.

Mid-MD Washington Rural Legacy Area – Stoner Family Farm Property

Prior Approval: Mid-MD Washington Rural Legacy Area Grant for easement acquisitions: DNR-RP Item 16A (8/28/2024) \$1,544,000 for FY 2025

Project Description: Acquisition of this conservation easement will protect valuable farmland and forest lands. In addition, the easement protects water quality by preserving 840 feet of forested stream buffers along unnamed tributaries to Marsh Run, which flows directly to the Potomac River. This Rural Legacy easement, RL No. 36809, will be held solely by Washington County.

Easement Value: \$361,800.00 (\$5,902.12 per acre)

Purchase Price: \$346,725.00 (\$5,656.20 per acre)

Total Other DNR Costs:	Administrative:	\$10,401.75
	Incidental:	\$ 9,260.64
	Compliance:	<u>\$ 5,200.87</u>
		\$24,863.26

Amount Requested: \$371,588.26

Fund Source: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
 Rural Legacy Program
 Source Code: 24012 \$371,588.26

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT 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 for the following contracts totaling: \$1,737,868.36.

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

1.University of Maryland College Park
SECU Stadium

1.Description: Provide and install commercial grade televisions at the Concession stands to provide ADA compliant Announcements.
Procurement Method: Maryland Education Enterprise Consortium (MEEC) Task order Request Proposal (TORP)
Award: MidPoint Technology Group, LLC., Hanover, MD
Amount: \$399,002.56
Fund Source: MCCBL 2024: *Provide funds for outdoor rated televisions, mounts and associated installation for SECU Stadium ADA closed captioning TV project.* Item 111.
MBE Participation : 0%
Resident Business: Yes **MD Tax Clearance:** 26-1827-1110

2.Description: Provide electrical work for closed caption televisions at SECU Stadium.
Procurement Method: On Call Master Contract.
Award: Electrico, Inc., Baltimore, MD
Amount: \$412,572.93
Fund Source: MCCBL 2024: *Provide funds for electric and infrastructure work needed to power the SECU Stadium ADA closed captioning TV Project.* Item 111.
MBE Participation 12.91%
Resident Business: Yes **MD Tax Clearance:** 26-1812-0110

3.Description: Purchase sixty (60) Media Players.
Procurement Method: Simplified Procurement
Award: FanConnect. Charlotte, NC
Amount: \$18,600
Fund Source: MCCBL 2024: *Provide funds for media players for SECU Stadium ADA closed captioning TV project.* Item 111.
MBE Participation : 0%
Resident Business: No **MD Tax Clearance:** 26-1694-1000

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

2.Frostburg State University
Technology Infrastructure Upgrades

Description: Audio Visual Classroom Upgrades
Procurement Method: Cooperative Agreement-MEEC Contract No. TU-2501
Task Order Request for Proposal (TORFP)
Award: AVI-SPL LLC. Ashburn, VA
Amount: \$172,767.87
Fund Source: MCCBL 2023: *Provide funds to upgrade technology infrastructure to improve operational efficiency, data security, and overall reliability of IT systems.* Item 115.
MBE Participation: 0%
Resident Business: No **MD Tax Clearance:** 26-1930-1111

3.University of Maryland, Baltimore County
Sherman Hall Renovation

Description: Lecture Seating and Furniture
Procurement Method: Cooperative Agreement - E&I Contract No. E1000125
Award: H2I Group, Columbia, MD
Amount: \$124,925.00
Fund Source: MCCBL 2025: *Provide funds to continue construction and equipping of the renovation of Sherman Hall provided that notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project.* Item 112.
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 26-1637-1110

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

**2-C. UNIVERSITY OF MARYLAND, COLLEGE PARK for
FROSTBURG STATE UNIVERSITY
Construction Contract**

Contract ID: Frostburg State University (FSU) – Brownsville Hall Renovation & Corrective Work

Recommendation: Award of Construction Contract

Contractor: Carl Belt Inc., Cumberland, MD

Project Description: The work will include replacement of major domestic water and sanitary lines, repair and replacement of drywall, flooring, finishes, life safety upgrades, HVAC cleaning, testing of all systems, and final restoration and cleaning.

Contract Term: Thirty-One (31) months from Notice to Proceed (including warranty period)

Amount: \$5,868,224.78

Procurement Method: Sourcewell Cooperative Purchase Program (Contract No. MD-R1-CC-030425-CBI)

Fund Source: Auxiliary Bond Funds

MBE Participation: 15.13%

Performance Security: Equal to contract amount

Requesting Institution Remarks: FSU’s Brownsville Hall was opened for occupancy in the Fall of 2021. However, significant and successive domestic water line failures caused flooding to the facility, rendering the 432-bed residence hall inoperable. Consequently, the building has remained closed since February 2023. The need to reopen this facility is urgent. The closure has dictated that FSU must rely on older, inefficient dormitories with limited capacity and antiquated building systems. These decreased efficiencies, coupled with an inability to draw residential student fees commensurate with those for a modern facility, are straining FSU’s financial condition. In order to expedite the work associated with this request, this construction contract will employ a Job Order Contracting (JOC) delivery methodology through the Sourcewell Cooperative Purchasing Program. The contractor is exceeding the MBE goal by .13%.



2-C. **UNIVERSITY OF MARYLAND, COLLEGE PARK for
FROSTBURG STATE UNIVERSITY (continued)**
Construction Contract

Sustainability: This project will provide for the restoration & re-occupancy of this 432-bed dormitory, thereby decreasing FSU’s reliance on older, less energy efficient residence hall facilities. This effort will subsequently increase facility management’s operational efficiencies and consolidate student support services.

Resident Business: Yes

MD Tax Clearance: 26-1251-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

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

**3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK
*Health and Human Sciences Complex - Bid Package 3 of 4***

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

Recommendation: Award of Bid Package 3

Contractor: Clark Construction Group, LLC, Bethesda, MD

Prior Approval: USM Item 2-C (10/2/2024)
USM Item 2-C-BP (8/27/2025)
USM Item 2-C-BP (12/03/2025)

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

The University anticipates the final value of this contract, after award of all Bid Packages, will be approximately \$130 million.

Bid Package Description: Bid Package 3 includes masonry, ornamental metals, rough carpentry, fireproofing, roofing, doors, coiling doors, smoke doors, interior glazing, drywall, sound absorbing wall units, tile, visual display units, operable partitions, window treatment, lab casework, magnetic shielding, mechanical controls, low voltage, security, asphalt, and other trade contractors.

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

This Bid Package Amount: \$31,233,562

Current Contract Amount: \$87,786,771

Revised Contract Amount: \$119,020,333

Board of Public Works
University System of Maryland
Supplement
June 3, 2026



3-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (continued)
Health and Human Sciences Complex - Bid Package 3 of 4

Fund Source: MCCBL 2027 (Preauthorized-SB283): Provide funds to complete construction of the Health and Human Sciences Complex for the School of Public Health and Academy for Innovation and Entrepreneurship; Item#TBD \$28,673,214

Academic Revenue Bonds \$2,560,348

NOTE: FY2028 preauthorized funds will not be expended until these funds are available on July 1, 2027. The University will return to the Board for approval when these funds become available.

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

**MBE Participation
This Bid Package:** 33.62%

MBE Compliance: 13.98%

Performance Security: Equal to contract amount

Requesting Institution Remarks: This contract was initially awarded for preconstruction and design services (USM Item 2-C approved on 10/2/2024). As design has progressed, the contractor has sequentially and competitively bid the construction packages. This is the third of four (4) Bid Packages anticipated on this project.

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

Resident Business: Yes

MD Tax Clearance: 26-1993-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

**4-S. UNIVERSITY SYSTEM OF MARYLAND
 *System-wide Ombuds Services Master Contract***

Contract ID: USM-2605 System-wide Ombuds Services

Contract Description: Contract to provide system-wide Ombuds services

Award: Veritext, LLC., Livingston, NJ

Contract Term: 6/18/26 – 6/17/29 (with one, 2-year renewal option)

Amount: \$ 3,064,500.00 Not-to-exceed – Base Three-Year Term
 \$ 2,289,000.00 Not-to-Exceed – Renewal Option (two-years)
 \$ 5,353,500.00 Total

Procurement Method: Competitive Sealed Proposals (Single Proposal Received)

Proposals:

<i>Offeror</i>	<i>Technical Ranking</i>	<i>Evaluated Cost</i>	<i>Financial Ranking</i>	<i>Overall Ranking</i>
Veritext, LLC., Livingston, NJ	1	\$5,353,500.00	1	1

MBE Participation: 0% (See Requesting Institutional Remarks)

Performance Security: Not Applicable

Requesting Institution Remarks: This solicitation was advertised on *eMaryland Marketplace Advantage* as well as posted on the USM’s electronic bid board and Veritext, LLC. was directly solicited, resulting in one (1) proposal received.

Veritext, LLC.’s core responsibilities include providing independent, impartial, and confidential services to employees; serving as an informal communication resource without replacing formal organizational channels such as Human Resources, Compliance, Legal, or management; supporting early and informal resolution of workplace concerns; sharing non identifying trends and systemic themes with leadership; conducting outreach and education; maintaining effective administrative procedures; responding promptly and professionally; ensuring qualified personnel; avoiding conflicts of interest; safeguarding confidentiality subject only to limited exceptions related to consent or imminent risk of serious harm; and comprehensive early dispute resolution services to complement organizational ombuds services and address workplace conflict and organizational development needs at every level.

4-S. **UNIVERSITY SYSTEM OF MARYLAND** (continued)
System-wide Ombuds Services Master Contract

Requesting Institution Remarks (cont'd): The resulting contract will be established as an indefinite-quantity contract, allowing University System of Maryland institutions to obtain Ombuds services as a monthly service or ad-hoc (hourly) on an as-needed basis throughout the contract term. These services will not be replacing or substituting for any USM employees. The recommended firm meets technical requirements and evaluated costs were based solely on the proposed rates for a range of institution employee size, as well as an hourly rate for ad-hoc services as needed. Due to the highly specialized and sensitive nature of Ombuds service, single element of work (subcontracting tasks increases privacy risks), a Minority Business Enterprise (MBE) goal was not established.

Because USM received only one (1) responsive proposal, a price analysis was conducted in accordance with BPW Advisory 2016-1. USM determined the contract price is fair and reasonable. University of Maryland Center for Environmental Services (UMCES) currently contracts for these services through The McCammon Group which was acquired by Veritext, LLC. in 2025. Therefore, USM was able to compare the total price it currently pays for the requested services for UMCES with the price proposed from the same contractor. USM used a Price Analysis based on historical price. The proposed price was compared to the price UMCES has paid over the previous year, taking into account the applicable Consumer Price Index (CPI) and any additional agency requirements. Based on the analysis, USM determined that Veritext, LLC evaluated best and final financial offer is fair and reasonable.

Fund Source: Institutional Funds

Resident Business: No

MD Tax Clearance: 26-1957-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



Wes Moore
Governor

Aruna Miller
Lt. Governor

Kathryn B. Thomson
Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
June 3, 2026**

<u>Item #s</u>	<u>Mode</u>	<u>Pages</u>
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5	Motor Vehicle Administration (MVA)	10 - 11
6- 13	State Highway Administration (SHA)	12 – 30

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 1

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

1-M-MOD. MARYLAND TRANSIT ADMINISTRATION
Modification – Maintenance Contract

Contract ID: Light Rail Facilities Janitorial; LR-23-055-MT
EPICS No.: CO434341

Contract Approved: MDOT 10-M 07/21/2023

Contract Description: Provide all necessary labor, tools, material, equipment and supervision required to properly maintain janitorial services for Maryland Transit Administration’s (MTA) Light RailLink facilities.

Modification Description: The Maryland Transit Administration (MTA) is requesting a modification to extend the contract for an additional 92 days.

Award: Alliance, Inc.; Nottingham, MD

Original Contract Term: 07/01/2023 – 06/30/2026 (3 years)

Modification Term: 07/01/2026 - 09/30/2026 (92 days)

Original Amount: \$3,421,604.92 NTE

Modification Amount: \$ 300,107.42

Prior Modifications/Mods: None

Total Contract Amount: \$3,721,712.36

Percent +/- Change (this item): 8.77%

Total Percent +/- Change: 8.77%

Procurement Method: Preferred Provider

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 2

1-M-MOD. MARYLAND TRANSIT ADMINISTRATION (continued)

MBE/VSBE Compliance: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Requesting Agency Remarks: The MTA is seeking approval of a 92-day extension for the Light Rail Facilities Janitorial Contract, which provides service to Light Rail’s Hunt Valley, Linthicum, Cromwell, Hamburg, and North Avenue facilities. For the replacement contract, MTA intended to expand the scope of work to include Metro’s Maintenance of Way. While finalizing the scope, MTA was made aware that the incumbent is relinquishing all contracts and leaving the Maryland Works program. The incumbent agreed to a 92-day extension to provide time for Maryland Works to find a replacement vendor. MTA will be working with Maryland Works to establish a one-year bridge contract with the selected vendor, which will allow time for the approval of the multi-year replacement contract with scope changes to be established.

The Pricing and Selection Committee for Blind Industries & Services of Maryland and the Employment Works Program approved the pricing and extension on March 26, 2026.

Preferred Provider Programs do not warrant establishing Minority Business Enterprise (MBE) nor Veteran-Owned Small Business Enterprise (VSBE) participation goals. Therefore, no MBE/VSBE goals were established.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J05H0104

Resident Business: Yes

MD Tax Clearance: 26-1255-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 3

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

2-GM-OPT. MARYLAND TRANSIT ADMINISTRATION
Renewal Option - General/Miscellaneous

Contract ID: CSX Access Agreement; MRC-21-057-MT
EPICS No.: CO434476

Contract Approved: MDOT 3-GM 06/02/2021

Contract Description: Access Agreement with CSX Transportation, Inc. for use of CSX-owned right-of-way (ROW) and associated services required to operate MARC Train Service on the Camden and Brunswick Lines.

Option Description: This option exercises the five-year option period included in the original contract, increasing the contract authority by \$146,935,562 and resulting in a revised aggregate contract amount of \$275,995,637. This option is necessary to continue MARC Train operations over CSX-owned ROW and to support required track maintenance, signal maintenance, dispatching, and jointly beneficial capital improvements.

Award: CSX Transportation, Inc.
Jacksonville, FL

Original Contract Term: 07/01/2021– 06/30/2026 (with one, 5-year option)

Option Term: 07/01/2026* - 06/30/2031 (5 years)
(* or earlier upon BPW Approval)

Original Contract Amount: \$129,060,075.00

Option Amount: \$146,935,562.00

Prior Options: None

Revised Total Contract Amount: \$275,995,637.00

Percent +/- Change (this item): +113.85%

Total Percent +/- Change: +113.85%

Procurement Method: Sole Source

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 4

2-GM-OPT. MARYLAND TRANSIT ADMINISTRATION (continued)

Living Wage Eligible: No
DBE/VSBE Participation: 0% / 0%
DBE/VSBE Compliance: 0% / 0%
Performance Security: No
Hiring Agreement Eligible: No

Requesting Agency Remarks: The MTA requests approval to exercise the five-year option period under the CSX Access Agreement to ensure continued access to CSX-owned right-of-way (ROW) required for MARC Train operations on the Camden and Brunswick Lines. These services include track and signal maintenance, dispatching, and other operational support essential for safe and reliable commuter rail service.

This contract was originally approved by the Board of Public Works on June 2, 2021 (MDOT-3-GM), with a five-year base term and one, five-year option period. CSX owns and maintains the ROW used by MARC trains, and there is no alternative ROW available for MARC service on these corridors. Exercising the option period is necessary to maintain uninterrupted access to CSX property and to continue the Joint-Benefit capital program, which provides \$6 million annually for capital improvements that support MARC operations.

These services are critical to maintaining state of good repair conditions and ensuring the reliability of MARC Train Service. Without approval of this option, MTA would be unable to continue MARC operations on the Camden and Brunswick Lines, resulting in significant service disruptions for Maryland commuters.

The Procurement Review Group’s evaluation determined that no subcontracting opportunities existed for this contract. Consequently, no DBE nor VSBE goal were established for this procurement.

Fund Source: 17% Federal; 83% Special (Transportation Trust Fund)
Approp. Code: J05H0104, J05H0105

Resident Business: No **MD Tax Clearance:** 26-1861-1001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED
DISAPPROVED
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 5

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

3-GM-OPT. MARYLAND TRANSIT ADMINISTRATION
Renewal Option - General/Miscellaneous

Contract ID: CSX Master License Agreement; MRC-21-058-MT
EPICS No.: CO434473

Contract Approved: MDOT 4-GM 06/02/2021

Contract Description: This is a Master License Agreement for the Maryland Transit Administration's (MTA) MARC Train Service with the right to occupy various CSX properties.

Option Description: This option exercises the five-year option period included in the original contract, increasing the contract authority by \$8,491,008 and resulting in a revised aggregate contract amount of \$15,411,366. This option is necessary to continue MTA's licensed use of CSX-owned stations, platforms, parking lots, and maintenance facilities that support MARC Train operations along the Camden and Brunswick Lines.

Award: CSX Transportation, Inc.
Jacksonville, FL

Original Contract Term: 07/01/2021– 06/30/2026 (with one, 5-year option)

Option Term: 07/01/2026* - 06/30/2031 (5 years)
(* or earlier upon BPW Approval)

Original Contract Amount: \$6,920,358.00

Option Amount: \$8,491,008.00

Prior Options: None

Revised Total Contract Amount: \$15,411,366.00

Percent +/- Change (this item): +122.70%

Total Percent -/- Change: +122.70%

Procurement Method: Sole Source

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 6

3-GM-OPT. MARYLAND TRANSIT ADMINISTRATION (continued)

Living Wage Eligible: No
MBE/VSBE Participation: 0% / 0%
MBE/VSBE Compliance: 0% / 0%
Performance Security: No
Hiring Agreement Eligible: No

Requesting Agency Remarks: The MTA requests approval to exercise the five-year option period under the CSX Master License Agreement to ensure continued access to CSX-owned stations, station buildings, platforms, parking lots, and maintenance facilities that support MARC Train operations on the Camden and Brunswick Lines. These facilities are essential to providing safe, reliable commuter rail service and are integral to daily MARC operations.

This contract was originally approved by the Board of Public Works on June 2, 2021(MDOT 4-GM), with a five-year base term and one five-year option period. The Master License Agreement provides MTA with the right to occupy CSX properties along the Camden and Brunswick Lines, including two maintenance facilities located in Brunswick, Maryland and Martinsburg, West Virginia. CSX owns and controls these properties, and there are no alternative station sites, parking facilities, or maintenance locations available to support MARC service on these corridors. Exercising the option period is necessary to maintain uninterrupted access to these critical facilities.

These facilities are vital to maintaining state-of-good-repair conditions and ensuring the reliability of MARC Train Service. Without approval of this option, MTA would be unable to continue occupying the stations, parking lots, and maintenance facilities required for MARC operations, resulting in significant service disruptions for Maryland commuters.

The Procurement Review Group’s evaluation determined that no subcontracting opportunities existed for this contract. Consequently, no MBE nor VSBE goal established for this procurement.

Fund Source: 100% Special (Transportation Trust Fund)
Approp. Code: J05H0104

Resident Businesses: No **MD Tax Clearance:** 26-1861-1001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 7

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

4-C. **MARYLAND TRANSIT ADMINISTRATION**
Construction Contract

Contract ID: Fast Forward Bus Stop ADA Improvements - City West; T-2024-0450
EPICS No.: T20240450

Contract Description: This Maryland Transit Administration (MTA) contract is for the construction of Americans with Disabilities Act (ADA) improvements at 96 bus stops and five sidewalk ramps located in Baltimore City.

Award: Stratified, Inc.; Crofton, MD
(*Certified Small Business*)

Contract Term: 270 Calendar Days from NTP

Amount: \$1,579,876.00 NTE

Procurement Method: Competitive Sealed Bidding (Single Responsive Bid)

Bid:

<i>Bidder</i>	<i>Amount</i>
Stratified, Inc., Crofton, MD	\$1,579,876.00

Living Wage Eligible: No

MBE/VSBE Participation: 33%

Performance Security: 100% Payment and Performance Bonds

Hiring Agreement Eligible: No

Incumbent: None

Requesting Agency Remarks: The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 17, 2023, electronically notifying more than 100 potential bidders. No vendors were directly solicited. At the time of bid closing on December 21, 2023, three bids were received. The apparent low bidder was deemed non-responsive due to failure to meet Minority Business Enterprise (MBE) participation requirements.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 8

4-C. MARYLAND TRANSIT ADMINISTRATION (continued)

Requesting Agency Remarks (continued):

Following initial bid evaluation, administrative delays due to staffing issues occurred and subsequent evaluations were impacted resulting in a significant lapse of time before the award could be finalized for BPW presentation. As a result of the delay, the next lowest bidder was unable to hold bid pricing, leaving only one responsive and responsible bidder for award, Stratified, Inc. A comprehensive review confirmed that Stratified Inc. met all solicitation requirements, satisfied the 33% MBE participation goal, and will hold bid pricing of \$1,579,876.00. No protests were filed. Due to the minimal variance in bid pricing, re-procuring was determined not to be in the best interest of the state. The lowest bid received was \$1,528,159.00, which was only \$51,717.00 lower than the initial recommended awardee's bid price. Given current market conditions and anticipated increases in pricing since the original solicitation, MTA believes the recommended award represents a fair and reasonable value to the State.

A price analysis was conducted to determine whether Stratified's bid is fair and reasonable. The bid of \$1,579,876.00 is approximately 21% below the Engineer's Estimate, indicating that the pricing is favorable to the MTA and within a reasonable range for the scope of work. The bid pricing was compared against Fast Forward Bus Stop ADA Improvement – City Northwest, a project of similar size and scope, and falls within the identified range as 22.41% more than the low bid and 4.31% less than the high bid. The bid was also reviewed and found to be complete, with no indications of unbalanced or irregular pricing. Based on this analysis, the pricing submitted by Stratified Inc. is determined to be fair and reasonable.

The work under this contract supports MTA's ongoing efforts to improve accessibility and safety at 96 existing bus stops throughout Baltimore City. These locations are distributed across the following neighborhoods: Greater Walbrook (14 stops); Sandtown-Winchester (10 stops); Dolfield (11 stops); Carrollton Ridge (11 stops); Central Park Heights (15 stops); Mondawmin (15 stops); Penrose/Fayette Street Outreach (10 stops); and Park Circle (10 stops). The project also includes upgrades to five sidewalk ramps located at the following intersections: Riggs Avenue and Gilmor Street; Clifton Avenue and Chelsea Terrace; South Pulaski Street and McHenry Street; Reisterstown Road and Oakmont Avenue; and West Belvedere Avenue and Elmer Avenue. The scope of work generally includes removal and replacement of sidewalks and sidewalk ramps, installation of bus stop landing pads, and replacement of curbs and/or gutters, as necessary, to improve accessibility.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 9

4-C. MARYLAND TRANSIT ADMINISTRATION (continued)

Requesting Agency Remarks (continued)

In accordance with Board of Public Works (BPW) Advisory 2001-1, the MTA Procurement Review Group (PRG) reviewed the contract scope of work to determine appropriate Minority Business Enterprise (MBE), Veteran-Owned Small Business Enterprise (VSBE), and Small Business Reserve (SBR) participation opportunities. Based on this review, an MBE participation goal of 33% was established. No VSBE goal was established, and the procurement was not designated as a Small Business Reserve (SBR). Stratified, Inc. has committed to meeting the established MBE participation goal.

Fund Source: 100% Special (Transportation Trust Funds)
Approp. Code: J05H0105
Resident Business: Yes
MD Tax Clearance: 26-1779-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 10

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

5-M. MOTOR VEHICLE ADMINISTRATION
Maintenance Contract

Contract ID: Janitorial Services at the Beltsville Motor Vehicle Administration (MVA);
V-BLT-26029-M
EPICS No.: VBLT26029M

Contract Description: Provides for janitorial services at the MVA Beltsville Branch.

Award: White's Janitorial & Maintenance Services; Pikesville, Maryland

Contract Term: 07/01/2026 – 06/30/2031 (5-year term)

Amount: \$686,449.48 NTE

Procurement Method: Preferred Provider

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: White's Janitorial & Maintenance Services, Inc. is a certified preferred provider under the Employment Works Program pursuant to COMAR 21.11.05. The pricing for this contract has been determined to reflect fair market value and received approval from the Pricing and Selection Committee on April 27, 2026. The contractor is required to purchase available cleaning supplies from Blind Industries of Maryland. BISM offers environmentally preferred products, including recycled, Green Seal, EcoLogo, and FSC-certified items.

The contract requires the vendor to provide all labor, equipment, and supplies necessary to deliver comprehensive janitorial services at the Motor Vehicle Administration (MVA) Beltsville Branch. Services include all daily, weekly, monthly, and semi-annual tasks such as floor care, restroom sanitation, trash removal, carpet cleaning, and other duties outlined in the scope of work. The vendor must supply all cleaning materials, equipment, and staff, while the MVA will provide consumable restroom items.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 11

5-M. MOTOR VEHICLE ADMINISTRATION (continued)

Requesting Agency Remarks (continued):

The Preferred Provider Program does not warrant establishing Minority Business Enterprise (MBE) or Veteran-Owned Small Business Enterprise (VSBE) participation goals. Therefore, no MBE/VSBE goals were established.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: J04E0003

Resident Business: Yes

MD Tax Clearance: 26-1854-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 12

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

**6-C. STATE HIGHWAY ADMINISTRATION
 *Construction Contract***

Contract ID: Upper Marlboro Shop Fuel System Replacement - Upper Marlboro, Prince George’s County – District – 3; *PG0095149R*
 EPICS No.: *PG0095149R*

Contract Description: Provide Upper Marlboro Shop Fuel System Replacement - Upper Marlboro, Prince George’s County – District – 3.

Award: Total Environmental Concepts; Laurel, MD
 (*Certified Small Business*)

Contract Term: 392 Calendar Days

Amount: \$2,625,400.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Total Environmental Concepts Laurel, MD (Certified Small Business)	\$2,625,400.00
Petroleum Management, Inc. Bowie, MD	\$3,315,980.25

Living Wage Eligible: No

MBE/VSBE Participation: 13.56% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: None

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 13

6-C. STATE HIGHWAY ADMINISTRATION (continued)

Requesting Agency Remarks: This solicitation was originally advertised on July 16, 2024. No bids were received at bid opening on August 22, 2024. Extensive outreach was done, including reaching out to the companies directly solicited in the solicitation that resulted in no bids. SHA asked for feedback on the project to determine if any changes needed to be made in the solicitation. The vendors that responded indicated that they were unable to bid at the time for various reasons such as bonding capacity, missed bid opening and lack of capacity to handle the work. The solicitation was re-advertised at eMaryland Marketplace Advantage (eMMA) on January 6, 2026, notifying 26 potential contractors, 13 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited 32 contractors. Maryland Works granted a waiver for these services on February 12, 2025.

SHA received three bids which were opened on February 19, 2026. This is a new contract therefore there is no incumbent. There were no protests filed for this contract.

SHA rejected the first lowest bidder's bid on February 23, 2026, per COMAR 21.11.03.10C(5) due to MBE documentation not being submitted properly and therefore found the bid not reasonable susceptible of being selected for award. SHA proceeded with the second bidder, who was the next apparent responsive and responsible low bidder.

This Fuel System Replacement Holding Tank upgrade contract supports the SHA's continued commitment to environmental compliance and stewardship. This project will provide replacement of three existing underground fuel storage tanks and one generator underground storage tank including but not limited to dispensers, monitoring wells, fuel system controls, fuel supply and vapor recovery lines. It also includes installation of three (3) above ground fuel tanks and one (1) generator day tank at the SHA maintenance shop in Prince George's County. Upgrading the outdated existing system replacement holding tank ensures that we continue to assist in the operations economically and that no fuel is released to the environment.

SHA has confirmed Total Environmental Concepts' 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 6% MBE goal was set for this project due to the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities; however, the awardee has committed to exceeding the goal by 7.56% for a 13.56% MBE participation goal. The following counties were utilized in this search: Montgomery, Howard, Calvert; Anne Arundel; and Prince George's; Charles.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 14

6-C. STATE HIGHWAY ADMINISTRATION (continued)

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: J02B0101

Resident Business: Yes

MD Tax Clearance: 26-0756-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 15

*Contact: Jada Wright 410-545-0330
Jwright18@mdot.maryland.gov*

**7-C. STATE HIGHWAY ADMINISTRATION
*Construction Contract***

Contract ID: District 6 Facility Paving in Allegany and Garrett Counties – Facilities Improvements – District – 6; XQ3755629
EPICS No.: XQ3755629

Contract Description: Provide District 6 facility paving in Allegany and Garrett Counties – facilities improvements – District – 6.

Award: Belt Paving, Inc.; Cumberland, MD

Contract Term: 757 Calendar Days

Amount: \$533,810.00

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
Belt Paving, Inc. Cumberland, MD	\$533,810.00
Keystone Lime Company Springs, PA	\$537,699.00

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Keystone Lime Company Springs, PA

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 16

7-C. STATE HIGHWAY ADMINISTRATION (continued)

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 06, 2026, notifying 310 potential contractors, 51 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited six contractors.

Maryland Works granted a waiver for these services on February 12, 2025. SHA received two bids which were opened on February 12, 2026. There were no protests filed for this contract.

This facility paving contract supports the SHA’s commitment to environmental safeguards measures. Adopted mitigation measures aim towards minimizing negative environmental impacts within the road corridor. Facility paving with associated works enhance road aesthetics and improve road riding surface. Timely repairs will extend the lifespan of facility components, reduce material waste, and support reliable transportation infrastructure with minimal environmental impact.

SHA has confirmed Belt Paving, Inc.’s bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project based on the contract having a low number of certified MBE firms available, located within the work area that are certified with the NAICS code(s) to perform the work items. The following counties were utilized in this search: Allegany; Garrett; Washington. No VSBE participation goal was set due to lack of certified firms to perform these services. This procurement was not designated for the Small Business Reserve Program due to only one small business in the geographic area able to perform the 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: J02B0101
Resident Business: Yes
MD Tax Clearance: 26-0681-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 17

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

**8-C. STATE HIGHWAY ADMINISTRATION
 *Construction Contract***

Contract ID: Patch and Resurface Pavements at Various Maintenance Facilities - District 4 Facilities Improvements – District – 4; XQ6665429
EPICS No.: XQ6665429

Contract Description: Provide patch and resurface pavements at various maintenance facilities - District 4 facilities improvements – District – 4.

Award: White Pine Paving, Inc.; Hampstead, MD

Contract Term: 544 Calendar Days

Amount: \$1,022,131.25

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
White Pine Paving, Inc. Hampstead, MD	\$1,022,131.25
Allan Myers MD, Inc. Fallston, MD	\$1,483,305.00

Living Wage Eligible: No

MBE/VSBE Participation: 15.2% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 27, 2026, notifying 1,786 potential contractors, 313 of which were

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 18

8-C. STATE HIGHWAY ADMINISTRATION *(continued)*

Requesting Agency Remarks *(continued)*:

MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited six contractors.

Maryland Works granted a waiver for these services on February 12, 2025. SHA received two bids which were opened on March 05, 2026. There were no protests filed for this contract.

This facility paving contract supports the SHA's commitment to environmental safeguards measures. Adopted mitigation measures aim towards minimizing negative environmental impacts within the road corridor. Facility paving with associated works enhance road aesthetics and improve road riding surface. Timely repairs will extend the lifespan of facility components, reduce material waste, and support reliable transportation infrastructure with minimal environmental impact. This project also promotes environmental sustainability by improving and maintaining asphalt pavements at state highway facilities, enhancing stormwater runoff management, and reducing surface deterioration that can contribute to environmental pollution. Proper paving and resurfacing practices help extend the lifespan of roadways, minimize resource consumption, and support safe and efficient transportation while reducing long-term environmental impacts.

SHA has confirmed White Pine Paving, Inc.'s bid price.

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals as well as a Small Business Reserve designation. A 14% MBE goal has been set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS code(s) to perform the project activities. White Pine Paving, Inc has committed to exceeding the 14% goal by 1.2% for a 15.20% MBE goal. The following counties were utilized in this search: Baltimore, Baltimore City, Harford, Carroll, Anne Arundel and Cecil. No VSBE participation goal was set due to a lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)
Approp. Code: J02B0101
Resident Business: Yes
MD Tax Clearance: 26-0976-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 19

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

**9-M. STATE HIGHWAY ADMINISTRATION
*Maintenance Contract***

Contract ID: Hand Mowing, Trimming and Litter Pickup at Various Locations East of Bel Air in Harford County – District – 4; 42812E1428SB
EPICS No.: 42812E1428

Contract Description: Provide hand mowing, trimming and litter pickup at various locations East of Bel Air in Harford County – District – 4.

Award: Just Work, LLC. DBA Just Work Landscaping, Gaithersburg, MD
(*Certified Minority Business Enterprise and Small Business*)

Contract Term: 06/19/2026* – 12/31/2028 (**or earlier upon BPW approval*)
(two years, six months, 14 days)

Amount: \$266,940.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
Just Work, LLC. DBA Just Work Landscaping Gaithersburg, MD (<i>Certified Minority Business Enterprise</i>)	\$266,940.00
Hoppergrass Lawn Care, LLC. Bowie, MD (<i>Certified Minority Business Enterprise</i>)	\$356,300.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Hoppergrass Lawn Care, LLC.; Bowie, MD

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 20

9-M. STATE HIGHWAY ADMINISTRATION *(continued)*

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on January 20, 2026, notifying 360 potential contractors, 18 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration

(SHA) directly solicited nine contractors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received two bids which were opened on February 19, 2026. There were no protests filed for this contract.

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

SHA has confirmed 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 due to the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. The following counties were utilized in this search: Baltimore, Baltimore City, Cecil and Harford. 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: 26-0755-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 21

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

**10-M. STATE HIGHWAY ADMINISTRATION
*Maintenance Contract***

Contract ID: Application of Herbicide Solutions at Various Locations in Frederick County – District – 7; 4261071428SB
EPICS No.: 4261071428

Contract Description: Provide application of herbicide solutions at various locations in Frederick County – District – 7.

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

Contract Term: 06/19/2026* – 12/31/2028 (**or earlier upon BPW approval*)
(two years, six months, 14 days)

Amount: \$672,800.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
C & C Management Group, Ltd. Clarksburg, MD	\$672,800.00
Unified Solutions Services, LLC. Columbia, MD (<i>Certified Minority Business Enterprise</i>)	\$973,400.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Unified Solutions Services, LLC Columbia, MD

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 22

10-M. STATE HIGHWAY ADMINISTRATION (continued)

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on December 09, 2025, notifying 74 potential contractors, 2 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 on February 12, 2025. SHA received four bids which were opened on January 22, 2026. There were no protests filed for this contract.

The apparent low bidder requested withdrawal of its bid, citing a clerical input error that resulted in a significantly understated unit price and a materially unbalanced bid. SHA determined that the request met the criteria for withdrawal under COMAR 21.05.02.12 and approved the withdrawal on February 12, 2026. SHA moved to the second low bidder. The submitted Experience and Equipment Statement failed to meet the requirements outlined in the Special Provisions of the IFB. Specifically, the submission did not include evidence of the required licenses or proof of application for such licenses. It also lacked references demonstrating relevant experience with similar work and did not address the requirement for access to a minimum 1,000-gallon tank for high-pressure applications. Accordingly, the bid was deemed non-responsive and rejected on February 19, 2026. Subsequently, SHA moved to the third apparent low bidder.

SHA adopted sustainable vegetation spraying and the use of environmentally friendly chemicals. The focus of the sustainability approach is to minimize chemical use, protecting water quality, and fostering soil health through Integrated Pest Management (IPM). SHA will adopt measures to prioritize organic alternatives, spot-treatment over blanket spraying, and scheduling applications to avoid runoff and drift. SHA's goal is to balance turf health with environmental safety, reducing reliance on synthetic fertilizers and pesticides.

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

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

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 23

10-M. STATE HIGHWAY ADMINISTRATION *(continued)*

Fund Source: 100% Special (Transportation Trust Fund)
Approp. Code: J02B0102
Resident Business: Yes
MD Tax Clearance: 26-0938-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 24

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

**11-M. STATE HIGHWAY ADMINISTRATION
*Maintenance Contract***

Contract ID: Median and Roadside Tractor Mowing, Trimming and Litter Pickup at Various Locations in St. Mary's County – District – 5; 4271851428SB
EPICS No.: 4271851428

Contract Description: Provide median and roadside tractor mowing, trimming and litter pickup at various locations in St. Mary's county – District – 5.

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

Contract Term: 06/19/2026* – 12/31/2028 (**or earlier upon BPW approval*)
(two years, six months, 14 days)

Amount: \$232,700.00

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

Bids:

<i>Bidders</i>	<i>Amounts</i>
New Age Contracting Services, LLC. Oxon Hill, MD	\$232,700.00
Manuel Landscaping, Inc. Owings Mills, MD	\$423,230.00
Just Work, LLC. DBA Just Work Landscaping Gaithersburg, MD (<i>Certified Minority Business Enterprise</i>)	\$440,625.00
Smallwood's Grounds Maintenance, Inc. Forestville, MD	\$588,120.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 25

11-M. STATE HIGHWAY ADMINISTRATION (continued)

Incumbent: Brown Landscaping, Inc.; White Plains, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on December 16, 2025, notifying 346 potential contractors, 18 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 on February 12, 2025. SHA received four bids which were opened on January 29, 2026. The incumbent was unable to bid on this contract as they were terminated for default on the previous contract. There were no protests filed for this contract.

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

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

Per BPW Advisory 2001-1, the SHA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing MBE and VSBE participation goals, Small Business Preference, as well as a Small Business Reserve designation. A 0% MBE goal was set for this project due to the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. The following counties were utilized in this search: St. Mary’s Charles, Calvert and Anne Arundel. 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: 26-0418-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026**



MDOT 26

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

**12-M. STATE HIGHWAY ADMINISTRATION
*Maintenance Contract***

Contract ID: Miscellaneous Roadway Structure Repairs at Various Locations in Carroll, Frederick and Howard Counties – District – 7; AZ4127714
EPICS No.: AZ4127714

Contract Description: Provide miscellaneous roadway structure repairs at various locations in Carroll, Frederick and Howard Counties – District – 7.

Award: PDI-Sheetz Construction Corporation.; Linthicum, MD
(*Certified Minority Business Enterprise*)

Contract Term: 06/19/2026* – 12/31/2028 (**or earlier upon BPW approval*)
(two years, six months, 27 days)

Amount: \$619,835.50

Procurement Method: Competitive Sealed Bidding

Bids:

<i>Bidders</i>	<i>Amounts</i>
PDI-Sheetz Construction Corporation. Linthicum, MD (<i>Certified Minority Business Enterprise</i>)	\$619,835.50
Allied Contractors, Inc. Baltimore, MD	\$1,055,298.00
Brawner Builders, Inc. Hunt Valley, MD	\$1,162,262.50
Concrete General, Inc. Gaithersburg, MD	\$1,812,845.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 3% / 0%

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

Hiring Agreement Eligible: Yes

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 27

12-M. STATE HIGHWAY ADMINISTRATION (continued)

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on February 03, 2025, notifying 642 potential contractors, 86 of which were MDOT-certified Minority Business Enterprises (MBEs). The State Highway Administration (SHA) directly solicited nine contractors. Maryland Works granted a waiver for these services on February 12, 2025. SHA received four bids which were opened on March 05, 2026. There were no protests filed for this contract.

Labor & equipment cost associated with the protection vehicle items for miscellaneous roadway structure repairs at various locations in Carroll, Frederick and Howard counties accounted for the disparity in bid price for the two lowest and the highest bidders in comparison to the other bidders. PDI-Sheetz Construction Corporation bid \$1.00 for each of the items 1001 – 1008; Maintenance of Traffic (MOT) items, averaging 95.19 percent below the Engineer’s Estimate. PDI confirmed that they own all required MOT devices and equipment needed to perform traffic control operations.

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

SHA has confirmed PDI-Sheetz Construction Corporation’s bid price and the work conducted on this contract will be performed 100% by a State-certified 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 3% MBE goal was set for this project due to the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. The following counties were utilized in this search: Baltimore, Baltimore City, Carroll, Frederick, Montgomery, Howard, Washington, Anne Arundel; and Prince George’s This solicitation was not designated for the Small Business Reserve due to the lack of certified small businesses with the expertise to repair bridge structures. No VSBE participation goal was set due to lack of certified firms to perform these services.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 28

12-M. STATE HIGHWAY ADMINISTRATION *(continued)*

Fund Source: 100% Special (Transportation Trust Fund)
Approp. Code: J02B0102
Resident Business: Yes
MD Tax Clearance: 26-0972-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 29

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

13-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Janitorial Services for the Maryland State Highway Administration Owings Mills Shop Facility and Satellite Locations. District 4; *SOMJAN29*
EPICS No.: SOMJAN29

Contract Description: Provide janitorial services for the three SHA buildings: the main building at the Owings Mills facility, the Pipe Yard building, and the Security Yard building. District 4.

Award: LSI3 Properties, LLC
Owings Mills, MD

Contract Term: 06/19/2026 – 06/18/2029 (* or earlier upon BPW approval)
(3 years)

Amount: \$252,050.52 NTE

Procurement Method: Preferred Provider

Living Wage Eligible: No

MBE/VSBE Participation: 0% / 0%

MBE Waiver: No

Performance Security: None

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: The Pricing and Selection Committee for the Rehabilitation and Employment Program determined and approved a not-to-exceed amount of \$252,050.52 on March 16, 2026, for this contract to provide all labor, equipment, tools, materials, supplies, and incidentals necessary to deliver full facility and janitorial services for the Owings Mills Maintenance Facility and the associated Pipe Yard and Security Yard locations. The Owings Mills facility is located at 10690 Red Run Boulevard Owings Mills, Maryland 21117.

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
June 3, 2026



MDOT 30

13-M. STATE HIGHWAY ADMINISTRATION (continued)

Requesting Agency Remarks (continued):

The Pipe Yard facility is located at 5000 Washington Blvd, Baltimore, Maryland 21227. The Security Yard facility is located at 1709 Belmont Avenue, Baltimore, Maryland 21244.

This contract is safety/health sensitive as it provides janitorial services to ensure sanitary, well-maintained work environments for State employees and visitors. The contract scope was developed based on operational needs of the Owings Mills facility and satellite yards.

The vendor shall perform daily, weekly, monthly, and semi-annual cleaning tasks, including but not limited to mopping, vacuuming, restroom sanitation, trash removal, glass cleaning, disinfection of high-touch areas, floor maintenance, carpet cleaning, and interior/exterior window washing.

The preferred provider shall furnish all cleaning equipment, personnel, and materials required to complete the work, except for consumable restroom supplies (toilet tissue, paper towels, soap, etc.) which will be provided by the Administration. Per the scope of work, these cleaning supplies shall be purchased from Blind Industries and Services of Maryland (BISM), except, BISM is unable to furnish the needed supplies or the needed supplies are not on the master list. BISM offers a variety of environmentally preferred products, including a list of designated recycled products, Green Seal, EcoLogo, and FSC certifications.

Maryland State Highway Administration has confirmed LSI3 Properties LLC. pricing. Due to the services on this project being provided by a Preferred Provider, no MBE/VSBE goal was set.

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

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 26-1472-0010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**

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<i>18</i>	<i>Construction</i>	<i>27 - 28</i>
<i>19 - 29</i>	<i>Services</i>	<i>29 - 55</i>
<i>30 - 34</i>	<i>Information Technology</i>	<i>57 - 67</i>
<i>35 - 37</i>	<i>Maintenance</i>	<i>68 - 73</i>
<i>38</i>	<i>General Miscellaneous</i>	<i>72 - 75</i>
<i>39 - 40</i>	<i>Landlord Lease</i>	<i>76 - 77</i>
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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026



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

3-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of the Wolfsville Ruritan Club, Inc.

Wolfsville Ruritan Playground (Frederick County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Wolfsville Ruritan Playground.”

Maryland Consolidated Capital Bond Loan of 2025 (LSI– Chapter 603, Acts of 2025)
DGS Item 25-621, (SL-140-250-038) **\$80,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 80,000
	25-621 (This Action)	\$ 80,000 (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 replacement of Wolfsville Ruritan Club play equipment to improve safety.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026



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

4-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of The Great Frederick Fair, Inc.

Great Frederick Fair (Frederick County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of The Great Frederick Fair facilities, including stage roof upgrade.”

Maryland Consolidated Capital Bond Loan of 2025 (LSI– Chapter 603, Acts of 2025)
DGS Item 25-617, (SL-142-250-038) **\$130,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 130,000
	25-617 (This Action)	\$ 130,000 (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 critical upgrades to the existing performance stage at The Great Frederick Fair, improving safety, structural integrity, and functionality for large-scale public programming. The enhanced stage will serve as a central venue for agricultural demonstrations, youth presentations, educational programming, and live entertainment.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



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

5-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Heartly House, Inc.

Heartly House Facilities Expansion (Frederick County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Heartly House facilities.”

<i>Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)</i>	
<i>DGS Item 25-274, (SL-150-250-038)</i>	\$ 700,000
<i>Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)</i>	
<i>DGS Item 25-515, (SL-150-250-038)</i>	\$ 50,000

Matching Fund: No match is required.

Background:	Total Project	\$ 2,700,000
	25-274 (This Action)	\$ 700,000 (Non-match)
	25-515 (This Action)	\$ 50,000 (Non-match)
	Local Cost	\$ 1,950,000

(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 and expansion of Heartly House facilities to triple shelter capacity, allowing more individuals to access safe shelter and support services. The project also includes the creation of multiple ADA-accessible suites.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



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

6-CGL. CAPITAL GRANTS AND LOANS

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

Jewish Social Service Agency

JSSA Mobile Mental Health Unit (Montgomery County)

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

*Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024)
DGS Item 24-642, (SL-209-240-038) **\$100,000***

Matching Fund: No match is required.

Background:	Total Project	\$ 274,825
	24-642 (This Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 174,825

(Prior Actions: None)

Remarks:

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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6-CGL. CAPITAL GRANTS AND LOANS (continued)

- 5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 6. This project may include the construction of a self-contained office mobile mental health unit that will allow for therapy and psychiatric services to be provided to students and families in Montgomery County Public Schools.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED
WITH DISCUSSION

DEFERRED WITHDRAWN
WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



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

8-CGL. CAPITAL GRANTS AND LOANS

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

Board of Directors of Hebron Train Depot, Inc.

Hebron Train Depot Update (Wicomico County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Hebron Train Depot property.”

*Maryland Consolidated Capital Bond Loan of 2023 (LHI– Chapter 102, Acts of 2023)
DGS Item 23-626, (SL-320-230-038) **\$50,000***

Matching Fund: No match is required.

Background:	Total Project	\$50,000
	23-626 (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 renovation of the main building to help preserve the train shed and the addition of a loading deck.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

13-CGL. CAPITAL GRANTS AND LOANS

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

Friends House Retirement Community, Inc.

Friends House ArtSpaces (Montgomery County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping a new art studio, woodshop, textile studio, model train room and ceramics room.”

Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 730, Acts of 2025)
DGS Item 25-635, (SL-163-250-038) **\$ 50,000**

Matching Fund: No match is required.

Background:	Total Project	\$ 60,000
	25-635 (This Action)	\$ 50,000 (Non-match)
	Local Cost	\$ 10,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include ongoing renovation of the Friends House Continuing Care Community. This includes the expansion of the ArtSpaces program, which fosters creative expression and multigenerational connection through dedicated onsite facilities.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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June 3, 2026**



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

14-CGL. CAPITAL GRANTS AND LOANS

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

Soup for the Soul Incorporated

Soup for the Soul (Baltimore County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Soup for the Soul facility.”

*Maryland Consolidated Capital Bond Loan of 2023 (LSI– Chapter 102, Acts of 2023)
DGS Item 23-665, (SL-301-230-038) **\$ 250,000***

Matching Fund: No match is required.

Background:	Total Project	\$500,000
	23-665 (This Action)	\$250,000 (Non-match)
	23-435 (Prior Action)	\$250,000 (Non-match)
	Local Cost	\$ 0

(Prior Actions: 4/1/2026 Agenda, Item 36-CGL)

Remarks:

1. By retroactive authority, DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the support of a soup kitchen to allow for expanded services, such as case management, health screenings, or support groups.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*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:

For All Seasons, Inc.

For All Seasons – Mental Health Facility (Talbot County)

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

Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024) DGS Item 24-550, (SL-252-240-038) \$ 100,000

Matching Fund: No match is required.

Background:	Total Project	\$ 1,100,000
	24-550 (This Action)	\$ 100,000 (Non-match)
	Local Cost	\$ 1,000,000

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the acquisition of a 10,529-square-foot building, allowing For All Seasons to expand its clinical services, educational programming and workforce development.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

2nd Revision

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

17-CGL. CAPITAL GRANTS AND LOANS
Bond Bill Certification Extensions

Recommendation: That the Board of Public Work grant a temporary exception for one year from the automatic terminations of twenty **four** authorizations contained in the 2019 MCCBL (Ch. 14, 2019 Laws) totaling \$**5,217,000**.

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 authorizations were not fully encumbered within the seven-year time period, but the grantees have requested a one-year extension to June 1, 2027:

1. ***Grantee: Maryland-National Capital Park and Planning Commission***
Project: Columbia Local Park Project (**Montgomery** County)
MCCBL 2019: DGS Item 208
MISC - Maryland Consolidated Capital Bond Loan of 2019 (Chapter 14 of the 2019 Laws of Maryland)
Amount: \$200,000
Remarks: Grantee may not meet the seven-year deadline before the authorization because the request for reimbursement has been delayed due to a staffing shortage. A one-year extension is appropriate because design and construction of this project occurred over several years, and the completed park was reopened to the public in 2024. The grantee needs additional time to complete and submit reimbursement requests.



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17-CGL. CAPITAL GRANTS AND LOANS (continued)

2. **Grantee:** *CASA, Inc.*
Project: CASA Centers Technology Upgrades (Statewide)
MCCBL 2019: DGS Item 266
 MISC - Maryland Consolidated Capital Bond Loan of
 2019 (Chapter 14 of the 2019 Laws of Maryland)
Amount: \$125,000
Remarks: Grantee may not meet the seven-year deadline before the
 authorization because the request for reimbursement has not been processed. A one-year
 extension is appropriate because the project is completed.
3. **Grantee:** *Board of Directors of Champ House Recovery, Inc.*
Project: Champ House (Prince George's County)
MCCBL 2019: DGS Item 279
 MISC - Maryland Consolidated Capital Bond Loan of
 2019 (Chapter 14 of the 2019 Laws of Maryland)
Amount: \$50,000
Remarks: Grantee may not meet the seven-year deadline before the
 authorization due to permitting delays. A one-year extension is appropriate because the
 grantee plans to complete the project.
4. **Grantee:** *Board of Directors of the Lansdowne Volunteer Fire*
 Association No. 1 Inc.
Project: Lansdowne Volunteer Fire Department (Baltimore
 County)
MCCBL 2019: DGS Item G032
 LHI - Maryland Consolidated Capital Bond Loan of
 2019 (Chapter 14 of the 2019 Laws of Maryland)
Amount: \$75,000
Remarks: Grantee may not meet the seven-year deadline before the
 authorization due to staffing turnover. An extension is appropriate because the grantee
 is still planning to complete the project



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17-CGL. CAPITAL GRANTS AND LOANS (continued)

- 5. *Grantee:* ***Board of Governors of the Hebrew Home of Greater Washington, Inc.*****
- Project:*** Charles E. Smith Life Communities (Montgomery County)
- MCCBL 2019:*** DGS Item 219
MISC - Maryland Consolidated Capital Bond Loan of 2019 (Chapter 14 of the 2019 Laws of Maryland)
- Amount:*** \$235,000
- Remarks:*** Grantee may not meet the seven-year deadline before the authorization due to project construction delays. A one-year extension is appropriate because the grantee has begun work and will be completed by July 2026.
-
- 6. *Grantee:* ***Board of Trustees of the Allegany Museum, Inc.*****
- Project:*** Allegany Museum – Facility Renovations (Allegany County)
- MCCBL 2019:*** DGS Item 127
MISC - Maryland Consolidated Capital Bond Loan of 2019 (Chapter 14 of the 2019 Laws of Maryland)
- Amount:*** \$200,000
- Remarks:*** Grantee may not meet the seven-year deadline before the authorization due to project construction delays. A one-year extension is appropriate because the grantee plans to complete the project.
-
- 7. *Grantee:* ***Board of Directors of Baltimore Public Markets Corporation*****
- Project:*** Hollins Market and Avenue Market Renovations (Baltimore City)
- MCCBL 2019:*** DGS Item 154
MISC - Maryland Consolidated Capital Bond Loan of 2019 (Chapter 14 of the 2019 Laws of Maryland)
- Amount:*** \$500,000
- Remarks:*** Grantee may not meet the seven-year deadline before the authorization due to staffing turnover. An extension is appropriate because the grantee is still planning to complete the project.



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17-CGL. CAPITAL GRANTS AND LOANS (continued)

- 8. *Grantee:* *Board of Directors of KID Museum, Inc.***
***Project:* KID Museum – Facility (Montgomery County)**
***MCCBL 2019:* DGS Item 157**
 MISC - Maryland Consolidated Capital Bond Loan of
 2019 (Chapter 14 of the 2019 Laws of Maryland)
***Amount:* \$300,000**
***Remarks:* Grantee may not meet the seven-year deadline before the
 authorization due to project construction delays. A one-year extension is appropriate
 because the grantee plans to use the grant funds.**
- 9. *Grantee:* *Board of Commissioners of Garrett County***
***Project:* McHenry Business Park – Interior Construction (Garrett
 County)**
***MCCBL 2019:* DGS Item 163**
 MISC - Maryland Consolidated Capital Bond Loan of
 2019 (Chapter 14 of the 2019 Laws of Maryland)
***Amount:* \$100,000**
***Remarks:* Grantee may not meet the seven-year deadline before the
 authorization due to project construction delays. A one-year extension is appropriate
 because the grantee plans to complete the project.**
- 10. *Grantee:* *Board of Directors of the Greenbelt Consumer***
Project:* *Cooperative, Inc.
 Greenbelt Consumer Cooperative (Prince George’s
 County)
***MCCBL 2019:* DGS Item 187**
 MISC - Maryland Consolidated Capital Bond Loan of
 2019 (Chapter 14 of the 2019 Laws of Maryland)
***Amount:* \$350,000**
***Remarks:* Grantee may not meet the seven-year deadline before the
 authorization due to staffing turnover. An extension is appropriate because the grantee
 is still planning to complete the project.**



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17-CGL. CAPITAL GRANTS AND LOANS (continued)

- 14. *Grantee:* *Board of Directors of the White Rose Foundation, Inc.***
***Project:* White Rose Foundation Service Center (Prince George’s**
County)
***MCCBL 2019:* DGS Item 245**
MISC - Maryland Consolidated Capital Bond Loan of
2019 (Chapter 14 of the 2019 Laws of Maryland)
***Amount:* \$250,000**
***Remarks:* Grantee may not meet the seven-year deadline before the**
authorization due to project construction delays. A one-year extension is appropriate
because the grantee has begun work and will be completing the project.
- 15. *Grantee:* *Board of Directors of the CR Freedom Center, Inc.***
***Project:* CrossRoads Freedom Center Recovery Housing**
(Frederick County)
***MCCBL 2019:* DGS Item 264**
MISC - Maryland Consolidated Capital Bond Loan of
2019 (Chapter 14 of the 2019 Laws of Maryland)
***Amount:* \$100,000**
***Remarks:* Grantee may not meet the seven-year deadline before the**
authorization due to project construction delays. A one-year extension is appropriate
because the grantee plans to complete the project.
- 16. *Grantee:* *Board of Directors of The Garrett County Historical***
Society, Incorporated
***Project:* Garrett County Historical Museum (Garrett County)**
***MCCBL 2019:* DGS Item 291**
MISC - Maryland Consolidated Capital Bond Loan of
2019 (Chapter 14 of the 2019 Laws of Maryland)
***Amount:* \$50,000**
***Remarks:* Grantee may not meet the seven-year deadline before the**
authorization due to project construction delays. A one-year extension is appropriate
because the grantee plans to complete the project.



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17-CGL. CAPITAL GRANTS AND LOANS (continued)

- 20. *Grantee:*** *Mayor and Board of Town Commissioners of the
Town of Upper Marlboro*
- Project:*** Downtown Upper Marlboro Project (Prince George's
County)
- MCCBL 2019:*** DGS Item G122
LSI - Maryland Consolidated Capital Bond Loan of
2019 (Chapter 14 of the 2019 Laws of Maryland)
- Amount:*** \$175,000
- Remarks:*** Grantee may not meet the seven-year deadline before the
authorization due to project construction delays. A one-year extension is appropriate
because the grantee plans to complete the project.
-
- 21. *Grantee:*** *Mayor and Town Council of the Town of
University Park*
- Project:*** University Park Town Hall (Prince George's County)
- MCCBL 2019:*** DGS Item G121
LSI - Maryland Consolidated Capital Bond Loan of
2019 (Chapter 14 of the 2019 Laws of Maryland)
- Amount:*** \$150,000
- Remarks:*** Grantee may not meet the seven-year deadline before the
authorization due to project construction delays. A one-year extension is appropriate
because the grantee plans to complete the project.
-
- 22. *Grantee:*** Board of Directors of the Fraternal Order of Police,
Prince George's County, Maryland
- Project:*** Fraternal Order of Police Lodge 89 (Prince George's County)
- MCCBL 2019:*** DGS Item 280
MISC - Maryland Consolidated Capital Bond Loan of
2019 (Chapter 14 of the 2019 Laws of Maryland)
- Amount:*** \$25,000
- Remarks:*** Grantee may not meet the seven-year deadline before the
authorization due to staff turnover and project construction delays. A one-year
extension is appropriate because the grantee plans to complete the project.



**DEPARTMENT OF GENERAL SERVICES
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REVISED
2nd Revision

17-CGL. CAPITAL GRANTS AND LOANS (continued)

- 23. *Grantee:* Board of Trustees of the Brooke Grove Foundation, Incorporated**
***Project:* Brooke Grove Retirement Village (Montgomery County)**
***MCCBL 2019:* DGS Item G053**
 LSI - Maryland Consolidated Capital Bond Loan of 2019 (Chapter 14 of the 2019 Laws of Maryland)
***Amount:* \$100,000**
***Remarks:* Grantee may not meet the seven-year deadline before the authorization due to project construction delays. A one-year extension is appropriate because the grantee plans to complete the project.**
- 24. *Grantee:* Mayor and City Council of the City of Baltimore**
***Project:* Baltimore City Police Department – Evidence Storage Facility (Baltimore City)**
***MCCBL 2019:* DGS Item 130**
 MISC - Maryland Consolidated Capital Bond Loan of 2019 (Chapter 14 of the 2019 Laws of Maryland)
***Amount:* \$1,500,000**
***Remarks:* Grantee may not meet the seven-year deadline before the authorization due to project construction delays. A one-year extension is appropriate because the grantee plans to complete the project.**

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED*

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

***Approved 2-1 vote; Comptroller voted No.**



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Courtney League 410-767-5516
courtney.league@maryland.gov*

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

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: 05/01/2024 - 05/16/2029
**As of publication, the remaining balance of this master contract is \$967,984,509.48.*

1.1 Using Agency: Department of General Services
Description: Pistol range modifications and repairs at Maryland Police and Correctional Training Commissions, Carroll County ; *TA-000-232-002A*
Award: Taggart Brown & Associates, Inc, Cockeysville, MD
(Certified Small Business)
Number of Qualified Master Contractors: 20 (*SBR - Designated*)
Number of Bids: 7
Bids:

<i>Bidders</i>	<i>Amounts</i>
Taggart Brown & Associates, Inc.; Cockeysville, MD	\$ 696,492.75
Hawkeye Construction, LLC; Cockeysville, MD	\$ 714,342.00
Building Concepts, LLC; Finksburg, MD	\$ 769,950.00
Baltimore Contractors, Inc.; Glen Burnie, MD	\$ 995,035.00
Hayes Construction, Co.; Phoenix, MD	\$1,109,525.00
Warwick Supply & Equipment Co., Inc.; Hunt Valley, MD	\$1,145,700.00
Prisma, LLC; Gaithersburg, MD	\$1,261,500.00

Amount: \$696,492.75
Term: 06/19/2026* - 05/14/2027
(*Or earlier upon BPW approval)

MBE/VSBE Participation: 36.95% / 0%

Resident Business: Yes

Fund Source: 100 % General Funds

Agency Remarks: The contractor has committed to exceeding the established 15% MBE participation by achieving 36.95%.



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Ronald Colbert 443-540-0929
ronald.colbert@maryland.gov*

**19-S. SERVICES CONTRACT
*Department of Juvenile Services***

Contract ID: Girls Committed Program; 26-MULTI-CS-YS-001
ADPICS No.: V00B6600040

Contract Description: Provide residential treatment service programming for girls and gender-expansive young people who are involved in the juvenile justice system.

Award: TurnAround, Inc.; Towson, MD

Contract Term: 07/01/2026 -06/30/2028

Amount: \$6,969,977.76

Procurement Method: Competitive Sealed Proposals

Proposals:

<i>Offerors</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings*</i>
TurnAround, Inc.; Towson, MD	1	\$6,969,977.76 (3)	1
VisionQuest National; LTD Phoenix, AZ	2	\$4,066,770.50 (1)	2
Board of Child Care of the United Methodist Church Inc.; DBA Everstand Windsor Mill, MD	3	\$6,433,064.72 (2)	3

**Technical factors were weighted higher than financial factors in the overall award determination.*

MBE/VSBE Participation: 5% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: No



**DEPARTMENT OF GENERAL SERVICES
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19-S. SERVICES CONTRACT (continued)

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was advertised on *eMaryland Marketplace Advantage* (eMMA) on November 10, 2025. Four proposals were received in response to the solicitation, three of which were determined to be reasonably susceptible of being selected for award. The proposal from recommended awardee, Turnaround Inc., was determined to be in the best interest of the State, ranked highest overall with the highest-ranked technical proposal and the highest price. TurnAround Inc. demonstrated its superiority in education and vocational programming and provided a meticulous plan that demonstrated trauma-informed care that was apparent and intentional. They also presented strong, established community partnerships for education and learning. TurnAround Inc.’s proposal demonstrates a history of crisis and therapy response for at-risk girls that was innovative and well-considered.

The Department of Juvenile Services (DJS) supervises most youth who are involved in the juvenile justice system in the community. In some situations, juvenile courts may commit a youth to DJS and order that the young person receive out-of-home placement. Based on research into national best practices and expert consultation with providers, DJS is creating a staff-secure, therapeutic, home-like program for its committed girls and gender-expansive youth.

The DJS Procurement Review Group (PRG) reviewed the scope of work to assess the potential Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation and determined that there were limited opportunities for subcontracting based upon the scope of work for this contract.

Fund Source: 100 % General Funds
Approp. Code: E0101
Resident Business: Yes
MD Tax Clearance: 26-1122-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

*Contact: Elizabeth Hall 410-767-3652
elizabeth.hall2@maryland.gov*

20-S. SERVICES CONTRACT
Department of Disabilities, Telecommunications Access Maryland

Contract ID: Telecommunications Relay Services; *DEXR6600001*
ADPICS No.: *DEXR6600001*

Contract Description: Unrestricted, 24 hours a day, 365 days a year, Telecommunications Relay Service (TRS) and Real Time Text (RTT) service for the citizens that are hearing and speech disabled.

Award: Hamilton Relay, Inc.; Aurora, NE

Contract Term: 07/01/2026 - 06/30/2031

Amount: \$ 1,904,114.59 NTE

Procurement Method: Competitive Sealed Proposals
(Single Proposal Received)

Proposals:

Offerors	Technical Rankings	Financial Offers (Rankings)	Overall Rankings
Hamilton Relay, Inc.; Aurora, NE	1	\$ 1,904,114.59 (1)	1

**Technical and financial proposals were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same

Requesting Agency Remarks: For this procurement, 13 vendors were directly solicited and the solicitation was posted in eMaryland Marketplace on January 9, 2026 and one proposal was received. The one proposal received was from the incumbent Hamilton Relay, Inc. Hamilton Relay, Inc.'s proposal was found responsive and susceptible. In discussions it was highlighted that the technical proposal was strong and would meet all the required regulations. The financial proposal and BAFO were evaluated to be reasonable and fair and consistent with current prices.



**DEPARTMENT OF GENERAL SERVICES
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REVISED

20-S. SERVICES CONTRACT (continued)

Agency Remarks (continued):

In addition, it would be advantageous to continue the economic benefit to the state via Maryland employment of 67 individuals, and Maryland tax benefits. The incumbent has provided this service in Maryland since 2013, has trained staff qualified to provide relay services to people who are Deaf/Hard of Hearing and is familiar with MDOD-TAM’s reporting requirements.

The Telecommunication Relay Services (TRS) fulfill mandatory requirements of the Americans with Disabilities Act, Maryland's State Finance and Procurement Article, and the Federal Communication Commission. Currently, the incumbent, Hamilton Relay, Inc., provides these services to approximately 30 other states. Historically these services are provided by one of two vendors . The other vendor was included in the solicitation but did not submit and gave no reason for not submitting.

The prices for the new contract were determined to be fair and reasonable compared to the current contract and based upon the restructured pricing plan. Additionally, outreach and marketing efforts under the current contract are being performed inhouse, resulting in over two million dollars from the current contract.

There is no MBE or VSBE participation because it is a single element of work.

- Fund Source:*** 100% Special Funds (Universal Service Trust Fund)
- Approp. Code:*** D12A02.02
- Resident Business:*** No
- MD Tax Clearance:*** 26-1532-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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21-S. SERVICES CONTRACT (continued)

Vitalis Healthcare Services LLC; Silver Spring, MD	\$1,262,092.00
ND Global Consulting Services Inc.; McKinney, TX	\$1,298,840.04
Community Support LLC; College Park, MD	\$1,350,227.60
Homeland Security & Management Team; Laurel, MD	\$1,693,275.32
Kinetic Potential; Largo, MD	\$1,711,105.50
Maxim Healthcare Service Inc.; Greenbelt, MD	\$1,724,263.22
Support By Design Inc.; Towson, MD	\$1,772,353.00
KAM -ID Academy; Glen Burnie, MD	\$1,839,698.92
Gallant Business Solutions LLC; Hillcrest Heights, MD	\$1,893,138.00
Diamonds on the Rise Inc.; Baltimore, MD	\$2,184,390.00
Peace Healthcare Inc.; Parkville, MD	\$8,735,160.00

Living Wage Eligible: Yes

MBE/VSBE Participation: 0%/0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbent: No



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

21-S. SERVICES CONTRACT (continued)

Requesting Agency Remarks: The Department issued a competitive solicitation through eMaryland Marketplace Advantage (eMMA) and the Department’s public website to ensure full and open competition. Public notice was also shared through industry relevant networks to maximize visibility among firms providing educational and student support staffing. A total of 252 vendors were directly solicited.

This contract provides Student Aide services essential to supporting instructional environments and student programming across the Department’s facilities and educational settings. The contractor will supply qualified Student Aides to assist with classroom support, supervision, instructional reinforcement, and individualized student assistance as needed. These services are required on a continuous, daily basis to maintain safe, compliant, and effective learning environments for students served by the Department.

Fund Source: 100% Special Funds (Special Education)

Approp. Code: 32.12.05

Resident Business: Yes

MD Tax Clearance: 26-1580-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alison Barry 667-203-9095
alison.barry@maryland.gov*

22-S-OPT. SERVICES OPTION
Department of Health, Office of Medicaid Finance

Contract ID: Maximization of Third- Party Liability Recoveries; *MDH- OCMP- 21- 18315*
ADPICS No.: M00B2600002,COL32982

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

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

Option Description: Exercise the final renewal option.

Award: Health Management Systems Inc.; Irving, TX

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

Option Term: 07/01/2026 - 06/30/2028

Original Contract Amount: \$2,161,616

Option Amount: \$4,469,864

Prior Options/Mods: \$0 (Mod. #1 Added Maryland Aids Drug Assistance Program (MADAP). Current contractor to claim reclamation from liable third parties or other insurers. Delegated Authority - MDH 12/22/2022)
\$750,534.22 (MOD. #2: Increased contract amount, DGS 41-S-MOD, 06/05/2024)
\$1,469,864 (Renewal Option #1 07/01/2024 - 06/30/2026 DGS 41-S-MOD, 06/05/2024)
\$5,602,478 (MOD #3: Increased contract amount, DGS 29-S-MOD, 09/10/2025)

Total Contract Amount: \$14,454,356.22



**DEPARTMENT OF GENERAL SERVICES
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22-S-OPT. SERVICES OPTION (continued)

Percent +/- (This Item): 206.78%

Total Percent Change: 568.68%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 5%/1%

MBE/VSBE Compliance: 8.43%/1.72%

Performance Security: No

Requesting Agency Remarks: Federal and State laws require Medicaid to pay secondary to any third-party benefits to which a Medicaid beneficiary is entitled. A state's Medicaid program is the payer of last resort, and although Medicaid beneficiaries or their authorized representatives are required as a condition of eligibility to provide information regarding the availability of third-party resources, it is the role of the state's Third- Party Liability Recoveries (TPL) program to identify potentially liable resources and to recoup from them covered costs that have been paid by the Medicaid program or based on established criteria, from the providers of service. Timely identification of these potentially liable resources also permits the Medicaid program to avoid inappropriate payments when adjudicating claims for services and is considered a very high priority for MDH. The fundamental aim of this contract is to recuperate payments associated with waste, fraud, and abuse. MDH has been extremely satisfied with the services provided by the Contractor, and there is still a need for these services to continue.

MDH is currently in the planning phase of soliciting a new replacement contract. The procurement plan is to have a new contract in place by July 1, 2028. The contractual payment structure entails the vendor to receive a percentage of the recovered funds. The Contractor has surpassed the original estimate for recovered funds, and successfully recovered more funds than originally projected. As of March 2026, HMS recovered a total of \$113,511,427.81. Future recovery projections anticipate the recovery of even more funds. To ensure the contractor is compensated fairly and pursuant to the terms of the original agreement, MDH is requesting to exercise option two and add \$3,000,000.



DEPARTMENT OF GENERAL SERVICES
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22-S-OPT. SERVICES OPTION (continued)

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

Approp. Code: M00Q0103

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



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

**23-S-OPT. SERVICES OPTION
*Department of Health Office of Health Care Quality***

Contract ID: Nurse Surveyors OCMP #25-24632; CTR020226
ADPICS No.: M00B5600363, COL32604, CTR020226

Contract Approved: DGS 95-EX, 06/05/2024, DGS-A1-EX, 12/18/2024

Contract Description: Surveyor Minimum Qualifications test (SMQT) for long-term care certified surveyors to conduct on-site complaint surveys at multiple facilities statewide.

Option Description Exercise the final renewal option.

Awards A & M Financial, LLC; Bowie, MD
CertiSurv, LLC; Baltimore, MD

Original Contract Term: 10/01/2024 - 06/30/2025 (w/two 1-year renewal options)

Option Term: 07/01/2026 - 06/30/2027

Original Amount: \$1,991,493.84 (A&M Financial LLC)
\$3,586,800.00 (CertiSurv LLC)
\$5,578,293.84 Total

Option Amount: \$3,764,405 (A&M Financial, LLC)
\$1,622,400 (CertiSurv, LLC)
\$5,386,805 Total

Prior Options/Mods: \$8,136,128 (Renewal Option #1, 07/01/2025 - 06/30/2026
DGS 22-S-OPT/MOD, 06/11/2025)
\$5,434,586 (Mod. #1 Reallocate funds to increase the amount of
renewal option 1 for A&M Financial LLC, and reduce the amount
of renewal option 1 for CertiSurv, LLC to account for a change in
staffing resources. DGS 22-S-OPT/MOD. 06/11/2025)

Total Contract Amount: \$24,535,812.84

Percent +/- (This Item): 96.57%

Total Percent Change: 339.84%



**DEPARTMENT OF GENERAL SERVICES
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23-S-OPT. SERVICES OPTION (continued)

Original Procurement Method: Competitive Sealed Bidding

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The Maryland Department of Health (MDH), Office of Health Care Quality (OHCQ) issues State licenses which authorize 47 types of healthcare facilities and community-based programs to do business in Maryland. On behalf of the U.S. Department of Health & Human Services Secretary, OHCQ conducts certification, recertification, and Clinical Laboratory Improvement Amendments (CLIA) activities. The Social Security Act mandates the establishment of minimum federal health and safety and CLIA standards that must be met by providers and suppliers to participate in the Medicare and Medicaid programs. Based on outcomes from certification surveys, OHCQ makes recommendations regarding the certification of a provider or supplier to the Centers of Medicare & Medicaid Services (CMS). Once certified, a provider or supplier may participate in and seek reimbursement from Medicare and Medicaid for services rendered to beneficiaries. With these contracts, the backlog of compliant investigations has been significantly reduced.

Fund Source: 70% General Funds, 30% Special Funds (Nursing Home Civil Money Penalty State Sanction)

Approp. Code: 32.02.01

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED
DISAPPROVED
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026



REVISED

Contact: Cynthia Washington
cynthia.washington2@maryland.gov

24-S-OPT. SERVICES OPTION
Department Human Services, Family Investment Administration, Office of Home Energy Programs

Contract ID: Administration of the Maryland Energy Assistance Program and Electric Universal Service Program; *N00B7600001*
 ADPICS No.: N00B7600001

Contract Approved: DGS 11-S, 06/22/2022

Contract Description: Multiple contracts to provide local administrative services for Maryland Energy Assistance Program (MEAP) and the Energy Assistance Program and Electric Universal Service Program (EUSP) and the recording of applications for the Utility Service Protection Plan (USPP) in Anne Arundel, Calvert, Carroll, Charles, Garrett, Howard, St. Mary's and Washington Counties. These services provide monetary assistance and crisis assistance to low-income families for heating and electric expenses.

Option Description: Exercise the final renewal option.

Awards: See Attachment 1

Original Contract Term: 07/01/2022 - 06/30/2023 (w/four 1-year renewal options)

Option Term: 07/01/2026 - 06/30/2027

Original Contract Amount: \$3,172,807

Option Amount: \$3,331,447

Prior Options/Mods: \$3,172,807 (Renewal Option #1 07/01/2023 - 06/30/2024. DGS 15-S OPT, 06/21/2023)
 \$3,172,807 (Renewal Option #2 07/01/2024 - 06/30/2025 DGS 37-S-OPT, 06/05/2024)
 \$0 (Mod #1: Remove requirements for processing bulk fuel and landlord payments, Delegated Authority - DHS, 10/11/2024)
 \$3,331,447 (Mod #2 **Renewal Option #3** 07/01/2025 - 06/30/2026 DGS 25-S-OPT/MOD 05/21/2025)

Total Contract Amount: \$16,181,315



**DEPARTMENT OF GENERAL SERVICES
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REVISED

24-S-OPT. SERVICES OPTION (continued)

- Percent +/- (This Item):** 105%
- Total Percent Change:** 410%
- Original Procurement Method:** Sole Source
- Living Wage Eligible:** Yes
- MBE/VSBE Participation:** 0% / 0%
- MBE/VSBE Compliance:** 0% / 0%
- Performance Security:** No
- Hiring Agreement Eligible:** Yes

Requesting Agency Remarks: The Department of Human Services (DHS) provides energy assistance benefits and services to eligible low-income customers using a combination of federal and state funds. Local Administrative Agencies (LAAs) provide administrative services for the Maryland Energy Assistance Program, the Electric Universal Service Program, the Electric Arrearage Retirement Assistance program, and the Gas Arrearage Retirement Assistance program. LAAs are responsible for outreach activities, application intake, certification for benefits, notification of eligibility determinations, appeals of benefit amounts or benefit denial, and pursuing benefit overpayments and Intentional Program Violations.

No MBE and VSBE participation were established for these sole source contracts because there are no subcontracting opportunities.

- Fund Source:** 50% Federal Funds
50% Special Funds (Electric Universal Service Program)
- Approp. Code:** N00I0006
- Resident Business:** Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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REVISED

24-S-OPT. SERVICES OPTION (continued)

ATTACHMENT 1

Contractor	Amount
Anne Arundel County Community Action Agency, Inc.; Annapolis, MD; <i>FIA/OHEP-23-002-A5</i>	\$616,060
Human Services Programs of Carroll County, Inc.; Westminster, MD; <i>FIA/OHEP-23-003-A5</i>	\$384,343
Garrett County Community Action Committee, Inc.; Oakland, MD; <i>FIA/OHEP-23-004-A5</i>	\$447,985
Community Action Council of Howard County Maryland, Inc.; Columbia, MD; <i>FIA/OHEP-23-006-A5</i>	\$487,896
Southern MD Tri-County Community Action Committee, Inc; Hughesville, MD; <i>FIA/OHEP-23-007-A5</i>	\$169,161
Southern MD Tri-County Community Action Committee, Inc; Hughesville, MD; <i>FIA/OHEP-23-008-A5</i>	\$335,789
Southern MD Tri-County Community Action Committee, Inc; Hughesville, MD; <i>FIA/OHEP-23-009-A5</i>	\$335,789
Washington County Community Action Council, Inc.; Hagerstown, MD; <i>FIA/OHEP-23-014-A</i>	\$554,424



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Cynthia Washington
cynthia.washington2@maryland.gov*

25-S-OPT. SERVICES OPTION

*Department of Human Services, Family Investment Administration,
Office of Home Energy Program*

Contract ID: Administrative Services of the Office of Home Energy Programs in Harford, Somerset, Talbot, Wicomico, and Worcester Counties; *FIA/OHEP-24-005-A4, FIA/OHEP-24-010-A4, FIA/OHEP-24-013-A4*

ADPICS No.: See Attachment 1

Contract Approved: DGS 8-S, 6/21/2023

Contract Description: Local administrative services for the Maryland Energy Assistance Program (MEAP) and the Electric Universal Service Program (EUSP). These services provide monetary assistance and crisis assistance to low-income families for heating and electric expenses

Option Description: Exercise the third renewal **option**.

Award: See Attachment 1

Original Contract Term: 07/01/2023 - 06/30/2024 (w/four 1-year renewal options)

Option Term: 07/01/2026 - 06/30/2027

Original Contract Amount: \$1,575,339.36

Option Amount: \$1,655,091

Prior Options/Mods: \$1,576,275.36 (Renewal Option #1 07/01/2024 - 06/30/2025 DGS 38-S-OPT, 06/5/2024)
\$0 (Mod #1: Remove requirements for processing bulk fuel and landlord payments, Delegated Authority - DHS, 10/11/2024)
\$1,576,659.36 (Renewal Option #2 07/01/2025 - 06/30/2026 DGS 26-S-OPT/MOD, 05/21/2025)
\$78,431.64 (Mod. #1 Due to an increase in the volume of energy assistance applications as a result of the implementation of Categorical Eligibility, the price of all remaining renewal options are increased by 5%. DGS 26-S-OPT/MOD, 05/21/2025)



**DEPARTMENT OF GENERAL SERVICES
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25-S-OPT. SERVICES OPTION (continued)

Total Contract Amount: \$6,461,796.72

Percent +/- (This Item): 105.1%

Total Percent Change: 310.1%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The Department of Human Services (DHS) provides energy assistance benefits and services to eligible low-income customers through a combination of federal and state funds. Local Administrative Agencies (LAAs) administer the Maryland Energy Assistance Program (MEAP) and the Electric Universal Service Program (EUSP). In addition, LAAs refer Office of Home Energy Program (OHEP) applicants to the Utility Service Protection Plan (USPP), Community Solar Programs, and DHCD's Weatherization Program for weatherization services or emergency heating and cooling assistance. LAAs are responsible for outreach activities, application intake, certification for benefits, notification of eligibility determinations, appeals of benefit amounts or benefit denial, and outreach activities for the MEAP and EUSP. These programs help low-income households pay their utility and fuel bills, minimize energy-related crises, and make heating and cooling costs more affordable through a comprehensive energy package.

No MBE and VSBE participation was established for these contracts because there were no subcontracting opportunities.



DEPARTMENT OF GENERAL SERVICES
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25-S-OPT. **SERVICES OPTION** *(continued)*

Fund Source: 50% Federal Funds,
50% Special Funds (Electric Universal Service Program)

Approp. Code: N00I0006

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED
WITH DISCUSSION

DEFERRED WITHDRAWN
WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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25-S-OPT. SERVICES OPTION (continued)

ATTACHMENT 1

Contractor	Option Amount
Harford Community Action Agency, Inc. Edgewood, MD; <i>FIA/OHEP-24-005-A4</i> ADPICS: N00B7600002	\$587,639.00
Neighborhood Service Center, Inc. Easton, MD; <i>FIA/OHEP-24-013-A4</i> ADPICS: N00B7600004	\$259,339
Shore Up! Inc. Salisbury, MD <i>FIA/OHEP-24-010-A4</i> ADPICS: N00B4600003	\$808,113.00



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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REVISED

*Contact: Cissy Blasi 410-260-6382
cblasi@treasurer.state.md.us*

26-S-OPT. SERVICES OPTION
State Treasurer's Office, Maryland 529

Contract ID: Maryland College Investment Plan Program Manager; E20B7600001
ADPICS No.: E20B7600001

Contract Approved: DBM 7-S, 01/25/2017

Contract Description: Provide exclusive program management services for the Maryland College Investment Plan (MCIP) to include financial services, account administration, marketing, and customer service.

Option Description: Exercise the final two-year renewal option.

Award: T. Rowe Price Associates, Inc; Baltimore, MD

Original Contract Term: 07/01/2017 – 06/30/2024 (w/two 2-year renewal options)

Option Term: 07/01/2026 – 06/30/2028

Original Contract Amount: \$ 17,912,419 Program Mgmt. Fee* (7 years, Base Contract)
\$ 191,285,353 Est. Program Revenue** (7 years, Base Contract)
\$ 209,197,772 Est. Total (7 years, Base Contract)

**T. Rowe Price fee based on a weighted average investment expense ratio
**Estimate based on participating accounts*

Option Amount: \$6,996,490 Program Management Fee due to T. Rowe Price

Prior Options/Mods: \$0 (Mod. #1: Database support termination, Delegated Authority - MD529, 06/29/2017)
\$0 (Mod. #2: Licensing and terms and conditions agreement for GoTuition® online gifting portal termination, Delegated Authority - MD529, 09/20/2017)
\$6,586,151 (Mod. #3: Reduction to T. Rowe Price's estimated revenue and reduction of investment fees and addition of a program manager fee, DGS 15-S-MOD, 10/07/2020)
\$275,000 (Mod. #4: One-time fee to provide participants an additional investment option; DGS 39-S-MOD, 09/01/2021)



DEPARTMENT OF GENERAL SERVICES
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REVISED

26-S-OPT. SERVICES OPTION (continued)

\$2,525,255 (Mod. #5: Reduction to Estimated Revenue to T. Rowe Price based on the estimated cost reduction of the Program Management fee; DGS 28-S-MOD, 03/09/2022)

\$0 (Mod. #6: Provide website hosting, maintenance, and enhancements for the MD529 website; Delegated Authority - MD529, 03/05/2024)

\$6,346,023 Renewal Option #1: 07/01/2024 - 06/30/2026
DGS 40-S-OPT, 06/05/2024)

Total Contract Amount: \$17,912,419 Program Management Fee*
\$6,346,023 Program Management Fee* (Option 1)*
\$6,996,490 Program Management Fee* (Option 2)*
\$31,254,932 Total Management fee base period
plus option #1 and option #2

[...] *T. Rowe Price revenue based on a weighted average investment expense ratio.

Percent +/- (This Item): 39.1%

Total Percent Change: 74.5%

Original Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes

MBE/VSBE Participation: 2% / 0%

MBE/VSBE Compliance: 2.03% / 0%



**DEPARTMENT OF GENERAL SERVICES
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REVISED

26-S-OPT. SERVICES OPTION (continued)

Requesting Agency Remarks: T. Rowe Price Associates, Inc. has delivered and continues to deliver the level of service and results to ensure that Maryland Senator Edward J. Kasemeyer College Investment Plan (MCIP) program meets or exceeds the needs of its account holders. The MCIP has experienced an increase in assets of approximately 118.9% since July 1, 2017, despite market volatility and economic uncertainty, and we attribute part of that success to T. Rowe Price’s management of the MCIP. In total, the plan has also added 216,891 unique beneficiaries since the current contract started in 2017. The expected continued growth in Plan size will also generate an increase in average annual revenue.

There are no direct costs to the State or Maryland 529 for this contract. The contractor collects certain fees from account holders in the Plan, based on a weighted average and operating expense ratio, which the contractor retains. The option amount is an estimate of the revenue to Maryland 529 which is collected from account holders as an administrative fee and remitted by the contractor to the State. The administrative revenue is used for operating and marketing expenses incurred by Maryland 529 for administering the Maryland College Investment Plan.

Over the past several years, there has been a steady increase in online enrollments. The number of paper-based enrollments has dramatically decreased due to online preference. In fact, in 2025, 99.4% of new enrollments were completed online. This contributed to a brief decrease in MBE percentage. However, Maryland 529 has worked in tandem with T. Rowe Price Associates, Inc. to propose alternative opportunities for MBE contractors to meet the 2% participation

Fund Source: 100% Special Funds (Participant Plan Fees)

Approp. Code: E20B04.01

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**

DEFERRED **WITHDRAWN**

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Nick Olson 410 260 7124
nolson@marylandtaxes.gov*

**27-S-MOD. SERVICES MODIFICATION
*Comptroller of Maryland, Compliance Division***

Contract ID: Primary Collection Services; E00B0600039
ADPICS No.: E00B0600039

Contract Approved: DGS 9-S, 05/06/2020

Contract Description: Independent collection agency to perform primary collection services of delinquent tax accounts.

Modification Description: Extend the contract to allow time to complete the new procurement.

Award: IC Systems, Inc.; St. Paul, MN

Original Contract Term: 05/20/2020 - 05/19/2023 (w/one 3-year renewal option)

Modification Term: 07/01/2026 - 12/31/2027

Original Contract Amount: \$5,000,000

Modification Amount: \$2,500,000

Prior Options/Mods: \$5,000,000 (Renewal Option #1 05/20/2023 - 05/19/2026, DGS 22-S-OPT, 04/19/2023)
\$50,000 (Mod. #1 Extension 05/20/2026 - 06/30/2026, Delegated Authority - Comptroller, 4/22/2026)

Total Contract Amount: \$12,550,000

Percent +/- (This Item): 50%

Total Percent Change: 151%

Procurement Method: Competitive Sealed Proposals

Living Wage Eligible: Yes



**DEPARTMENT OF GENERAL SERVICES
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27-S-MOD. SERVICES MODIFICATION (continued)

MBE/VSBE Participation: 20% / 0.5%

MBE/VSBE Compliance: 18.93% / 0.5%

Performance Security: \$300,000 Security Bond

Hiring Agreement Eligible: Yes

Requesting Agency Remarks: The Comptroller of Maryland competitively acquires the services of both a primary and secondary collection service, awarded as separate contracts. The primary collection contractor is given the first opportunity to collect against the delinquent tax accounts. Only if they are unsuccessful is the account given to a secondary collection contractor. The anticipated collection during the extension contract term is estimated to be \$36,000,000. The estimated revenue generated for the State is approximately \$34,000,000. The contractor will receive a percentage of each collection made, as a commission, and an incentive award each year a preestablished collection threshold is met.

Fund Source: 100% Special Funds (Revenue Generating)

Approp. Code: E00A0501

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**

DEFERRED **WITHDRAWN**

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



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

**28-S-MOD. SERVICES MODIFICATION
*Department of Health, Potomac Center/SETT***

Contract ID: Visual Communication/Deaf Interpreter Services for Potomac Center/SETT;
MDH/OCMP 24-22304
ADPICS No.: M00B5600088/COL35339

Contract Approved: DGS 65-S, 07/03/2024

Contractor: Stuart B. Consultants LLC; Chevy Chase, MD

Contract Description: On-site visual communication services for a deaf resident of the Potomac Center in Hagerstown with an intellectual disability during the individual's waking hours.

Modification Description: Extend the Contract to allow time to complete the new procurement.

Original Contract Term: 07/05/2024 - 07/04/2025 (w/one 1-year renewal option)

Modification Term: 07/05/2026 - 11/30/2026

Original Contract Amount: \$456,560

Modification Amount: \$191,000

Prior Mods/Options: \$468,328.00 (Renewal Option #1: Extension 07/05/2025 – 07/04/2026 DGS 22-S-OPT, 07/02/2025)

Total Contract Amount: \$1,115,888

Percent +/- (This Item): 41.83%

Total Percent Change: 144.41%

Original Procurement Method: Competitive Sealed Bidding



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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28-S-MOD. SERVICES MODIFICATION (continued)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: The Maryland Department of Health requires on-site visual communication services for a deaf resident of the Potomac Center with an intellectual disability. Pursuant to Federal regulations by the Centers for Medicare and Medicaid Services (CMS), 42C.F.R. § 483.430 and 42 C.F.R. § 483.440 and The Americans with Disabilities Act (ADA), Maryland facilities are required to provide sign language translation services for any deaf or hard of hearing persons residing at the facility during the individuals’ waking hours. Currently, these services are provided from 6:00 AM to 10:00 PM seven days a week, including holidays, and include accompanying the individual during off-site medical appointments and/or community outings. All services must be provided in compliance with licensure, certification, and accreditation standards, including but not limited to, the Office of Health Care Quality (OHCQ), MDH, as well as all applicable Maryland and federal laws and regulations governing Interpreters for the deaf.

The Maryland Department of Health (MDH) continues to work to improve procurement project management outcomes which caused the need for an extension. MDH is currently working on a competitive procurement solicitation for a new contract, however, the contract will not be finalized by the current termination date. The Potomac Center does not have a Visual Communications service provider on staff, and there are no current/active statewide contracts or emergency contracts/suppliers for Visual communication/American Sign Language (ASL) interpreter services that could provide these services in the Hagerstown area. MDH intends to move diligently to solicit and award the contract before the expiration date.

Due to the specialized nature of the services, no MBE or VSBE participation goals were established for this contract.

Fund Source: 100% General Funds

Approp. Code: 13.07.01

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026



REVISED

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

29-S-MOD. SERVICES CONTRACT MODIFICATION
Department of General Services

Contract ID: Title Services for Real Estate Properties Southern and Upper Eastern Shore Regions; *BPM035440*
 ADPICS No.: BPM035440

Prior Board Action: DGS, 62-RP, 06/07/2023

Contract Description: Real estate title companies to perform acquisitions and related activities, as required, for residential, commercial, agricultural, and unimproved properties. This contract covers the following jurisdictions: Anne Arundel, Calvert, Charles, Montgomery, Prince George's, and St. Mary's counties, representing the Southern Region; and Caroline, Cecil, Kent, Queen Anne's, and Talbot counties, representing the Upper Eastern Shore Region.

Modification Description: This is a request to **extend** existing contracts issued in 2023 for the period July 1, 2023 - June 30, 2026, for an additional one-year period from July 1, 2026 - June 30, 2027.

Awards: Absolute Title Group; Glen Burnie, MD
 AWO Title, LLC; Greenbelt, MD
 Cooch & Bowers, P.A.; Arnold, MD
 Eagle Title; Annapolis, MD
 Macleod Title & Escrow Company, Inc.; Lothian, MD
 Mid-Atlantic Title, LLC; Timonium, MD
 Samuel L. Heck. Esq.; Chestertown, MD

Original Contract Term: 07/01/2023 - 06/30/2026

Modification Term: 07/01/2026 - 06/30/2027

Original Contract Amount: \$220,000 NTE

Modification Amount: \$70,000 NTE

Prior Options/Mods: N/A

Original Procurement Method: Competitive Sealed Proposals



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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June 3, 2026**



REVISED

29-S-MOD. SERVICES MODIFICATION (continued)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: This extension is necessary due to staff turnover and delays in issuing the new title company procurement for these regions. The extension will allow the existing contacts to continue while the procurement process occurs.

The title companies are reimbursed through the Comprehensive Settlement Fee, which represents the offeror's fee for title and settlement services for a single transaction. The fee covers all services normally associated with property transactions, including settlement charges, document preparation, travel expenses, notary fees, the return of deeds, post-recording reports, and photocopies. The cost of title insurance is a separate, unknown expense, calculated based on the acquisition cost and fixed rates approved by the Maryland State Insurance Administration.

The State reserves the right to terminate any contract in whole or in part for convenience or default. The aggregate value of the modification requested will not exceed \$70,000. The actual contract cost will depend on the number and agreed price of the properties acquired during the term of the contract, subject to the rotational work order process.

No MBE and VSBE participation was established for these contracts because there were no subcontracting opportunities.

Fund Source: 100% Special Funds (MALPF)

Appropriation Code: PCA 15103

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026



REVISED

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

30-IT. INFORMATION TECHNOLOGY
Department of Public Safety and Correctional Services

Contract ID: Educational Chromebooks for Incarcerated Individuals; *Q00B6600077*
 ADPICS No.: Q00B6600077

Contract Description: Purchase 325 Chromebook laptops for the post-secondary education students enrolled in degree programs operated across eight facilities. **The contract includes additional peripherals, recurring software licensing costs, and onsite setup and training for staff. Also configuration and shipping.**

Award: Orijin, PBC; New York, NY (MBE)

Contract Term: 07/01/2026* - 06/30/2030 (*Or earlier upon BPW Approval)

Amount: \$1,829,360.75

Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: No

Requesting Agency Remarks: Orijin, PBC has been the exclusive provider of secure education technology for since 2016. The Orijin educational platform is currently utilized across the Maryland Department of Labor's correctional education programs within DPSCS facilities.

The Orijin platform is a proprietary, corrections-safe Learning Management System (LMS) and user management portal that enables DPSCS 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. By standardizing on this platform and hardware DPSCS ensures that all incarcerated individuals can securely access coursework, virtual classes, and digital libraries.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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June 3, 2026**



REVISED

30-IT. INFORMATION TECHNOLOGY (continued)

Agency Remarks (continued):

DPSCS IT security policy requires that equipment used on the DPSCS network must be owned and inventoried by DPSCS. This requires DPSCS to purchase hardware from the vendor that is compatible with the platform. In addition to proprietary security, the software includes LMS platform licenses, training for teachers and students, equipment licenses, charge carts, and applicable accessories.

DPSCS has determined that the price offered is fair and reasonable for the hardware, licenses, and training to be provided, based on the sale of the same items to other purchasers. The Department’s line-item quote was compared to River Parishes Community College in Gonzales, Louisiana, Kansas Department of Corrections, and Sonoma County Probation Offices for the purchase of the same hardware and software. The price that DPSCS pays is equivalent or less than the price paid by these entities.

No MBE nor VSBE participation was established for this contract because there are no subcontracting opportunities.

Fund Source: 100% General Funds

Approp. Code: Q01B1110

Resident Business: No

MD Tax Clearance: 26-0148-1001

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED

WITH DISCUSSION

DEFERRED WITHDRAWN

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



REVISED

*Contacts: Beverly Pivec 410-576-6442 bpivec@oag.maryland.gov
Janice Clark 410-576-7033 jclark@oag.maryland.gov*

31-IT-OPT. INFORMATION TECHNOLOGY OPTION
Office of the Attorney General, Office of the Public Defender

Contract ID: Case/Matter Management System; C81-2025-1
ADPICS No.: C81B6600002

Contract Approved: DGS 19-IT, 07/16/2025

Contract Description: Case/Matter Management System

Option Description: Exercise the first renewal option.

Award: Journal Technologies, Inc.; Los Angeles, CA

Original Contract Term: 08/07/2025 - 07/31/2026 (w/three 1-year renewal options)

Option Term: 08/01/26 - 07/31/2027

Original Contract Amount: \$940,365.03

Option Amount: \$987,338.28

Prior Options/Mods: N/A

Total Contract Amount: \$1,927,703.31

Percent +/- (This Item): 105%

Total Percent Change: 105%

Original Procurement Method: Sole Source

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

31-IT-OPT. INFORMATION TECHNOLOGY OPTION (continued)

Requesting Agency Remarks:

OAG and OPD have been using this system and collecting data for nine years and agree that it is most advantageous to the state to continue using this custom system that provides legal case management. The continuation of the contract is essential for agency continuity of business and the public face of its work. Both agencies rely on this software solution for managing court and investigative caseloads.

The loss of use and support of the system would result in a need to return to costly and less efficient manual management techniques or unproven software solutions and have a negative impact on public trust.

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

Fund Source: 46% Reimbursable (Participating State Agencies)
 54% General Funds

Approp. Code: OAG.C81C00.01
 OPD.B0002.01

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Erin Dahlin 410-919-8115
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**32-IT-OPT. INFORMATION TECHNOLOGY OPTION
*Department of Service and Civic Innovation***

Contract ID: Participant Application Portal, Training and Management System; D01B3600034
ADPICS No.: I00B3600001, COL33702

Contract Approved: DGS 31-IT, 07/19/2023

Contract Description: Electronic platform to support the recruitment of participants, the overall management and professional development of the participants while they are in service, and post service to connect them to career opportunities.

Option Description: Exercise the first renewal option.

Award: BuildWithin Inc.; Washington, DC

Original Contract Term: 07/20/2023 - 07/19/2026 (w/two 1-year renewal options)

Option Term: 07/20/2026 - 07/19/2027

Original Contract Amount: \$ 875,000

Option Amount: \$2,000,000

Prior Options/Mods: \$0 (Mod #1, Modification added Exhibit E - Privacy Notice which describes BuildWithin's practices regarding collection and use of personal data and information. Delegated Authority - DSCI, 07/28/2023)
\$197,600 (Mod. #2, Increase funding to add Accelerator Training Program, DGS 46-IT-MOD 01/31/2024).
\$1,800,000 (Mod. #3, Increase funding for platform enhancements, additional licenses, and professional services to support program expansion, DGS 15-IT-MOD 04/17/2024).

Total Contract Amount: \$4,872,600



**DEPARTMENT OF GENERAL SERVICES
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32-IT-OPT. INFORMATION TECHNOLOGY OPTION (continued)

Percent +/- (This Item): 228.57%

Total Percent Change: 456.87%

Original Procurement Method: Sole Source (Continuity of Service)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: BuildWithin's platform supports the recruitment, application management, training, and reporting functions for the Maryland Corps and Service Year Option programs. The platform provides centralized program administration capabilities including participant onboarding, host site partner management, performance tracking, training content delivery, and reporting tools necessary to support statutory reporting and program oversight.

Since program launch, participation in the Maryland Corps and Service Year Option programs has increased significantly. The Department anticipates continued growth in participant enrollment and host site partnerships as the State works toward the Serving Every Region Through Vocational Exploration (SERVE) Act goal of enrolling at least 2,000 members by the end of 2026.

Additional funding is required to support increased platform usage, additional licenses associated with higher participant levels, continued development of training pathways and professional development resources, and professional services necessary to maintain and enhance platform functionality as program needs evolve.

BuildWithin has performed satisfactorily and continues to provide responsive technical support and platform services to the Department, program members, and host site partners.

MBE and VSBE participation was not established for this contract because there were no subcontracting opportunities available within the scope of work.



DEPARTMENT OF GENERAL SERVICES
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32-IT-OPT. INFORMATION TECHNOLOGY OPTION (continued)

Fund Source: 100% General Funds

Approp. Code: A0101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**

DEFERRED **WITHDRAWN**

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



*Contact: Jenna Meinel 443-610-1493
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**33-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Education***

Contract ID: Finance and Data Management System; R00B2600106
ADPICS No.: R00B2600106 COL34714

Contract Approved: DGS 24-IT, 07/06/2022

Contract Description: Implement a financial management system and student data system per Blueprint for Maryland's Future law.

Modification Description: Extend the current contract and add additional funding.

Award: PowerSchool, Inc.; Folsom, CA

Original Contract Term: 07/07/2022 - 07/31/2025

Modification Term: 06/05/2026 - 06/30/2028

Original Contract Amount: \$7,631,251

Modification Amount: \$5,222,720

Prior Options/Mods: \$7,344.81 (Mod. #1, Added funding for licenses; Delegated Authority - MSDE, 06/23/2023)
\$23,040.00 (Mod. #2, Added funding for technical support; Delegated Authority - MSDE, 04/25/2025)
\$2,551,720.00 (Mod. #3, Extension to 05/31/2026; DGS 37-IT-MOD, 07/16/2025).
\$0 (Modification #4, Extension to 06/04/2026, Delegated Authority - MSDE, 04/16/2026).

Total Contract Amount: \$15,436,075.81

Percent +/- (This Item): 68.44%

Total Percent Change: 102.27%



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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33-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (continued)

Original Procurement Method: Intergovernmental Cooperative Purchasing Agreement (ICPA)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: These services provide a comprehensive, cloud-based statewide finance and data system that supports all 24 Local Education Agencies (LEAs) across Maryland, directly impacting approximately 859,000 K-12 students statewide. The platform delivers continuous, year-round services including student information management, fiscal reporting, and data analytics, with system access and reporting functions utilized daily by LEA administrators, finance staff, and MSDE program staff across all jurisdictions from Garrett County to Worcester County.

Approval of this extension ensures uninterrupted delivery of legislatively mandated reporting functions required under the Blueprint for Maryland's Future (Chapter 36, Acts of 2021), including minimum school funding allocation reporting by school for each LEA beginning July 1, 2023. PowerSchool's existing deployment across a substantial majority of Maryland's LEAs establishes a common data architecture and interoperability framework that reduces integration risk, lowers implementation costs, and supports accurate and efficient statewide data collection. Disruption of these services would impair MSDE's ability to meet critical legal reporting obligations and could directly affect the timely and accurate distribution of school funding statewide.

Fund Source: 100% Federal Funds

Approp. Code: A0101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**

DEFERRED **WITHDRAWN**

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



*Contact: Melissa Leaman 410-697-9700
melissa.leaman@maryland.gov*

**34-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION
*Department of Information Technology***

Contract ID: Maryland.gov Drupal migration; *F50B5600013*
ADPICS No.: COL35157

Contract Approved: DGS 58-IT, 06/11/2025

Contract Description: Migrate content, data, and configurations from the previous content management system to the Drupal system for Maryland.gov websites.

Modification Description: Extend the contract term to align with the end date of the NASPO Cloud Services cooperative contract and increase the contract ceiling amount.

Award: Carahsoft Technology Corp.; Gaithersburg, MD

Original Contract Term: 07/01/2025 - 06/30/2026

Modification Term: 07/01/2026 - 09/15/2026

Original Amount: \$2,040,976

Modification Amount: \$291,568

Prior Mods/Options: N/A

Total Contract Amount: \$2,332,544

Percent +/- (This Item): 14.29%

Total Percent Change: 14.29%

Original Procurement Method: Intergovernmental Cooperative Purchase Agreement (ICPA)
National Association of State Procurement Officials (NASPO) Cloud Solutions (2016 -2026)



**DEPARTMENT OF GENERAL SERVICES
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34-IT-MOD. INFORMATION TECHNOLOGY MODIFICATION (continued)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Requesting Agency Remarks: The Maryland Department of Information Technology (DoIT) commenced this contract in 2025 to assist with research, strategy, and design services to create a comprehensive digital experience for the top-level Maryland.gov website. DoIT wishes to continue the work, however, the underlying NASPO Cloud Services contract expires on September 15, 2026. To ensure continuous service without interruption, DoIT wishes to modify the current contract. In addition, DoIT anticipates entering into a new contract via the new NASPO ICPA which commences on September 16, 2026. This modification is therefore the first of two actions to secure continuous services via Carahsoft. DoIT plans to return to the Board with a new ICPA award for the same services via the new NASPO Cloud Services (2026-2036) cooperative agreement at a future date.

No MBE or VSBE participation was established for this ICPA. The contractor has voluntarily utilized an MBE subcontractor for approximately 10.85% of the work.

In accordance with COMAR 21.05.09.04, it is determined that modifying this ICPA will provide cost benefits to the State, promote administration efficiencies, and promote intergovernmental cooperation. The ICPA is in the best interest of the State and is not intended to evade the purpose of Division II of the State Finance Procurement Article.

Fund Source: 100% General Funds

Resident Business: Yes

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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*Contact: Kareen Davis 410-767-7572
kareen.davis@maryland.gov*

**35-M. MAINTENANCE CONTRACT
*Department of Rehabilitative Services***

Contract ID: Unarmed Uniformed Guard Services – Workforce and Technology Center;
CTR025811
ADPICS No. 001B7600005

Contract Description: Unarmed uniformed guard services for Workforce and Technology Center, in Baltimore.

- Award:** Falcon Solutions, LLC; Davidsonville, MD
- Contract Term:** 08/01/2026 - 07/31/2031
- Amount:** \$3,696,532.20
- Procurement Method:** Preference Provider (Community Service Provider)
- Living Wage Eligible:** Yes
- MBE/VSBE Participation:** 0% / 0%
- Incumbent:** Same

Requesting Agency Remarks: Falcon Solutions, LLC; Davidsonville, MD is a Community Service Provider, under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on May 7, 2026. Falcon Solutions, LLC, Davidsonville, MD, has confirmed the contract price and accepted the terms and conditions.

- Fund Source:** 100% Federal Funds
- Approp. Code:** 0819
- Resident Business:** Yes
- MD Tax Clearance:** 26-0989-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED
WITH DISCUSSION

DEFERRED WITHDRAWN
WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



*Contact: Kareen Davis 410-767-7572
kareen.davis@maryland.gov*

**36-M. MAINTENANCE CONTRACT
*Department of Human Services***

Contract ID: Unarmed Uniformed Guard Services – Washington County Department of Social Services; *CTR026592*

ADPICS No. 001B7600013

Contract Description: Unarmed uniformed guard services for the Washington County Department of Social Services, in Hagerstown.

Award: FDSS Services, LLC: White Marsh, MD
(Certified Small Business)

Contract Term: 08/01/2026 - 07/31/2028

Amount: \$328,649.60

Procurement Method: Preference Provider (Community Service Provider)

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Incumbent: Eagle Protection Agency, LLC, Silver Spring, MD

Requesting Agency Remarks: FDSS Services, LLC; White Marsh, MD, is a Community Service Provider, under the Employment Works Program pursuant to COMAR 21.11.05. Pricing for this contract was approved and certified as fair market value by the Pricing and Selection Committee on April 23, 2026. FDSS Services, LLC has confirmed the contract price and accepted the terms and conditions. This contract was previously awarded to Eagle Protection Agency, LLC (incumbent) through the competitive sealed proposal (CSP) procurement method.

Fund Source: 100% Federal Funds

Approp. Code: 0823

Resident Business: Yes

MD Tax Clearance: 26-1466-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



*Kareen Davis 410-767-7572
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37-M-MOD. MAINTENANCE MODIFICATION
Department of General Services

Contract ID: HVAC Maintenance Contract; 001IT821144
ADPICS No.: COL38816

Contract Approved: DGS 40-M, 05/05/2021

Contract Description: HVAC preventative maintenance and repair services at 50 DGS-managed buildings throughout the State.

Modification Description: Extend the contract to allow time to complete the new procurement.

Award: Constellation NewEnergy, Inc.; Baltimore, MD

Original Contract Term: 06/01/2021 - 05/31/2026

Modification Term: 07/01/2026 - 05/31/2027

Original Contract Amount: \$10,156,084

Modification Amount: \$ 2,235,768

Prior Mods/Options: \$1,679,127 (Mod. #1 Add technicians and missing equipment. DGS 42-M-MOD, 12/15/2021)
\$0 ((Mod. #2: Extension 06/01/2026 - 06/30/2026 Delegated Authority -DGS, 05/21/2026)

Total Contract Amount: \$14,023,979

Percent +/- (This Item): 22.01%

Total Percent Change: 38.55%

Original Procurement Method: Competitive Sealed Bidding



**DEPARTMENT OF GENERAL SERVICES
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37-M-MOD. MAINTENANCE MODIFICATION (continued)

MBE/VSBE Participation: 38% / 2%

MBE/VSBE Compliance: 18.58% / 0%

Requesting Agency Remarks: The Department of General Services (DGS) requests this contract extension to continue to provide essential heating and air conditioning services while a new procurement is completed. The services on this contract are critical to guaranteeing uninterrupted heating and cooling services across 49 DGS-managed buildings statewide, ensuring the comfort of State employees and the public. The primary goal of this extension is to maintain the functionality and extend the useful life of the existing equipment.

By extending this contract, the regions will continue to receive essential operational support, preventing disruptions in vital climate control systems. Additionally, the extension facilitates ongoing evaluation and updating of equipment data, which is key to sustaining the long-term reliability and efficiency of systems across all three regions.

This extension also enables the division to maintain accurate and up-to-date equipment information, including model numbers, serial numbers, and other pertinent details. Keeping the equipment inventory current is crucial to avoiding additional expenses that have arisen due to outdated records under the existing contract.

Approval of this extension will support seamless operations and effective cost control by ensuring that DGS’s equipment inventory remains accurate and well-maintained in a new contract to be competitively procured during the term of this extension.

Fund Source: 100% General Funds

Approp. Codes: 33419; 33429; 33439; 33441; 33459; 33461; 33471; 33481;
33491; 33501;33511; 33521; 33531; 33541; 33551; 33561; 33571;
33581; 33591; 33601; 33611; 33621; 33631; 33641; 33651; 33661

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026



REVISED

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

38-GM. GENERAL MISCELLANEOUS

Recommendation: That the Board of Public Works approve the following request for utilization of the fund sources.

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

1.0 Agency: Department of General Services
Fund Source: MCCBL 2024 *Deferred Maintenance. Provide funds to design, construct, and equip various infrastructure, building systems, and site improvements. Item 188*

1.1 Contract ID: Exterior Curtain Wall Replacement at Fine Arts Building;
 CC-623-230-001
Description: Removal and replacement of the existing roof. As part of this work, modifications to the existing roof drains are required **at Baltimore City Community College in Baltimore City.**
Original Procurement Method: **Qualification Based Selection - DGS-17-100-IQC, DGS 34-GM 4/19/2023**
Award: Waldon Studio Architects - A Michael Graves Company, Baltimore, MD
Amount: \$ 7,780
MBE/VSBE Participation: 26.01% / 0%
Resident Business: Yes
Remarks: This modification is being submitted to seek approval for the first-time use of this fund certification. The firm has committed to exceeding the established 15% MBE goal, with a proposed participation rate of 26.01%.



DEPARTMENT OF GENERAL SERVICES
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REVISED

38-GM. GENERAL MISCELLANEOUS (continued)

2.0 *Agency:* Department of General Services
Fund Source: FY2022 CA Complete the design, construction and equipping the
new barrack and east regional forensic lab and garage to replace the Barrack V – Berlin
Item 053

2.1 *Contract ID:* Humidity Chamber; W00P6601432
Description: Purchase of a NINcha humidity chamber at the new State
Police Barrack in Berlin.
Procurement Method: Sole Source
Award: Attestor Forensics U.S. Inc., Quakertown, PA
Amount: \$24,725
MBE/VSBE Participation: 0% / 0%
Resident Business: No
Remarks: No other manufacturer exists for this equipment. MBE and VSBE
participation was not established for this contract because no subcontracting opportunities
are available.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



REVISED

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

**39-LL. LANDLORD LEASE
*Department of Public Safety and Correctional Services***

Recommendation: Approve a new revenue lease

Tenant: Lippy Brothers Farms, 334 Lee's Mill Road
Hampstead, Maryland 21074

Property Location: Agricultural farmland near the DPSCS Public Safety Education
and Training Center in Sykesville, Carroll County

Space Type: 205.07 +/- acres of State farmland

Lease Type: New

Renewal: None

This Term: 07/01/2026 - 06/30/2036

Annual Rent: \$31,874

Rent Escalation: N/A None

Full Term Rent Value: \$318,740

Utilities/Maintenance: Tenant responsible for mowing 11.27 +/- acres of designated
tracts twice per year.

***Termination for
Convenience Clause:*** Yes

Procurement Method: Exempt from the procurement methods required by State Finance
and Procurement Article ("SFP"), Division II and COMAR in
accordance with SFP §11-203(a)(2), §4-318(4) (where
the State is the lessor), and COMAR 21.01.03.01.A(4).



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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June 3, 2026**



REVISED

39-LL. LANDLORD LEASE *(continued)*

Remarks: Agency will lease property for farming with mowing and weed control managed by the tenant. A public offering was advertised on the DGS and Land Search websites from February 20th through April 6th offering the State farmland for lease. Additionally, extensive outreach to the regional farming community surrounding Carroll County, in addition to the surrounding County governments was conducted to generate interest in the public offering. Multiple bids were received, reviewed and one was selected as the awardee. The lease will provide revenue for the State and operational cost avoidance for DPSCS related to mowing and weed control services.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026



REVISED

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

40-LL. LANDLORD LEASE
Department of Veterans and Military Families

Recommendation: Approve a new revenue lease

Tenant: Lippy Brothers Farms
 334 Lee's Mill Road
 Hampstead, Maryland 21074

Property Location: Agricultural farmland owned by DVMF in Sykesville, Carroll County

Space Type: 84.54 +/- acres of State farmland

Lease Type: New

Term: Ten (10) years

Renewal: None

This Term: 07/01/2026 - 06/30/2036

Annual Rent: \$13,451

Rent Escalation: None

Estimated Full Term Rent Value: \$134,510

Utilities/Maintenance: Tenant is responsible for mowing 21.02 +/- acres of designated tracts twice per year.

Termination for Convenience Clause: Yes

Procurement Method: Exempt from the procurement methods required by State Finance and Procurement Article ("SFP"), Division II, and COMAR in accordance with SFP §11-203(a)(2), §4-318(4) (where the State is the lessor), and COMAR 21.01.03.01.A(4).



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

40-LL. LANDLORD LEASE (continued)

Remarks: The Agency will lease property, described above, for farming with mowing and weed control managed by the tenant. A public offering was advertised on the DGS and Land Search websites from February 20th through April 6th offering the State farmland for lease. Additionally, extensive outreach to the regional farming community surrounding Carroll County, in addition to the surrounding County governments was conducted to generate interest in the public offering. Multiple bids were received, reviewed and one was selected as the awardee. This lease will provide revenue for the State and operational cost avoidance for DVMF related to mowing and weed control services.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



REVISED

2nd Revision

*Contact: Wendy Scott-Napier 410-767-4088
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**41-LT. TENANT LEASE
*Department of Agriculture***

Recommendation: Approve a lease agreement.

Prior Board Action: DGS Item 48-LT, 07/28/2021 (for adjacent location)

Lessee: Department of Agriculture, Resource Conservation

Lessor: Charles H. Jamison, Inc.
1191 Rockville Pike, Suite 200, Rockville, MD 20852

Property Location: 92 Thomas Johnson, Suite 110,
Frederick, MD 21702

Space Type: Office (1,230 sq. ft.)

Lease Type: New

This Term: 07/01/2026 – 06/30/2036 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 07/01/2036 – 06/31/2041

Annual Rent Office: \$27,675.00 (Year 1) ***SF Rate:*** \$22.50/sq. ft. (Year 1)

Rent Escalation: 2.5% annual escalation

Estimated Full Term Value: \$310,058.40

Fund Source: 100% General ***Appropriation Code:*** 5300 5320 1301 53201

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

*Utility and Custodial expenses will be procured and paid by the Lessor (Landlord)

Procurement Method: Sole Source
See COMAR 21.05.05.02A(1); SF&P § 12-204 (b)(1);
DGS Space Mgmt Manual ¶6-605(E)



DEPARTMENT OF GENERAL SERVICES
 OFFICE OF STATE PROCUREMENT
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REVISED
2nd Revision

41-LT. TENANT LEASE (continued)

Remarks: The Maryland Department of Agriculture has occupied two suites at 92 Thomas Johnson Drive (1) under a lease approved as item 48-LT dated 7/28/2021 and (2) under a separate MOU with the United States Department of Agriculture (USDA). The USDA decided to relocate, and the MOU was not extended with the DAGR - Resource Conservation office. It was in the State's best interest to procure a sole-source lease with the Lessor, Charles H. Jamison, Inc., to continue using the previously occupied USDA space. This new lease maintains a necessary existing presence at the subject location and continues onsite operational proximity with the USDA and Forest Pest Management office, which also leases space in an adjacent suite within the building. The Lessor agreed to complete minor turnkey renovations, and the property provides free staff parking.

Climate / Sustainability: The new construction will include energy-efficient LED lighting with motion sensor controls, solar shades, and water-conserving plumbing fixtures throughout the restrooms and kitchen areas.

Resident Business: Yes

MD Tax Clearance: 25-4607-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



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

**42-LT. TENANT LEASE
*Department of Transportation, Maryland Transit Administration***

Recommendation: Approve a renewal lease

Prior Board Action: DGS 37-LT, 12/04/2019

Lessor: South Remington Investor, LLC
2600 N. Howard Street, Baltimore, MD 21211

Lessee: Department of Transportation, Maryland Transit Administration

Property Location: 204 Ware Street,
Baltimore, MD 21211

Space Type: Show Room 5,000 sq. ft.

Lease Type: Renewal (Continued Use)

This Term: 10/01/2026 – 09/30/2030 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 10/01/2030-12/31/2034 (4 years, 3 months)

Annual Rent: \$93,019.92 ***SF Rate/Month:*** \$18.60 psf / \$7,751.66 per month

Rent Escalation: 3% Annually

Estimated Full Term Rent Value: \$389,160.48

Additional Parking Fees: No

Fund Source: 100% Special (Transportation Trust Fund)

Appropriation Code: PCA 09010

Utilities/Custodial Responsibility: Lessee / Lessee*

*Janitorial/Utilities expenses will be passed through to Lessee at 100%.



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42-LT. TENANT LEASE (continued)

Termination for Convenience Clause: No

Procurement Method: Sole Source
See COMAR 21.05.05.02D; SF&P §12-204 (b)(1); DGS Space
Mgmt Manual §6-605E

Remarks: The MTA has been leasing property at this location for an administrative office since 2015.

Climate/Sustainability: N/A (Parking)

Residential Business: Yes

MD Tax Clearance: 25-1336-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



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

**43-LT. TENANT LEASE
*Maryland Department of Transportation, Maryland Transit Administration***

Recommendation: Approve a renewal lease

Prior Board Action: DGS 37-LT, 12/04/2019

Lessor: Storage Lot, LLC
301 W 29th Street, Ste 2002, Baltimore, MD 21211

Lessee: Department of Transportation, Maryland Transit Administration

Property Location: 2500 Huntingdon Ave,
Baltimore, MD 21211

Space Type: Parking Lot (4.0165 acres)

Lease Type: Renewal (Continued Use)

This Term: 10/01/2026 – 09/30/2030 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 10/01/2030-12/31/2034 (4 years, 3 months)

Annual Rent: \$468,704.88 ***Rate/Month:*** \$39,058.74 per month

Rent Escalation: 3% Annually

Estimated Full Term Rent Value: \$1,960,886.52

Fund Source: 100% Special (Transportation Trust Fund)

Appropriation Code: PCA 09010

Utilities/Custodial Responsibility: *Lessor / *Lessee

*Utility expenses are paid by Lessor

*Custodial responsibility expenses are paid by Lessee under a separate contract

Termination for Convenience Clause: No



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43-LT. TENANT LEASE (continued)

Procurement Method: Sole Source
See COMAR 21.05.05.02D; SF&P §12-204 (b)(1); DGS Space
Mgmt Manual §6-605E

Remarks: The MTA has been leasing this property as a parking and storage lot since 2015.

Climate/Sustainability: N/A (Parking)

Residential Business: Yes

MD Tax Clearance: 25-1341-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

*Contact: Wendy Scott-Napier 410-767-4088
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**44-LT. TENANT LEASE
*Department of Labor***

Recommendation: Approve a new lease.

Lessee: Department of Labor

Lessor: Howard County
3430 Court House Drive, Ellicott City, MD 21043

Property Location: 9755 Patuxent Woods Dr, Columbia, MD 21046

Space Type: Office Space (5,486 Sq Ft)

Lease Type: New Lease

Term: 07/01/2026 - 06/30/2036 (10-years w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 07/01/2036 – 06/30/2041

Annual Rent: \$137,150.00(Year 1) ***Rate/Month:*** \$25.00 Per Sq Ft

Rent Escalation: 2.5% Annually

Estimated Full Term Rent Value: \$1,536,793.18

Additional Parking Fees: No

Fund Source: 100% Special (Special Admin Expense Fund)

Appropriation Code: PCA 7G355

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

*Lessor has the option to terminate lease with 18-month notice



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REVISED

44-LT. TENANT LEASE (continued)

Procurement Method: Intergovernmental Lease - Exempt from the procurement methods required by State Finance and Procurement Article ("SFP") Division II and COMAR in accordance with SFP §11-203(a)(2), §4-318(1), and COMAR 21.01.03.01.A(4)

Remarks: This lease supports the relocation of the Department of Labor Office of Workforce Development and American Job Center to 9755 Patuxent Woods Drive in Columbia, Maryland, as part of Howard County’s move of its workforce system to the Patuxent Woods Human Services Campus. The Howard County Workforce Development Board approved the relocation on May 2, 2025. The site will co-locate the American Job Center with county partner agencies, including Social Services, the Community Action Council, Veterans and Military Families, and Housing and Community Development, thereby improving the coordination of services for job seekers and employers. This lease allows the State to maintain federal regulations for workforce and rehabilitation services in Howard County without service disruption while co-locating with county partner agencies to improve service delivery to job seekers and employers. In accordance with State Finance and Procurement, Section 4-319, notification of this new lease location was made to the local government on December 01, 2025.

Climate/Sustainability: N/A (Intergovernmental Lease)

Resident Business: Yes

MD Tax Clearance: 25-4856-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED DISAPPROVED
WITH DISCUSSION

DEFERRED WITHDRAWN
WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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REVISED

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

45-LT. TENANT LEASE
Department of Education, Division of Rehabilitation Services

Recommendation: Approve a new lease.

Lessee: Maryland State Department of Education, Division of Rehabilitation Services

Lessor: Howard County
 3430 Court House Drive, Ellicott City, MD 21043

Property Location: 9755 Patuxent Woods Dr,
 Columbia, MD 21046

Space Type: Office Space (2,857 Sq Ft)

Lease Type: New Lease

Term: 07/01/2026 - 06/30/2036 (10-years w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
 in accordance with COMAR 21.05.05.02 (D):*** 07/01/2036 – 06/30/2041

Annual Rent: \$71,425.00 (Year 1) ***Rate/Month:*** \$25.00 Per Sq Ft

Rent Escalation: 2.5% Annually

Estimated Full Term Rent Value: \$800,331.41

Additional Parking Fees: No

Fund Source: 100% Federal ***Appropriation Code:*** PCA U5256

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

*Lessor has the option to terminate lease with 18-month notice



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45-LT. TENANT LEASE (continued)

Procurement Method: Intergovernmental Lease - Exempt from the procurement methods required by State Finance and Procurement Article ("SFP") Division II and COMAR in accordance with SFP §11-203(a)(2), §4-318(1), and COMAR 21.01.03.01.A(4)

Remarks: This lease supports the relocation of the Maryland Department of Education, Division of Rehabilitation Services, with the Department of Labor, Office of Workforce Development, and American Job Center to 9755 Patuxent Woods Drive in Columbia, Maryland, as part of Howard County’s move of its workforce system to the Patuxent Woods Human Services Campus. The Howard County Workforce Development Board approved the relocation on May 2, 2025. The site will co-locate the American Job Center with county partner agencies, including Social Services, the Community Action Council, Veterans and Military Families, and Housing and Community Development, thereby improving the coordination of services for job seekers and employers. This lease allows the State to maintain federal regulations for workforce and rehabilitation services in Howard County without service disruption while co-locating with county partner agencies to improve service delivery to job seekers and employers. The New Lease Public Official Notification was made on December 1, 2025, in accordance with State Finance & Procurement 4-319.

Climate/Sustainability: N/A (Intergovernmental Lease)

Resident Business: Yes

MD Tax Clearance: 25-4856-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott-Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**46-LT. TENANT LEASE
*Department of Human Services***

Recommendation: Approve a lease renewal

Lessee: Maryland Department of Human Services

Lessor: Eastern Bay Investments, LLC
Bay Street Unit #5, LLC
1100 East Baltimore, LLC
SLH Properties, LLC
PO Box 196, Stevenson, MD 21153

Property Location: 301 Bay Street, Easton, MD 21601

Space Type: Office (24,570 NUSF)

Lease Type: New (*continued use*)

This Term: 07/01/2026 – 06/30/2036 (10 Years)
(w/ standard 6-month hold-over)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 07/01/2036 – 06/30/2041 (5 years)

Annual Rent: \$749,385.00 (Year 1) ***Square Foot Rate:*** \$30.50 (Year 1)

Rent Escalation: 2.5% Annually

Estimated Full Term Rent Value: \$8,395,569.00

Additional Parking Fees: No

<i>Fund Source:</i>	<i>Appropriation Code:</i>
49% Gen 51% Fed	FIA N00G0002 7B20 1351 G0010
89% Gen 11% Fed	CWS N00G0003 7C20 1351 G3010
89% Gen 11% Fed	AS N00G0004 7D20 1351 G410
49% Gen 51% Fed	LGA N00G0005 7E20 1351 G5000
34% Gen 66% Fed	CSEA N00G0006 7F20 1351 G6010



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46-LT. TENANT LEASE (continued)

Utilities/Custodial Responsibility: *Lessee / *Lessee

Termination for Convenience Clause: Modified (Lessee, with 6-month notice, may exercise the clause after 7.5-years)

*Utility and Custodial expenses are paid by the Lessee (Tenant).

Procurement Method: Sole Source
See COMAR 21.05.05.02D; SF&P §12-204 (b)(1); DGS Space Mgmt Manual ¶6-605E.

Remarks: The Maryland Department of Human Services has occupied this space since 2006, administering programs to the local community in Talbot County.

Climate / Sustainability: Energy efficiency improvements for this lease installation of LED lighting and exit signs, passive dual-technology motion sensors, digital programmable thermostats, as well as installing window solar shades.

Resident Business: Yes

MD Tax Clearance: 26-1077-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott-Napier 410-767-4088
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**47-LT-MOD. TENANT LEASE MODIFICATION
*Maryland Lottery Gaming and Control Agency***

Recommendation: Approve a lease expansion

Prior Board Action: DGS 50-LT, 12/13/23

Lessee: Maryland Lottery and Gaming Control Agency

Lessor: Montgomery Park, LLC
1340 Smith Avenue, Suite 200, Baltimore, MD 21209

Property Location: 1800 Washington Blvd, Ste. 330,
Baltimore, MD 21230

Space Type: Office/Warehouse (3,200/3,704 sq. ft.)

Lease Type: Modification (*space expansion and continued use*)

Term: 07/01/2026 – 12/31/2033 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 01/01/2033 – 12/30/2037

<i>Annual Office Rent:</i> \$69,600.00 (<i>Year 1</i>)	<i>Square Foot Rate:</i> \$21.75/NUSF
<i>Annual Warehouse Rent:</i> \$37,040.00 (<i>Year 1</i>)	<i>Square Foot Rate:</i> \$10.00/NUSF

Estimated Full Term Office Rent Value: \$629,984.00
Estimated Full Term Warehouse Rent Value: \$335,286.06

Fund Source: 100 % Special (Lottery Ticket Sales)

Appropriation Code: D00 01 A100 31003

Utilities/Custodial Responsibility: *Lessee/*Lessor
Termination for Convenience Clause: Yes

* Utility expenses are procured and paid by the Lessee (Tenant) under a separate contract
* Custodial expenses are procured and paid by the Lessor (Landlord)



**DEPARTMENT OF GENERAL SERVICES
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47-LT-MOD. TENANT LEASE MODIFICATION (continued)

Procurement Method: Sole Source
See COMAR 21.05.05.02 A (1); SF&P § 12-204 (b) (1); DGS
Space Mgmt Manual ¶6-605 E

Remarks: *The Maryland Lottery Gaming and Control Agency (MLGCA) has occupied this space as its headquarters since 2002. The MLGCA oversees the Maryland State Lottery, including lottery tickets that are sold and cashed at licensed retail establishments throughout Maryland.*

Climate/Sustainability: As part of new construction for this lease, the landlord will provide energy improvements, including LED lighting fixtures, weather stripping, HVAC balancing, and digital programmable thermostats throughout, resulting in energy efficiency.

Resident Business: Yes

MD Tax Clearance: 25-2958-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**
WITH DISCUSSION

DEFERRED **WITHDRAWN**
WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott-Napier 410-767-4088
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48-LT-MOD. TENANT LEASE MODIFICATION

Department of General Services

Recommendation: Approve a Supplemental Lease Agreement to expand the square footage of the Demised Premises, remove rent abatement, and approve onsite parking fees

Prior Board Action: DGS 26-LT, 12/04/2024

Lessor: One South Street Baltimore LLC
123 Tice Blvd, Ste 102-A, Woodcliff Lake, NJ 07677

Property Location: 1 South St, Baltimore, MD 21202

Space Type: Office (an increase of 9,443 sq. ft. for a total of 144,130 sq. ft.)

Lease Type: Amendment

Original Term: 04/01/2026 - 03/31/2041 (15 years) (w/ 6-month hold-over)

Modified Term: 02/01/2027 – 01/31/2042 (15 years) (w/ 6-month hold-over)

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** 02/01/2042-01/31/2047

Modified Annual Rent: \$3,603,250.00 (Year 1) **Square Foot Rate:** \$25.00/SF (Year 1)
Rent Escalation: 2.75% Annually

Estimated Full Term Rent Value: 04/01/2026 - 03/31/2041: \$59,686,319.57 **Estimated Full Term Rent Value:** 02/01/2027 - 01/31/2042: \$65,801,110.20

Additional Parking Fees: Yes



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48-LT-MOD. TENANT LEASE MODIFICATION (continued)

Monthly Parking Fee: \$21,150.00 (39 reserved spaces at \$250 per space per month, and 76 fleet spaces at \$150 per space per month)

Annual Parking Fee (Year 1): \$253,800.00 **Parking Fee Escalation:** 10% Increase at the start of years 6 and 11

Estimated Full Term Parking Fee: \$4,200,390.00

Fund Source: 100% General Funds

Appropriation Code: PCA 55253

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes, modified to permit termination after year 10.

Original Procurement Method: Competitive Sealed Proposals
See COMAR 21.05.03; DGS Space Mgmt Manual ¶ 6-605 D

Current Procurement Method: COMAR 21.05.05.02 A(1)

Remarks: The Maryland Department of General Services is transitioning from its State-owned Baltimore City location at 300/301 W Preston Street to leased space at 1 South Street, in accordance with the initiative to relocate State agencies to leased space in the Central Business District of Baltimore. This new location provides a safe, efficient workplace for staff. There are no passthrough expenses, and the construction of the space will be delivered turnkey. The lease modification is necessary because the agency is expanding its current footprint to incorporate an additional business unit requiring an additional 9,443 square feet of space and further reconfiguring the layout of the existing space. The additional design and construction work for the new business unit and reconfigured space has resulted in increased architectural, permit, and construction costs for the project of approximately \$1.8 million. DGS and the Lessor have agreed to the removal of the rent abatement in the amount of \$1,803,683.41 to account for these costs.



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48-LT-MOD. TENANT LEASE MODIFICATION (continued)

Climate / Sustainability: Energy efficiency improvements in the expansion include LED lighting and exit signs, as well as passive dual-technology motion sensors.

Resident Business: No

MD Tax Clearance: 24-4374-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED **DISAPPROVED**

DEFERRED **WITHDRAWN**

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
June 3, 2026**



REVISED

*Contact: Jamie Tomaszewski 410-260-7386
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49-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
	<i>Approved:</i>	DoIT 3-IT, 04/03/2013
	<i>Term:</i>	04/22/2013 - 04/21/2028

1.1 **Using Agency:** Comptroller of Maryland

Description: Helpdesk Application and System Support for Register of Wills (RoW) to support, augment and efficiently conduct daily business processes for the ROWNet application, which provides case management services for offices.

Award: iDox Solutions, Inc.; Bethesda, MD

Number of Qualified Master Contractors: 666

Number of Bids: 18

Amount: \$ 3,659,394.60

Term: 06/04/2026 - 04/21/2028

MBE/VSBE Participation: 26% / 0%

Resident Business: Yes

Fund Source: 100% General Funds



DEPARTMENT OF GENERAL SERVICES
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49-IT. INFORMATION TECHNOLOGY (continued)

Proposals:

<i>Offeror</i>	<i>Technical Rankings</i>	<i>Financial Offers (Rankings)</i>	<i>Overall Rankings</i>
Idox Solutions; Bethesda, MD	1	\$ 3,659,394.60 (1)	1
Global Alliant; Olney, MD	2	\$ 4,001,580.00 (3)	2
A&T Systems; Silver Spring, MD	3	\$ 4,273,918.33 (4)	3
Innosoft Corporation; Windsor Mill, MD	4	\$ 4,505,255.00 (6)	4
GCOM; Columbia, MD	5	\$ 5,684,783.33 (9)	5
Infogini; Columbia, MD	6	\$ 3,840,111.67 (2)	6
Magadia; Silver Spring, MD	7	\$ 4,427,095.00 (5)	7
Vtech; Washington, DC	8	\$ 4,760,808.33 (8)	8
Mindboard; Sterling, VA	9	\$ 6,244,350.67 (10)	9
Elegant Enterprises; Aldie, VA	10	\$ 4,562,000.00 (7)	10

**Technical and financial rankings were weighted equally.*

Agency Remarks: This secondary competition solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 29, 2025. Eighteen proposals were received in response to the TORFP. Ten of which were determined to be reasonably susceptible for award. It was determined that iDox Solutions was ranked overall #1 with the highest-ranked technical offer and the lowest price. Therefore, the award is recommended to iDox Solutions, Inc. as offering the Best Value to the State. Two protests were received from one of the offerors on March 30, 2026 and April 28, 2026. The vendor protested on four grounds: the application of a disclaimed evaluation criterion, a material misreading of the vendor's experience, failure to evaluate the full proposed team, and the inherent subjectivity of the down-select method. The Procurement Officer confirmed and consolidated the protests and responded to both on May 13th. As of today, no appeal has been filed to the MSBCA.

Additionally, the MBE and VSBE participation goals in the TORFP did not reflect the initial Procurement Review Group (PRG) determination. It was determined that this error was inconsequential to the overall goal setting, and the potential offerors provided their proposals in good faith based on the posted solicitation. Therefore, a request to determine the task order as voidable is in the best interest of the State



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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49-IT. INFORMATION TECHNOLOGY (continued)

DGS OSP Remarks: Approval requested pursuant to § 11-204(c) State Finance & Procurement Article. As per COMAR 21.03.01.04.B, DGS OSP has made the initial determination that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law or Title 21; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law or Title 21.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION