

Board of Public Works

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March 4, 2026

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

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

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**BOARD OF PUBLIC WORKS
SECRETARY'S
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*Contact: Jason Keppler 410-841-5864
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**1. DEPARTMENT OF AGRICULTURE
*Maryland Agricultural Cost-Share Program - Grants***

Recommendation: That the Board of Public Works approve funding for 13 individual grants under the Maryland Agricultural Cost-Share Program.

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

Amount: \$200,700

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

| County | Grantee | Agreement # | Amount |
|--------------|--------------------------|--------------|----------|
| Carroll | John Parker Smith Jr. | MP-2026-2443 | \$13,300 |
| | William Ray Sheeley | RS-2026-2449 | \$20,100 |
| Frederick | Robert J. Kline | MP-2026-2462 | \$66,300 |
| | Sowers Farm Holdings LLC | MP-2026-2469 | \$23,400 |
| Kent | John H. Myers, Jr. | AT-2026-2444 | \$14,600 |
| | | AT-2026-2445 | \$8,700 |
| Queen Anne's | Island Creek Farm LLC | AT-2026-2461 | \$37,200 |
| Talbot | Catherine Weems | CR-2026-2440 | \$10,800 |
| Washington | J. A. Horst & Sons LLP | MP-2026-2465 | \$1,400 |
| | | MP-2026-2467 | \$2,000 |
| Worcester | Gary L. Bennett | PR-2026-2453 | \$800 |
| | Joshua Thang | PR-2026-2451 | \$1,500 |
| | | PR-2026-2452 | \$600 |

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

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WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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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 eight 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: \$30,867.68

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

| County | Recipient | Agreement # | Amount |
|-----------|--------------------------------------|--------------|-------------|
| Carroll | Wooden Hill Farms LLC | MP-2025-2399 | \$590.60 |
| Charles | Ernest P. Gardiner, Sr. | AT-2025-2092 | \$2,500.00 |
| Frederick | Bradley Nevins & Herbert Lane Damazo | MP-2025-2601 | \$4,284.30 |
| | | MP-2025-2603 | \$12,249.83 |
| | Charles E. Kaas, Jr. | MP-2025-2539 | \$2,299.99 |
| | Timothy L. Rice | MP-2026-2172 | \$2,488.49 |
| Howard | John F. Sharpe | PA-2025-2489 | \$3,729.71 |
| Talbot | George P. Sernyak, III | CR-2026-2071 | \$2,724.76 |

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

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

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**BOARD OF PUBLIC WORKS
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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 16 completed or canceled projects under the Maryland Agricultural Cost-Share Program.

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

Amount: \$184,915.56

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

| County | Recipient | Agreement # | Amount | Status |
|--------------|--------------------------|--------------|-------------|-----------|
| Carroll | John Parker Smith, Jr. | MP-2025-2141 | \$15,600.00 | Canceled |
| | | MP-2025-2142 | \$24,300.00 | Canceled |
| | | MP-2025-2143 | \$15,400.00 | Canceled |
| | | MP-2025-2144 | \$14,689.66 | Completed |
| | Keyterra Farms LLC | MP-2025-2811 | \$2,011.50 | Completed |
| | Michael S. Nelson | MP-2025-2102 | \$11,944.46 | Completed |
| | Pine Ridge Farms Corp | AT-2025-2074 | \$698.10 | Completed |
| | Thomas C. Childs | MP-2025-2052 | \$2,522.45 | Completed |
| Charles | Aileen P. Hopkins | AT-2024-2250 | \$11,500.00 | Canceled |
| Frederick | Sowers Farm Holdings LLC | MP-2025-2336 | \$17,810.00 | Completed |
| Garrett | Paul E. Custer | AT-2024-2704 | \$14,149.59 | Completed |
| Kent | Fair Promise Farms LLC | SA-2025-2086 | \$21,700.00 | Canceled |
| | | SA-2025-2087 | \$19,000.00 | Canceled |
| Queen Anne's | Henry Covington, Jr. | AT-2025-2772 | \$1,000.00 | Completed |
| | Mark A. Sultenfuss | CH-2025-2836 | \$2,239.80 | Completed |
| | Schillinger's Farm, Inc. | AT-2025-2784 | \$10,350.00 | Completed |

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

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

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Contact: Rachel Hershey 410-260-7724
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4. **BOARD OF PUBLIC WORKS**

Debarment: Aaron S. Bell

Recommendation: That the Board of Public Works initiate debarment proceedings to preclude Aaron S. Bell from being considered for the award of, being awarded, or performing, directly or indirectly, a contract with the State.

Authority: Sections 16-203 and 16-304(b), State Finance and Procurement Article, Annotated Code of Maryland; Code of Maryland Regulations 21.08.03.05.B.

Background: According to an administrative complaint issued by the Office of Attorney General dated February 4, 2026 and filed with the Board, Mr. Bell is subject to debarment under Section 16-203(a)(1), State Finance and Procurement Article, Annotated Code of Maryland, which states that a person is subject to debarment from contracting with the State if a person, an officer, partner controlling stockholder, or principal of that person or any other person substantially involved in that person's contracting activities has been convicted under the laws of the State...of: (i) a criminal offense incident to obtaining, attempting to obtain, or performing a public or private contract...."

The complaint states that Mr. Bell, as chief operating officer and at times the controlling shareholder of ASB 2 Enterprises, Inc., falsified and forged a certificate of insurance and performance bond required for a snow removal contract in 2020 with the Maryland Department of Transportation Maryland Transit Administration. It further alleges he also falsified and forged a certificate of insurance required for a bird dropping removal contract with the Maryland Transit Administration in 2023 by changing required insurance types and amounts, according to the complaint. After a routine screening by MDOT revealed the insurance certificate was not valid, Bell submitted a second insurance certificate lacking the required insurance amount. When the second certificate was rejected, Bell submitted a third certificate with the missing coverage forged onto the certificate. MDOT denied ASB 2 Enterprises, Inc., the contract and referred Bell and ASB 2 Enterprises for criminal investigation. In connection with this conduct, Bell pled guilty in Baltimore City Circuit Court to two criminal violations of Section 11-205.1(a)(3), State Finance and Procurement Article, Annotated Code of Maryland for using a false writing or document that contained a false or fraudulent statement in connection with a procurement contract.

In accordance with Sections 16-304(b) and 16-304 and COMAR 21.08.03.05, State Finance and Procurement Article, Annotated Code of Maryland, the Office of Attorney General filed the administrative complaint seeking Bell's debarment based on these convictions. Approval of this item will result in issuing a notice to Mr. Bell that debarment proceedings have been initiated and of his right to a hearing as required under Section 16-304, State Finance and Procurement Article, Annotated Code of Maryland, and COMAR 21.08.04.01.

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

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

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

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

ANNE ARUNDEL COUNTY

25-0861 *HERRINGTON PARTNERSHIP LLP* – To improve navigable access and provide shoreline erosion control by hydraulically and or mechanically dredging an area, transporting dredge material to a disposal site, providing for periodic maintenance dredging for six years, reconfiguring and converting a fixed dock to a floating pier with a gangway, replace fixed piers with floating piers including a gangway, “L” head platforms, “T” head platforms, irregular shaped platforms, finger piers, placing mooring piles, constructing a floating walkway, create a travel lift well (to lift/transport boats), expanding existing travel lift wells, constructing and backfilling replacement timber bulkhead, placing riprap revetment, placing low-profile stone sill, filling and grading with sand, and planting marsh vegetation.

Deale, Tracys Creek

Special conditions: Time of year restriction. Requirements for hydraulic dredging, maintenance dredging, constructing marsh establishment area.

Restrictions on docking boats outside of the approved Marina Basin Line and shellfish harvesting or storage within marina waters.

Wetlands Created: 3,000 square feet

25-1011 *ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS* – To perform maintenance of County sewer lines by temporarily constructing a sandbag dike, temporarily trenching an area, removing and replacing a force main, and replacing substrate material to restore bathymetry.

Glen Burnie, Furnace Creek

Special conditions: Requirements for obtaining Maryland State Programmatic General Permit (MDSPGP) under the Category A limits, staking the trenching area and obtaining MDE approval, filling the project area, project design and construction, monitoring the site, and removing the sandbag dike and associated temporary structures.

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

BALTIMORE COUNTY

25-0364 *KYLE C. FOEHRKOLB* – To improve navigable access by constructing a replacement timber pier with a fixed platform, a replacement near-shore platform, a new boat lift with associated piles, and constructing and backfilling replacement timber bulkhead.

Middle River, Gunpowder River

Special conditions: Time of year restriction. Requirements for bulkhead construction, obtaining Maryland State Programmatic General Permit (MDSPGP) under the Category A limits, and removal of an existing pier and associated structures prior to construction. Restrictions on number of slips, lifts, or hoists, and attaching accessory platforms to existing or proposed boat lifts.

CECIL COUNTY

24-0993 *VIDI AQUAM LLC* – To control shoreline erosion, establish and enhance habitat, and to provide for coastal resiliency by removing an existing pier and associated structures, constructing a living shoreline including breakwaters, sand and stone, marsh vegetation, and constructing a timber pier with a “hammerhead” platform, an “L” shaped pier, boatlifts with associated piles, an osprey platform, and dolphins.

Earleville, Elk River

Special conditions: Requirements for marsh establishment area, signing and acceptance of marsh maintenance plan, and removing an existing pier and associated structures prior to construction. Restrictions on total platform area and attaching accessory platforms to existing or proposed boat lifts.

Wetlands Created: 30,758 square feet

DORCHESTER COUNTY

25-0260 *MARYLAND DEPT. OF NATURAL RESOURCES* – To protect an eroding shoreline and restore marsh habitat by constructing sand containment sills, filling and grading with sand and sand cobble mixture, and planting marsh vegetation.

Vienna, Chicamacomico River

Special conditions: Time of year restriction. Requirements for marsh establishment area and signing and acceptance of marsh maintenance plan.

Wetlands Created: 6,816 square feet

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

SOMERSET COUNTY

25-0840 *MARYLAND DEPT. OF NATURAL RESOURCES* – To study granite, limestone, and concrete as an alternative surface for attachment by oyster larvae by placing stone and concrete within a Natural Oyster Bar.

Crisfield, Pocomoke Sound

Special conditions: Requirements for placing clean oyster shell, concrete, limestone, and granite materials, performing a pre and post construction bathymetric survey, maintaining and monitoring the designated site, and submitting a monitoring report.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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REVISED

Contact: Bill Morgante 410-260-7791
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6. BOARD OF PUBLIC WORKS
Wetlands License - #25-0373 – Delmarva Power and Light Company
Compensation

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

- 1) Grant a wetlands license for a project involving removing an existing electric transmission line and replacing it with three electric transmission lines and one fiber optic line; and
- 2) Assess annual compensation of \$4,795.00 to be deposited into the MDE’s Wetlands and Waterways Program Fund.

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

- Application received April 17, 2025
- Comment period closed January 15, 2026
- MDE Report and Recommendation received February 6, 2026

Authority: Section 16-202, Environment Article, Annotated Code of Maryland. “*The Board shall decide if issuance of the [tidal wetlands] license is in the best interest of the State, taking into account the varying ecological, economic, developmental, recreational, and aesthetic values [the] application presents.*” See also COMAR 23.02.04.01.C. and COMAR 23.02.04.12.E.

Compensation: This license contains a recommendation that the Board assess compensation. The licensee seeks to remove an existing electric transmission line and replace it with three electric transmission lines and one OPGW fiber optic line under 479.5 linear feet of State Tidal Wetlands and compensation is due for the 4 electrical and fiber optic cable lines. The Wetlands Administrator recommends annual compensation of \$4,795.00 calculated as follows:

$$479.5 \text{ linear feet} \times 4 \text{ cable lines} \times \$2.50 \text{ per linear foot of tidal wetland impact} = \$4,795.00$$

COMAR 23.02.04.15.D(3)(a)

WICOMICO COUNTY

25-0373 ***DELMARVA POWER AND LIGHT COMPANY*** – To accommodate expected need for electrical system capacity due primarily to new solar and wind generation facilities and to provide fiberoptic services by removing an existing electric transmission line and replacing it with electric transmission and OPGW fiber optic cable lines. .

Between Salisbury and Pocomoke, Pocomoke River



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

WICOMICO COUNTY

25-0373 *DELMARVA POWER AND LIGHT COMPANY (cont'd)*

*Special conditions: Time of year restriction. Requirements for marsh mats, an annual fee for cable lines crossing State tidal wetlands, coordinating with Wildlife and Heritage Service, contacting **DNR** prior to work within certain DNR managed lands, contacting the Department Scenic and Wild Rivers coordinator, and restoring and revegetating disturbed wetlands.*

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Amanda Sadler 301-429-7780 amanda.sadlr@maryland.gov

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

Recommendation: That the Board of Public Works approve the release of the second lien deed of trust to facilitate a short sale on the property, and allow the Maryland Department of Housing and Community Development to take an unsecured promissory note for the Down Payment Settlement Expense Loan Program in the amount of \$3,000 in short sale proceeds and forgive \$2,398.

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

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

Loan Amount: \$5,398

Borrower: Bartoluzzi, Mark
1108 Hamilton Boulevard Hagerstown, MD 21742

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*Contact: Joseph Pulver 301-429-7629
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8. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Recommendation: That the Board of Public Works approve an easement for the installation of solar panels on property securing two Department of Housing and Community Development loans in Charles County.

Borrower: Victory La Plata Limited Partnership

Project address: 1 Hickory Lane, La Plata, MD 20646

Disposition Authority: Sections 4-211(a)(8) and (10) of the Housing and Community Development Article, Annotated Code of Maryland, COMAR Chapter 05.12.01, and 42 U.S.C Sections 12701 through 12840

Loan Amounts: \$7,345,000 (DHCD CDA loan)
\$ 573,252 (MHRP Surplus Cash loan)

Loan Maturity Date: July 1, 2051 (Both loans)

Remarks: The Department of Housing and Community Development provided loans to Victory La Plata Limited Partnership to rehabilitate, own and operate La Plata Manor, a 100 residential rental unit senior housing community in Charles County.

The purpose of this solar panel installation is to provide site equipment capable of delivering solar photovoltaic energy to the property. The easement request will be to allow the installation, monitoring, and removal of Site Equipment on the property. The easement will have no material impact on the value or use of the Project and the site work required for the easement will be paid for by the Equipment Owner. The energy service agreement between the project and the equipment owner states there will be no cost to the project. The solar array is 100% owned and managed by National Housing Trust (NHT) and as part of the agreement, the Project will receive a 50% reduction in common area electricity costs. Net Energy Savings from the project generate \$6,811 in annual utility savings, or approximately \$136,222 for the 20-year Power Purchase Agreement term. These financial benefits will be distributed by operating or replacement reserves, which improves the property owner’s ability to sustain affordable rents and indirectly benefits low-income residents at the property during an emergency event.

Based on the foregoing, DHCD believes that the installation of the solar panels will not have any material impact on the value or use of the Project and save in utility costs over the course of the 20 year PPA term.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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BOARD OF PUBLIC WORKS
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Contact: Joseph Pulver 301-429-7629
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9. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

Recommendation: That the Board of Public Works approve an easement for the installation of solar panels on property securing a Department of Housing and Community Development loan in St. Mary's County.

Borrower: Victory Woods, LLC

Project address: 22611 FDR Boulevard, Lexington Park, MD 20653

Disposition Authority: Sections 4-401 through 4-409, and Lower Income Households within the meaning of Sections 4-1201 through 4-1209, Housing and Community Development Article, Annotated Code of Maryland, COMAR Chapter 05.12.01, and 42 U.S.C Sections 12701 through 12840

Loan Amount: \$ 1,500,000

Fund Source: ERHP

Remarks: In June 2010, the Department of Housing and Community Development provided a loan to Victory Woods, LLC to aid in the acquisition and construction of an elderly rental housing project, to be known as Victory Woods. The project is intended to increase the supply of decent, safe, and sanitary elderly rental housing at costs that are affordable to low-income elderly households.

This solar panel installation will provide site equipment capable of delivering solar photovoltaic energy to the property. The easement request will be to allow the installation, monitoring, and removal of Site Equipment on the property. The easement will have no material impact on the value or use of the Project and the site work required for the easement will be paid for by the Equipment Owner. The energy service agreement between the project and the equipment owner states that there will be no cost to the project. The solar array is 100% owned and managed by National Housing Trust NHT and as part of the agreement, the Project will receive a 50% reduction in common area's electricity costs. These financial benefits will be distributed by the Property Owner in accordance with the U.S. Department of Housing and Urban Development (HUD) guidance on the treatment of solar benefits in master-metered buildings to avoid negatively impacting tenants' utility allowances and annual income for rent calculations.

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THIS ITEM WAS:

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WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
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REVISED

2nd Revision

Contact: Joseph Pulver 301-429-7890
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10. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

Recommendation: The Board of Public Works approve the forgiveness of remaining debt owed on a Department of Housing and Community Development Partnership Rental Housing Program loan to the County Commissioners of Caroline County, after application of the net sale proceeds from the sale of the loan-funded project.

Loan Authority: Sections 2-1101 *et seq.* of Article 83B of the Annotated Code of Maryland, replaced by Sections 4-1201 *et seq.* of the Housing and Community Development Article, Annotated Code of Maryland, COMAR 05.05.05.01

The *Partnership Rental Housing Program* finances rental housing that is occupied by households with incomes of 50% and below of the Area Median Income.

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

Name of Borrower: County Commissioners of Caroline County

Project Address: Dayspring Townhomes
Six buildings with 26 units in Ridgley, Caroline County

Amounts: Original Loan: \$1,204,947.42
Loan Balance
as of 2/7/2026: \$3,168,436.75

Remarks: In 1993, DHCD provided Caroline County with a Partnership Rental Housing Program (PHRP) loan in the original principal amount of \$1,204,947.42 to assist in the development of 26 units of affordable housing in Ridgeley, known as the Dayspring Townhomes. Payments on PRHP loans are deferred in perpetuity if the project complies with the requirements of the loan program and may be prepaid by the County.

The County obtained a separate PRHP loan from the Department in 1996 to assist in the development of a 20 unit affordable housing project on an adjoining parcel known as Dayspring II. (See Item **11** on this agenda). The County entered into contracts with Interfaith Housing Development Corporation of the Maryland Eastern Shore, Inc. to function as the County's agent in managing the development, construction and operation of the Projects for the term of the loans (e.g. in perpetuity).



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

Remarks (cont'd):

In 2017, Interfaith Housing Development Corporation of the Maryland Eastern Shore, Inc. went out of business, leaving the County as the sole operator of the Projects. Despite hiring a third-party manager, the projects have been unable to generate sufficient revenue to support operations and ongoing maintenance, resulting in increased tenant complaints and unfilled vacancies.

In 2023, the County engaged DHCD regarding its intention to move on from the projects. The County engaged a broker and listed the projects for sale. In response to a robust marketing effort, the County obtained multiple offers. The County entered into a Purchase and Sale Agreement with SH Azure Partners LLC dated November 19, 2025 for \$4,095,000, and provided notices to the State, tenants and all required parties of their intention to sell the projects, repay the loans and terminate the affordability requirements on the projects. In so doing, the County has followed the required provisions requiring notice and opportunity for right of first refusal, tenant lease extensions and tenant relocation assistance. The sale price is insufficient to repay the loans in full.

Failure to lease units and maintain the projects as operational would constitute a default under the loan documents. However, the loan is non-recourse, meaning that DHCD's recourse for recovery of the outstanding balance of the debt is the foreclosure and sale of the projects. DHCD's alternative to this proposal, assuming a default which is deemed likely, is to foreclose on the projects. DHCD does not believe this course of action will have a materially beneficial result on the amount of funds received by DHCD or the tenants residing in the projects.

In summary, the forgiveness of remaining indebtedness and disposition of DHCD's lien on the projects, will not have a material fiscal impact on DHCD and will benefit DHCD, the County and the occupants of the projects.

BPW approval is required to authorize forgiveness of any remaining balance owed on the loan after application of the sale proceeds at closing, to include reasonable transaction and closing costs, and facilitate the repayment and subsequent disposition of the collateral.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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REVISED

2nd Revision

Contact: Joseph Pulver 301-429-7890
joseph.pulver@maryland.gov

11. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

Recommendation: The Board of Public Works approve the forgiveness of remaining debt owed on a Department of Housing and Community Development Partnership Rental Housing Program loan to the County Commissioners of Caroline County, after application of the net sale proceeds from the sale of the loan-funded project.

Loan Authority: Sections 2-1101 *et seq.* of Article 83B of the Annotated Code of Maryland, replaced by Sections 4-1201 *et seq.* of the Housing and Community Development Article, Annotated Code of Maryland, COMAR 05.05.05.01

The *Partnership Rental Housing Program* finances rental housing that is occupied by households with incomes of 50% and below of the Area Median Income.

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

Name of Borrower: County Commissioners of Caroline County

Project Address: Dayspring II
Five buildings with 20 units in Ridgley, Caroline County

Amounts: Original Loan: \$1,145,635
Loan Balance
as of 2/7/2026: \$2,826,757.75

Remarks: In 1996, DHCD provided Caroline County with a Partnership Rental Housing Program (PHRP) loan in the original principal amount of \$1,145,635.00 to assist in the development of 20 units of affordable housing in Ridgeley, known as Dayspring II. Payments on PRHP loans are deferred in perpetuity if the project complies with the requirements of the loan program and may be prepaid by the County.

The County obtained a separate PRHP loan from the Department in 1993 to assist in the development of a 26 unit affordable housing project on an adjoining parcel known as Dayspring Townhomes. (See Item 10 on this agenda). The County entered into contracts with Interfaith Housing Development Corporation of the Maryland Eastern Shore, Inc. to function as the County's agent in managing the development, construction and operation of the projects for the term of the loans (e.g. in perpetuity).



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REVISED
2nd Revision

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

Remarks (cont'd):

In 2017, Interfaith Housing Development Corporation of the Maryland Eastern Shore, Inc. went out of business, leaving the County as the sole operator of the projects. Despite hiring a third-party manager, the projects have been unable to generate sufficient revenue to support operations and ongoing maintenance, resulting in increased tenant complaints and unfilled vacancies.

In 2023, the County engaged DHCD regarding its intention to move on from the projects. The County engaged a broker and listed the projects for sale. In response to a robust marketing effort, the County obtained multiple offers. The County entered into a Purchase and Sale Agreement with SH Azure Partners LLC dated November 19, 2025 for \$4,095,000, and provided notices to the State, tenants and all required parties of their intention to sell the projects, repay the loans and terminate the affordability requirements on the projects. In so doing, the County has followed the required provisions requiring notice and opportunity for right of first refusal, tenant lease extensions and tenant relocation assistance. The sale price is insufficient to repay the loans in full.

Failure to lease units and maintain the projects as operational would constitute a default under the loan documents. However, the loan is non-recourse, meaning that DHCD's recourse for recovery of the outstanding balance of the debt is the foreclosure and sale of the projects. DHCD's alternative to this proposal, assuming a default which is deemed likely, is to foreclose on the projects. DHCD does not believe this course of action will have a materially beneficial result on the amount of funds received by DHCD or the tenants residing in the projects.

In summary, the forgiveness of remaining indebtedness and disposition of DHCD's lien on the projects, will not have a material fiscal impact on DHCD and will benefit DHCD, the County and the occupants of the projects.

BPW approval is required to authorize forgiveness of any remaining balance owed on the loan after application of the sale proceeds at closing, to include reasonable transaction and closing costs, and facilitate the repayment and subsequent disposition of the collateral.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

12. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Bay Restoration Fund (Clean Water Commerce Act of 2021)

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

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

Project: Rock Hall Shoreline Stabilization
BR-CWCA 03.15

Recipient: Environmental Quality Resources, L.L.C.

Amount: Up to \$2,269,043

Location: Kent County/Legislative District 36

Project Description: The proposed project is a shoreline management approach to reduce the risk of coastal flooding that will involve installing a stone breakwater along the entire privately-owned shoreline with one habitat corridor gap to facilitate aquatic organism passage and tidal flushing into and out of the marsh. The stated goals of this shoreline management project are to stabilize the eroding banks, prevent further shoreline erosion to reduce sediment, nitrogen, and phosphorus inputs to the receiving waters. This project will reduce risk of flooding and coastal hazards, reduce the nitrogen loading to local watersheds and ultimately to the Chesapeake Bay. Environmental Quality Resources LLC will assist by providing support to maintain the project for the 10-year project period. The Maryland Department of the Environment will provide annual payments for the purchase of verified annual reductions of nitrogen based on the agreed-upon unit prices.

Project Funding Source: Bay Restoration Fund Grant BR-CWCA 03.15 - \$2,269,043

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

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

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

Project: WC-1243 Cromwell Pump Station Improvements

Recipient: Baltimore County

Amount: Up to \$20,242,500

Location: Baltimore County/Legislative District 8

Project Description: The purpose of the project is to rehabilitate and replace the equipment and systems of the existing Cromwell Pump Station. Work will include major upgrades to the pump system, disinfection feed, electrical components, mechanical equipment, facility security, site grading, building structure, and all appurtenances. The Cromwell Pump Station is aging and must be rehabilitated to maintain safe and reliable service to the water distribution system. This project is needed to maintain a reliable drinking water supply to the homes and businesses of Baltimore. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. New Loan (up to) \$17,242,500 – Drinking Water State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Standard interest rate of 50% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2025, loan recipients received interest-rates ranging from 1.90% to 2.50%.)

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

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

Complies with Drinking Water State Revolving Loan Fund Program's disadvantaged-community criteria. Principal forgiveness loan terms/grant conditions are enforceable should Recipient default.

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

Project Funding Sources:

| | |
|---|----------------------|
| Drinking Water State Revolving Loan Fund (this Item) | \$ 17,242,500 |
| Drinking Water State Revolving Loan Fund Forgiveness (this Item) | \$ 3,000,000 |
| Drinking Water State Revolving Loan Fund - Baltimore City Prior approval 4/2/2025 Secretary Item 6 | \$ 6,757,500 |
| Drinking Water State Revolving Loan Fund Forgiveness - Baltimore City Prior approval 4/2/2025 Secretary Item 6 | \$ 3,000,000 |
| Baltimore County/Baltimore City/WIFIA/Local | <u>\$ 45,834,567</u> |
| Total Estimated Project Cost | \$ 75,834,567 |

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

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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

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

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

Project: SC-994 Clarifier and Gravity Sludge Thickeners Rehabilitation at the
Patapsco Wastewater Treatment Plant

Recipient: Baltimore County

Amount: Up to \$29,016,053

Location: Baltimore City/Legislative District 46

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

Financing Description:

A. New Loan (up to) \$28,016,053 – Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Standard interest rate of 50% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2025, loan recipients received interest-rates ranging from 1.90% to 2.50%.)

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

B. New Loan Forgiveness (up to) \$ 1,000,000

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

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

Project Funding Sources:

| | |
|--|----------------------|
| Water Quality State Revolving Loan Fund (<i>this Item</i>) | \$ 28,016,053 |
| Water Quality State Revolving Loan Fund Forgiveness (<i>this Item</i>) | \$ 1,000,000 |
| Water Quality State Revolving Loan Fund - Baltimore County (Future TBD) | \$ 19,882,747 |
| Water Quality State Revolving Loan Fund - Baltimore City Prior approval 1/28/2026 Secretary Item 11 | \$ 14,667,899 |
| Water Quality State Revolving Loan Fund Forgiveness - Baltimore City Prior approval 1/28/2026 Secretary Item 11 | \$ 3,500,000 |
| Water Quality State Revolving Loan Fund - Baltimore City (Future TBD) | \$ 5,533,637 |
| Local Share/WIFIA | <u>\$ 22,647,092</u> |
| Total Estimated Project Cost | \$ 95,247,428 |

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

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

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

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

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

Project: SC-938R Headworks Facilities Improvements at Patapsco WWTP

Recipient: Baltimore County

Amount: Up to \$20,488,536

Location: Baltimore City/Legislative District 46

Project Description: This project entails upgrading the existing Grit Facility serving the Patapsco Wastewater Treatment Plant. Work will involve major rehabilitation of the grit building structure, converting the building to a canopy structure, rehabilitation of the grit tanks, new mechanical equipment replacements, and other related appurtenances. Completion of this work will increase reliability and operational consistency of preliminary treatment at Patapsco Wastewater Treatment Plant and support its Enhanced Nutrient Removal (ENR) treatment process. These improvements will help the plant achieve reliable treatment results and contribute to meeting treatment limits. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce climate change risks to such projects.

Financing Description:

A. New Loan (up to) \$17,988,536 – Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion

Rate. Standard interest rate of 50% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2025, loan recipients received interest-rates ranging from 1.90% to 2.50%.)

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

B. New Loan Forgiveness (up to) \$ 2,500,000

Complies with Water Quality State Revolving Loan Fund Program's disadvantaged-community criteria. Principal forgiveness loan terms/grant conditions are enforceable should Recipient default.

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

Project Funding Sources:

| | |
|---|----------------------|
| Water Quality State Revolving Loan Fund (<i>this item</i>) | \$ 17,988,536 |
| Water Quality State Revolving Loan Fund Forgiveness (<i>this item</i>) | \$ 2,500,000 |
| Water Quality State Revolving Loan Fund - Baltimore City Prior approval 4/20/2025 Secretary Item 11 | \$ 8,430,914 |
| Water Quality State Revolving Loan Fund Forgiveness - Baltimore City Prior approval 4/2/2025 Secretary Item 11 | \$ 1,500,000 |
| STAG/WIFIA/Local | <u>\$ 19,484,988</u> |
| Total Estimated Project Cost | \$ 49,904,438 |

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

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

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16. **MARYLAND DEPARTMENT OF THE ENVIRONMENT**
Maryland Water Quality State Revolving Loan Fund

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

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

Project: Bedford Road Sanitary Sewer Rehabilitation Phase VII

Recipient: Allegany County

Amount: Up to \$968,011

Location: Allegany County/Legislative District 1C

Project Description: This project involves the replacement and/or rehabilitation of the aging and faulty sanitary sewer system in the Bedford Road Sanitary Sewer District. This would include repair/rehab of failing pipes and manholes. This is the seventh phase of rehabilitation projects in the district and would complete the lining of the entire County maintained portion of the Evitts Creek interceptor. The purpose of the project is to reduce the amount of I&I and associated sewer overflows. This project will be constructed in accordance with coastal and non-coastal resiliency guidelines developed as part of the Coast Smart Program to reduce risks to such projects.

Financing Description:

A. New Loan (up to) \$484,006 – Water Quality State Revolving Loan Fund

Term. Period not to exceed 30 years following project completion.

Rate. The disadvantaged interest rate of 25% of the average of the Bond Buyer 11-Bond Index for the month preceding loan closing. (Based on this formula, in fiscal year 2025, loan recipients received interest rates ranging from 1.90% to 2.50%.)

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

B. New Loan Forgiveness (up to) \$484,005 – Water Quality State Revolving Loan Fund

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

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

Project Funding Sources:

| | |
|---|------------|
| Water Quality State Revolving Loan Fund | \$ 484,006 |
| Water Quality State Revolving Loan Fund Forgiveness | \$ 484,005 |
| Total Estimated Project Cost | \$ 968,011 |

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

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

BOARD OF PUBLIC WORKS

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Contact: Anne B. Raines 410-697-9584
anne.raines@maryland.gov

17. **DEPARTMENT OF PLANNING**
Maryland Historical Trust
Historic Preservation Loan Program

Recommendation: That the Board of Public Works approve releasing a secured promissory note for a Maryland Historical Trust Historic Preservation Loan and forgiving the entire balance due.

Authority: Section 5A-327, State Finance and Procurement Article, Annotated Code of Maryland; Section 10-305, State Finance and Procurement Article, Annotated Code of Maryland

Property: 520 Orchard Street, Baltimore, Maryland 21201

Borrower: Baltimore Urban League, Inc.

Amount: Original loan: \$300,000
Current loan balance (principal + interest + fees): \$235,546.82

Fund Source: Historic Preservation Loan Program - Special Funds – FY 1993

Remarks: In 1992, the Maryland Historical Trust (MHT) made a \$300,000 loan from its Historic Preservation Loan Program to The Baltimore Urban League, Inc. for the purpose of assisting in the rehabilitation of the Orchard Street Church, an historic property owned by the borrower. The loan had a 20-year repayment term, a 3 percent annual rate of interest, and was secured by a second mortgage on the Property, subordinated to a \$600,000 indemnity deed of trust held by Maryland National Bank (now held by Bank of America).

In 2002, after falling into arrears on its loan payments to the MHT, the borrower executed a Secured Promissory Note Loan Modification Agreement (“Modification”), in the amount of \$235,546.82, which included the outstanding interest, fees, and loan principal. The modification set the interest rate at 0%, provided for cash-flow-only installment payments, and had a maturity date of October 1, 2012, at which point all indebtedness came due. At the time of the modification, MHT remained a unit within DHCD. In 2006, MHT was reorganized into the Department of Planning. The Borrower made no installment payments under the modification and failed to retire the debt at maturity in 2012. In March 2016, MHT issued a Notice of Default. Ultimately, after a prolonged period of transition, new leadership at the borrower organization reached out to MHT to formally request loan forgiveness. MHT’s Board of Trustees supports loan forgiveness.

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Contact: Vinnie John 443-885-3620
vinnie.john@morgan.edu

18. **MORGAN STATE UNIVERSITY**
Ground Lease

Recommendation: That the Board of Public Works approve Morgan State University's entering into the Second Amended and Restated Air Rights and Ground Lease and Agreement with Maryland Economic Development Corporation to facilitate the demolition and redevelopment of the O'Connell Hall Student Housing and Dining facility.

Prior Approval: Secretary's Agenda, Item 20 (10/21/2020)
Secretary's Agenda, Item 15 (10/12/2022)
Secretary's Agenda, Item 12 (5/7/2025)
Secretary's Agenda, Item 11 (8/27/2025)

Ground Lessor: State of Maryland on behalf of Morgan State University

Lessee: Maryland Economic Development Corporation
Baltimore, MD

Property: Thurgood Marshall Housing and Dining Complex, including Legacy Tower, Harper-Tubman House, and the addition of O'Connell Hall Student Housing facility.
1700 E. Cold Spring Lane, Baltimore, MD 21251

Term: 1-year extension (approximately July 1, 2071)
The existing Amended and Restated Air Rights and Ground Lease and Agreement term is amended to extend the lease term from its current expiration (7/1/2070) to 7/1/2071 to accommodate bond financing for a 40-year payment term plus five (5) years beyond the term of the bonds, for a total 45-year term, that will finance the demolition and redevelopment of the Student Housing portion of the O'Connell Hall Student Housing and Dining facility. The five years beyond the 40-year bond payment term represent a "tail" period for the ground lease standard in student housing public-private partnerships to provide bondholders additional payment assurance.

Rent: Maryland Economic Development Corporation ("MEDCO") will pay ground rent to the University in an amount equal to the annual surplus generated from operations after paying debt service, operating expenses, and funding reserves.

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18. MORGAN STATE UNIVERSITY (cont'd)

Remarks: The Second Amended and Restated Air Rights and Ground Lease and Agreement (the “Ground Lease”) is required for the O’Connell Hall Student Housing and Dining Project. The Ground Lease is part of a cross-collateralization structure with the MEDCO-Morgan View Project (completed in 2002), the Thurgood Marshall Housing Facility (completed in 2022), and the Legacy Tower (completed 2024) added to the Thurgood Marshall Housing and Dining Services facility, the Harper-Tubman Student Housing Renovation Project (expected completion November 2026), whereby the existing Amended and Restated Air Rights and Ground Lease and Agreement, as amended to date, will be amended and restated in its entirety to include the property for the O’Connell Hall Student Housing Project. The collective projects will secure the outstanding MEDCO issued (i) 2022 Morgan View Bonds, (ii) 2020 Thurgood Marshall Housing Bonds, (iii) 2022A Legacy Tower Bonds, (iv) 2025 Harper-Tubman Bonds and (v) the to be issued 2026 O’Connell Student Housing Bonds for the demolition and development of the O’Connell Student Housing and Dining facility, with the properties and cash flow as collateral.

In the fiscal year 2021, Morgan State University, in conjunction with MEDCO, began a development project for 670-beds of replacement housing to be owned by MEDCO (the “Thurgood Marshall Student Housing Facility”) and approximately 30,000 square foot replacement dining and retail facility to be owned by the University (the “Dining Facility” and, collectively with the Thurgood Marshall Student Housing Facility, the “Thurgood Marshall Project”) on the main campus of the University. The Thurgood Marshall Student Housing Facility of this project opened to students in August 2022. In fiscal year 2023, MSU and MEDCO collaborated on adding the Legacy Tower to the Thurgood Marshall Project, providing 604 beds, which opened to students in August 2024. In fiscal year 2025, MSU and MEDCO collaborated on adding the renovation of the Harper-Tubman Student Housing Project, providing 236 beds, which is planned to open to students in November 2026.

MSU and MEDCO are now collaborating on the demolition and redevelopment of the O’Connell Hall Student Housing and Dining Project providing approximately 650 beds to assist with the University's with the next phase of its student housing master plan and to support the on-going housing demand and enrollment growth. The O’Connell Hall Student Housing portion of the O’Connell Hall Student Housing and Dining Project will be financed through a privatized financing structure where the State of Maryland, on behalf of MSU, will enter into the “”Ground Lease with MEDCO for a term extending beyond the duration of the financing. MEDCO will develop and construct the 650 bed O’Connell Hall Student Housing and Dining Project, which is planned to open August 2028. MEDCO will issue tax-exempt bonds (the “MEDCO Bonds”), the proceeds of which will fund the costs of demolition of the existing facility and the design and development of the O’Connell Hall Student Housing and Dining Project. The revenues from the O’Connell Hall Student Housing portion of the Project will be used for and pledged by MEDCO to secure the repayment of the MEDCO Bonds.

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

Remarks (cont'd):

Board of Public Works approval of the Ground Lease is required for closing. The MEDCO Bonds closing is anticipated for April 2026. The University seeks to enter into the Ground Lease with MEDCO. MEDCO will contract with underwriters RBC Capital Markets, LLC, and Rice Financial Products for the issuance of the MEDCO Bonds. The project is to be located on the MSU campus and is consistent with the strategic student housing plan for the University.

Construction Manager: MEDCO engaged in a competitive process to procure the construction manager. MEDCO evaluated submitted proposals and selected Gilbane Building Company (“Gilbane”), based in Providence, Rhode Island. The development costs are estimated at \$160 million (including construction costs, development costs, soft costs, and financing fees). Gilbane will provide 100% performance and payment bonds for the facility’s construction, consistent with the Ground Lease terms.

Financing: The Student Housing portion of the O’Connell Hall and Dining Facility will be substantially funded through the MEDCO Bonds. The MEDCO Bonds will not constitute a debt to the State or Morgan State University for legal or accounting purposes. The term of the bond financing has a 40-year payment term plus five years beyond the term of the bonds, for a total 45-year term to make the project financing possible. The financing is expected to close in April 2026.

Board of Regents: The Morgan State University Board of Regents approved this Ground Lease on February 3, 2026, at its regular meeting.

Resident Business: Yes

MD Tax Clearance: 26-0589-1111

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THIS ITEM WAS:

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*Contact: Vinnie John 443-885-3620
vinnie.john@morgan.edu*

**19. MORGAN STATE UNIVERSITY
*New Science Center Phase II –
Construction Management Services
GMP-E***

Contract ID: New Science Center Phase II
DCM-SCIC2-23-1CM

Recommendation: Approve Guaranteed Maximum Price Contract “E” (GMP-E) for the contract and full cash expenditure in the amount of \$2,778,701 for the New Science Center Phase II: Construction of the New Science Center.

Prior Approvals: Secretary’s Agenda, Item 14 (4/19/23) Contract Approval with Cash Expenditure Limitation of \$800,000
Secretary’s Agenda, Item 29 (7/5/23) Cash Expenditure Limitation increased to \$1,107,203 (*for Item 14 above*)
Secretary’s Agenda, Item 13 (11/20/24) GMP-A Full Contract Approval of \$4,984,875
Secretary’s Agenda, Item 20 (8/6/25) GMP-B Full Contract Approval of \$4,955,896
Secretary’s Agenda, Item 12 (10/1/25) GMP-C Full Contract Approval of \$3,256,785
Secretary’s Agenda, Item 16 (11/19/25) GMP-D Full Contract Approval of \$26,922,285

Award: Barton Malow Builders
Baltimore, Maryland

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

| | | |
|-------------------------|--------------------------------------|----------------------------|
| Contract Amount: | Contract Approval (Pre-Construction) | \$ 1,107,203 |
| | MSU Authorized Changes | \$ 291,700 |
| | GMP-A | \$ 4,984,875 |
| | GMP-B | \$ 4,955,896 |
| | MSU Authorized Changes | \$ 419,843 |
| | GMP-C | \$ 3,256,785 |
| | GMP-D | \$ 26,922,285 |
| | MSU Authorized Changes | \$ 32,016 |
| | <u>GMP-E (this item)</u> | <u>\$ 2,778,701</u> |
| | Total Contract Amount | \$ 44,749,304 |

BOARD OF PUBLIC WORKS
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19. **MORGAN STATE UNIVERSITY** (cont'd)

| | |
|--|--------|
| <i>MBE Participation Goal:</i> | 45.00% |
| <i>MBE Participation-GMP A:</i> | 17.54% |
| <i>MBE Participation-GMP B:</i> | 55.96% |
| <i>MBE Participation-GMP C:</i> | 9.7% |
| <i>MBE Participation-GMP D:</i> | 34.07% |
| <i>MBE Participation-GMP E (this item):</i> | 9.92% |
| <i>MBE Participation-Cumulative to Date</i> | 30.71% |
| | |
| <i>MBE Compliance- Total Paid To Date:</i> | 20.52% |

Remarks: This request is for the Board of Public Works to approve the full contract amount and full cash expenditure of GMP-E in the amount of \$2,778,701. GMP-E is the fifth of multiple GMP contracts issued for the construction of the New Science Center. Work in GMP-E includes, but is not limited to, the construction of the underground plumbing systems and BIM coordination services between various contractors. Numerous vendors were solicited; however, the construction manager and trade partner only performed scope reviews with vendors who provided a competitive and responsive bid.

Each GMP has a separate MBE participation goal based on the availability of MDOT-certified firms. A total project participation goal of 45.00% was established and is expected to be met with all of the GMPs combined. GMP-E includes MBE firm participation of 9.92% with a cumulative project total of 30.71%. To date, payments made to MBE firms are 20.52% of the total payments to date made to the prime firm, Barton Malow Builders/Warren-Builds.

The design is approximately 90% complete; the University will continue to return to the board for approval until the project is completely bid out.

The existing Science Complex comprises four buildings: Carnegie, Calloway, Spencer, and Key Halls. The oldest of these buildings (Carnegie Hall) was constructed in 1919 and the newest (Key Hall) in 1964. Spencer Hall was renovated in 1989, and the three other buildings were last renovated in 1992. The renovations were poorly done and created substandard spaces that do not meet modern-day building codes. The mechanical, electrical, and plumbing systems in the buildings are obsolete and need to be replaced. There is insufficient space in the Science Complex to appropriately serve the Biology and Chemistry departments due to growth in the science disciplines. In addition, the configuration of the building does not lend itself to the type of instructional and research spaces required to support the University's science programs.

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

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

Fund Source: MCCBL 2025 Item # 146 (MCCBL 25146): Provide funds to complete design and continue construction of the New Science Center, provided that, notwithstanding Section 6 of this Act, work may continue on this project prior to the appropriation of all funds necessary to complete this project \$2,778,701

Resident Business: Yes

MD Tax Clearance: 26-0590-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

BOARD OF PUBLIC WORKS
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ACTION AGENDA
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Contact: Phil Hutson 410-333-1560
phutson@mdstad.com

20. **MARYLAND STADIUM AUTHORITY**
Renovation Projects at Oriole Park at Camden Yards
Construction Management (CM) Services
GMP #5

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. 5 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)

Project: Renovation Projects at Oriole Park at Camden Yards

Procurement Method: Competitive Sealed Proposals

Bid Package Description: GMP Package #5– Mechanical, Electrical

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 (This Item): \$8,137,777.93

Revised Amount: \$128,716,997.69

MBE Participation (this Item): 9.22%

MBE Subgoals: African American 8%

Women 11%

MBE Compliance: 71.08%

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20. MARYLAND STADIUM AUTHORITY (cont'd)

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 #5 proceeded as follows:

Starting on December 15th, 2025, Gilbane advertised the project for trade contractor participation in the following publications/services: eMaryland Marketplace Advantage, Maryland Stadium Authority website, Maryland Washington Minorities Companies Association, and via direct solicitation. An MBE outreach event was previously conducted by Gilbane / Warren Builds and a pre-bid site walkthrough was held at Oriole Park. Attendees were provided with summary project information.

Gilbane / Warren Builds advertised for bids on construction packages for Mechanical and Electrical. Competitive bids were received on January 7th, 2026 by representatives from Gilbane / Warren Builds.

Post-bid scope review meetings with selected trade contractors began on January 9th, 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 #5 Package on February 13th, 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 fifth 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.

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
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ACTION AGENDA
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Contact: Lauren Nussbaum 443-934-3701
lauren.nussbaum@maryland.gov

21. **MARYLAND DEPARTMENT OF HEALTH**
General Miscellaneous

Recommendation: The Maryland Department of Health, through the Office of the Attorney General, requests approval to pay a settlement of all claims, including claims for attorney's fees, against defendant in the matter of *Zyaire Lockley v. Maryland Department of Health*, Maryland Commission for Civil Rights, MCCR #2210-0464 / EEOC #12F-2022-00848.

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

Request Amount: \$130,000.00

Fund Source: State Board of Nursing Licensing Fees (special funds)

Appropriation Codes: B0105

Requesting Agency's Remarks: The Maryland Department of Health and the Office of the Attorney General recommend paying \$130,000.00 to settle all claims, including attorneys' fees, as in the best interest of the State.

If this settlement is approved a check should be issued payable to "Zyaire Lockley" in the amount of \$130,000.00. The check should be delivered to Lauren Nussbaum, Assistant Attorney General, Office of the Attorney General, Maryland Department of Health, 300 W. Preston Street, Suite 302, Baltimore, Maryland 21201, who will deliver the check 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
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*Contacts: Peter V. Berns, pberns@oag.maryland.gov, 410-576-6974
William Mandycz, william.mandycz@maryland.gov, 410-767-4722*

**22. 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 external law firms with a portion of the monetary recovery, if any, that the State receives in investigating and, if necessary, conducting litigation about alleged breaches of the State’s prior contract with a pharmacy benefit manager for the State Employee and Retiree Health and Welfare Benefit Program.

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

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

Contractors:

Cicala Wackerly Conrod PLLC
Dripping Springs, TX 78620

Liston & Deas PLLC
Ridgeland, MS 39157

Forman Watkins & Krutz LLP
Jackson, MS 39201

Clayborne & Wagner LLP
Belleville, IL 62220

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 based on the percentages in the following fee matrix. However, in no event will the cumulative fees paid to the law firm exceed the lesser of (a) \$30 million, or (b) 3x its actual attorneys’ fees calculated based on its reasonable and customary rates.

| Amount (Value) of Sums Recovered (after deducting costs & expenses) | |
|--|-----|
| First \$5 million | 20% |
| Amounts over \$5 to \$100 million | 15% |
| Amounts over \$100 million to \$250 million | 9% |
| Amounts over \$250 million | 3% |

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22. **OFFICE OF THE ATTORNEY GENERAL** (*cont'd*)

Remarks:

Background about the rebate aggregator investigation:

The company. The national prescription benefit management company provides services to various entities, such as private and public health plans, insurers, and employers who create health plans for their employees. Pharmaceutical rebates are discounts that pharmaceutical manufacturers provide to pharmaceutical benefit managers (“PBM”) and insurers for favorable placement of pharmaceutical products on insurance formularies. The State had a contract with the national PBM company to serve the State Employee and Retiree Health and Welfare Benefit Program (the “Program”). As part of that contract, the PBM agreed to pass rebates from pharmaceutical manufacturers directly to the Program.

Claims. This matter involves alleged breaches of the State’s contract with the company to serve as the PBM for the program. There is reason to believe that the PBM failed to pass through all rebate payments from drug manufacturers to the Program, as required under the contract between the State and the PBM. The PBM's possible breach of contract may have cost the Program a substantial amount in prescription drug rebates that should have been passed through to reduce the Program’s cost.

Maryland’s Interest. The State of Maryland’s Employee and Retiree Health and Welfare Benefit Program serves thousands of state employees, retirees, and their dependents. The PBM company’s possible breach of contract may have impacted the Program’s ability to provide affordable prescription drug coverage to state employees, retirees, and their dependents.

Assistant Counsel Contract:

The law firms listed above as contractors were selected to serve as Assistant Counsel to the Attorney General, pursuant to State Government Article, §6-105(b), for purposes of an investigation into alleged breaches of the State’s prior contract by the PBM company and, if appropriate, litigation against the company. 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 January 13, 2026. Compensation under the contract, if any, is by a contingent fee.

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

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22. **OFFICE OF THE ATTORNEY GENERAL** (cont'd)

Remarks (cont'd):

Counsel Selection. Cicala Wackerly, PLLC, Liston & Deas, PLLC, Forman Watkins & Krutz, LLP and Clayborne & Wagner, LLP, operating as a joint venture, were selected to work with the Office of the Attorney General attorneys who represent the Department of Budget and Management in this matter in a non-competitive process. Pharmaceutical benefit management and rebate aggregation involve intricate financial arrangements and industry-specific practices that require specialized knowledge to investigate and litigate effectively. The law firms have demonstrated extensive experience in PBM rebate matters and complex pharmaceutical industry litigation, having successfully represented multiple states in similar cases, including recovering funds through settlement without litigation. The firms have a team of attorneys that will work with the Office of the Attorney General on this matter.

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. If the State elects not to pursue or is not successful in the litigation, the law firm will not be entitled to any compensation from the State. The contract includes a “most favored nation” clause, which will require the firm to match any lower fee schedule it provides to any other plaintiff against the company that is related to pharmacy rebates.

Fund Source: Litigation Recovery

Resident Business: No

Tax Compliance Number: TBD prior to any payment

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
March 4, 2026



DNR 1

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

1A. LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Allegany County

Recommendation: Approval to commit \$17,000 for the following **development** project.

Willowbrook Outdoor Wellness Center - \$17,000.27

Allegany County
LPPI# LPPI-1-13

Background: Additional funding to construct park amenities for the Willowbrook Outdoor Wellness Center. Project will include an ADA kinetic park, outdoor classroom, walking trails, stormwater management and associated site amenities.

Prior Approvals: \$397,461.00 (DNR-RP Item 1A(2) [March 13, 2024])

Fund Source: Maryland Consolidated Capital Bond Loan 2021, Chapter 63, Acts of 2021
Local Parks and Playgrounds Infrastructure
Source Code: 21523 \$6,039.75

Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$10,960.52

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
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DNR 2

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

2A. **PROGRAM OPEN SPACE LOCAL SHARE**
LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE
Caroline County

Recommendation: Approval to commit \$699,398 for the following **development** projects.

1. North County Regional Park – \$90,000

Caroline County

POS# 6878-5-204 MD20180917-0797

Background: Additional funding to design and construct trails, multi-purpose fields, parking, restrooms, maintenance building, landscaping and plantings, and stormwater management facilities.

Prior Approvals: \$180,000.00 (DNR-RP Item 6A [December 19, 2018])
\$175,000.00 (DNR-RP Item 3A [November 18, 2020])

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 \$57,172.14

Outdoor Recreation Land Loan 2022, Chapter 357, Acts of 2021
Program Open Space Local
Source Code: 22011 \$32,827.86

2. North County Regional Park - \$609,398

Caroline County

LPPI #LPPI-5-3

Background: Additional funds to design and construct pedestrian crossings within the park, trail overlooks, shelters, signage, landscaping, and playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act.

Prior Approvals: \$350,000.00 (DNR-RP Item 2A [January 5, 2022])

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$609,398.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
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DNR 3

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

3A. **LOCAL PARKS AND PLAYGROUNDS INFRASTRUCTURE**
Howard County

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

Longwood Public Gardens – \$1,000,000
Howard County
LPPI-13-14

Background: Construct a large public garden, including garden building materials, native perennial plants, ADA walkways, interpretive signage, benches, and associated amenities.

Fund Source: Maryland Consolidated Capital Bond Loan 2022, Chapter 344, Acts of 2022
Local Parks and Playgrounds Infrastructure
Source Code: 22116 \$1,000,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITH DISCUSSION

WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
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DNR 4

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

4A. **PROGRAM OPEN SPACE LOCAL SHARE**
Prince George's County

Recommendation: Approval to commit \$161,419 for the following **acquisition** project.

Demonstration Urban Forest - Davidson Acquisition 2 – \$161,419

City of College Park

POS #7960-16-891 MD20251216-0764

Background: Acquire 1.59 acres to create a new park for passive recreation and demonstrating urban forestry. The city will cover the balance of the acquisition costs with its own funds.

Appraised Value:

| | |
|------------------------------|--------------|
| Associated Appraisers | \$258,400.00 |
| Foremost Appraisals & Realty | \$260,000.00 |

Property Cost: \$230,000.00

Incidental Costs: \$9,000.00

Fund Source: Outdoor Recreation Land Loan 2023, Chapter 484, Acts of 2022
Program Open Space Local
Source Code: 23002 \$161,419.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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Board of Public Works
Department of Natural Resources – Real Property
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DNR 5

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

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

Recommendation: Approval to commit \$831,000 for the following **development** project.

Marty Snook Park, Playground #2 Replacement - \$831,000
Washington County
POS #7969-21-453 MD20260126-0020

Background: Replace existing outdated playground #2 at Marty Snook Park. The project will include new playground equipment and safety surfacing consistent with National Playground Safety Standards and the Americans with Disabilities Act, stormwater management, concrete sidewalk/plaza, fencing, gates, shade structures, benches, lighting, and associated amenities.

Fund Source: Outdoor Recreation Land Loan 2024, Chapter 101, Acts of 2023
Program Open Space Local
Source Code: 24011 \$831,000.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION

Board of Public Works
Department of Natural Resources – Real Property
Supplement
March 4, 2026



DNR 6

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

6A. RURAL LEGACY PROGRAM FUNDS
Charles County

Recommendation: Approval to grant \$506,228.29 to **Charles County** from Rural Legacy Funds to acquire a 118.22-acre conservation easement.

Zekiah Rural Legacy Area – Gough - Bowling et al., Property

Prior Approval: Zekiah Rural Legacy Area Grant for easement acquisitions:
DNR-RP Item 15A (8/23/2023) \$1,544,000 for FY 2024

Project Description: Acquisition of this easement will preserve agricultural fields, forested land, and wetlands, as well as approximately 4,600 linear feet of forested buffers on Scar Branch, Zekiah Swamp Run, and an unnamed tributary to Zekiah Swamp Run, which all flow to the Wicomico River in the Potomac River watershed. This easement, RL No. 35780, will be held by the County Commissioners of Charles County. The County is not requesting reimbursement for program compliance costs.

Easement Value: \$563,803.00 (\$4,769.10 per acre)

Purchase Price: \$487,641.00 (\$4,124.86 per acre)

Total Other DNR Costs:

| | |
|-----------------|----------------|
| Administrative: | \$14,629.23 |
| Incidental: | \$ 3,958.06 |
| Compliance: | <u>\$ 0.00</u> |
| | \$18,587.29 |

Amount Requested: \$506,228.29

Fund Source: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
Rural Legacy Program
Source Code: 24012 \$506,228.29

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

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WITHOUT DISCUSSION

Board of Public Works
 Department of Natural Resources – Real Property
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 March 4, 2026



DNR 7

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

7A. RURAL LEGACY PROGRAM FUNDS
Charles County

Recommendation: Approval to grant \$268,161.92 to **Charles County** from Rural Legacy Funds to acquire a 62.43-acre conservation easement.

Zekiah Rural Legacy Area – Dailey Property

Prior Approval: Zekiah Rural Legacy Area Grant for easement acquisitions:
 DNR-RP Item 15A (8/23/2023) \$1,544,000 for FY 2024

Project Description: Acquisition of this easement will preserve a woodland property that provides approximately 1,500 linear feet of forested buffers on an unnamed tributary to Zekiah Swamp Run, which flows to the Wicomico River in the Potomac River watershed. The easement will also protect approximately 1,300 feet of scenic viewshed along Prospect Hill Road. This easement, RL No. 35779, will be held by the County Commissioners of Charles County. The County is not requesting reimbursement for program compliance costs.

Easement Value: \$277,559.41 (\$4,445.93 per acre)

Purchase Price: \$257,523.75 (\$4,125.00 per acre)

Total Other DNR Costs:

| | |
|-----------------|----------------|
| Administrative: | \$ 7,725.71 |
| Incidental: | \$ 2,912.46 |
| Compliance: | <u>\$ 0.00</u> |
| | \$10,638.17 |

Amount Requested: \$268,161.92

Fund Source: Outdoor Recreation Land Loan of 2024, Chapter 101, Acts of 2023
 Rural Legacy Program
 Source Code: 24012 \$268,161.92

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

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Board of Public Works
Department of Natural Resources – Real Property
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DNR 8

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

**8A. CONSERVATION RESERVE ENHANCEMENT PROGRAM
Joe Lippy Farms of Queen Anne’s County, LLC, Queen Anne’s County**

Recommendation: Approval to grant \$253,027.00 to **Queen Anne’s County** from Program Open Space Statewide Funds to acquire a 42.23-acre Conservation Reserve Enhancement Program easement.

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

Project Description: Acquisition of this CREP easement permanently protects water quality by preserving approximately 1,500 linear feet of forested stream buffers along an unnamed tributary to Mason Branch (aka Beaverdam Branch). The property is in the Tuckahoe Creek watershed, which flows to the Choptank River and then into the Chesapeake Bay. The easement, CREP No. 35790, will be held by the Board of County Commissioners of Queen Anne’s County and the Maryland Department of Natural Resources. The county is not seeking reimbursement for administrative and program compliance costs.

Easement Value: \$243,728.00 (\$5,771.44 per acre)

Purchase Price: \$243,728.00 (\$5,771.44 per acre)

| | | |
|--------------------------|-----------------|----------------|
| Total Other Costs | Administrative: | \$ 0.00 |
| | Incidentals: | \$9,299.00 |
| | Compliance: | <u>\$ 0.00</u> |
| | | \$9,299.00 |

Total Amount Requested: \$253,027.00

Board of Public Works
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8A. CONSERVATION RESERVE ENHANCEMENT PROGRAM (cont'd)
Joe Lippy Farms of Queen Anne's County, LLC, Queen Anne's County

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

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

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

Fund Sources: Outdoor Recreation Land Loan of 2022, Chapter 357, Acts of 2021
Program Open Space Stateside – Heritage Conservation Fund
Source Code: 22011 \$253,027.00

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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Board of Public Works
Department of Natural Resources – Real Property
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March 4, 2026



DNR 10

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

9A. **PROGRAM OPEN SPACE STATE SHARE**
Dorchester County (Grahek)

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

Description: This property is immediately adjacent to the recently renovated Cambridge Marine Terminal in Cambridge, Maryland, and will be managed by the department’s Engineering and Construction unit. Acquisition will enhance the department’s ability to store and mobilize equipment for various units, including Maryland Fishing and Boating Services, thereby relieving overcrowding of existing facilities in an area with limited opportunities for expansion.

POS Scoring System: 42 out of 100 **Targeted Ecological Area:** No

Grantor: Steven Grahek

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

Property: 0.22+/- acres, improved, POS No. 13420

Price: \$64,500

Appraisals: \$65,000 (8/6/2025) – William R. McCain
\$56,000 (7/30/2025) – Phillip Elliott

All appraisals reviewed by Dave Wallenberg, Chief Review Appraiser

Stabilization funds: \$6,450

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

Fund Source: Outdoor Recreation Land Loan of 2023, Chapter 484, Acts of 2022
Program Open Space Stateside
Source Code: 23001 \$70,950

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



REVISED

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 \$1,726,291.

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

University of Maryland, Baltimore County
New Stadium Synthetic Running Track Surface

1. Description: Replacement of track surface, channel drains and drain covers.
Procurement Method: Cooperative Purchasing, Sourcewell, #031622-FTU,
Award: Beynon Sports Surfaces, Inc., Hunt Valley, MD
Amount: \$1,226,751
Fund Source: MCCBL 2025: *Provide funds to design, construct, and equip a new synthetic track surface.* Item 113: \$530,000; Departmental-Athletic Funds, \$696,751
MBE Participation: 0%
Resident Business: Yes **MD Tax Clearance:** 26-0302-1111

University of Maryland, Baltimore County
Meyerhoff Lab ADA Modifications – Phase II

2. Description: ADA modifications to Robert and Jane Meyerhoff Chemistry Building
Procurement Method: UMB On-Call General Contractors Contract, Contract #C-00984
Award: Wohlsen Construction Company, Baltimore, MD
Amount: \$499,540
Fund Source: MCCBL 2025: *Provide funds the construction phase of the UMBC – Meyerhoff Chemistry Building Teaching Labs-Phase II.* Item 153: \$349,678; Operating Funds, \$149,862.
MBE Participation: 20.22%
Resident Business: Yes **MD Tax Clearance:** 26-0388-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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WITHDRAWN

WITH DISCUSSION

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Board of Public Works
University System of Maryland
Supplement
March 4, 2026



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

**2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK
*On-Call Construction Management at Risk Services – Atlantic Building
Renovations for Quantum Research - Bid Package 1***

Contract ID: Atlantic Building Renovation for Quantum Research,
TORFP No. 145838

Recommendation: Award Construction Bid Package 1

Contractor: James G. Davis Construction, Rockville, MD

Prior Approval: USM Item 3-C (7/17/2024) (Pre-construction Services)

Project Description: The project scope is to design and construct renovations to multiple spaces in two wings of the Atlantic Building (primarily Wing 3) for new and existing research in the Quantum realm - specifically laboratories, office space and research support spaces. The area to be renovated consists of about 19,250 GSF. The scope also includes HVAC infrastructure upgrades, namely replacing Air Handling Units, HVAC piping and removal of the dual temperature fan coil units. The existing systems are original for the most part and are failing. The renovations and infrastructure upgrades will facilitate modern scientific research in a critically important area to the University.

The overall project cost is estimated to be \$10.8 million, including construction, design and equipment.

Bid Package Description: This bid package is for the Wing 3 Quantum Flex labs and HVAC upgrades.

Contract Term: Thirty-two (32) months from notice to proceed (including warranty period).

This Bid Package Amount: \$7,711,572

Current Contract Amount: \$35,000

Revised Contract Amount: \$7,746,572



**2-C-BP. UNIVERSITY OF MARYLAND, COLLEGE PARK (cont'd)
*On-Call Construction Management at Risk Services - Atlantic Building
 Renovations for Quantum Research - Bid Package 1***

Fund Source: MCCBL 2021: *Provide funds to build renovate and equip quantum and advanced computing infrastructure projects 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 512: \$6,000,000

MCCBL 2022: *Provide funds to build renovate, and equip facilities related to research and commercialization of quantum and advanced computing.* Item 104: \$1,711,572

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

**MBE Participation
 This Bid Package** 20.06%

MBE Compliance: 0% (“See Requesting Institution Remarks”)

Performance Security: Equal to contract amount

Requesting Institution Remark: This contract was initially awarded for preconstruction services (USM Item 3-C-7/17/2024). As design was completed and construction funding became available, the contractor competitively bid the construction trade packages. There may be a subsequent bid package for the Wing 2 Quantum Prototyping Lab if additional funding is identified. There was no MBE participation during the preconstruction phase and thus no MBE compliance. Construction will commence upon approval of this bid package.

Sustainability: The design complies with the Maryland State Energy Code and incorporates sustainable materials and systems; including re-furbishing access flooring systems, HVAC systems to reduce airflow in areas not served by the single pass lab system, variable frequency drive (VFD) motors and energy efficient LED lighting with occupancy sensor controls.

Resident Business: Yes
MD Tax Clearance: 26-0329-1110

BOARD OF PUBLIC WORKS

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Board of Public Works
University System of Maryland
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March 4, 2026



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

3-S. UNIVERSITY OF MARYLAND, BALTIMORE
Service Contract

Contract Id: Employer of Record Services, RFP 91115

Contract Description: Contract to provide employer of record services for University of Maryland, Baltimore’s Human Resources department and service to all seven schools allowing UMB to recruit employees for highly specialized positions across all 50 states.

Award: NextSource, New York, NY

Term: 4/1/2026- 3/31/2029 (Three-year Base Term)
4/1/2029-3/31/2032 (1st Three-year Renewal Option)
4/1/2032-3/31/2035 (2nd Three-year Renewal Option)

Amount: \$7.5 Million (Not-To-Exceed) (3-year Base Term)
\$7.5 Million (Not-To-Exceed) (1st Renewal Option)
\$7.5 Million (Not-To-Exceed) (2nd Renewal Option)
\$22.5 Million (Total)

Procurement Method: Competitive Sealed Proposals

Proposals:

| Offerors | Technical Rank | Financial Rank | Financial Proposal | Overall Rank |
|--------------------------|----------------|----------------|--------------------------------|--------------|
| NextSource, New York, NY | 1 | 1 | 15.44% – 23.50% Management Fee | 1 |
| Athena, Gaithersburg, MD | 2 | 4 | 48.00% Management Fee | 2 |
| Foxhire, Canton, OH | 3 | 2 | 19.75% Management Fee | 3 |
| Lancesoft, Herndon, VA | 4 | 3 | 46.5% Management Fee | 4 |

MBE Participation: 0% (See Requesting Institution Remarks)

Performance Bond: None

REVISED

3-S. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)
Service Contract

Requesting Institution Remarks: The University of Maryland, Baltimore (UMB) requests approval of a contract to provide Employer of Record (EOR) Services. Through this contract, the EOR directly employs staff and faculty with permanent residency in states UMB does not have the legal or administrative abilities to operate in, allowing UMB to recruit employees for highly specialized and skilled positions across all 50 states.

Requesting Institution Remarks (cont'd): Employees working out of state create significant risks and obligations that make compliance and administration highly challenging for UMB. Managing employment across multiple jurisdictions involves navigating varying state laws, tax requirements, insurance programs, and legal protections. These demands introduce financial, operational, and legal exposure that UMB is not structured to absorb, underscoring why the institution cannot continue to assume the burdens associated with out-of-state employment. Partnering with an Employer of Record (EOR) offers the most effective way to satisfy policy requirements, ensure compliance, and mitigate risk. The EOR assumes responsibility for the complex obligations mentioned above. The partnership ensures full alignment with USM Policy VI-6.20 and UMB's institutional policy, allowing the University to pursue its mission without unnecessary legal exposure or administrative burden.

Note that salary and benefits included in the total valuation of the contract do not represent new expenses for UMB but change the payee to the EOR. Currently, thirty-eight (38) employees are approved to work out of state. USM institutions may employ individuals outside Maryland in accordance with USM Policy VI-6.20-USM Policy on Out-of-State Work for Employees, when it is in the institution's best interest. UMB's Out-of-State Work Policy permits the employment of exempt-level faculty and staff under limited and tightly controlled circumstances, and defines the terms, conditions, and approval process for such arrangements.

Transitioning to an EOR will not alter UMB's established criteria for approving out-of-state work arrangements. The University will continue to follow its Out-of-State Work Policy and apply the same rigorous standards outlined in the UMB policy. Non-exempt employees, tenure and tenure-track faculty, and clinicians are not eligible for EOR services.

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Board of Public Works
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3-S. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)
Service Contract

The solicitation was advertised on eMaryland Marketplace Advantage (eMMA) and directly solicited to two vendors. A total of eight (8) proposals were received. Of these, one (1) proposal was deemed non-responsive, and one (1) proposal did not meet minimum technical requirements. A diverse team of evaluation committee members, composed of representatives from UMB’s Human Resources, Legal, and Risk Management offices evaluated the proposals. The top four (4) scoring firms were shortlisted and invited to participate in oral presentations. NextSource is recommended for contract award as they have the highest technical score and top-ranking financial proposal. The [...] not-to-exceed amount for the base term of the contract is \$7.5 million. There are two (2) three-year renewals and if all options are exercised the total contract not-to-exceed amount is \$22.5 million. This amount includes the salaries for these employees, which comprises 89% of these totals.

There was no Minority Business Enterprise (MBE) goal established for this contract as there are no sub-contracting opportunities. NextSource is Women’s Business Enterprise National Council (WBENC) certified: WBE2000366.

Fund Source: Institutional Funds

Resident Business: No

MD Tax Clearance: 26-0412-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

4-S-MOD. UNIVERSITY OF MARYLAND, BALTIMORE (cont'd)
Service Contract

Requesting Institution Remarks (cont'd): This contract provides a significant advantage in garnering major federal R&D contracts related to biodefense. Federal agencies such as Health & Human Services - Biomedical Advanced Research and Development Authority (HHS-BARDA) and the Department of Defense (DoD) will typically only accept applications from a small pool of pre-approved offerors that are able to meet the required QA standards for regulated studies. The UMSOM is considered a pre-approved offeror for these agencies (and is also highly competitive for corporate-sponsored studies) based in large part on the high-quality, on-site QA services provided through this contract. This places the UMSOM in a relatively unique position among academic medical institutions nationwide.

This contract has been critical for advancing cardiac xenotransplantation. The UMSOM has received approximately \$25 million to develop the clinical aspects of xenotransplantation of genetically modified pig hearts. UMSOM surgeons performed two groundbreaking cardiac xenotransplants under emergency use approval in patients. In addition, the UMSOM was chosen by United Therapeutics, the company that developed the modified pig hearts, to perform controlled studies in baboons to refine the clinical procedure, provide additional data on outcomes, and support application to the FDA for approved use. This was a highly complex study, performed under strict regulatory compliance, which is now complete and submitted to the FDA as part of the regulatory application. This study will likely significantly advance cardiac xenotransplantation toward saving patient lives, and this contract was pivotal in supporting its completion.

UMB determined this is a valid sole source procurement, as UMSOM has determined that this is the only vendor capable of providing this highly specialized service. The continued participation of these consultants on quality oversight affects multiple Ongoing or Incipient Non-Clinical Studies at UMSOM. In audits by grant funding providers, having on-site quality assurance technical consultants is a significant factor contributing to the success of UMSOM in garnering major grants and contracts for studies requiring GLP or similar level of quality assurance for the development of drugs, therapeutics, and medical devices. Prior positive audit results from study sponsors have led to the vendor being a preferred partner. The consultants have existing knowledge of studies and programs at UMSOM, maintain an existing working relationship and are critical to the success of UMSOM's research operations and ongoing operations without interruption in services. Due to the specialized nature of the research being conducted by UMSOM and the unique qualifications of the vendor's key personnel, it is not feasible to include MBE participation for these services. When the contract with Pace began on 9/1/2024, it was not anticipated at the time that the contract amount would exceed the \$1 million BPW threshold. Going forward, UMSOM has projected approximately \$150,000 for the remainder of the fiscal year contract with Pace and estimated a 3% annual increase in these costs over the next 5 years for a total not to exceed amount of \$2,500,000.

Board of Public Works
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4-S-MOD. **UNIVERSITY OF MARYLAND, BALTIMORE** *(cont'd)*
Service Contract

Resident Business: No

MD Tax Clearance: 26-0566-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

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Board of Public Works
University System of Maryland
Supplement
March 4, 2026



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

**5-S. UNIVERSITY SYSTEM OF MARYLAND
*System-Wide Title IX Services Master Contract***

Contract ID: Title IX Services, RFP #USM-2601

Contract Description: Multiple award contract to provide system-wide Title IX services.

Proposals/Awards:

| | |
|---|---------------------|
| Clark Hill | Princeton, NJ |
| Distinct Consulting | St. Louis, MO |
| Evergreen Education Solutions | Bala Cynwd, PA |
| Grand River Solutions, Inc. | Saratoga, CA |
| Institutional Compliance Solutions, LLC | Chattanooga, TN |
| JAMS | Irvine, CA |
| Terry-Todd Consulting, LLC | Davidson, NC |
| Title IX Solutions, LLC | Belleville, IL |
| The NCHERM Group (TNG) | King of Prussia, PA |

Contract Term: 3/6/2026* - 3/5/2029 (with one (1), two-year renewal option) (**or earlier upon BPW approval*)

Amount: \$ 2,400,000 Not-to-exceed- Base Three-Year Term
\$ 1,600,000 Not-to-exceed- Renewal Option (two-years)
\$ 4,000,000 Total

Procurement Method: Competitive Sealed Proposals

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

Performance Security: Not applicable

Fund Source: Institutional Funds

Incumbent: No

Requesting Institution Remarks: This solicitation was advertised on *eMaryland Marketplace Advantage* as well as posted on the USM's electronic bid board. In addition, thirteen firms were directly solicited, resulting in fourteen (14) proposals received. Two firms were deemed not-susceptible of being selected for contract award, one firm was rejected due to its failure to accept USM's contract terms and conditions, and two firms failed to demonstrate technical capabilities necessary to move to the shortlist phase of the procurement process. The Evaluation Committee shortlisted the nine remaining firms.

**Board of Public Works
University System of Maryland
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5-S. UNIVERSITY SYSTEM OF MARYLAND (cont'd)

Requesting Institution Remarks (cont'd):

The recommended firms will provide Title IX Coordinator Services, Title IX/consulting/coordinating party advisor and policy review services, investigative services, hearing officer/decision making services, informal resolution facilitation services, Title IX and Clery Act Training Services and Administrative Support services.

The resulting contract will be established as an indefinite-quantity contract, allowing University System of Maryland institutions to obtain Title IX services on an as-needed basis throughout the contract term. Because this is a multiple-award contract, no technical ranking of the selected firms was conducted. However, all recommended firms met technical requirements and evaluated costs were based solely on the Offerors' proposed rates for each category of service, ensuring pricing transparency and comparability across all awarded vendors.

USM institutions must follow the USM procurement policies and procedures when utilizing the contract. USM encourages secondary competition when appropriate.

Due to the highly specialized and sensitive nature of Title IX service, single element of work (subcontracting tasks increases privacy risks and compromises investigative integrity), a Minority Business Enterprise (MBE) goal was not established. However, one of the one recommended awarded firms (Terry-Todd) is a certified small business (CSB).

Resident Business/MD Tax Clearance:

| Firm | Resident Business | Tax Clearance # |
|---|--------------------------|------------------------|
| Clark Hill | No | 25-4961-0100 |
| Distinct Consulting | No | 26-0387-0000 |
| Evergreen Education Solutions | No | 25-4962-0000 |
| Grand River Solutions, Inc. | No | 25-4963-0001 |
| Institutional Compliance Solutions, LLC | No | 25-4964-0001 |
| JAMS | No | 26-0365-0110 |
| Terry-Todd Consulting, LLC | No | 26-0212-0000 |
| Title IX Solutions, LLC | No | 26-0423-0000 |
| The NCHERM Group (TNG) | No | 26-0522-0101 |

This Item was withdrawn as Item 5-S on the 2/18/2025 BPW agenda.

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
Acting Secretary

**BOARD OF PUBLIC WORKS
ACTION AGENDA
March 4, 2026**

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| 3 | Maryland Transportation Authority (MDTA) | 6 - 6 |
| 4-5 | Maryland Transit Administration (MTA) | 7 - 9 |
| 6 | Motor Vehicle Administration (MVA) | 10 - 12 |
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| 12 | The Secretary's Office (TSO) | 26 - 26 |

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026

MDOT 1



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

1-M-MOD. MARYLAND AVIATION ADMINISTRATION
Modification: Maintenance Contract

Contract ID: Ejector Pit Pumping and Sanitary Services at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) Airport; *MAA-MC-21-020*
EPICS No.: CO433103

Contract Approved: MDOT 2-M, 12/16/2020

Contract Description: This contract provides for the supervision, labor, tools, equipment, safety, insurance, bonding and expertise to routinely pump out ejector pits, sewage, graywater, and other holding tanks. This contract also provides for the supply and maintenance of portable toilets at BWI Thurgood Marshall Airport.

Modification Description: Modification No. 1 is to add an additional 18 months to the contract at no additional cost and adjust to add a Consumer Price Index (CPI) increase of ten percent (10%) to the Unit Price Per Service for the Ejector Pits and Other Tanks and Portable Toilets.

Award: Magnolia Plumbing, Inc., Washington DC

Contract Term: 04/01/2021 – 03/31/2026 (Five Years)

Modification Term: 04/01/2026 – 09/30/2027 (18 months)

Original Amount: \$469,854.68 NTE

Modification Amount: \$0

Prior Options/Mods: None

Total Contract Amount: \$469,85.68 NTE

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

Total Percent -/- Change: 0%

Procurement Method: Competitive Sealed Bidding

Living Wage Eligible : Yes

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026**



1-M-MOD. MAINTENANCE MODIFICATION (cont'd)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: 100% Performance Bond

Hiring Agreement Eligible: No

Requesting Agency Remarks: The Maryland Aviation Administration (MAA) seeks approval of a contract Modification for a term of 18 months to ensure continuity of service while a new contract is established. The MAA issued an Invitation for Bid (IFB) on September 8, 2025, two (2) bids were received on November 3, 2025. However, one bid package submitted failed to meet the solicitation requirements and was rejected. This action resulted in a single bid. Therefore, MAA determined that cancelling the procurement and reprocurring would be in the State’s best interest. Modification No. 1 allows for continuity of services while the new procurement is being prepared with the necessary revisions. Due to the 18-month extension, MAA will begin the procurement process in September 2026.

Although no additional funding is required, and the overall contract budget remains unchanged despite the 10% equitable adjustment, the modification to a cost component of this contract, Part I – Ejector Pits and Other Holding Tanks, is valued at \$97,490.31 and will be funded through the Extra Work Allowance and remaining funds on the contract.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goal, as well as a Small Business Reserve (SBR) designation. No VSBE or MBE participation goal was established because the scope of work is considered a single element of work, therefore, there are no subcontracting opportunities.

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

Approp. Code: J06I00002

Resident Business: No

MD Tax Clearance: 25-4975-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026**



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

**2-M. MARYLAND AVIATION ADMINISTRATION
*Maintenance Contract***

Contract ID: Airfield Lighting System Electrical Repairs and Maintenance at Baltimore/Washington International Thurgood Marshall (BWI Thurgood Marshall) and Martin State Airports; *MAA-MC-26-011*

EPICS No.: MAAMC26011

Contract Description: The contract provides all labor, supervision, tools, equipment, parts, materials, wiring, bonding, insurance, and expertise required to perform specialized airfield lighting and electrical repairs and maintenance at BWI Thurgood Marshall and Martin State Airports. The work must be performed in compliance with the National Electrical Code (NEC), the Institute of Electrical Electronic Engineers (IEEE), the National Electrical Manufacturer's Association (NEMA), and Federal Aviation Regulations (FAR) Part 139.

Award(s): Glenelg Construction, Inc.
Hanover, MD

Contract Term: 04/01/2026 – 03/31/2031 (Five Years w/ one 2-year renewal option)

Amount: \$ 6,892,900.00 NTE (Base: Five years)
\$ 2,787,356.00 NTE (Renewal Option: Two years)
\$ 9,680,256.00 NTE (Aggregate Total, including one 2-year option)

Procurement Method: Competitive Sealed Bidding (*Single Bid Received*)

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|---|
| Glenelg Construction, Inc. Hanover, MD | \$ 6,892,900.00 NTE (Base) \$ 2,787,356.00 NTE (Renewal Option) \$ 9,680,256.00 NTE (Aggregate Total) |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

MBE Waiver: No

DEPARTMENT OF TRANSPORTATION
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2-M. MARYLAND AVIATION ADMINISTRATION (cont'd)

Performance Security: 100% Performance Bond (Annualized)

Hiring Agreement Eligible: No

Incumbent(s): Glenelg Construction, Inc.

Requesting Agency Remarks: The solicitation was advertised on September 18, 2025, via eMaryland Marketplace Advantage (eMMA), notifying eight potential contractors on eMMA, by way of direct solicitation to four prospective bidders, and via the Maryland Aviation Administration (MAA)'s website. One bid was received on December 22, 2025.

All potential bidders were provided with sufficient opportunities to participate in the procurement. The procurement officer contacted by email and telephone, the three directly solicited firms that did not submit bids, as well as firms that accessed the solicitation on eMMA but elected not to participate. The "No Bid" responses detailed an inability of meeting the qualifications; incapable of compliance with mandatory Federal Aviation Administration (FAA) regulations; and/or due to inexperience.

Glenelg Construction, Inc. met all the minimum qualifications outlined in the solicitation's Technical Provisions and is authorized to work on the specialized airfield lighting systems in accordance with contract specifications and applicable regulatory requirements.

In accordance with BPW Advisory 2016-1, the MAA conducted a price analysis to determine that the pricing provided was fair and reasonable. The bid was compared to the five-year Airfield Lighting Electrical System Maintenance contract awarded in 2021 and reflects an increase of less than four percent from the historic cost of specialized airfield lighting and maintenance at BWI Thurgood Marshall and Martin State Airports. Therefore, the proposed pricing is determined to be competitive, fair, and reasonable.

The MAA Procurement Review Group reviewed the contract scope of work to determine the potential for establishing Minority Business Enterprise (MBE) and Veteran-Owned Small Business Enterprise (VSBE) participation goal, as well as a Small Business Reserve (SBR) designation. No MBE/VSBE goal was established for this contract due to the specialized nature of work that must be performed in compliance with Federal Aviation Administration (FAA) regulations. An eMMA search of small businesses yielded an insufficient number of eligible certified small businesses.

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

Approp. Code: J06I00002

DEPARTMENT OF TRANSPORTATION
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2-M. MARYLAND AVIATION ADMINISTRATION (cont'd)

Resident Business: Yes

MD Tax Clearance: 26-0249-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026



Contact: Melissa Williams 410-537-5651
mwilliams9@mdta.state.md.us

**3-RP. MARYLAND TRANSPORTATION AUTHORITY
*Real Property – Declaration of Restrictive Covenants***

Recommendation: That the Board of Public Works approve the Maryland Transportation Authority (MDTA) placing a Declaration of Restrictive Covenant over real property.

Authority: Real Property Article, Section 2-118
Annotated Code of Maryland

Property: MC# 25-7053
Estate of Jesse H. Clawson & Father Ivan Dornic (±15.208 acres),
located directly adjacent to 2507 Franklinville Road in Joppa,
Harford County

Consideration: N/A

Requesting Agency Remarks: As compensatory mitigation for Tier II impacts the property listed above is being placed under conservation restrictions, as stipulated in the Tier II Social and Economic Justification Form for the I-95 Express Toll Lanes Northbound Extension Project dated November 2023, and approved through the Maryland Department of the Environment (“MDE”) permit No. 19-NT-0150/201960846. This was a requirement of the MDTA in order to obtain MDE’s Tier II approval which was needed to acquire the MDE permit. MDTA has agreed to execute and record the Declaration of Restrictive Covenant on the entirety of the Property. It will serve as mitigation for impacts within the Otter Point Creek 1 Tier II catchment that were permitted by MDE; and, MDE is a third-party beneficiary under the Declaration.

BOARD OF PUBLIC WORKS

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DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026



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

4-RP. MARYLAND TRANSIT ADMINISTRATION
Real Property – Acquisition

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

Authority: Transportation Article, § 7-204 (d)(1)
Annotated Code of Maryland

Property: MTA RE No. 0988.05
Perpetual Utility Easement 0.059 acres
10950 Beaver Dam Road, Hunt Valley, MD 21031

Grantor: BGO 10950 Beaver Dam Road, LLC

Grantee: State of Maryland, MTA

Consideration: \$42,800

Appraised Value: \$42,800 – Karen Belinko (Selected)
\$32,000 – Harry Begg (Approved)
Casey Fitzpatrick, Review Appraiser

Special Conditions: Compensation includes an allowance for a large deciduous shade tree located in the easement area to be conveyed

Fund Source: Special Funds 20%, Federal Funds 80%

Requesting Agency Remarks: MTA proposes to acquire two perpetual utility easements totaling approximately 0.059 acres for the construction, operation, and maintenance of the Light Rail signal system, along with associated landscaping and a wooden sign in Hunt Valley, MD. In January 2025, the property owner was provided with a written offer in the amount of \$42,800.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026



*Contact: Brenda Fuller 240-695-9289
bfuller3@mdot.maryland.gov*

**5-RP. MARYLAND TRANSIT ADMINISTRATION
RETROACTIVE: *Real Property – Temporary Easement***

Recommendation: That the Board of Public Works retroactively approve the Maryland Transit Administration (MTA) extending a temporary construction easement, and proactively approve a future option

Authority: Transportation Article, § 7-204 (d) (1)
Annotated Code of Maryland

Property: MTA# 1413, 1452, 1483
Railroad Tracks (2.157 acres ±) located along the CSX corridor in Silver Spring, Montgomery County

Grantor: CSX Transportation, Inc.

Grantee: State of Maryland, MTA

Consideration: \$ 360,131 (Sixth Extension: 02/05/26 – 08/05/26) **Retroactive**
\$ 360,131 (Future Option): 08/06/26 – 02/04/27) Proactive
\$ 720,262 Total

Appraised Value: \$585,975 – Ryland Mitchell III, MAI, (CSX’s Appraisal)
\$855,585 – Haywood F. Newkirk, MAI, (Approved)
\$658,733 – Gary R. Anglemeyer, MAI, (Selected)
Wesley A. Barkley, Review Appraiser

Fund Source: 37.4% Federal; 62.6% Special (Transportation Trust Funds)

Requesting Agency Remarks: MTA’s Purple Line Project seeks BPW approval to retroactively extend the subject temporary construction easement. MTA was unable to secure the extension documents required to seek BPW approval in a timely manner. Both CSX and the State have operated in good faith to carry the easement forward without change to the initial agreement. Continued use of the property is necessary to complete construction within the already established schedule.

The original property acquisition was approved as MDOT Item 10-RP at the January 23, 2019, Board of Public Works (BPW) meeting. The Board approved three one-year easement extensions as MDOT Item 16-RP at the January 8, 2020, BPW meeting. Additionally, the Board approved

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

Agency Remarks (cont'd):

two one-year easement extensions with an additional one-year option to expire on February 4, 2026, as MDOT Item 3-RP-MOD at the April 5, 2023, BPW meeting. Accordingly, MTA has negotiated a six-month extension with an option to extend for an additional six-month period. These extension

periods are based upon the original valuation by Ryland Mitchell on behalf of CSX with a 4% escalation per year.

MTA and CSX construction coordination involves the State's use of portions of CSX right-of-way in the project area while CSX provides safety flaggers, operates trains at slower speeds in the project area and has modified train operations and freight scheduling during construction activities.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026



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

6-E. **MOTOR VEHICLE ADMINISTRATION**
Equipment Contract

Contract ID: High Volume Central Issuance (HVCI) Equipment Upgrade, Maintenance and Support Services at Motor Vehicle Administration (MVA); *V-HQ-26015-CSE*
EPICS No.: VHQ26015CS

Contract Description: HVCI equipment upgrade, maintenance and support services by acquiring two state-of-the-art MX6100 Card Issuance System with the latest Gen 4 lasers, each item equipped with new duplex Drop on Demand (DoD) modules, and two new mailers/inserters.

Award: ~~The Thales DIS USA, Inc.~~; Austin, TX
Thales DIS USA, Inc.

See next page for Record
Correction Letter dated 3/16/26

Contract Term: 03/19/2026*- 10/31/2031 (*or earlier upon BPW approval)
(Five years & 7 months)

Amount: \$8,588,000.00 NTE (Equipment/Installation/Professional Services)
\$4,456,400.00 NTE (Annual Software Subscription, Maintenance
& Support Services)
\$13,044,400.00 NTE (Total Contract)

Procurement Method: Sole Source

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: 12% Payment Bond, 70% Performance Bond

Hiring Agreement Eligible: No

Incumbent: Same

Requesting Agency Remarks: The Maryland Motor Vehicle Administration (MVA), through its Maryland Secure ID (MSI) Division, requested a sole-source procurement to upgrade/replace aging equipment nearing the end of its productive lifespan. Thales has developed and integrated proprietary software for the MVA's driver's license system, mainframe, and website. Any new equipment must seamlessly interface with this existing

MEMORANDUM

DATE: MARCH 16, 2026
TO: JOHN GONTRUM, EXECUTIVE SECRETARY
FROM: LEE SANCHEZ, PROCUREMENT OFFICER III
SUBJECT: NOTICE OF CORRECTION – TSO AGENDA ITEM 6-E, 03/04/2026 BPW MEETING

Accepted 3/17/2026- JTG

John Gontrum

PURPOSE OF MEMORANDUM

To advise the BPW Staff of a correction to the reference Action Agenda Item.

The basis for change: Clerical error.

The Motor Vehicle Administration (MVA) is requesting a correction to the Award Company name on the Department of Transportation (TSO) Action Agenda Item 6-E previously approved by the Board of Public Works (BPW) on March 4, 2026.

TSO Agenda 03/04/2026 (Item 6-E)

Award: The Thales DIS USA, Inc.

Corrected Award: Thales DIS USA, Inc.

EXPLANATION

This correction is being made to address a typographical error. The correction is administrative in nature and does not impact the scope, terms, or intent of the contract.

Please feel free to contact our Office if you have any questions or require additional information. I can be reached via email at mralliford@mdot.maryland.gov. Thank you for your attention to this matter.

Sincerely,

Mallela Ralliford

Mallela Ralliford, MBA, MS, MA, CPPO, CPPB
Director, Division of Procurement and Contract Management
Motor Vehicle Administration

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6-E. **MOTOR VEHICLE ADMINISTRATION** *(cont'd)*

Requesting Agency Remarks (cont'd):

software and infrastructure. Contracting with Thales will ensure full compatibility and seamless integration among the printer, mailer, and the MVA's systems, enabling the MVA to maintain high operational efficiency and enhance overall capabilities. Due to warranty, service, and system integration requirements, only equipment provided by Thales is acceptable. Thales will not warrant, install, integrate, service, or provide on-site technical support for equipment procured from any other vendor or source. Procurement of equipment from an alternative supplier would therefore expose the MVA to unacceptable operational and maintenance risks and fail to meet required support standards.

This investment involves acquiring two-cutting-edge MX6100 Card Issuance System with the latest Gen 4 lasers, each item equipped with new duplex DoD color printing modules, and two new automated mailers/inserters.

MVA requested and received the updated pricing proposal on January 7, 2026, for this procurement, which will significantly enhance our service capabilities, streamline operations, and ensure that our technology meets today's standards.

The MVA has conducted a thorough price analysis for the proposal for complete replacement of High-Volume Central Issuance Equipment Hardware, including essential annual software subscriptions, maintenance, and support services. This analysis uses pricing data from our current contract established in 2014, with adjustments accounting for projected inflation through 2025. The results indicate an average cumulative price increase of approximately 22% over the life of the contract. For context, the U.S. Bureau of Labor Statistics reports that cumulative Consumer Price Index (CPI) inflation over a comparable period exceeds 30%, with technology and IT-related services experiencing even higher post-pandemic cost growth, supporting that the proposed increase is consistent with or below broader market trends. As Maryland is the only State to produce its own ID cards and licenses in-house using these mailers/inserters, there was no external data available for comparison. Due to the proprietary nature of the goods and services, the increase appears fair and reasonable, particularly in light of the global supply chain disruptions and labor cost increases experienced during the COVID-19 pandemic.

The total cost for the equipment, including installation, professional services, and the setup of a disaster recovery facility, amounts to \$8,588,000. Additionally, the total contract amount over the course of five years is \$13,044,400, which covers equipment for \$8,588,000 and annual maintenance, support services, and software subscription for \$4,456,000.

The new equipment will include installation, professional services, a Disaster Recovery Facility, an annual software subscription, hardware maintenance and support services, on-site technical personnel support, and spare parts and consumables.

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6-E. MOTOR VEHICLE ADMINISTRATION (cont'd)

Requesting Agency Remarks (cont'd):

The MVA Procurement Review Group reviewed the contract scope of work to determine the potential to establish a Minority Business Enterprise (MBE) participation goal, a Veteran-Owned Small Business (VSBE) goal, and a Small Business Reserve designation. Due to the proprietary nature of the work, no MBE and VSBE goals have been established for this contract.

Fund Source: 100% Special (Transportation Trust Funds)

Approp. Code: E0003

Resident Business: No

MD Tax Clearance: 26-0310-1101

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026**



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

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

Contract ID: Boom Axe Mowing, Trimming, Litter Pickup and Minor Brush and Tree Removal
- Various Locations in Baltimore and Harford Counties. District 4; 425D41428
EPICS No.: 425D41428

Contract Description: Provide boom axe mowing, trimming, litter pickup and minor brush and tree removal - various locations in Baltimore and Harford Counties. District 4.

Award: Bluestone Contracting Corporation; Somerdale, NJ
(Certified Small Business)

Contract Term: 03/19/2026* – 12/31/2028 *(*or earlier upon BPW approval)*
(two years, nine months, 13 days)

Amount: \$1,840,000.00

Procurement Method: Competitive Sealed Bidding *(Single Responsive Bid Received)*

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Bluestone Contracting Corporation Somerdale, NJ | \$1,840,000.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

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

Hiring Agreement Eligible: Yes

Incumbent: None

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 16, 2025, notifying 1143 potential contractors, 18 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services on February 12, 2025. The State Highway Administration (SHA) directly

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

Requesting Agency Remarks (cont'd):

solicited eight contractors. Two bids were received and opened on October 16, 2025. This is a new contract therefore there is no incumbent. The original apparent low bidder was rejected per COMAR 21.06.02.03A due to not having the required valid Class 5 Aquatics License as well as not having the required equipment for a scheduled inspection, prior to award. The single bid received was compared to former bids for similar projects within District 4 and was found to be comparable, as well as fair and reasonable. There were no protests filed for this contract.

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

SHA has confirmed Bluestone Contracting Corporation's bid price and the work conducted on this contract will be performed 100% by a State-certified Small Business. This is a new Boom Axe Tractor Mowing contract for the district to assist the shops with maintaining areas that are not accessible by the standard tractor mowers. This contract will address areas that are too steep or behind guardrails that the standard tractor mowing cannot gain access to maintain a clear sight distance along the roadways.

Looking at the cost expenditures from the four shops in the District for Boom Axe operations, a cost was developed as a baseline for this operation. Without having a cost-spending history from a contractor to develop an accurate cost estimate for this operation the Engineer's Estimate did not reflect the true cost associated with providing a two-person multipurpose crew and a Boom Axe tractor mower (w/operator).

The Engineer's Estimate did reflect the average cost that the shops rate for this operation, however it did not factor in expenses or overhead for the equipment, overhead for the personnel and all the insurance and licenses associated with this new task. After speaking to the contractor about their bid prices for these two items, it was determined that the Engineer's Estimate underestimated the true cost to perform this work by a contractor.

An analysis of the major difference between the low bid and the Engineer's estimate was performed. The items in Categories 6 & 7 (Two-person multipurpose crew and Boom Axe Tractor with operator) accounted for \$560,000.00 difference between the higher Engineers Estimate and the contractor bid submitted.

Therefore, the prices submitted by contractor reflect a fair market value and are competitive for performing these operations for the district shops.

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

Requesting Agency Remarks (cont'd):

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 26-0345-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026

MDOT 16



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

8-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Full-Width Litter Pickup at Various Locations in The Hereford Shop Area - Baltimore County. District 4; *4323HF428BSB*
 EPICS No.: 4323HF428B

Contract Description: Provide full-width litter pickup at various locations in The Hereford Shop Area - Baltimore County. District 4.

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

Contract Term: 03/19/2026* – 12/31/2028 *(*or earlier upon BPW approval)*
 (two years, 9 months, thirteen days)

Amount: \$618,750.00

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

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|---|-----------------------|
| New Age Contracting Services, LLC. Oxon Hill, MD | \$618,750.00 |
| C & C Management Group, Ltd. Clarksburg, MD | \$618,750 .00 |
| Smallwood's Grounds Maintenance, Inc. Forestville, MD | \$715,000.00 |
| Waste Collection Resolve, LLC. Baltimore, MD | \$715,000 .00 |
| MCNA, LLC. Rockville, MD | \$753,923.50 |
| Just Work, LLC. DBA Just Work Landscaping Gaithersburg, MD | \$767,250 .00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

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

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: P2 Cleaning Services, Laurel, MD

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on September 9, 2025, notifying 1054 potential contractors, 26 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services on February 12, 2025. The State Highway Administration (SHA) directly solicited nine contractors. Six bids were received and opened on October 9, 2025. Two of the six bids resulted in a tie bid. In accordance with the requirements under COMAR 21.05.02.14, all bidders were invited to attend a drawing to certify bid results on the two tie bids. The drawing was held on October 27, 2025 at 11:00am. The incumbent did not bid because at the time of the solicitation, the company was operating at full operational capacity due to existing contractual commitments, which limited their ability to pursue additional work while maintaining their service standards. There were no protests filed for this contract.

This project for litter pick-up supports SHA’s commitment to enhancing and safeguarding the environment by reducing litter strung across the roadsides and polluting our sewers and waterways. SHA has confirmed 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 based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities. No VSBE participation goal was set due to lack of certified firms to perform these services.

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 26-0346-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026



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

9-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Hand Mowing, Trimming, and Litter Pick Up at Various Locations - Frederick County. District 7; 4281071427SB
 EPICS No.: 4281071427

Contract Description: Provide hand mowing, trimming, and litter pick up at various locations - Frederick County. District 7.

Award: Professional Facility Services, LLC.; Landover, MD
(Certified Minority Business Enterprise and Small Business)

Contract Term: 03/19/2026* – 12/31/2027 *(*or earlier upon BPW approval)*
 (one year, 9 months, thirteen days)

Amount: \$239,117.60

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

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|-----------------------|
| Professional Facility Services, LLC. Landover, MD | \$239,117.60 |
| Manuel Landscaping, Inc. Owings Mills, MD | \$350,400.00 |
| DYMI Group, Inc. Hanover, MD | \$361,127.20 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 0% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

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

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

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on June 3, 2025, notifying 858 potential contractors, 18 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services on February 12, 2025. The State Highway Administration (SHA) directly solicited nine contractors. Five bids were received and opened on July 10, 2025. One bidder was rejected in accordance with COMAR 21.06.01.01B(2) due to similar contracts being terminated for default and is demonstrating poor performance. A second bidder was rejected in accordance with COMAR 21.06.01.01B(2) due to lacking the manpower to fully perform the contract requirements on similar contracts. There were no protests filed for this contract.

This project is to support State Highway Administration's (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 Professional Facility Services, LLC.'s bid price and the work conducted on this contract will be performed 100% by a State-certified Small and Minority Business Enterprise.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 26-0346-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026

MDOT 20



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

10-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Facility Management and Janitorial Services for the Youghiogheny Rest Area on I-68 Eastbound in Garrett County. District 6; 5261161429
EPICS No.: 5261161429

Contract Description: Provide and manage all routine facility maintenance and operations, and janitorial services for the Youghiogheny Information Center Buildings and Rest Area, located on I-68 Eastbound, in Garrett County. District 6.

Award: Horizon Goodwill Industries, Inc
Hagerstown, MD

Contract Term: 04/20/2026 – 04/19/2029
(3 years)

Amount: \$1,121,511.31 NTE

Procurement Method: Preferred Provider

Bids: No

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 \$1,121,511.31 on October 21, 2025. This contract is to provide all manpower, equipment, tools, materials, supplies, mechanical devices & incidentals necessary to perform provide facility and janitorial management, maintenance and operation of the I-68 East Rest Areas in Garrett County, and the exterior of the Information Center Buildings. The current contract will expire on April 19, 2025.

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

Requesting Agency Remarks (cont'd)

The preferred provider shall provide all cleaning equipment, personnel, materials, and supplies (including paper towels, toilet paper, etc.) during the duration of the contract. 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 Horizon Goodwill Industries, Inc. 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: 26-0344-0111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026



MDOT 22
Contact: Jada Wright 410-545-0330
jwright18@mdot.maryland.gov

11-M. STATE HIGHWAY ADMINISTRATION
Maintenance Contract

Contract ID: Maintenance and Repair of Traffic Control Devices – Statewide; OT2029
EPICS No.: OT2029

Contract Description: Provide maintenance and repair of traffic control devices – Statewide

Award: Lumin8 Mid-Atlantic, LLC., DBA Rommel Infrastructure;
Linthicum, MD

Contract Term: 03/19/2026 * – 1/25/2029 (*or earlier upon BPW approval)
(two years, 10 months, seven days)

Amount: \$3,980,980.00

Procurement Method: Competitive Sealed Bidding (*Single Bid Received*)

Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Lumin8 Mid-Atlantic, LLC. DBA Rommel Infrastructure Linthicum, MD | \$3,980,980.00 |

Living Wage Eligible: Yes

MBE/VSBE Participation: 23.08% / 0%

Performance Security: None

Hiring Agreement Eligible: Yes

Incumbent: Same

Requesting Agency Remarks: This solicitation was advertised on eMaryland Marketplace Advantage (eMMA) on October 14, 2025, notifying 2420 potential contractors, 309 of which were MDOT-certified Minority Business Enterprises (MBEs). Maryland Works granted a waiver for these services on February 12, 2025. The State Highway Administration (SHA) directly solicited nine contractors. One bid was received and opened on November 11, 2025. There were no protests filed for this contract.

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

Requesting Agency Remarks (cont'd):

This contract is to respond to traffic signal and sign structures knockdowns or other emergency repairs of traffic control devices statewide. The contract also includes individual maintenance tasks of traffic control devices in support of continued operations.

The single responsive bid of \$3,980,980.00 submitted by the Contractor - Lumin8 Mid-Atlantic LLC, DBA, Rommel Infrastructure (Lumin8/Rommel) is justifiable and based on our analysis against the Engineer's Estimate. The Engineer's Estimate did reflect the average cost for this operation, however after speaking to the contractor about their bid prices for items in Categories 1 & 8 (1006, 8036, 8044, 8099 & 8107), it was determined that the Engineer's Estimate underestimated the true cost to perform this work by a contractor. The increases were mainly due to the general increases in material and labor costs, the nature and complexity of the contract, and the statewide scope of the contract. An analysis of the major difference between the low bid and the Engineer's estimate was performed. There were five-line items that were significant for variations from the Engineer's Estimates. These items had major individual cost overruns and combined, they totaled \$648,166.00; accounting for 79.39 percent of the total difference between the Engineer's Estimate and the low bid. Therefore, the prices submitted by contractor reflect a fair market value and are competitive for performing statewide traffic 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 Lumin8 Mid-Atlantic, LLC. DBA Rommel Infrastructure'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 23% MBE goal was set for this project based on the minimal number of MBE firms located within the geographical area of the work certified with the NAICS codes to perform the project activities, however, the awardee has committed to exceeding the goal by 0.08% for a 23.08% participation goal MBE goal. No VSBE participation goal was set due to lack of certified firms to perform these services.

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

Fund Source: 100% Special (Transportation Trust Fund)

Approp. Code: J02B0102

Resident Business: Yes

MD Tax Clearance: 26-0348-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

DEPARTMENT OF TRANSPORTATION
ACTION AGENDA
March 4, 2026



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

12-LL. THE SECRETARY’S OFFICE
Lease/Landlord

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

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

Property: Item# 91501A
Golden Eye, LLC (1.01 acres ±), located at 6608 Ocean Gateway
in Queenstown, Queen Anne’s County.

Landlord: State of Maryland, SHA

Tenant: Coastal Pools, LLC, a Maryland limited liability company

Space Type: Pool sales business

Lease Type: Renewal (Continued use)

Lease Term: 5 years (6/1/2026-6/1/2031)

Effective Date: June 1, 2026

Annual Rent: \$2,000 (per month)

Requesting Agency Remarks: The subject property has been under an existing lease since 2022. TSO proposes a 5-year lease renewal to the above tenant for the purpose of conducting a pool sales business permitted within the C-2 zoning district of Queen Anne’s County. TSO proposes a monthly rent of \$2,000, which is 89% of the market rent value based on an updated appraisal.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 4, 2026**



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

2-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 Kiwanis Club of Commodore Mayo, Inc.

Kiwanis Club of Commodore Mayo (Anne Arundel County)

“for the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Kiwanis Club of Commodore Mayo including roof and bathroom replacement.”

*Maryland Consolidated Capital Bond Loan of 2025 (LSI– Chapter 603, Acts of 2025)
DGS Item 25-573 (SL-105-250-038) \$ 50,000*

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|------------------------------|
| Background: | Total Project | \$ 50,000 |
| | 25-573 (This Action) | \$ 50,000 (Non-Match) |
| | Local Cost | \$ 0 |

(Prior Actions: None)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
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4-CGL. CAPITAL GRANTS AND LOANS

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

Technology Council of Maryland, Inc.

BioHub Maryland (Montgomery County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the BioHub Maryland facility, including laboratory equipment.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-384, (SL-093-240-038) **\$500,000***

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$1,000,000 |
| | 25-384 (This Action) | \$ 500,000 (Non-match) |
| | 24-254 (Prior Action) | \$ 500,000 (Non-match) |
| | Local Cost | \$ 0 |

(Prior Actions: 7/2/2025 Agenda, 37-CGL)

Remarks:

1. The grantee is requesting a waiver from the beneficiary policy because the grantee leases the property with no interest in construction or demolition in the lease property itself. The grantee and beneficiary have affirmed, and DGS is satisfied the grantee will only use the grant funds on the authorized capital equipment. The lab equipment and furnishings are fixtures that can be brought in but also removed at any time and will not harm the structure of the property for which the capital equipment is being used upon its removal.
2. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
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.



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

5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
6. This project may include the purchase of state-of-the-art lab equipment to support training facilities. This will enhance education for individuals pursuing careers in life sciences.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

- 5. This project may include the renovation of an existing commercial building to include three technology studios that can support programming for 25-30 participants each, four conference rooms, two lounge areas, a café and the associated support spaces for immersive technology, idea incubation, and collaboration for innovators, educators, and entrepreneurs.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*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:

Howard County, Maryland

Jug Handle Connector (Howard County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Route 29 North-South Jug Handle Connector.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-358 (SL-010-220-038) \$ 2,000,000*

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|---------------------------------|
| Background: | Total Project | \$ 11,000,000 |
| | 25-358 (This Action) | \$ 2,000,000 (Non-Match) |
| | 22-356 (Prior Action) | \$ 9,000,000 (Non-Match) |
| | Local Cost | \$ 0 |

(Prior Actions: 8/31/2022 Agenda, 11-CGL)

Remarks:

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

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
March 4, 2026**



REVISED

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

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

McElderry Park Community Association, Inc.

McElderry Park Resource Center (Baltimore City)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of McElderry Park Resource Center.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-253 (SL-129-210-038) \$ **150,000***

Matching Fund: No match is required.

| | | |
|--------------------|----------------------------|-------------------------------|
| Background: | Total Project | \$ 175,000 |
| | 25-253(This Action) | \$ 150,000 (Non-Match) |
| | 21-289 (Prior Action) | \$ 25,000 (Non-match) |
| | Local Cost | \$ 0 |

(Prior Actions: 06/08/2022 Agenda, Item 8-CGL)

Remarks:

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



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

- 3. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- 4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- 5. This project may include the purchase of commercial embroidery machines and transfer equipment to support hands-on training in apparel design, decorating, and small batch manufacturing.

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: Alexis Croft 410-767-4703
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10-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 Doleman Black Heritage Museum, Inc.

Doleman Black Heritage Museum (Washington County)

“for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Doleman Black Heritage Museum property.”

*Maryland Consolidated Capital Bond Loan of 2024 (LHI– Chapter 720, Acts of 2024)
DGS Item 24-673 (SL-177-240-038) **\$ 150,000***

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$ 150,000 |
| | 24-673 (This Action) | \$ 150,000 (Non-match) |
| | Local Cost | \$ 0 |

(Prior Actions: None)

Remarks:

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

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: Alexis Croft 410-767-4703
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11-CGL. CAPITAL GRANTS AND LOANS

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

Morton Street Dance Center, Inc.

Morton Street Dance Center Renovation and Expansion (Baltimore City)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Morton Street Dance Center, including an addition.”

*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025)
DGS Item 25-202, (SL-089-250-038) **\$300,000***

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$ 354,000 |
| | 25-202 (This Action) | \$ 300,000 (Non-match) |
| | Local Cost | \$ 54,000 |

(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 enhancement of the dance facility that will add a fourth studio for training, enabling the school to expand its instructional reach, construction of new bathrooms, student and parent waiting areas, and a parent lounge. These enhancements will provide greater comfort and safety for our students.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
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12-CGL. CAPITAL GRANTS AND LOANS

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

Howard County, Maryland

Rockland Arts Center (Howard County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Rockland Arts Building.”

*Maryland Consolidated Capital Bond Loan of 2024 (LSI– Chapter 720, Acts of 2024)
DGS Item 24-512, (SL-176-240-038) **\$450,000***

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$5,450,000 |
| | 24-512 (This Action) | \$ 450,000 (Non-match) |
| | Local Cost | \$5,000,000 |

(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 interior renovation of the existing restrooms that will upgrade plumbing, flooring, partitions, toilets, vanities, and baby changing stations in the Rockland Arts Building.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
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13-CGL. CAPITAL GRANTS AND LOANS

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

Board of Trustees of Stevenson University Inc.

Maryland Independent College and University Association – Stevenson University
(Baltimore County)

“For the design and construction of a new Music and Performing Arts Wing, subject to the requirement that the grantee provide an equal and matching fund for this purpose. Notwithstanding the provisions of Section 1(5) of this Act, the matching fund may consist of funds expended prior to the effective date of this Act.”
*Maryland Consolidated Capital Bond Loan of 2025 (MISC– Chapter 603, Acts of 2025) DGS Item 25-G025, (SL-075-250-038) **\$3,360,000***

Matching Fund: The MCCBL requires the grant recipient to provide a matching fund no later than June 1, 2027, and the Board of Public Works to certify a matching fund. The Board of Trustees of Stevenson University, Inc. submitted evidence that it has \$3,763,897.45 from private sources to meet the matching fund requirement for this project.

| | | |
|--------------------|------------------------------|-----------------------------|
| Background: | Total Project | \$ 11,554,367 |
| | 25-G025 (This Action) | \$ 3,360,000 (Match) |
| | Local Cost | \$ 8,194,367 |

(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.



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

4. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
5. This project may include the construction of a new Performing Arts Center that will also serve as a venue for community events, including high school concerts and cultural programs that will foster a vibrant arts scene in the Owings Mills area.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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

4. This project may include renovations to the Multiservice Center, which will serve as a one-stop resource hub housing administrative offices, counseling services, a job training center, and office space for community partners. Additionally, the project includes 19 transitional housing units.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

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WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
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21-CGL. CAPITAL GRANTS AND LOANS

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

Baltimore Symphony Orchestra, Inc.

Baltimore Symphony Orchestra – Joseph Meyerhoff Symphony Hall (Baltimore City)
“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement and capital equipping of the Joseph Meyerhoff Symphony Hall.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC – Chapter 102, Acts of 2024)
 DGS Item 24-246, (SL-232-230-038) \$ 500,000*

*Maryland Consolidated Capital Bond Loan of 2023 (MISC – Chapter 120, Acts of 2023)
 DGS Item 23-367, (SL-306-230-038) \$ 750,000*

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|-------------------------------|
| Background: | Total Project | \$ 2,452,881 |
| | 24-246 (This Action) | \$ 500,000 (Non-match) |
| | 23-367 (This Action) | \$ 750,000 (Non-match) |
| | Local Cost | \$ 1,202,881 |

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the project 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 MEP and Envelope studies and related improvement/replacement and refurbishment/modernization of back of house spaces.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

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**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
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24-CGL. CAPITAL GRANTS AND LOANS

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

City of Gaithersburg

Gaithersburg Municipal Complex (Montgomery County)

“For the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Gaithersburg Municipal Complex.

Notwithstanding section 1(7) of this act, this grant may not terminate before JUNE 1, 2027 (Montgomery County).”

Maryland Consolidated Capital Bond Loan of 2017 (LHI– Chapter 643, Acts of 2025)

DGS Item 17-G068, (SL-228-170-038); as amended by Chapter 643, Acts of 2025

\$100,000

Maryland Consolidated Capital Bond Loan of 2017 (LHI– Chapter 643, Acts of 2025)

DGS Item 17-G133, (SL-228-170-038)); as amended by Chapter 643, Acts of 2025

\$100,000

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

DGS Item 25-410, (SL-228-170-038)

\$200,000

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

DGS Item 25-636, (SL-228-170-038)

\$100,000

Matching Fund: No match is required.

| | | |
|--------------------|------------------------------|-------------------------------|
| Background: | Total Project | \$ 500,000 |
| | 17-G068 (This Action) | \$ 100,000 (Non-match) |
| | 17-G133 (This Action) | \$ 100,000 (Non-match) |
| | 25-410 (This Action) | \$ 200,000 (Non-match) |
| | 25-636 (This Action) | \$ 100,000 (Non-match) |
| | Local Cost | \$ 0 |

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
2. Chapter 643, Acts of 2025 extended the grant term for 17-G133 and 17-G068 to June 1, 2027.



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

3. This action is in accordance with the enabling legislation and complies with the tax- exempt bond provisions of the Internal Revenue Code.
4. The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
5. Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
6. This project may include relocation and construction of an existing office building in Olde Towne Gaithersburg as the new location for City Hall. The new location will enable improved service to the community and meet future buildout needs for government functions that will accommodate the expected population increase by 2030.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Alexis Croft 410-767-4703
alexis.croft@maryland.gov*

25-CGL. CAPITAL GRANTS AND LOANS

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

Mayor and Common Council of Westminster

Westminster Fiber Network Construction Project (Carroll County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Westminster fiber project.”

*Maryland Consolidated Capital Bond Loan of 2024 (MISC– Chapter 720, Acts of 2024)
DGS Item 24-226 (SL-185-240-038) \$ 1,000,000*

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|---------------------------------|
| Background: | Total Project | \$ 17,161,000 |
| | 24-226 (This Action) | \$ 1,000,000 (Non-Match) |
| | Local Cost | \$ 16,161,000 |

(Prior Actions: None)

Remarks:

- DGS is administratively correcting the grantee name, pursuant to Section 1(3)(9)(b) and (d) of Ch 720, Acts of 2024.
- This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- Procurement/Contracts should be submitted to the Department of General Services for eligibility determination.
- This project may include construction of a fiber optic network to all of Westminster, MD city residents. The Westminster Fiber Network is the Mid-Atlantic’s first community-wide gigabit fiber network, creating a competitive local marketplace for Internet services and providing community access to affordable gigabit Internet speeds.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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March 4, 2026**



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

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

Recommendation: That the Board of Public Works approve the following for Grantee, ***Park West Health Systems, Inc.*** (Baltimore City).

A Waiver of Priority and Subordination Agreement for Neighborhood Impact Investment Fund, Inc. (“NIIF”) and Primary Care Development Corporation (“PCDC”) (the “Lenders”) to subordinate the State’s Right of Recovery to the financing documents of the Lenders including NIIF’s Loan and Security Agreement; Deed of Trust, Assignment, Security Agreement and Fixture Filing; PCDC’s Loan and Security Agreement; and Deed of Trust, Assignment, Security Agreement and Fixture Filing for the planning and construction of an addition and renovation to the Park West Belvedere Avenue facility located at 3319 W. Belvedere Ave., Baltimore, MD 21215 (the “Project”).

The Grantee provides comprehensive primary, preventative, medical, specialty, behavioral health, and dental services to all individuals regardless of their insurance status or ability to pay. The facility addition and renovation will bring the building up to code and expand access to more individuals.

Background: On January 7, 2026, the BPW approved a grant of funds in the amount of \$3,200,000 for the Grantee for the planning and construction of the Project (1/7/2026; DGS 28-CGL).

In accordance with Subtitle 13 of Title 24 of the Health-General Article of the Annotated Code of Maryland, the State’s Right of Recovery must be recorded among the Land Records of Baltimore City to reflect the above grant award.

To secure financing for the total cost of the Project, the Grantee has secured funding from various lenders through financing documents. On December 19, 2025, Grantee entered into a Loan and Security Agreement and Deed of Trust, Assignment, Security Agreement and Fixture Filing with NIIF in the amount of \$4,562,500. On December 19, 2025, Grantee entered into a Loan and Security Agreement and Deed of Trust, Assignment, Security Agreement and Fixture Filing with PCDC in the amount of \$4,200,000.

As a condition of the financing, the parties listed above have requested that the State waive and subordinate its rights of recovery to the financing documents to the above-named Lenders.



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

Remarks

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

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Craig Curtis 410-767-3615
craig.curtis@maryland.gov*

**27-CGL. CAPITAL GRANTS AND LOANS
*Higher Education Commission***

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

**College of Southern Maryland – La Plata Campus
Student Resource Center – Design and Construction**

The project is to renovate the Health Technology Building at the College of Southern Maryland's La Plata campus to create a contemporary 11,691 NASF/18,300 GSF Student Resource Center (SRC). The SRC will house Admissions offices; Advising offices, Advising lab, and Advising conference room; Career Center office and conference area; Testing Center offices; Testing labs; and the Welcome Center and lounge. One representative each from the Financial Assistance, Bursar, Student Affairs, and Registrar departments will also have offices in the new facility. When complete, the new facility will provide “one-stop” service by serving as an informational focal point for students and campus visitors and will house facilities and operational space necessary for coordinating and disseminating student services functions. This project will resolve the facility problems of insufficient space and fragmented functions.

Fund Sources: MCCBL 2025 Provide funds to assist the subdivisions in the acquisition of property and in the design, construction, renovation, and equipping of local and regional community college buildings, site improvements, and facilities... College of Maryland – La Plata – Student Resource Center; Item #173. **\$98,000**

| | |
|--|-------------------|
| Background: | Total State Share |
| Total Project | \$5,798,000 |
| This Action | \$ 98,000 |
| Previous Action 15-CGL, 11/29/23 | \$1,650,000 |
| Previous Action DPRB 11/22/2022 (PAYGO only, no BPW) | \$2,421,000 |
| Previous Action 31-CGL, 9/15/21 | \$1,629,000 |

Remarks:

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



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 4, 2026



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

- 3. The Office of the Comptroller may not disburse State funds until after the Department of General Services verifies that the grant recipient has expended the matching fund and the required amount for reimbursement. Funding is based on a total project cost of \$7,730,000, and the local share of this cost is 25.0% or \$1,932,000 and is in accordance with Section 11-105(j) of the Education Article.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 4, 2026**



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

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

Contract ID: Railroad Street Treatment System Refurbishment Project; *F-001-233-004*
ADPICS No.: 001B6600218

Contract Description: This project will refurbish two existing treatment cells of the Railroad Street passive treatment system in Allegany County to improve treatment of acid mine discharges. The work includes removing and burying existing compost, metal precipitate, and unusable limestone; installing new liners, limestone, and perforated header piping; and replacing existing valves and water control structures with Agri drains for flushing and water level regulation. The project also includes upgrading emergency spillways and improving the access road as needed to support construction and supply vehicle access.

Award: Excavating Associates, Inc.; Ellerslie, MD
(Certified Small Business)

Contract Term: 03/19/2026* - 01/28/2027 (**Or earlier upon BPW approval*)

Amount: \$649,671

Procurement Method: Competitive Sealed Bidding (*Single Responsive Bid*)

Bid:

| <i>Bidder</i> | <i>Amount</i> |
|--|---------------|
| Excavating Associates, Inc.; Ellerslie, MD | \$649,671 |

MBE/VSBE Participation: 5.17% / 0%

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

Incumbent: N/A



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 4, 2026**



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

29-C. CONSTRUCTION CONTRACT

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

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

Procurement Method: Task Order under Master Contract

1.0 Master Contract: *General Construction and Related Services, Statewide*
Contract No.: DGS-23-306-IQc
Approved: DGS 15-C, 05/01/2024
Term: 05/16/2024 - 05/15/2029
**As of publication, the remaining balance of this master contract is \$970,350,171*

1.1 Using Agency: Department of General Services
Description: Three Elevator Upgrades at Joseph D. Carter District Court; BC-235-201-003
Award: Stratified, Inc.; Washington, DC (Certified Small Business)
Number of Qualified Master Contractors: 32
Number of Bids: 6
Bids:

| <i>Bidders</i> | <i>Amounts</i> |
|--|----------------|
| Stratified, Inc; Washington, DC | \$1,489,000 |
| Hayes Construction Company; Phoenix, MD | \$1,846,880 |
| SE Davis Construction, LLC; La Plata, MD | \$1,882,094 |
| Nichols Contracting, Inc.; Columbia, MD | \$2,129,000 |
| Brawner Builders, Inc.; Hunt Valley, MD | \$2,183,400 |
| JB Contracting; Beltsville, MD | \$2,300,000 |

Amount: \$1,489,000
Term: 03/19/2026*- 07/11/2027
*(*Or earlier upon BPW approval)*
MBE/VSBE Participation: 15% / 0%
Resident Business: No



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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29-C. CONSTRUCTION CONTRACT (cont'd)

Fund Source: MCCBL 2025 Facilities Renewal Fund. Provide funds for the repair and rehabilitation of State-owned capital facilities. Item 155

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
March 4, 2026**



*Contacts: Beverly Pivec 410-576-6442 bpivec@oag.state.md.us
Janice Clark 410-576-7033 jclark@oag.state.md.us*

**30-S. SERVICES CONTRACT
*Office of the Attorney General, Office of the Public Defender,
Office of Administrative Hearings***

Contract ID: Online Legal Research Services; OAG-LR-090825
ADPICS No.: C81B6600004

Contract Description: Online legal research subscriptions.

Award: Westlaw Publishing Corporation; Eagan, MN

Contract Term: 04/01/2026 - 03/31/2035 (w/four 1-year renewal options)

Amount: \$1,889,767.09 (Base Term)
\$ 436,488.60 (Renewal Option#1)
\$ 458,313.03 (Renewal Option#2)
\$ 481,228.68 (Renewal Option#3)
\$ 505,290.00 (Renewal Option#4)
\$3,771.087.40 Total

Procurement Method: Competitive Sealed Proposals

Proposals:

| <i>Offerors</i> | <i>Technical Rankings</i> | <i>Financial Offers (Ranking)</i> | <i>Overall Rankings</i> |
|---|---------------------------|-----------------------------------|-------------------------|
| Westlaw Publishing Corporation; Eagan, MN | 1 | \$3,771.087.40 (1) | 1 |
| Lexis Nexis; Miamisburg, OH | 2 | \$9,097,845.38 (2) | 2 |

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

MBE/VSBE Participation: 0% / 0%

Performance Security: No

Incumbent: Same



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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30-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: A notice of the availability of the Request for Proposals (RFP) was released and advertised on eMaryland Marketplace and the The Office of the Attorney General (OAG) website on September 8, 2025 with a closing date of October 6, 2025. Direct solicitation was sent to three vendors, none of which are Maryland firms or MBEs. Even though there are only two large known providers of full range on-line legal research, the solicitation was sent to other smaller companies that provide some legal research services and/or interested parties to try to increase competition. This was not a Small Business Reserve (SBR) procurement as there are no qualified Certified Small Businesses that provide this service.

Three proposals were received in response to the RFP. OAG in collaboration with the Office of the Public Defender (OPD), and the Office of Administrative Hearings (OAH) performed a technical review of the Technical Proposals received under the Request for Proposals (RFP) for Online Legal Research and Related Tools, RFP #OAG.LR.090825. The decision was made to review for Option 1A of the RFP – “all-inclusive offering with unlimited usage”.

Two proposals were deemed to be reasonably susceptible of selection for award for Option 1A from the RFP. The Evaluation Committee ranked Westlaw Publishing Corporation - Precision with Co-Counsel (“Westlaw”) 1st, and Lexis+ with Optionals Protégé and Document Management Solution (“Lexis”) 2nd. The third offeror did not submit a proposal under Option 1A and was not susceptible for selection.

After the Best and Final Offer (BAFO) process the most advantageous offer to the State was received from Thompson Reuters (Westlaw) with the higher technically ranked offer and the lower price. Therefore, award is recommended to Westlaw Publishing Corporation.

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

Fund Source OAG: 72% Reimbursable (Participating State Agencies);
12% General Funds;
2% Federal Funds (Medicaid Fraud Unit Grant);
14% Special Funds (Homebuilders Unit)

Fund Source OPD: 100% General Funds

Approp. Code: OAG C81.C00, OPD B0002.01



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 4, 2026



30-S. SERVICES CONTRACT (cont'd)

Resident Business: No

MD Tax Clearance: 25-4603-1111

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 4, 2026**



*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

**31-S. SERVICES CONTRACT
*Department of Budget and Management, Department of General Services***

Contract ID: State Medical Director and Occupational Medical Services; *F10B4600014*
ADPICS No.: ~~F10B4600014~~ **001B6600285**

Contract Description: Comprehensive network of professional medical services for proper management of medical aspects of the State workforce. Provides services on a Statewide basis and several additional services specifically to the Department of Transportation.

Award: Occupational Medical Centers of the Southwest, PA
dba Concentra Medical Centers; Addison, TX
(Local Office in Linthicum, MD)

See next page for
Record Correction
Letter dated 3/27/26

Contract Term: 04/01/2026 - 03/31/2031 (w/two 1-year renewal options)

Amount: \$15,604,209 (Base Term)
\$ 3,455,996 (Renewal Option #1)
\$ 3,576,975 (Renewal Option #2)
\$22,637,180 Total

Procurement Method: Competitive Sealed Proposals (*Single Proposal Received*)

Proposal:

| <i>Offeror</i> | <i>Technical Ranking</i> | <i>Financial Offer (Ranking)</i> | <i>Overall Ranking</i> |
|--|--------------------------|----------------------------------|------------------------|
| Occupational Medical Centers of the Southwest, PA dba Concentra Medical Centers; Addison, TX | 1 | \$22,637,180 (1) | 1 |

**Technical and financial proposals were weighted equally.*

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 3%

Performance Security: N/A

Hiring Agreement Eligible: Yes



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

March 27, 2026

Accepted 3/30/2026- JTG

John Gontrum

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

SUBJECT: Record Correction – March 4, 2026, Board of Public Works Action Agenda, Item 31-S

Dear Mr. Gontrum:

This is to advise you of the following changes to the Board of Public Works' Action Agenda Item previously approved by the Board of Public Works:

BPW –March 4, 2026, DGS 31-S

Contract ID: State Medical Director and Occupational Medical Services; F10B4600014
ADPICS No.: F10B4600014

FROM: ADPICS No.: F10B4600014

To: ADPICS No.: 001B6600285

Reason: Clerical error. This BPW agenda included an incorrect ADPICS No. The correct ADPICS No. 001B6600285

Sincerely,

Cheryl Howard-Bond

Cheryl Howard-Bond

Procurement Manager II
Procurement Operations Bureau
DGS, Office of State Procurement



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 4, 2026**



31-S. SERVICES CONTRACT (cont'd)

Incumbent: Same

Requesting Agency Remarks: This contract provides State Medical Director, Medical Review Officer (MRO), Substance Abuse Professional (SAP), and Occupational Medical Services for all State agencies. All services are available during normal working hours and on a limited basis on weekends and evenings. Certain services are also available 24 hours a day, 7 days a week. The contract includes providing the statutorily required position of State Medical Director, conducting employee physicals, administering drug and alcohol tests for commercial drivers governed by US Department of Transportation regulations, conducting psychological examinations for police officer applicants, and providing bloodborne pathogen training for the Department of Juvenile Services. The requested approval amount for this contract is based on fixed unit prices for each service multiplied by an estimated, not guaranteed, number of services to be performed per a pricing model created by the State. State agencies will determine not only which employees will be referred to but also whether this contract is the most appropriate means of obtaining the medical services needed.

The solicitation was directly posted on eMMA on January 30, 2025, and directly solicited to 7 prospective offerors. A total of one (1) proposal was received by the closing date and time indicated on the RFP. Concentra Medical Center is recommended for contract award for the State Medical Director contract based on its demonstrated ability to meet all technical and operational requirements of the solicitation, its extensive experience providing occupational health and medical oversight services, and its capacity to deliver consistent, high-quality services statewide. Concentra's proposal demonstrated a clear understanding of the scope of work, strong clinical governance, and established protocols aligned with the State's needs. In addition, Concentra offers a robust network of medical professionals, proven administrative infrastructure, and reliable continuity of care, which collectively minimize risk and support efficient contract performance. Based on the evaluation of its proposal and overall value to the State, Concentra was determined to be the most advantageous offeror and is therefore recommended for award.

The prior contract was a sole-source contract. Market research was conducted to identify potential offerors, and the scope was rewritten to include the option to provide mobile health services. Many providers are moving away from occupational health/or are unable to meet the State of Maryland's requirements. The vendors who were directly solicited did not respond to the solicitation email or submit a no-bid form.



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 4, 2026**



31-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

A price analysis was conducted by the DGS OSP Procurement Officer prior to making an award recommendation. Market research indicated that Concentra's proposed fixed unit prices for most line items reflect increases of 10 percent or less compared to the current 2022 contract pricing. These increases are consistent with year-over-year changes in the Consumer Price Index (CPI) for Medical Care Services over the past 5 years, which are approximately 10 percent.

While approximately seven (7) line items reflect price increases exceeding 10 percent, additional market research was conducted to assess the reasonableness of those increases. This analysis included a comparison of Concentra's proposed pricing to rates in Connecticut, New Jersey, and New Hampshire, as well as pricing from other occupational health service providers. The proposed rates were found to be consistent with pricing in those states and comparable to other providers offering similar services.

Notably, Concentra maintained the same rates for the State of Maryland from 2022 through the present. The proposed increases reflect current market conditions, including rising costs associated with inflation, labor, and goods. Based on this analysis, the proposed pricing is determined to be fair and reasonable.

Fund Source: Various
Approp. Code: Various
Resident Business: Yes
MD Tax Clearance: 26-0615-0111

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
March 4, 2026



REVISED

32-S. SERVICES CONTRACT (cont'd)

Proposals:

| <i>Region 1 - Southern Maryland (Calvert, Charles, Prince George's, and St. Mary's Counties)</i> | | | |
|---|----------------------------------|---|--------------------------------|
| <i>Offeror</i> | <i>Technical Rankings</i> | <i>Financial Offers** (Rankings)</i> | <i>Overall Rankings</i> |
| Lead4Life, Inc. Baltimore, MD | 1 | \$67 (7) | 1* |
| Second Mile Services LLC Rosedale, MD | 2 | \$70 (8) | 2* |
| Ark of Wings, LLC Baltimore, MD (MBE) | 3 | \$53 (3) | 3* |
| Thoughtful Minds and Creating Solutions LLC Owings Mills, MD | 4 | \$65 (6) | 4* |
| Gallant Business Solutions LLC Hillcrest Heights, MD (MBE) | 5 | \$62 (5) | 5 |
| The Therapy Spot, LLC Pikesville, MD | 6 | \$60 (4) | 6 |
| Sage Business, LLC National Harbor, MD | 7 | \$49 (2) | 7 |
| Fenwick Behavioral Services LLC Towson, MD | 8 | \$42 (1) | 8 |
| Cokley Management Enterprises LLC Towson, MD | 9 | \$49 (2) | 9 |

Technical rankings were weighted greater than financial rankings.

* Proposed Awardee for the region specified

**Total Average Hourly Rate Per Youth



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 4, 2026



REVISED

32-S. SERVICES CONTRACT (cont'd)

| <i>Region 2 - Central Maryland (Baltimore Co., Carroll, Harford, Howard, and Montgomery Counties)</i> | | | |
|---|---------------------------|--|-------------------------|
| <i>Offeror</i> | <i>Technical Rankings</i> | <i>Financial Offers** (Rankings)</i> | <i>Overall Rankings</i> |
| Lead4Life, Inc. Baltimore, MD | 1 | \$66.982 (13) | 1* |
| Building Communities Today for Tomorrow, Inc. Baltimore, MD | 2 | \$43.80 (4) | 2* |
| The T.I.M.E. Organization, Inc. Baltimore, MD | 3 | \$44.47 (5) | 3* |
| Second Mile Services LLC Rosedale, MD | 4 | \$70 (14) | 4* |
| Your Destiny Your Choice LLC | 5 | \$48 (6) | 5 |
| Thoughtful Minds and Creating Solutions LLC Owings Mills, MD | 6 | \$55 (10) | 6 |
| Ark of Wings, LLC Baltimore, MD | 7 | \$53 (9) | 7 |



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

32-S. SERVICES CONTRACT (cont'd)

Proposals:

| <i>Region 2 - (cont'd)</i> | | | |
|---|----------------------------------|---|--------------------------------|
| <i>Offeror</i> | <i>Technical Rankings</i> | <i>Financial Offers** (Rankings)</i> | <i>Overall Rankings</i> |
| Gallant Business Solutions LLC Hillcrest Heights, MD (MBE) | 8 | \$62.57 (12) | 8 |
| Wise Minds Therapeutic Services, LLC Pikesville, MD | 9 | \$55 (10) | 9 |
| Fenwick Behavioral Services LLC Towson, MD | 10 | \$43 (3) | 10 |
| Cokley Management Enterprises LLC Towson, MD | 11 | \$48.86 (7) | 11 |
| Therapeutic Connections, LLC Ellicott City, MD | 12 | \$50 (8) | 12 |
| LionShare Enterprises, LLC Baltimore, MD | 13 | \$72.70 (15) | 13 |
| Parker Psychiatric Services, Inc. Baltimore, MD | 14 | \$42 (2) | 14 |
| GSC United, LLC Owings Mills, MD | 15 | \$26.60 (1) | 15 |
| The Therapy Spot, LLC Pikesville, MD | 16 | 60 (11) | 16 |

Technical rankings were weighted greater than financial rankings.

* Proposed Awardee for the region specified

**Total Average Hourly Rate Per Youth



DEPARTMENT OF GENERAL SERVICES
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REVISED

32-S. SERVICES CONTRACT (cont'd)

| <i>Region 3 - Western Maryland (Allegany, Frederick, Garrett, and Washington Counties)</i> | | | |
|--|---------------------------|--|-------------------------|
| <i>Offeror</i> | <i>Technical Rankings</i> | <i>Financial Offers** (Rankings)</i> | <i>Overall Rankings</i> |
| Lead4Life, Inc. Baltimore, MD | 1 | \$67 (5) | 1* |
| Second Mile Services LLC Rosedale, MD | 2 | \$70 (6) | 2* |
| Wise Minds Therapeutic Services, LLC Pikesville, MD | 3 | \$55 (2) | 3* |
| Gallant Business Solutions LLC Hillcrest Heights, MD (MBE) | 4 | \$63 (4) | 4* |
| The Therapy Spot, LLC Pikesville, MD | 5 | \$60 (3) | 5 |
| GSC United LLC Owings Mills, MD | 6 | \$28.24 (1) | 6 |

Technical rankings were weighted greater than financial rankings.

* Proposed Awardee for the region specified

**Total Average Hourly Rate Per Youth



DEPARTMENT OF GENERAL SERVICES
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REVISED

32-S. SERVICES CONTRACT (cont'd)

| <i>Region 4 - Eastern Shore (Caroline, Cecil, Dorchester, Kent, Queen Anne's, Talbot, Somerset, Wicomico, and Worcester Counties)</i> | | | |
|---|---------------------------|--------------------------------------|-------------------------|
| <i>Offeror</i> | <i>Technical Rankings</i> | <i>Financial Offers** (Rankings)</i> | <i>Overall Rankings</i> |
| Lead4Life, Inc. Baltimore, MD | 1 | \$67 (5) | 1* |
| Thoughtful Minds and Creating Solutions LLC Owings Mills, MD | 2 | \$60 (4) | 2* |
| Wise Minds Therapeutic Services, LLC Pikesville, MD | 3 | \$55 (3) | 3* |
| The Therapy Spot, LLC Pikesville, MD | 4 | \$60 (4) | 4*** |
| GSC United, LLC Owings Mills, MD | 5 | \$26.60 (1) | 5 |
| Fenwick Behavioral Services LLC Towson, MD | 6 | \$43 (2) | 6 |

Technical rankings were weighted greater than financial rankings.

* Proposed Awardee for the region specified

**Total Average Hourly Rate Per Youth

***Awarded but declined to accept award

Following a review of the projected caseload for Region 4, which accounts for 298 (7.9%) of the 3,762 children currently in care as of January 21, 2026, the Social Services Administration has determined that three proposed awardees for Region 4 will be sufficient to meet the service needs of this region.

Living Wage Eligible: Yes

MBE/VSBE Participation: 15% / 0%

Performance Security: No

Hiring Agreement Eligible: Yes

Incumbents: N/A



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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March 4, 2026



REVISED

32-S. SERVICES CONTRACT (cont'd)

Requesting Agency Remarks: The safety and well-being of Maryland's children are our highest priorities. We envision a Maryland where all children are safe from abuse and neglect, thriving in permanent homes, and surrounded by loving families.

Background:

Since taking office in 2023, we have worked diligently to expand the array of placement options for out-of-home (foster) youth to better meet their needs, remove barriers to placement, and ensure they have stable and permanent homes, prioritizing placement with kin.

As of January 14, 2026, there are 3,757 children and youth in out-of-home care in Maryland. All out-of-home youth placement decisions must comply with our placement hierarchy, prioritizing:

1. Kinship Care – relatives and family connections by blood or by choice;
2. Local department of social services (LDSS)-Licensed Foster Homes – approved LDSS foster families;
3. Private Treatment Foster Care (TFC) Homes – contracted Child Placement Agency (CPA) foster homes;
4. Congregate Care Settings – including group homes, diagnostic programs, and shelter placements; and
5. Independent Living Programs or Housing Vouchers – Family Unification Program vouchers, Foster Youth to Independence housing vouchers, and New Futures Subsidy Program.
6. Trial Home Visit – child resides with parents or legal guardian once reunification is ready to be achieved.

To ensure stable placement options for youth, we offer 1:1 providers as additional support to placement providers to mitigate disruptions and minimize destabilization. The 1:1 services involve temporary supplemental supervision and support services for young people to ensure their safety and well-being, and the safety and well-being of others in the placement setting. Historically, local departments engaged with 1:1 providers through referrals for services for individual children without seeking approval from the Maryland Department of Human Services' central offices. The referrals were maintained as a part of the local department's individual case files. To strengthen oversight and accountability, in January 2024 we issued a Request for Proposals (RFP) from 1:1 providers for the Baltimore City Department of Social Services and the Anne Arundel County Department of Social Services, representing approximately 43% of youth in out-of-home care.



DEPARTMENT OF GENERAL SERVICES
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REVISED

32-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

The 1:1 services provided are intended to decrease placement disruptions and promote:

- ❖ Safety and stability;
- ❖ Conflict de-escalation and conflict resolution; and
- ❖ Age-appropriate behaviors, interpersonal communication, and problem-solving.

The 1:1 services RFP covered temporary supplemental supervision and support services and set forth detailed and consistent standards for 1:1 staff, including minimum age, background clearances, required training, crisis-intervention skills, and supervision standards. These 1:1 services play an important role in supporting the safety, permanence, and well-being of children/youth placed in out-of-home care. 1:1 services can also promote the child's reunification with their parents, and prevent future disruption and re-entry into care. Given the added trauma and poor outcomes associated with placement disruptions, it is important for the Department to develop and deliver effective 1:1 services that can contribute to stabilizing out-of-home placements when they are needed. On occasion, a youth may require additional staff supervision (2:1 Services). These services can also promote the young person's reunification with their guardians and prevent future disruption and/or re-entry into care.

These 1:1 services are expected to last up to thirty (30) days but may be extended as needed and will require approval at both the local department and central office levels.

After the competitive process, we received Board of Public Works approval in September 2025 to the following organizations for youth in Anne Arundel County and Baltimore City (DGS Agenda Item 47-S, September 10, 2025):

1. Change Resource and Support Services
2. The Regeneration Project
3. Parker Psychiatric Services, Inc.
4. Therapeutic Connections, Inc/LLC
5. Lead4Life
6. The T.I.M.E. Organization

To further ensure that Maryland's young people receive consistent, high-quality care, at the end of 2024 we issued a similar RFP covering the rest of the state. We now bring the award recommendations to the Board for its approval.



DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
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REVISED

32-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

We do not expect 1:1 provider utilization to reach the not-to-exceed total amount. This is because of the following major developments in the past 18 months:

- ❖ We have prioritized kinship care placements, whether by blood or choice, with a 30% increase in youth placed with kin since December 2024 (representing roughly an additional 260 youth placed with kin today compared to a year ago);
- ❖ We are in the process of implementing placement provider rate reform and holding our residential child care and child placement agency providers to higher standards so children have the care they need; and
- ❖ With these two structural pillars in place, we eliminated hotel stays for youth experiencing out-of-home care in Fall 2025 through an October 22, 2025 directive to all LDSS to immediately stop facilitating stays in unlicensed settings and we have reduced pediatric hospital overstay by over 60% in the past year.

Procurement

DHS directly solicited thirteen (13) Providers for this Request for Proposals (RFP). Among these, seven (7) Providers were Minority Business Enterprise (MBE) firms. None of the 13 providers were Small Business Reserve Enterprise firms or Veteran Small Business Enterprise firms. The solicitation was also published on eMaryland Marketplace Advantage (eMMA) and the DHS website. We received proposals from directly solicited providers as well as providers responding to our eMMA announcement. Our increased outreach efforts to targeted socioeconomic businesses resulted in greater awareness and interest.

1:1 Award Structure

The Department's announced intention in the RFP was to give up to four (4) awards for each region to the Offerors whose Proposals were determined to be the most advantageous to the State. Offerors were permitted to propose to serve more than one region; the regions for this RFP are based on geographic locale and ensure a service array that is available across all 24 jurisdictions, based on feedback received from caregivers, providers, and our colleagues.

We intend to follow the following steps to provide 1:1 services:

- For each young person in out-of-home care that needs 1:1 services, the LDSS will first ask the first ranked 1:1 Provider if they have service availability.
- The 1:1 Provider has 30 minutes to respond to the service request and must meet within 2 hours of the initial referral with the youth, the care coordinator (if present), and the caseworker (if present), and begin providing appropriate 1:1 Services for the youth.
- If the 1:1 Provider is unable to serve the young person, the LDSS will go to the next ranked 1:1 Provider, etc, for each jurisdiction.



DEPARTMENT OF GENERAL SERVICES
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REVISED

32-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Provider Rankings

Lead4Life, Inc. (Lead4Life) was ranked first overall in Region 1, 2, 3 and 4. Although their pricing was higher than the other Offerors, Lead4Life's technical ranking was given more weight by the RFP. Lead4Life's Technical Proposal far outweighed all other Proposals with their fifteen (15) years of serving government and non-government agencies and providing 1:1 Services. Some of the staff personnel have the Certified Medical Technician certification to administer medications when needed. Their proposal lays out the organization's plan to address mental health and address concerns providing 1:1 Services. Lead4Life also has 150 trained 1:1 Services staff to serve youth referred for 1:1 Services, ensuring the 1:1 aide matches the needs of the individual youth and their situation. Offeror proposes an IT subcontractor for specialized career training and computer training for youth, and a psychology subcontractor for psychological assessment and evaluation services. Lead4Life will provide a psychology subcontractor that could provide psychological assessment and evaluation services.

Second Mile Services LLC (Second Miles) was ranked second overall in Region 1, fourth overall in Region 2, and second overall in Region 3. Second Miles' proposed staff are well-trained and they provided a superior work plan for services. Second Mile will provide a Provisional Placement Program, successfully addressing the challenges of transitional housing by providing a structured, supportive home environment where youth receive 24/7 individualized care, life skills training, and community engagement opportunities. Second Mile staff are trained in trauma-informed care and de-escalation techniques to effectively address behavioral challenges and ensure a safe environment. Second Miles' plans to promptly initiate a client intake process, ensuring swift identification of suitable coverage tailored to the client's specific needs.

Ark of Wings, LLC (Ark of Wings) was ranked third overall in Region 1. They were ranked third technically and third financially. Ark of Wings has a variety of staff available for client matching, which was also emphasized during the oral presentation. Ark of Wings currently provides 1:1 services in Baltimore County, Wicomico County, Prince George's, Frederick, Calvert, and Montgomery Counties, demonstrating their ability to provide services. Ark of Wings proposed real-time tracking system, emergency response capabilities, Integrated Mental Health Assessments, Superior Staff Training & Qualification Standards, AI-Enhanced Data Monitoring.



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32-S. SERVICES CONTRACT (cont'd)

Agency Remarks (cont'd):

Thoughtful Minds and Creating Solutions LLC (Thoughtful Minds) was ranked fourth overall in Region 1 and second overall in Region 4. Thoughtful Minds has years of serving government and non-government agencies providing 1:1 Services. The Offeror has experience providing 1:1 Services in residential and school environments. The Offeror currently provides 1:1 aides to over 100 recipients. Some of the staff personnel have Certified Medical Technician credentials, which facilitates their ability to administer medications when needed. The proposal also included specific examples of services that are or will be provided. Thoughtful Minds proposed to support the education, mental health, safety, permanence, and well-being of children placed in out-of-home care. Individualized attention and customized solutions will also be utilized to address each person's unique areas of concern, objectives, and circumstances. Thoughtful Minds strongly focuses on empowering youth and providing trauma-informed mentoring and support, as well as a trauma-informed, youth-focused mentoring model, which includes de-escalation techniques and skills coaching

Building Communities Today for Tomorrow, Inc. (BCTT) was ranked second overall in Region 2. Building Communities Today for Tomorrow has provided 1:1 therapeutic and non-therapeutic Individualized Education Plan aid services as a contractor for Baltimore City Schools for over eleven (11) years. The Provider's Clinical Care Manager and Care Coordinator possess over thirty-six (36) years of combined experience in clinical care, intensive 1:1 Services, and program management. The Provider has existing therapeutic mental health services for developmentally disabled youth, wrap around services and a history of working with local jurisdictions. The Provider has twenty (20) years of experience working with Maryland's local jurisdiction.

The T.I.M.E Organization, Inc. was ranked third overall in Region 2. They were ranked third technically, but due to Lead4Life's much higher Financial Proposal and lack of extraordinary differences in services proposed, they are awarded second ranking overall. The Behavioral Aides are Certified Medical Technicians, and all seven of the references who responded to the reference questionnaire responded that they would use T.I.M.E. in the future.

Wise Minds Therapeutic Services, LLC (Wise Minds) was ranked third overall in Region 3 and third overall in Region 4. Wise Minds has a long history of working with the State providing 1:1 Support Services. The Provider's Behavioral Aides are Certified Medical Technicians so that they may assist with healthcare needs of the clients. The Provider currently provides 1:1 Services to over 75 youth across several counties. The Provider will utilize evidence-based practices such as Cognitive Behavioral Therapy, Dialectical Behavioral Therapy, or Positive Behavioral Support, selected based on individual needs.



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32-S. SERVICES CONTRACT (cont'd)

Approp. Code: N00G0001, N00G0003

Resident Business: Yes

MD Tax Clearance: See Attachment 1

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



DEPARTMENT OF GENERAL SERVICES
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REVISED

32-S. SERVICES CONTRACT (cont'd)

Attachment I (Awards)

| Awards | Total Average Hourly Rate per Provider |
|---|--|
| Lead4Life, Inc. Baltimore, MD SSA/OTOSW-26-001 MD Tax Clearance: 26-0194-0110 N00B6600337 | \$67.00 for all four Regions |
| Second Mile Services LLC Rosedale, MD SSA/OTOSW-26-002 MD Tax Clearance: 26-0214-01000 N00B6600337 | \$70.00 Regions 1, 2 & 3 |
| Ark of Wings, LLC Baltimore, MD, (MBE) SSA/OTOSW-26-003 MD Tax Clearance: 26-0195-0100 N00B6600337 | \$53.00 Region 1 |
| Thoughtful Minds and Creating Solutions LLC Owings Mills, MD SSA/OTOSW-26-004 MD Tax Clearance: 26-0196-0100 N00B6600337 | \$65.00 for Region 1 \$60.00 for Region 2 |
| Building Communities Today for Tomorrow, Inc. Baltimore, MD SSA/OTOSW-26-005 MD Tax Clearance: 26-0231-0111 N00B6600337 | \$43.80 for Region 2 |
| The T.I.M.E. Organization, Inc. Baltimore, MD SSA/OTOSW-26-006 MD Tax Clearance: 26-0197-0110 N00B6600337 | \$44.50 for Region 2 |



**DEPARTMENT OF GENERAL SERVICES
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REVISED

32-S. SERVICES CONTRACT (cont'd)

Attachment I (Awards) (cont'd)

| Awards | Total Average Hourly Rate per Provider |
|--|--|
| Wise Minds Therapeutic Services, LLC Pikesville, MD SSA/OTOSW-26-007 MD Tax Clearance: 26-0198-0000 N00B6600337 | \$55.00 for Regions 3 & 4 |
| Gallant Business Solutions LLC Hillcrest Heights, MD, (MBE) SSA/OTOSW-26-008 MD Tax Clearance: 26-0199-0100 N00B6600337 | \$44.50 for Region 3 |



**DEPARTMENT OF GENERAL SERVICES
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*Contact: Raelene Glasgow 410-767-7050
raelene.glasgow3@maryland.gov*

**33-S-MOD. SERVICES MODIFICATION
*Department of Labor***

Contract ID: Federal Worker Emergency Loan Program; *P00B5600093*
ADPICS No.: P00B5600093; COL27631

Contract Approved: Secretary's Agenda A1, 05/07/2025

Contract Description: Per HB1424/SB683 (Ch. 97) of 2025, administer the Federal Government Employee Assistance Fund and extend loan eligibility to federal workers who are residents of Maryland and have been terminated due to mass layoffs or similar events.

Modification Description: This extension will give the agency the time needed to work on a procurement that will stand up a permanent platform to administer the Federal Worker Emergency Loan Program (for terminated federal employees) and one that will address possible shutdowns to address the mandates of the Protect Our Federal Workers Act (HB1424/ SB683). Rather than utilizing the emergency option whenever a possible shutdown is threatened, MD Labor aims to be ready to accommodate the citizens of Maryland by having a system in place ahead of future shutdowns.

Award: Submittable Holdings, Inc.; Missoula, MT

Original Contract Term: 03/31/2025 - 03/30/2026

Modification Term: 03/31/2026 - 03/30/2027

Original Contract Amount: \$734,407

Modification Amount: \$510,290

Prior Options/Mods: N/A

Total Contract Amount: \$1,244,697

Percent +/- (This Item): 69.48%

Total Percent Change: 69.48%



**DEPARTMENT OF GENERAL SERVICES
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33-S-MOD. SERVICES MODIFICATION (cont'd)

Original Procurement Method: Emergency

Living Wage Eligible: Yes

MBE/VSBE Participation: 8.17% / 0%

MBE/VSBE Compliance: 22.25% / 0%

Performance Security: No

Requesting Agency Remarks: The Maryland Department of Labor (MD Labor) is tasked with administering two loan programs authorized under the Protect Our Federal Workers Act of 2025. The Federal Shutdown Loan Program provides no-interest loans to Maryland residents who are (1) employees of the federal government and (2) not being paid because of a full or partial federal government shutdown due to a lapse in appropriations. This program was originally created under the Federal Shutdown Paycheck Protection Act of 2019. The Protect Our Federal Workers Act expanded the shutdown program to federal employees terminated from employment in the six months immediately preceding their application due to mass layoffs, closures, or similar events beyond their control. This program, the Federal Worker Emergency Loan Program (FWELP), provides zero-interest loans to eligible residents who have been terminated from their federal employment. The Protect Our Federal Workers Act does not currently contain a sunset provision, and MD Labor must continue to administer the FWELP program until such a provision is added.

Under the current contract, MD Labor launched the Federal Worker Emergency Loan Program in June 2025 and the Federal Shutdown Loan Program in October 2025.

The current contract with Submittable provides MD Labor with an IT platform supporting both loan programs to provide aid to eligible civilian and noncivilian federal employees, and to perform this task as quickly and efficiently as possible. The services provided through the contract include an online portal to enable eligible employees to apply for the aid and application processing staff to review applications and determine eligibility. Additionally, the vendor provides customer support; eligibility and identity verification, and fraud prevention; and a platform for electronic repayment of loans.



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

Agency Remarks (cont'd):

MD Labor did not move forward with a competitive Request for Proposals (RFP) for the Federal Worker Loan Programs during 2025 because of limited resources and multiple emergency priorities. Planning and launching an RFP would have needed to occur January-March 2025. The small team that would have drafted and led the scope writing process was fully occupied with responding to the unexpected and dramatic actions by the new Trump Administration to reduce the federal workforce during those months.

The same small team was then occupied March-May 2025 in planning and launching the Federal Worker Emergency Loan Program, which the General Assembly had newly tasked MD Labor with under the Protect Our Federal Workers Act of 2025. The Act expanded the loan programs to serve federal employees who had been terminated from their employment due to Reduction in Force (RIF) or other circumstances beyond their control. The team continued to build out the repayment end of the program into Summer 2025; this was a program component that was entirely new to MD Labor. Following that, the team prepared for the Federal Shutdown Loan Program that launched in October 2025.

In sum, the months in 2025 during which a competitive RFP would have been initiated were consumed by administration of emergency programs.

This modification will benefit the state by enabling MD Labor to continue to provide services in an uninterrupted manner under the Federal Worker Emergency Loan Program and to be prepared to launch the Federal Shutdown Loan Program in the event of a shutdown in Fall 2026 or at another time during the contract period if needed. In addition, the extension will allow for uninterrupted electronic repayments for both loan programs. The extension will also provide MD Labor with time to administer a competitive RFP process to select a vendor for the long-term provision of services currently provided by Submittable.

Fund Source: 100% Special Funds (Catastrophic Event Fund)

Approp. Code: P00A0101

Resident Business: No

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Julia Barrett 410-379-9443
julia.barrett@maryland.gov*

**34-S-MOD. SERVICES MODIFICATION
*RETROACTIVE - Department of State Police, Procurement Division***

Contract ID: Hate Bias Training; CTR022091
ADPICS No.: W00P5600205, W00P6601237

Contract Approved: Delegated Authority - DGS, 03/07/2025

Contract Description: The Maryland Department of State Police issued this Request for Proposals (RFP) to create a multiple content type (e.g., text, images, audio, video, animation) interactive training with a certification test to gauge understanding and comprehension of the training material. Public Safety Article Title 2-307 requires all Maryland Law Enforcement agencies within the State of Maryland and the Office of State Fire Marshal to provide the Maryland Department of State Police with information relating to incidents seemingly directed against an individual or group because of race/ethnicity/ancestry, religion, sexual orientation, disability, gender, gender identity, or homelessness. Annually, Maryland Law Enforcement Officers respond to and report several hundred hate-bias incidents. At this time, there is no formal program for all Maryland's Law Enforcement Officers and State's Attorneys Offices to be trained and educated in the response, identification of, reporting, and prosecution of hate bias incidents. Additionally, Maryland has no formal program to educate law enforcement on federal Color of Law statutes that could be forwarded for further investigation and prosecution at the federal level. Combined, these two issues present significant gaps in the ability of Law Enforcement Officers to assess and properly identify potential Color of Law and hate bias incidents across the state.

Modification Description: *RETROACTIVE* approval to add \$44,960 to this contract due to additional training tasks that were developed to address critical areas.

Award: X Is Possible, LLC; Bowie, MD (MBE) (Certified Small Business)

Original Contract Term: 03/07/2025 - 09/30/2025

Modification Term: 08/01/2025 - 09/30/2025 (**Retroactive**)

Original Contract Amount: \$199,838

Modification Amount: \$44,960 (**Retroactive**)

Prior Options/Mods: N/A

Total Contract Amount: \$244,798



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

Percent +/- (This Item): 22.50%

Total Percent Change: 22.50%

Procurement Method: Competitive Sealed Proposals (*SBR-Designated*)

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Performance Security: No

Requesting Agency Remarks: The Maryland Department of State Police (MDSP) issued this Request for Proposals (RFP) to create a 90-minute multimedia interactive training program consisting of 15 to 20 hate crime/bias scenarios along with a testing platform based on the training. The training audience will consist of law enforcement officers and attorneys to be trained and educated in the identification, response, reporting, and prosecution of hate bias and/or hate crime incidents.

The original timeframe of the project was slated for 36 months, due to lengthened procurement processes including vendor identification, the period for development was reduced from 36 months to approximately seven months. With the advanced timeline, project was required to be delivered prior to the grant closing of 30 September 2025. The original contract was reviewed and approved by the Office of State Procurement (OSP) before being awarded; however, during stakeholder engagement, it became clear that this initial training could not adequately address specialized, advanced topics. Consequently, project leaders and the vendor adjusted the scope of work to meet these additional needs. The six additional training tasks that were developed to address critical areas are below (cost included)

- ❖ Task 1: A 7-hour advanced instructor-led course for law enforcement agencies that prefer or require in-person training over online modules. (\$10,800.00)
- ❖ Task 2: A 60-minute module focusing on victim experience and trauma-informed interviewing to further assist investigators with interview techniques. (\$8,800.00)
- ❖ Task 3: An enhanced reference guide for documenting multi-hate bias incidents, providing officers with a tool to identify and report incidents involving multiple hate bias activities. (\$4,320.00)
- ❖ Task 4: A 3.5-hour instructor-led training tailored for college/university campuses. (\$7,820.00)



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

Agency Remarks (cont'd):

- ❖ Task 5: A 90-minute eLearning course for K-12 administrators and School Resource Officers (SROs). Tasks 4 and 5 ensure compliance with law while addressing the unique processes and reporting requirements of educational settings. (\$7,820.00)
- ❖ Task 6: An advanced eLearning course on online/cyberbullying hate investigation, benefiting schools and law enforcement generally by addressing the technical aspects of hate-bias incidents and crimes committed online. (\$5,400.00)

With regard to the time between the identification of additional costs and the submission to the Board of Public Works (BPW), MDSP offers the following clarification:

- ❖ Administrative Oversight (September – November 2025): Project leadership was initially unaware that these additional costs required a formal contract modification. Because grant performance requirements allowed 3–5 months for close-out and invoice processing after the September 30 deadline, and the project costs were within grant award limits (below \$250,000), project leadership did not immediately recognize the need for a BPW amendment. This understanding was clarified in November 2025.
- ❖ Corrective Action and Documentation (November 2025 – January 2026): Upon learning that a modification was required, we began gathering the necessary documentation. During this period, the sub-grantee and grantee successfully secured a grant extension through September 2027 via the Bureau of Justice Assistance, the original awarding agency. Draft modification documents were submitted to MSP Procurement in November and to MD OSP in early January 2026 for inclusion on the January 2026 BPW agenda, however, due to required modifications, it did not make the January 2026 BPW agenda.

The delay from the January submission to the March BPW agenda was due to the standard processing and review timelines within the State procurement system.

After researching eMMA and other entities, the procurement officer found no MBE/VSBE vendors that could complete the project. There was no MBE/VSBE goal established.



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

Agency Remarks (cont'd):

DGS OSP Remarks: RETROACTIVE approval requested pursuant to § 11-204(c) State Finance & Procurement Article. As per COMAR 21.03.01.04.B, DGS OSP has made the initial determination that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law of Title 21; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law or Title 21.

Fund Source: 100% Special Funds (Hate Bias Grant)

Approp. Code: 18061

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: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

35-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: *Agile Team Resources; F50B2600034
(Secondary Master from CATS+ 060B2490023)*
Approved: DGS 39-IT 1.0 and 1.1; 02/16/2022
Term: 02/17/2022 - 03/31/2027
***As of publication, the remaining balance of this master contract is \$71,797,849.41.*

1.1 Using Agency: Department of Labor
Description: One Application Development Expert & 4 Application Developers, Advanced Technology (Senior) were hired to support, design, and develop activities for a comprehensive reporting module. Various tasks to be performed, including defect fixing, designing, coding, testing new enhancements, and generating ad hoc reports and queries.
Option Description: **RETROACTIVE** approval to exercise the first renewal option; COL26444, COL26446 and COL26472
Awards: 4A Consulting, LLC; Ellicott City, MD (MBE)
(Certified Small Business)
Elegant Enterprise-Wide Solutions, Inc.; Aldie, VA.
(MBE) (Certified Small Business)
Tetrus Corporation; East Brunswick NJ
(MBE) (Certified Small Business)
Original Contract Term: 08/07/2025 – 02/06/2026
Option Term: 02/07/2026 – 03/04/2026 (**Retroactive**)
03/05/2026 – 02/06/2027 (Proactive)
Original Contract Amount: \$183,783.60 4A Consulting
\$182,160.00 Elegant Solutions
\$104,940.00 Tetrus Corporation
\$470,883.60



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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35-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 Agile Team Resources; F50B2600034 (cont'd)

Option Amount: \$27,000 - 4A Consulting (**Retroactive**)
 \$344,250 (Proactive)
 \$26,784 - Elegant Solutions (**Retroactive**)
 \$341,496 (Proactive)
 \$15,552 - Tetrus Corporation (**Retroactive**)
 \$198,288 (Proactive)
 \$953,370

Prior Options/Mods: N/A

Total Contract Amount: \$1,424,253.60

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%

Resident Business: Yes, One of three, 4A Consulting; Ellicott City, MD

Fund Source: 100% General Funds

Agency Remarks: LABOR notified all contractors of the intent to exercise the option on January 12, 2026 prior to the end of the original term.

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

DGS OSP Remarks: **RETROACTIVE** approval requested pursuant to § 11-204(c) State Finance & Procurement Article. As per COMAR 21.03.01.04.B, DGS OSP has made the initial determination that this contract should be treated as voidable rather than void because: (1) all parties have acted in good faith; (2) ratification for the procurement contract would not undermine the purposes of the Procurement Law of Title 21; and (3) the violation, or series of violations, was insignificant or otherwise did not prevent substantial compliance with the Procurement Law or Title 21.

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
March 4, 2026**



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

**36-M-MOD. MAINTENANCE| MODIFICATION
*Department of Public Safety & Correctional Services***

Contract ID: Temporary Chiller at the Eastern Correctional Institution; *Q00P6600842*
ADPICS No.: Q00P6600842

Contract Approved: Secretary's Action Agenda Item A1, 10/22/2025

Contract Description: Emergency service to provide a temporary chiller unit at the Department of Public Safety and Correctional Services' Eastern Correctional Institution (ECI) following the failure of one of the facility's chiller units.

Modification Description: Add time and funding to continue to provide service until a new replacement chiller unit can be delivered and installed.

Award: Daikin Applied Americas, Inc.; Minneapolis, MN

Original Contract Term: 08/08/2025 - 01/05/2026

Modification Term: 03/06/2026 – 07/31/2026

Original Contract Amount: \$142,750

Modification Amount: \$ 97,500

Prior Options/Mods: \$ 39,000 (Modification #1; Extension 01/06/2026 - 03/05/2026; Delegated Authority – DPSCS, 01/05/2026)

Total Contract Amount: \$279,250

Percent +/- (This Item): 68.30%

Total Percent Change: 95.62%

Original Procurement Method: Emergency

MBE/VSBE Participation: 0% / 0%

MBE/VSBE Compliance: 0% / 0%



**DEPARTMENT OF GENERAL SERVICES
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36-M-MOD. MAINTENANCE MODIFICATION (cont'd)

Performance Security: No

Requesting Agency Remarks: On August 8, 2025, a maintenance inspection revealed that a chiller unit at ECI had failed. This chiller serves the West Support Building at ECI and is necessary to ensure a healthy and safe environment for the incarcerated individuals (IIs) and staff.

This failure required an immediate diagnostic assessment and repairs. The diagnostic assessment revealed that the chiller failed completely and that a new chiller unit will need to be installed.

In the interim, the Department has rented one portable chiller to temporarily maintain healthy and safe temperatures in the area and abate the emergency situation. The initial rental period for the temporary chiller is from August 8, 2025 and will continue for approximately five months (150 days). The Department has executed an expedited procurement (DGS 53-EX, 11/05/2025) to procure a permanent replacement chiller. The replacement chiller is expected to be delivered and installed by June of 2026.

This contract was modified via Modification #1 under the Department’s delegated authority to extend for time and money on 01/05/2026. However, more time is required in order to ensure that the facility has the proper infrastructure to maintain a healthy and safe environment for the IIs and staff. Without the approval of Modification #2 the Department would enter an emergency situation and would be required to utilize the Emergency Procurement procedure in order to ensure that a chiller is available to provide a healthy and safe environment for IIs and staff.

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

Fund Source: 100% General Funds

Approp. Code: Q00S0201

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
March 4, 2026**



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

37-GM. GENERAL MISCELLANEOUS

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

Authority: §8-301, State Finance and; Procurement Article, Annotated Code of Maryland CSO Agreement State Finance and Procurement Article Section 11-203(a)(1)(xviii) of the Maryland Code states *DNR is exempt from the General Procurement Law (Division II of the Article) “for negotiating or entering into grants, agreements, or partnerships with nonprofit entities related to conservation service opportunities.”* See also COMAR 21.01.03.01A(35-1).

1.0 Agency: Department of Natural Resources, Fishing and Boating Service
Fund Source: MCCBL 2025 Provide funds to design and construct oyster habitat restoration projects. Item 25117

1.1 Contract ID: Large Scale Oyster Larvae
Description: The contractor will provide coordination, management and administration, supplies and personnel to purchase oyster larvae towards large-scale oyster restoration work. This contract will support the restoration efforts in the Nanticoke River Sanctuary, the 6th large-scale restoration project and the first towards the revised Chesapeake Bay Watershed Agreement new oyster goals. This project meets the evaluation criteria for a CSO Agreement. ORP has successfully conducted such projects in the past for DNR.
Procurement Method: Exempt - Conservation Services Opportunity Agreement
Award: Chesapeake Appreciation/Oyster Recovery Partnership; Annapolis, MD
Amount: \$ 815,693
MBE/VSBE Participation: 0% / 0%
Resident Business: Yes
Remarks: MBE and VSBE participation was not assigned because the contractor is a non-profit.

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|---|-----------------------|---------------------------|------------------|------------------|------------------------|--|---------------------------|--|--|
| BOARD OF PUBLIC WORKS | THIS ITEM WAS: | | | | | | | | |
| <table border="0" style="width: 100%;"> <tr> <td style="width: 25%; text-align: center;">APPROVED</td> <td style="width: 25%; text-align: center;">DISAPPROVED</td> <td style="width: 25%; text-align: center;">DEFERRED</td> <td style="width: 25%; text-align: center;">WITHDRAWN</td> </tr> <tr> <td style="text-align: center;">WITH DISCUSSION</td> <td></td> <td style="text-align: center;">WITHOUT DISCUSSION</td> <td></td> </tr> </table> | APPROVED | DISAPPROVED | DEFERRED | WITHDRAWN | WITH DISCUSSION | | WITHOUT DISCUSSION | | |
| APPROVED | DISAPPROVED | DEFERRED | WITHDRAWN | | | | | | |
| WITH DISCUSSION | | WITHOUT DISCUSSION | | | | | | | |



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 4, 2026**



*Contact: Wendy Scott- Napier 410-767-4088
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**38-LL. LANDLORD LEASE
*Department of Natural Resources***

Recommendation: Approve a lease renewal

Prior Board Action: DGS 15-LL, 08/26/2015 and DGS 43-LL-MOD, 02/19/2020

Tenant: Kegerreis Outdoor Advertising LLC
P.O. Box 242, Fayetteville, PA 17222

Lessor: State of Maryland, Department of Natural Resources

Property Location: Western Maryland Rail Trail
Fort Frederick State Park, Hancock, MD 21750

Space Type: Land

Lease Type: Renewal (*Continued Use*)

This Term: 04/01/2026 - 03/31/2036

Future Option Term: N/A

Annual Rent: \$4,000.00

Rent Escalation: N/A

Estimated Full Term Rent Value: \$40,000

Additional Parking Fees: No

Utilities/Custodial Responsibility: Tenant

Termination for Convenience Clause: Yes

Procurement Method: Exempt in accordance with State Finance & Procurement, Section 4-318 (4), where the State is the lessor.



**DEPARTMENT OF GENERAL SERVICES
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38-LL. LANDLORD LEASE (cont'd)

Remarks: This is a lease renewal with Kegerreis Outdoor Advertising LLC at the Western Maryland Rail Trail; the lease expires March 31, 2026. The current lease was approved by the State of Maryland Board of Public Works as Item 15-LL on August 26, 2015 and a Lease Assignment as Item 43-LL-MOD on February 19, 2020. The new lease is for the same land and land usage with a more accurate map using modern technology to update the acreage to 0.024 acres (note this is not necessarily a larger area, just a more accurate measurement), with the same two billboards, for a period of ten (10) years. The property is used for outdoor advertising. The lease is consistent with the previous lease approved by the Board between the tenant and the Department of Natural Resources.

Climate/Sustainability: N/A

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
March 4, 2026**



REVISED

2nd Revision

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

39-LT-MOD. TENANT LEASE MODIFICATION
Department of Human Services

Recommendation: Approve a supplemental lease agreement to extend the existing Term by an additional 2 years beginning on April 1, 2026.

Lessee: Department of Human Services

Lessor: Park's Shopping Center, Inc.; 21909 Three Notch Road
Lexington Park, Maryland 20653

Property Location: 21783 N. Coral Drive, Lexington Park, Maryland 20653

Space Type: Office w/ client interaction (2,600 sq. ft.)

Lease Type: Amendment

Original Term: 10/01/2022 - 09/30/2025 (w/ standard 6-month holdover)

Modified Term: 10/01/2022 – 03/31/2028 (w/ standard 6-month holdover)

**Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):** N/A

Original Rent

Annual Rent: \$52,260.00 (years 1- 3), with 6 months' holdover, 10/01/2022 - 03/31/2026
Square Foot Rate: \$20.10

Modified Rent

Annual Rent: \$53,040.00 (year 4), 04/01/2026 - 03/31/2027
Rent Escalation / Square Foot Rate: \$20.40

Annual Rent: \$53,835.60 (year 5), 04/01/2027 - 03/31/2028
Rent Escalation / Square Foot Rate: \$20.71

Estimated Full Term Rent Value: \$289,785.60

Additional Parking Fees: No

Fund Source: 49% General Funds/ 51% Federal Funds **Appropriation Code:** N00G0003



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REVISED
2nd Revision

39-LT-MOD. TENANT LEASE MODIFICATION (cont'd)

Utilities/Custodial Responsibility: Lessee/Lessor

*Utility expenses will be paid directly by the Lessee (tenant agency) under a separate utility contract.

*Custodial Responsibility expenses will be paid by the Lessor (Landlord).

Termination for Convenience Clause: Yes

Procurement Method: Sole Source JUSTIFICATION ON FILE
See COMAR 21.05.05.02D; DGS Space Mgmt Manual ¶6-605 E

Remarks: The Maryland Department of Human Services has been at this location since August 2000. The most recent lease for this location was approved by BPW on October 12, 2022. The modified term is required to allow additional time to consolidate and relocate their St. Mary's County offices. **The 6-month holdover was exercised for the period 10/01/2025 – 03/31/2026.**

Climate/Sustainability: N/A

Resident Business: Yes

MD Tax Clearance: 25-4124-0010

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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DISAPPROVED

DEFERRED

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WITH DISCUSSION

WITHOUT DISCUSSION



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

**40-LT. TENANT LEASE
*Judiciary District Court of Maryland***

Recommendation: Approval a renewal lease

Prior Board Action: DGS 40-LT, 12/21/2022

Lessee: Judiciary District Court of Maryland

Lessor: Baltimore County Revenue Authority
115 Towsontown Boulevard, Towson, MD 21286

Property Location: 115 Towsontown Boulevard, Towson, MD 21286

Space Type: Garage Parking (59 spaces)

Lease Type: Renewal (Continued Use)

Term: 04/01/2026 - 03/31/2028 (2 Years) (w/ 6-month hold-over)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D): 04/01/2028 - 03/31/2030***

Annual Rent: \$69,384.00 ***Rate/Month:*** \$98.00 per Space

Estimated Full Term Rent Value: \$138,768.00

Fund Source: 100% General

Approp Codes: PCA 40531

Utilities/Custodial Responsibility: Lessor/Lessor

Termination for Convenience Clause: Yes

Procurement Method: Exempt – Non-competitive Intergovernmental Lease in accordance with Annotated Code of Maryland, State Finance & Procurement Article, Section 4-318 (1) and Non-competitive renewal lease in accordance with COMAR 21.05.05.02(D).



**DEPARTMENT OF GENERAL SERVICES
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40-LT. TENANT LEASE (cont'd)

Remarks: The Judiciary District Court of Maryland has occupied these spaces since 1993. There are no rent escalation for this parking lease.

Climate / Sustainability: N/A (Parking)

Resident Business: Yes

MD Tax Clearance: 25-1001-0110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**41-LT. TENANT LEASE
*Department of Public Safety and Correctional Services***

Recommendation: Approve of renewal lease

Prior Board Action: DGS 52-LT, 06/11/2025

Lessee: Department of Public Safety and Correctional Services (DPPSCS)

Lessor: City of Frederick
101 N. Court Street, Frederick, MD 21701

Property Location: 138 W Patrick Street, Frederick, MD 21701

Space Type: Garage Parking (29 spaces)

Lease Type: Renewal (*Continued Use*)

Term: 07/01/2026 – 06/30/2028 (2-years) (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D): 07/01/2028-06/30/2030***

Annual Rent: \$38,976.00 (Year 1) ***Rate per space:*** \$112.00/space/month

Rent Escalation: \$5.00 per parking space beginning in Year 2

Estimated Full Term Rent Value: \$79,692.00

Fund Source: 100% General Funds

Appropriation Code: PCA RC110

Utilities/Custodial Responsibility: Lessor / Lessor

Termination for Convenience Clause: Yes



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41-LT. TENANT LEASE (cont'd)

Procurement Method: Exempt – Non-competitive Intergovernmental Lease in accordance with Annotated Code of Maryland, State Finance & Procurement Article, Section 4-318 (1) and Non – competitive renewal lease in accordance with COMAR 21.05.05.02(D).

Remarks: Employees of the Department of Public Safety and Correctional Services, Division of Parole and Probation have been parking at this location since 2008. Rent increases by \$5.00 in year two to \$117.00 per space/month.

Climate / Sustainability: N/A (Parking)

Resident Business: Yes

MD Tax Clearance: 25-0193-1110

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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WITH DISCUSSION

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**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

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

Recommendation: Approve lease renewal

Prior Board Action: DGS 12-LT, 04/17/2013

Landlord: Government Properties Income Trust LLC
225 Washington St, Newton, MA 02458

Property Location: 4201 Patterson Ave, Baltimore, MD 21215

Space Type: Office (84,674 sq. ft.)

Lease Type: Renewal

This Term: 04/01/2026 - 03/31/2036 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 04/01/2036 – 03/31/2041 (5 years)

Annual Rent: \$1,397,121.00 ***Square Foot Rate:*** \$16.50

Rent Escalation: 2.5%

Estimated Full Term Rent Value: \$15,651,988.90

Additional Parking Fees: No

Fund Source: 100% General
Appropriation Code: PCA A264G

Utilities/Custodial Responsibility: Lessee / Lessee

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E



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42-LT. TENANT LEASE (cont'd)

Remarks: The Maryland Department of Health and Maryland Department of Transportation, Maryland Transit Administration (MTA) have used this property since 1988 for the occupational health board, division of drug control, and MTA mobile technology unit. The rental rate escalates by 2.5% annually.

Climate / Sustainability: As part of this lease, the landlord will convert all lighting fixtures to LED, install interior roller-screen solar shades, and install passive dual technology motion sensors throughout.

Resident Business: No

MD Tax Clearance: 25-1381-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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REVISED

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

43-LT. TENANT LEASE
Office of the Public Defender

Recommendation: Approve renewal lease

Prior Board Action: DGS 13-LT, 10/15/2014

Lessee: Office of the Public Defender

Lessor: Redwood Limited Partnership & Carlyle Revolution, LLC.
 565 Taxter Road, Suite #301
 Elmsford, New York 10523

Property Location: 217 E. Redwood Street, Suite #9th & 10th Floor
 Baltimore, Maryland 21202

Space Type: Office w/ client interaction (16,284 NUSF)

Lease Type: Renewal (continued use)

Term: 04/01/2026 - 03/31/2031

***Future Lease Renewal to be negotiated
 in accordance with COMAR 21.05.05.02 (D):*** **N/A**

Annual Rent: **\$350,268.84** (Years 1 - 5)

Square Foot Rate: \$21.51 NUSF

Rent Escalation: N/A

Estimated Full Term Rent Value: **\$1,751,344.20**

Additional Parking Fees: No

Fund Source: 100 % General Funds

Appropriation Code: B0002-1301-10811



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
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*Contact: Wendy Scott- Napier 410-767-4088
wendy.scott-napier@maryland.gov*

**44-LT. TENANT LEASE
*Office of the Public Defender***

Recommendation: Approve lease expansion of 162 NUSF

Prior Board Action: DGS 13-LT, 05/10/2017

Lessee: Maryland Office of the Public Defender

Lessor: VM Properties, LLC
5210 Auth Road, Suitland, MD 20746

Property Location: 14753 Main Street, Upper Marlboro, MD 20772

Space Type: Office (2,588 sq. ft.)

Lease Type: Expansion (*continued use*)

This Term: 04/01/2026– 04/30/2028 (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 05/01/2028 – 04/30/2033 (5 years)

Annual Rent: \$54,218.60 (Year 1) ***Square Foot Rate:*** \$20.95 (Year 1)

Rent Escalation: None

Estimated Full Term Rent Value: \$704,841.80

Additional Parking Fees: No

Fund Source: 100% General Funds ***Appropriation Code:*** B0002 1301 20111

Utilities/Custodial Responsibility: *Lessor /* Lessor

Termination for Convenience Clause: Yes

*Utility and custodial expenses will be paid by the Landlord



**DEPARTMENT OF GENERAL SERVICES
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44-LT. TENANT LEASE (cont'd)

Procurement Method: Sole Source
 See COMAR 21.05.05.02.D; DGS Space Mgmt Manual ¶ 6-605 E
 See COMAR 21.05.05.02.A(1); DGS Space Mgmt Manual ¶6-605 E

Remarks: The Office of the Public Defender has leased this office space since 2018 to provide legal defense services to those who cannot personally afford an attorney. This lease includes an expansion of 162 net usable square feet. The rent for this lease will not escalate over the lease term.

Climate / Sustainability: The expansion space of this lease will include LED light fixtures and passive dual technology motion sensors.

Resident Business: Yes

MD Tax Clearance: 25-0462-0000

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
March 4, 2026**



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

**45-LT. TENANT LEASE
*Department of Legislative Services***

Recommendation: Approve a renewal lease

Lessee: Maryland Department of Legislative Services

Lessor: SBY Development Group, LLC
P.O Box 335
Salisbury, MD 21801

Property Location: 213 West Main Street, Salisbury, MD 21801

Space Type: Office (447 sq. ft.)

Lease Type: Renewal Lease

This Term: 04/01/2026 – 3/31/2031 (5 years) (w/ standard 6-month holdover)

***Future Lease Renewal to be negotiated
in accordance with COMAR 21.05.05.02 (D):*** 04/01/2031 – 03/31/2036

Annual Rent: \$6,544 (Year 1) ***Square Foot Rate:*** \$14.64 (Year 1)

Rent Escalation: *None*

Estimated Full Term Rent Value: \$32,720.40

Additional Parking Fees: No

Fund Source: 100% General Funds ***Appropriation Code:*** B75 A0105 1301 51000

Utilities/Custodial Responsibility: Lessee/Lessee

*Utility expenses will be paid directly by the Lessee (tenant agency) under a separate utility contract.

*Custodial Responsibility expenses will be paid by the Lessee (tenant agency) under a separate custodial contract.



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45-LT. TENANT LEASE (cont'd)

Termination for Convenience Clause: Yes

Procurement Method: Sole Source
 See COMAR 21.05.05.02D; DGS Space Mgmt Manual ¶6-605 E

Remarks: The Department of Legislative Services has been leasing this property since 2007. The property serves as office space to hold private meetings and to conduct audit work. The space includes 2 – use in common surface parking spaces. The rent will remain flat during the term of the lease.

Climate/Sustainability: The energy-efficiency improvements for this lease will include the installation of new LED lighting and passive dual technology motion sensors. Additionally, ensuring that all exit signs are operating properly.

Resident Business: Yes

MD Tax Clearance: 25-1743-0000

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 4, 2026



REVISED
SUPPLEMENTAL

*Contact: Alexis Croft 410-767-6684
alexis.croft@maryland.gov*

46-CGL. CAPITAL GRANTS AND LOANS

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

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

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

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

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

Grant Agreements dated 2/23/2023: The grant agreement between the State and the Grantee states:

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



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REVISED
SUPPLEMENTAL

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

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

*This Item was withdrawn as Item 28-CGL from the 01/28/26 DGS Agenda and
This Item was withdrawn as Item 54-CGL from the 12/17/25 DGS Agenda.*

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
March 4, 2026**



SUPPLEMENTAL

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

47-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 Bainbridge Development Corporation and Cecil County, Maryland

Bainbridge Naval Training Center Site Redevelopment (Cecil County)

“For the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of public road and utility infrastructure to support future development at the site of the former Bainbridge Naval Training Center.”

*Maryland Consolidated Capital Bond Loan of 2023 (MISC– Chapter 102, Acts of 2023)
DGS Item 23-354 (SL-126-210-038) \$ 7,500,000*

Matching Fund: No match is required.

| | | |
|--------------------|-----------------------------|---------------------------------|
| Background: | Total Project | \$ 7,500,000 |
| | 23-354 (This Action) | \$ 7,500,000 (Non-Match) |
| | Local Cost | \$ 0 |

(Prior Actions: None)

Remarks:

1. DGS is administratively correcting the second co-grantee name, from County Executive and County Council of Cecil County to Cecil County, Maryland 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 a 4-building development located on the historic site of the Bainbridge Naval Training Center in Cecil County, Maryland.

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

APPROVED

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DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES
OFFICE OF STATE PROCUREMENT
ACTION AGENDA
March 4, 2026**



SUPPLEMENTAL

*Contact: Kareen Davis 410-260-4084
kareen.davis@maryland.gov*

48-IT. INFORMATION TECHNOLOGY

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

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

Procurement Method: Task Order/Purchase Order under Master Contract

1.0 Master Contract: **Consulting and Technical Services Plus (CATS+)**
Contract No.: 060B2490023
Approved: DoIT 3-IT, 04/03/2013
Term: 04/22/2013 - 04/21/2028
***As of publication, the remaining balance of this master contract is \$243,757,388.30.*

1.1 Using Agency: Comptroller of Maryland
Description: Information Technology (IT) management consulting services to provide daily hands-on project management and leadership for COM's Compass project. The Compass project assists in modernizing its operations by delivering updated technology and improved business processes. Major Compass components include continued implementation of the Integrated Tax System (ITS), managing the integration of the ITS into existing infrastructure systems and business processes, and planning and management the retirement of systems and processes made obsolete by the new ITS.
Option Description: Exercise the sole renewal option; *E00B2600030*
Award: Serigor, Inc.; Baltimore, MD (MBE)
(Certified Small Business)
Original Term: 03/09/2022 - 03/08/2026 (w/one 1-year renewal option)*
Option Term: 03/09/2026 – 04/06/2027
Original Amount: \$17,953,000
Option Amount: \$5,547,933
Prior Options/Mods: \$10,222,717 (Mod #1: Increase NTE amount, DGS 21-IT, 1.1 10/16/2024)
Total Contract Amount: \$33,723,650

*Note: Original BPW item stated" (or earlier upon BPW approval)". This is the executed task order agreement (TOA) term. The TOA has a firm end of 04/06/2027.



DEPARTMENT OF GENERAL SERVICES
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SUPPLEMENTAL

48-IT. INFORMATION TECHNOLOGY (cont'd)

1.0 *Consulting and Technical Services Plus (CATS+) (cont'd)*

MBE/VSBE Participation: 26% / 0%
MBE/VSBE Compliance: 20.53% / 0%
Resident Business: Yes
Fund Source: 40% Special Funds (MITDP)
60% Reimbursable (ITIF funds under DoIT)

BOARD OF PUBLIC WORKS

THIS ITEM WAS:

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